## 2011 MOST ENDANGERED LIST

*List is not in a specific order

1. **KCMO Closed Schools, KCMO**

   In 2010 the Kansas City, MO School District closed over half of its schools, bringing the total number of closed schools in Kansas City to over 30. The majority of schools were built before 1930. Most are eligible for listing on the National Register of Historic Places and would qualify for Historic Tax Credits. Many of the buildings are in neighborhoods struggling with the effects on long term disinvestment, and the lack of available financing makes adaptive reuse projects challenging.

2. **Lane Blueprint Building, 1520 Main, KCMO**

   This brick and limestone commercial building is one of the oldest in the Crossroads, built in 1889. The developer of the site, Sporting Innovations (an offshoot of Sporting KC), intends to build an office for a new sports-oriented software development company.

3. **Knickerbocker Apartments, 501-531 Knickerbocker Place, KCMO**

   This apartment building designed by Leon Grant Middaugh was built in 1909 in the Century Revival style. The building is significant for its architecture and was listed on the National Register of Historic Places in 2003. The building has lost some of its original components over the years.

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**Feature: HKCF 2011 Most Endangered List**

Every year HKCF publishes the most endangered list to advocate for preservation and to raise awareness.

**HKCF 2011 Watch List**

- Buildings and historic resources that didn’t quite make the most endangered list

**2011 Preservation Awards Recipients**

- Recognition for good work in preservation for the years 2010 and 2011

**Old House Corner**

- Bone up on your architectural terminology with this special feature

**Westport Presbyterian Burns**

- HKCF loses former home

**Cosby Hotel Update**

- Historic hotel undergoing rehabilitation

**Get Involved!**

- Upcoming Events
- Volunteer Opportunities
- Make a Contribution
- Contact Us

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years, including some porches, and is currently vacant due to a stalled rehabilitation effort. It is on the dangerous building list and its future is uncertain.

4. The Historic Country Club Plaza and Country Club District, KCMO

The Country Club Plaza is nationally and locally significant although it is not listed on the National Register or Kansas City Register. Built in the early 1920s, this early example of an automobile-based, suburban shopping district has grown to become an important economic center in Kansas City, MO. Over the course of the past few years it is clear that the Country Club District is losing its historic integrity as original structures are demolished and new, incompatible development is built.

5. Wheatley Provident Hospital – 1822-1826 Forest, KCMO

The Wheatley Provident Hospital is the only remaining hospital building in Kansas City, MO that was established and run by and for the African-American community during the era of racial segregation in the 20th Century. The facility was founded by Dr. J. Edward Perry and run as a hospital and training school for nurses until 1972. The building has an infamous association with the city’s jazz history surrounding the death of jazz musician and band leader Bennie Moten who died as the result of a tonsillectomy. The hospital structure consists of two wings. The original structure was built in 1902 as the St. Joseph’s Parochial School. A second, north wing was added in 1925 that was designed by the architecture firm of Hoit, Price and Barnes. The building is currently vacant and deteriorating.

6. Hawthorn Plaza Apartments—3835 Main, KCMO

The Hawthorn Plaza Apartments (also known as the Netherland Hotel and The Tacoma) was designed by Robert F. Gornall in the 1920s. The building is listed on the Kansas City Register and the National Register of Historic Places. The building is also part of the 39th and Main Historic District. The apartment building is currently on the dangerous building list and is vacant, as rehabilitation efforts have stalled due to lack of financing.

7. Leona Pouncey Thurman Law Office Building, 1505 E. 18th St., KCMO

This brick commercial building was not included in the original 18th and Vine Historic District and the Jazz District Redevelopment Corporation applied for demolition in 2009. This building is one of the few remaining original office buildings in the 18th and Vine area and is associated with the social history of the district as the office of the city’s first African American female lawyer, Leona Pouncey Thurman. She moved her office to this building in 1955. The Jazz District Redevelopment Corporation still intends to move forward with demolition in the future. The building is on the dangerous building list.

8. Donaldson House, KC Art Institute, 4347 Oak, KCMO

The Donaldson House was built in 1901 at 4347 Oak in the Southmoreland Historic District. The house is 2 1/2 story Queen Ann with coursed stone cladding on the first floor and slate shingle cladding on the upper floors. It is a rare local example of Shingle Style architecture and is asymmetrical with a sweeping conical shaped roof, a large rounded front porch, intersecting gables, and steeply pitched rooflines.

9. Disney Building (Laugh-o-Gram), 1127 E 31st Street, KCMO

This brick building at 31st and Troost played an important role in the early years of animation as it was home to many of the pioneers in the field brought there by Walt Disney. It is also said to be the place where Disney had the inspiration to create Mickey Mouse. In 2009 the exterior of the building was stabilized, boarded up and the roof was replaced. However, the building continues to sit vacant and continues to deteriorate. It is on the National Register of Historic Places.

The LLC that owns the building is seeking funds to pay off the loan for the roof replacement and to undertake repairs to the exterior masonry. They intend to keep the building in not-for-profit hands and will continue to fundraise in the hopes that the building can become a functioning historic site. For more information: [http://www.thankyouwaltdisney.org](http://www.thankyouwaltdisney.org)
On Wednesday, December 7th the Historic Kansas City Foundation honored the recipients of the 2011 Preservation Awards. Over 100 people attended, including community groups, developers, project architects, project consultants and HKCF members. This year the award categories covered a vast array of preservation issues in order to celebrate efforts from a wide range of professions and disciplines. Eligible projects and activities must have taken place in the calendar year 2010 or 2011.

**Lifetime Achievement Award:**
Ted Seligson, FAIA

**Rehabilitation:**

- Gumbel Building, 801 Walnut, KCMO
- Epperson House, UMKC, 5200 Cherry, KCMO
- Savoy Hotel and Grill, 219 W 9th, KCMO
- Acme Cleaning Company Building, 3200 Gillham Road, KCMO
  (former Luzier Cosmetics, Nelle Peters designed)
- YMCA, 900 N. 8th Street, Kansas City, KS
- Marcel Breuer's Snower House, 6700 Belinder Ave, Mission Hills, KS
- Ambassador Hotel, 3560 Broadway, KCMO
- Satchel Paige Residence, 2626 E. 28th Street, KCMO (Santa Fe Historic District) and Buck O'Neil Residence, 3049 E. 32nd St., KCMO
- Beth Shalom Synagogue, 9400 Wornall Rd, KCMO
- Historic Churches, KCMO
- Santa Fe Historic District
- 18th and Vine Historic District

**Merit Award:** Chatham Apartments, 3701 Broadway

**Honorable Mention:** Grand Blvd. Lofts, 1006 Grand

**Excellence Award:** St. Mary's Parish Hall, 1307 Holmes

**Richard Nadeau Award:**
Awarded to an individual or group willing to go the extra mile and be a tireless advocate for preservation. Embodies and embraces the idea that "advocacy is the willingness to annoy people."

Dan Cofran and Vicki Noteis

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10. KCMO Historic Preservation and Long Range Planning Programs

The City's Historic Preservation program is in need of additional resources if it is to fulfill its duties. Currently, the program needs additional staff in order to properly oversee the thousands of properties across the city that are subject to oversight. The program also suffers from being unable to complete the surveys identified in the FOCUS Kansas City Plan.

Similarly, the long range planning program is in urgent need of support. The Planning Department has increasingly failed to demonstrate knowledge of and commitment to the neighborhood plans adopted by the City with participation from city planners and neighborhoods.

Additionally, both programs and their effectiveness are endangered due to budget cuts over the next several years and the restructuring of departments and responsibilities.

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**2011 WATCH LIST**

- Colonnade Apartments, KCMO
- Gumbel Building, 801 Walnut, KCMO
- Epperson House, UMKC, 5200 Cherry, KCMO
- Savoy Hotel and Grill, 219 W 9th, KCMO
- Acme Cleaning Company Building, 3200 Gillham Road, KCMO
  (former Luzier Cosmetics, Nelle Peters designed)
- YMCA, 900 N. 8th Street, Kansas City, KS
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Marcel Breuer’s Snower House, 6700 Belinder
**Restoration:**

Excellence Award: Oppenstein House, 3727 Holmes

**Adaptive Reuse:**

Awarded to a project that is an exemplary example of a creative, innovative and appropriate reuse of a historic structure.

Honorable Mention: Katz Hall, 5005 Rockhill Road

**Innovation in Preservation:**

Awarded to a person, group, project or idea that displays innovation in the field of preservation.

Honorable Mention: Green Impact Zone of Missouri

Merit Awards: Friends of the Plaza: Use of Social Media

Johnson County Museum: Master Plan for the Museum of Suburbia and Suburban Policy Forum

Excellence Award: KC Modern

**George Ehrlich Award:**

Awarded to a group or individual for an outstanding publication in preservation, history, urban design or a related topic.

Merit Award: Elmwood Cemetery: Stories of Kansas City

Excellence Award: Pendleton Heights: Then and Now

**Community Catalyst:**

Awarded to a project, individual, business or group that has contributed to the reinvestment in or revitalization of a historic neighborhood.

Merit Award: Reeves Wiedeman Co. Headquarters, 3635 Main St.

Excellence Award: Roanoke Park Conservancy Project

**Jane Flynn Award:**

Awarded to an individual or group whose actions have greatly impacted preservation in Kansas City--has fought a preservation battle, worked tirelessly to preserve a structure or neighborhood, or has promoted preservation through planning and public policy.

Sally Fullerton Schwenk

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**Old House Corner**

Ashlar

Dressed Ashlar

Random Rubble

Coursed Rubble
Westport Presbyterian Church Burns; HKCF Loses Former Office

On Thursday evening, December 29th, a fire devastated Westport Presbyterian Church at 201 Westport Road. HKCF had an office on the second floor for over 10 years, but moved downtown in July 2011. HKCF was storing items at the church that were lost in the fire. These items include a slide collection, folding tables and chairs, posters, an event tent and other event items. With the exception of the slide collection, most items are replaceable and an insurance claim has been filed.

Westport Presbyterian is one of the oldest churches in Kansas City. The church was founded in 1835 and the building dates to 1904.

To assist the congregation during this difficult time, please contact Reverend Scott Myers at revscott@kc.rr.com.

Cosby Hotel Undergoing Rehabilitation

Amanda Crawley
HKCF Executive Director

The Cosby Hotel at 9th and Baltimore was built in 1881 and has an important history as one of the oldest surviving commercial buildings downtown. After being vacant for 20 years and on the verge of demolition in 2010 and 2011, Sunflower Development Group purchased the building in August 2011.

Sunflower is rehabbing the structure into office suites and retail on the ground floor, and office suites on the 2nd and 3rd floors. The expected completion date is October 2012. Lon Booher of Studio C is the project architect and Rosin Preservation is the preservation consultant. The project is utilizing both state and federal Historic Tax Credits, and since being purchased over $100,000 in environmental remediation has been completed.

During this rehabilitation great care is being taken to respect the historic nature of the building. The west facade was taken down due to structural problems, but was reconstructed using the same bricks. Also, the interior floor plate and walls will mostly be retained. In addition to the material and structure, Jason Swords with Sunflower is going the extra mile to be sure that the original architectural details are preserved. After the previous owner sold some of the decorative transom windows to architectural salvage, they were purchased back by Sunflower and will be reinstalled in the building. Additionally, the original skylight that had been boarded up will be restored.

The Cosby Hotel was on HKCF’s 2010 Most Endangered List. The building had a date with the wrecking ball until HKCF met with the previous owner and City officials to convince them to invest it its stabilization rather than fund its demolition. This action made it possible for Sunflower Development Group to step in as a qualified buyer and purchase the building for rehabilitation.

Sunflower Development Group is also working on the Louis Curtiss Studio at 1116 McGee and the Gates City National Bank Building at 1111 Grand.

The office suites at the Cosby Hotel are available for leasing for between150 sq. ft and 5000 sq. ft. If you are interested in leasing, please contact Jason Swords at jswords@sunflowerkc.com.
Upcoming Events

SAVE THE DATE:
April 26th, 2012: Take advantage this opportunity to see the shuttered 8th Street tunnel in downtown Kansas City. Details to be announced.

SAVE THE DATE:
May 5th and 6th, 2012: A Taste of Kansas City Through the Ages. Get a savory and refreshing tour of historic Kansas City bars, restaurants and music venues. Details to be announced.

SAVE THE DATE:
May 24th, 2012: Steve Berry, bestselling author of historical thrillers, will be in Kansas City for an HKCF event. Details to be announced.

The overnight trip to Northwest MO, will be rescheduled for the summer or fall 2012. Check our website for additional details.

Join HKCF or Make a Contribution

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You can join on our website. Or, make your check payable to Historic Kansas City Foundation. Also include your name, address, phone number and email.

Mail to: 234 W 10th Street
Kansas City, MO
64105

Included in your membership is a subscription to the Gazette, invitations to special events, and discounts on publications, tours, and lectures. Your membership is tax deductible. (Discounts are not tax deductible.)

Volunteer Opportunities

HKCF Office Support: Mailers, research, other tasks
HKCF Events: Tours, fundraisers, awards
HKCF Outreach: Give tours or join our Speaker’s Bureau
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