Westport
Historic Resources Survey

WEBSITE: WWW.HISTORICKANSASCITY.ORG
• Introductory Remarks.
• What is Historic Resources Survey?
• Why is Survey Done?
• Summary of Westport Survey Results.
• How Can Survey Be Used?
• Closing Remarks.

**WEBSITE:** [WWW.HISTORICKANSA CITY.ORG](http://WWW.HISTORICKANSA CITY.ORG)
ACKNOWLEDGEMENTS

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  – KCMO City Planning & Development Staff
  – Help Save Westport Group
  – Westport Presbyterian Church

• Contributors
  – City of Kansas City, Missouri
  – National Trust for Historic Preservation
  – GoFundMe Supporters
GoFundMe - Contributors

102 Citizens concerned about Historic Westport

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- Tiffany Hoffman
- Ami Freeberg
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- Kate Corwin
- Mason Wolf
- Sharon Odonnell
- John Reeves
- Cale Sadowski
- Jacqueline Magerl
- Cydney Mcqueen
- Theresa Garza
- Marissa Nemechek
WHAT IS SURVEY?

• It’s DATA!

• Methodology defined by the National Park Service

• Managed by State Historic Preservation Offices

• Developed by City

• Collection of a Body of Knowledge
Kansas City Survey

- Kansas City citywide survey
  - Over 26,000 parcels

- 1995 Kansas City Survey Plan
  - Identifies and Prioritizes

- Pending: KC Modern Survey.
WHY IS SURVEY DONE?

• Provides Direction for Planning Decisions
  – Establishes a Community Character Baseline
  – Facilitates Environmental Review
  – Historic Preservation Programs
  – Economic Development
  – Area Plan Updates
  – Design Guidelines
  – Branding & Interpretative Programs
Who is Rosin Preservation?

• KC-based historic preservation consultants
• 6 professional staff hold MS HP degrees
• Clients are HTC developers and local agencies/organizations using historic resources as part of planning strategy
• Since 2006
  – 5,000+ resources surveyed
  – 1,200+ resources NR listed
  – $1.65 billion approved for historic tax credit rehab
What is Historic Resources Survey?

- **Inventory** of resources within a **defined boundary**
  - Resources = buildings, structures, objects, sites
- Research **history** of survey area to develop contextual framework
- **Analysis** of key information to identify resources that may be eligible for historic register (**individual or district**)
  - Function/use
  - Architectural style/property type
  - Dates of construction
  - Integrity
How did we approach Westport?

1. Defined survey boundary
2. Gathered data – field survey & research
3. Created database
4. Analyzed and mapped data
5. Applied National Register Criteria for Evaluation
6. Made recommendations
Survey Boundary
Westport’s Periods of History

- 1831-1870: Frontier settlement
- 1871-1897: Burgeoning city
- 1898-1919: Streetcar suburb
- 1920-1945: Citywide growth
- 1946-1970: Post-war changes
- 1971-2017: Renewal & redevelopment

Albert G. Boone Store, c. 1950
1831-1870: Frontier settlement

Map of Westport, 1855
1850-1870

6 resources
1870-1897: Burgeoning City

Westport Road, looking west from Wyandotte, 1890

Map of Westport, 1877
1871-1897

24 resources
1898-1919: Streetcar Suburb
1898-1919

152 Resources
1920-1945: Citywide Growth

Looking east on Westport Road at Broadway, c. 1920
1920-1945: Citywide Growth
1920-1945

80 resources
1946-1970: Post-War Changes

Looking south on Broadway at Westport Road, 1948
1949-1970

72 resources
1971-2017: Renewal and Redevelopment

Westport Survey Map, 1975
1971-2017

72 resources
## Dates of Construction

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<th>Total</th>
<th>Percent</th>
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<tr>
<td>1871 – 1897</td>
<td>24</td>
<td>6</td>
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<td>1898 – 1919</td>
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<td>37</td>
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<tr>
<td>1920 – 1945</td>
<td>80</td>
<td>20</td>
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<tr>
<td>1946 – 1970</td>
<td>72</td>
<td>18</td>
</tr>
<tr>
<td>1971 - present</td>
<td>72</td>
<td>18</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>406</strong></td>
<td><strong>100</strong></td>
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Integrity

- Measures intact historic fabric & design
- Does not factor age
- Integrity is **not** the same as condition

- Rate all resources – Excellent, Good, Fair, Poor
## Integrity

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<th>Integrity</th>
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<tr>
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<td>48</td>
<td>12</td>
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<tr>
<td>Good</td>
<td>200</td>
<td>49</td>
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<tr>
<td>Fair</td>
<td>56</td>
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<tr>
<td>Poor</td>
<td>60</td>
<td>15</td>
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<tr>
<td>&lt;50 years</td>
<td>42</td>
<td>10</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>406</strong></td>
<td><strong>100</strong></td>
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Listed Resources & Recommended Eligible
West Westport Historic District

[Image of West Westport Historic District map with numbered addresses like 373, 375, 376, and streets like Westport Road and Roanoke Road. The map also shows 'Listed Resource', 'Recommended Eligible', and 'Non-Contributing to potential historic district' areas.]
Hunter’s Heights Historic District

North side of the 40th block of Central St.

South side of the 100 block of Archibald Ave.
Whittier Place Historic District

3942 Wyandotte St.
3933 Central St.
East side of 3900 block of Wyandotte St.
South Roanoke Historic District

North side of 600 block of W. 39th Terrace

North side of 600 block of W. 39th Terrace
Commercial Resources

4200 Main Street

Karnopp Building 4307 Main Street

Freeman Mortuary 104 Vietnam Veterans Memorial Dr.

Plaza Laundry 4200 Pennsylvania Ave.
Civic/
Institutional
Resources

Allen Library 118 Westport Rd.

Allen School 706 W. 42nd St.

Broadway Baptist Church 3931 Washington St.

3934 Washington St.
Apartment Buildings

Westport Manor, 615 W 39th Terrace

The Antlers Apartments, 3918 Wyandotte St.

3923 Wyandotte St.

3909 Central St.

The Wisteria Apartments, 620 W 39th Terrace

4201 Clark Ave.

Westport Manor, 615 W 39th Terrace
For Further Study: Steptoe

Single-family residences in the 200 block of W. 43rd Street

508 W. 43rd St. St. James Baptist Church

Heider-James Residence
4212 Washington Street
For Further Study: Mid-20th Century

Southside of the 600 block of W. 39th Street
WHAT HAPPENS NEXT WITH THE SURVEY?

1. Nothing
2. Incorporate information into branding/promotion of Westport
3. Use information to develop planning framework, such as design guidelines
4. Investigate zoning & overlay district options
How Can The Survey Be Used?
Thank You

For more information about the survey...

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