



Katz Drugstore Redevelopment Proposal

The Icon: This iconic Kansas City building was built in 1934 as home to the first Katz Drug Store outside the central business district. It was the first major work of famed architect Clarence Kivett who also designed numerous Kansas City landmarks including KCI Airport, the Alameda Plaza Hotel (now the Intercontinental), Kauffman Stadium, and many others. It incorporated elements of both Art Deco (the clock tower) and Art Moderne (the horizontal bands and curved storefront) styling.

Background: Various commercial tenants have occupied the space including the drug store chains that purchased Katz and Redeemer Fellowship. HKC placed the Katz Drugstore on our Most Endangered Places list in 2019 following a meeting with owner Redeemer Fellowship; requesting that restrictive covenants be a part of any sale agreement.

The Proposal: A development proposal for 3948 Main Street was filed with CPD on December 29th by St Louis firm Lux Living. We understand the project to include a building addition of six stories, plus a mezzanine, equivalent to seven stories, 192 +/- apartment project on the surface parking lot behind the historic Katz Drugstore building; requiring demolition of the non-historic rear addition. The historic Katz building will be adaptively reused as offices, with some retail, and as an amenity center for the residents, including adding a rooftop pool. The project also includes a 175-space garage. Lux Living also contemplates the use of state and federal historic tax credits. See plans [here](#).

HKC Project Input: HKC met with the Katz Drugstore redevelopment project team. A summary of our written comments follows. HKC will meet with the project team again soon.

The development appears generally consistent with adopted plans. New infill development and density is placed at a designated commercial intersection, not within or abutting historic single-family residential neighborhoods. Further, parking is provided both onsite and at street-side; reducing parking impacts on adjacent historic neighborhoods.

The historic Katz building should be restored in compliance with the Secretary of the Interiors Standards for Rehabilitation. The new glazing systems for the original Katz building storefront should match the original configuration as closely as possible. The railing around the roof of the historic Katz building should be as transparent as possible.

There must be a balance between differentiation and compatibility to maintain the historic character and the identity of the Katz building with the larger addition. Placing the addition on the rear elevation helps to subordinate the addition to the historic Katz building. However, new construction should be appropriately scaled to maintain its character and that of the site and setting. Given the context of this urban setting treating the addition as a separate or infill building may be the route to having the least impact on the historic building. In this instance, there may be no need for a direct visual link to the historic building, but the addition must still respect the scale of the historic building and those around it. Thus the challenge posed by the Standards. There may be an opportunity for a larger addition to be acceptable when the facade of the addition serves as a backdrop to the iconic Katz building.

Further, the "Overlook" dominates the iconic Katz Clock Tower. The clock tower needs to be viewed with sky on all four sides. Stepping back the last two units on the uppermost two floors of the adjacent tower is another way of minimizing the impact of the new addition.

The entrance to the new addition is understated and could be used as an opportunity to establish an artful demarcation of the building addition.

Exterior materials are important. Material treatment is dominated by metal and fiber cement. Those materials in dark monochrome without sufficient focus to detail, definition, pattern, and scale risk on the one hand dwarfing the historic structure rather than deferring and, on the other hand, resembling too many other recent apartment projects rather than reflecting and celebrating design elements from the historic structure adjacent.

The rooftop of the building addition bleeds into the atmosphere. The rooftop needs a band to create a strong street canopy, perhaps an echo of the strong moderne edge or cornice on the historic building.

Historic Kansas City recognizes the need for the iconic Katz Drugstore to evolve and adapt to a changing set of retail and economic circumstances. Overall, HKC sees this draft proposal as a first step towards a reasonable solution and one that with a few adjustments could bring new life to the iconic Katz Drugstore building and block of Main Street with needed people and street activity in the area.

This proposal is an example of how HKC and developers can work together for the best possible result. We look forward to meeting with the development team again to view a revised design before it moves through the development process.



Quik Trip Proposal Update

In December, HKC released a position statement regarding the proposed QuikTrip on social media and the neighborhood-led petition drive.

The petition drive aimed at showing widespread disapproval of a QT on this 39th & SW Trfy site has ended and neighborhoods are in the process of submitting the petitions to the mayor, city council and city development director. Almost 250 people from numerous neighborhoods signed petitions. The Roanoke, Coleman Highlands, Valentine and Volker neighborhoods continue to work together to discourage QuikTrip from moving forward with this plan. At this time, we do not know of any plans

31st and Main Threat

A half-dozen properties at the northeast corner of 31st and Main has been acquired by an entity controlled by Price Brothers of Overland Park, including the 115 year-old Jeserich building and an adjacent building housing Lufti's Fried Fish. The fate of the existing buildings at the corner is unknown.

These buildings are not protected by local historic designation. In 2019, HKC noted them among the buildings in the "Main Street Corridor" category as Most Endangered. Our concern – speculative development spurred by the Streetcar.

Price Brothers developments often lead to demolition. Notably, in 2016, they razed the Green Gables apartment buildings designed by architect Nelle Peters west of the Country Club Plaza over the objections of HKC. The site remains vacant. More at [CitysceneKC](http://CitysceneKC.com).



31st and Troost Proposal

The \$140 million project includes the renovation of four historic buildings (the Belmont, Firestone, Michaelson and Shankman), along with two buildings that are not on the historic register (the Tycor and Harkness). More at [Startlandnews](http://Startlandnews.com).

Ozark Building Proposal

A Little Rock hotel developer has bought the historic Ozark building at Ninth and Grand and plans to ultimately redevelop it as a 240-room AC Hotels by Marriott. The 13-story building opened in 1912 and was formerly known as the Rialto and then the Ozark National Life Building. The structure became known as the Ozark and was described as having the "finest stonework of any building in Kansas City". More at [CitySceneKC](http://CitySceneKC.com).



McConahay Building

Thank You Walt Disney, the nonprofit devoted to highlighting Disney's boyhood here and his contributions to entertainment, has released architectural plans for a \$5.5 million renovation of the



historic McConahay Building at 1127 E. 31st St., just a block east of Troost Avenue. More at [Flatland](#).

Scarritt Building and Arcade

Covid has forced two developers to check out of their hotel proposals and pivot to welcoming apartment residents instead. The Scarritt building at Ninth and Grand is considered Kansas City's finest example of the Chicago-style skyscraper architecture championed by Louis Sullivan. More at [CitySceneKC](#).



National Cloak & Suit Company Warehouse

Plans are in the works for local developer Jonathan Arnold to repurpose the National Cloak & Suit Company Warehouse at 5401 Independence Ave. into 352 apartments. "Given that buildings are responsible for 40 up to 70% of our carbon emissions in cities, we see that our contribution to helping the environment is helping to create buildings that have a very low carbon footprint and are built to last a very long time," Arnold said.

In 1919, the building was built as the National Cloak & Suit Company warehouse, later known as the National Bellas Hess Co. Image KCPL Pendergast Years. Read more at [NorthEastNews](#).

Attucks School Update

The resurrection of the historic Attucks School, listed on the National Register of Historic Places, as a major art center at the 18th & Vine Jazz District is moving forward, three years after the city awarded redevelopment rights. The planned Zhou B. Art Center of Kansas City is slated for the historic Crispus Attucks School. It opened in 1905 to serve students from the Black community. The \$20 million redevelopment plan calls for the building to be renovated into 43 artist studios and seven gallery



and event spaces. A new 4,500-square-foot entrance also is planned. More at [FlatlandKC](#).



Mid-Century Renovation

The Shawnee city council has agreed to allocate \$25,000 toward the renovation of the mid-century building at 5931 Nieman Road. TaxesPlus, Inc. is moving its offices to the downtown Shawnee location and plans to spend about \$300,000 to renovate the building. More at [Shawnee Mission Post](#).

Water Works Building

The historic Water Works building at 201 Main St., has been renovated by Iconic Development for use as a brewery and offices. Originally built in 1905, the two-story building was designed as a horse stable, housing 40 stalls and space for 35 buggies and wagons. The second floor once held the offices of the superintendents of Pipe Lines and the Meter Department, plus blacksmith and wagon repair shops and a large hay storage room. More at [KCBJ](#).



KC National Guard Armory

In anticipation of the streetcar, Exact Partners LLC has started interior demolition and exterior masonry repair work for a project at the historic former Kansas City National Guard Armory, which is set to become part of a \$75 million multiphase effort at the northwest corner of 37th and Main streets. Use to be determined around March, after which the developer will seek to earn state historic tax credits by July and start construction in August. Image Exact Partners. More at [KCBJ](#).

Westport High School

Developers are moving forward with a mixed-use plan for old Westport High School. Originally that plan was UMKC's Conservatory of Music and Dance. Then it was office space, but now with that less in demand because of COVID-19, it will be mixed use. The 1908 building and its 1964 addition will be apartments. The remainder of the 220,000-square-feet, a 1992 addition, will be office space. More at [Fox4KC](#).



Big Thank you



It is with heartfelt sincerity that HKC thanks you for helping to ensure that our 47-year-long mission of saving places and stories that matter in Kansas City can continue. Because of the generosity and continued support of our sponsors, partners, members, supporters, and the W.T. Kemper Foundation we were able to meet our year-end fundraising goal for 2020.

We could not maintain our mission to advance and protect Kansas City's special places without your support! Thank you!

Be Inspired!

DEADLINE EXTENDED!!!!

DUE MARCH 31ST



Deadline extended to March 31st

HKC is now accepting nominations for the 2020 Preservation Awards! Categories cover a broad array of preservation issues in order to encourage nominations from a wide range of professionals and disciplines. These efforts include best adaptive reuse of buildings; companies and craftsmen whose work restores the richness of the past; the vision of groups or individuals who support preservation in their communities; innovations in preservation that push the movement forward; and educators and journalists who help us understand the value of preservation.

Award Timeline

- **Deadline extended! Nominations are due March 31st at 11:59 pm local time.**

Eligibility Requirements

- Projects and activities must have been **completed during the 2020 calendar year**.
- HKC will accept both self-nominations and nominations without the knowledge of the nominee.
- Awards may not be given in all categories and more than one award per category may be made.
- Awards are chosen and conferred at the discretion of the Historic Kansas City Board of Directors.
- Projects are to be located **within the following counties**: Missouri: Clay, Jackson, Platte. Kansas: Johnson, Wyandotte

Nomination Form

- To view the categories, instructions, and the nomination form [HERE](#).
- All nominations must be submitted by e-mail to hkcf@historickansascity.org
- Direct questions to hkcf@historickansascity.org

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