



Historic Kansas City Gazette ~ Spring 2018

UPCOMING EVENTS



ANNUAL MEETING

On May 1st, come celebrate with Historic Kansas City as we look back at 2017 and discuss where preservation efforts are headed and what we have accomplished this past year. Tony Jones, President of the Kansas City Art Institute will be our key-note speaker for the event along with Jonathan Kemper of the William T. Kemper Foundation.

To purchase FREE tickets [CLICK HERE](#)

NEWS



Congratulations to all our Preservation Award Winners! It was a wonderful evening celebrating the outstanding preservation work accomplished in Kansas City in 2017. And Thank you to our Sponsors of the event - through your continued support and partnership we have expanded on our successes every year and continue to promote preservation in meaningful ways.



Excellence Best Adaptive Re-Use & Excellence Neighborhood Stabilization

East 9 Pickwick Plaza

The historic Pickwick Plaza, built in 1930, was a landmark of downtown Kansas City and an early example of a mixed-use urban center. The massive complex occupies three-quarters of a city block on the eastern edge of Kansas City's business district. The Pickwick was a frequent retreat of President Harry S. Truman during the 1950's. The historic structure sat vacant and dilapidated for many years before Gold Crown Properties began their decade-long effort to rehabilitate the historic complex. Special care was given to retain the Art Deco styling on the exterior, to install historically appropriate windows, and to restore the iconic clocktower that rises above the old bus terminal. The rehabilitated mixed-use building provides a catalyst for revitalization in the eastern portion of downtown Kansas City.



Honors Best Adaptive Re-Use *Plexpod Westport Commons*

Formerly the Westport Middle school, designed by architect Charles Smith, opened in 1923 as the first dedicated Junior High School in the Kansas City School District. Westport Commons is now the world's largest co-working facility; with open meeting spaces, offices, workstations, 24/7 facility access, an auditorium, an event space, a maker's studio, and a coffee shop. Westport Commons is part of the Kansas City Public School's Repurposing Project, which aims to turn vacant and unused former public school buildings into productive spaces for the community.



Merit Best Adaptive Re-Use

Corrigan Building



The Corrigan Building was built in 1921 and is the tallest office tower in Kansas City's Crossroads Arts District. Thoughtful design transformed the historic industrial spaces for dynamic new office and restaurant uses while retaining and reusing the building's character-defining features to enhance the new uses.

Excellence Contemporary Design in a Historic Context

Wurster House (Mission Hills, KS)

Congratulations to Forward Design - Architecture and Sid & Jeannie Crawley for their full interior and exterior renovation of a 1950s ranch in Mission Hills, KS, initially designed by William Wurster (1895-1973). It was built as a spec house for Better Homes and Gardens. Despite the outdated finishes, the house was still architecturally significant and it was the owner's intention to follow the language of the existing structure, while improving the spaces and updating quality of materials used. This is an excellent example of preserving a historic contemporary residence to fit modern day needs.



Honors Contemporary Design in a Historic Context

1624 Grand - KCMO

The building, built in 1911, once housed a car dealership and most recently was a wig storage facility. The Messenger Coffee and Ibis Bakery renovations of the building included removing asbestos and sheetrock, installing new windows, restoring plaster and removing drop-down ceilings. They also added a rooftop deck with a fireplace, skylights and a grand modern metal staircase. The results are clean



and impressive, with contemporary metal panels framing the second-floor loft; along with complementing restored original features such as the first floor's salt-and-pepper hex-tile floor.

Merit Contemporary Design in a Historic Context

414 Oak Street - KCMO

The project rehabilitated the 1924 garage building, along with a 1959 attached loading dock to accommodate office and retail space. The irregular-plan historic loading dock presented a challenge to adapt for a new use. Its narrow, linear plan historically paralleled railroad tracks and facilitated loading and storage. The adaptive re-use of this significant resource maintains the area's character while offering renewed economic viability more suitable to the neighborhood's evolving use.



Honors Neighborhood Stablization *18th & Vine Revitalization*

The City of Kansas City recognized the importance of rehabbing and energizing one of Kansas City's most important historic districts by investing \$27.6 million in a three phase plan. This district is internationally recognized as one of the cradles of jazz music and a historic hub of African-American businesses. The revitalization project builds on 18th & Vine's reputation as a cultural and entertainment destination and positions the district as a live, work, play and entertainment area.

Merit Neighborhood Stablization *Wornall Homestead (NCOD)*

The area began as a group of subdivisions within the Country Club District and was developed upon the former property of the

John Wornall Homestead. Some residents of the neighborhood looked across the state line and saw something they didn't want: People buying side-by-side lots, razing the two small houses and building a new "McMansion." They wanted to preserve the character of their neighborhood. The neighborhood realized that protecting and preserving this neighborhood's special character is fundamental to its long-term success.



Richard Nadeau Award "The Nelsonhood"

After a decade of tension between Rockhill & Southmoreland neighborhoods and the Nelson-Atkins Museum of Art, preservation efforts served as a pivotal consideration for a successful resolution in the Spring of 2017. Over time, the Nelson-Atkins had acquired five residential properties in the Rockhill neighborhood, four of which are adjacent to the Southmoreland neighborhood. With the need for additional museum space, the museum shared their plans to use the homes for institution offices, with the long term intent of demolition of the properties. The final agreement called for full preservation of the facades and interiors of all five properties and the sale of the Kirkwood home to be restored for residential use. Throughout this ten-year process, it was the importance of strong leadership and historic preservation that were the keys to resolution.

Jane Flynn Award *Anita Dixon - UNESCO Designation of 18th & Vine*

In late October 2017, the City of Kansas City MO received the news from the United Nations Educational, Scientific, and Cultural Organization (UNESCO) that the City's application to become a member of the Creative Cities Network was granted. Kansas City is now the first and only city in the United States recognized as a City of Music by UNESCO. Anita's vision of rebuilding the African American landmarks of Kansas City as

key elements of a new landscape for international tourism is critical to the preservation movement in our region.



George Ehrlich Award *Steve Paul*

For his book *Hemingway at Eighteen: The Pivotal Year That Launched an American Legend*. This book stands tall as a serious historical account of a famous life lived locally here in Kansas City. Not only does it talk about how Kansas City affected Hemingway; it also brings into account the places he used to frequent while he lived here. It is a wonderful insight into his time spent in our beloved City.

Excellence Outstanding Work by a Craftsperson *Plasterkraft*

Plasterkraft immersed themselves in the building's history; scoured archival photos, enhancing and manipulating them in Photoshop to elicit specific historic elements as they truly existed; and even watched the film *In Cold Blood*. The team ran thousands of linear feet of plaster crown and trim on wooden benches with the same methods and materials that have been used by plaster craftspersons for centuries. The floral capital was carved entirely out of clay, molded in silicone three times – and to speed production – they created 94 plaster casts around every column and proceeded to scrape, lath and



plaster the badly degraded ceilings of the first floor.



Honors Outstanding Work by a Craftsperson *RETROPROS*

The terrazzo floors in East 9 at Pickwick Plaza are a key element of the original 1930 Art Deco Design and one of the most notable features of the building. The floors were in poor condition with heavy damage that included fractures, holes, scratches, various patches and adhesive from layers of old carpet and other floor covering. The team removed all of the old adhesive, matched the original marble chips and completed all repairs using materials and techniques similar to the original installation.

Best Preservation Practices *Sea Horse Fountain Ward Parkway*

A grass-roots, bi-state, neighborhood fundraising initiative that began in 2016 raised nearly \$600,000 in donations to establish an endowment and supplement the City's funding for rehabilitation of this highly visible Ward Parkway fountain. The fountain, which was dormant for two years, required extensive repairs--rebuilding the vault and refurbishing/replacing the circular pool basin, water pipes, jets and masonry.



CONNECT WITH US!

