



AMERICAN INSTITUTE
OF
ARCHITECTS

JUL 1 7 1970

LIBRARY

Office and Commercial Interior
Space Organization with
Beauty, Efficiency, Economy

By



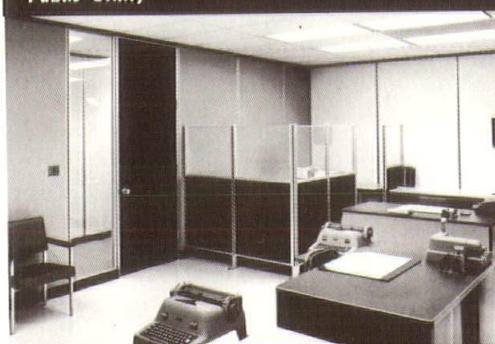
MOVABLE PARTITION COMPANY

Send for this free Catalog



Public Utility

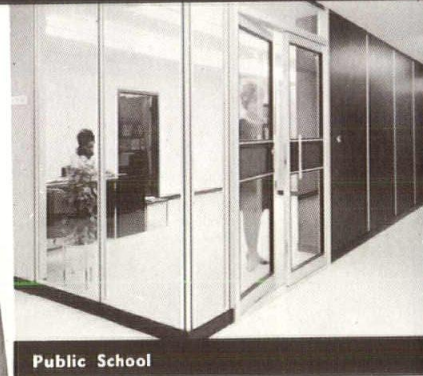
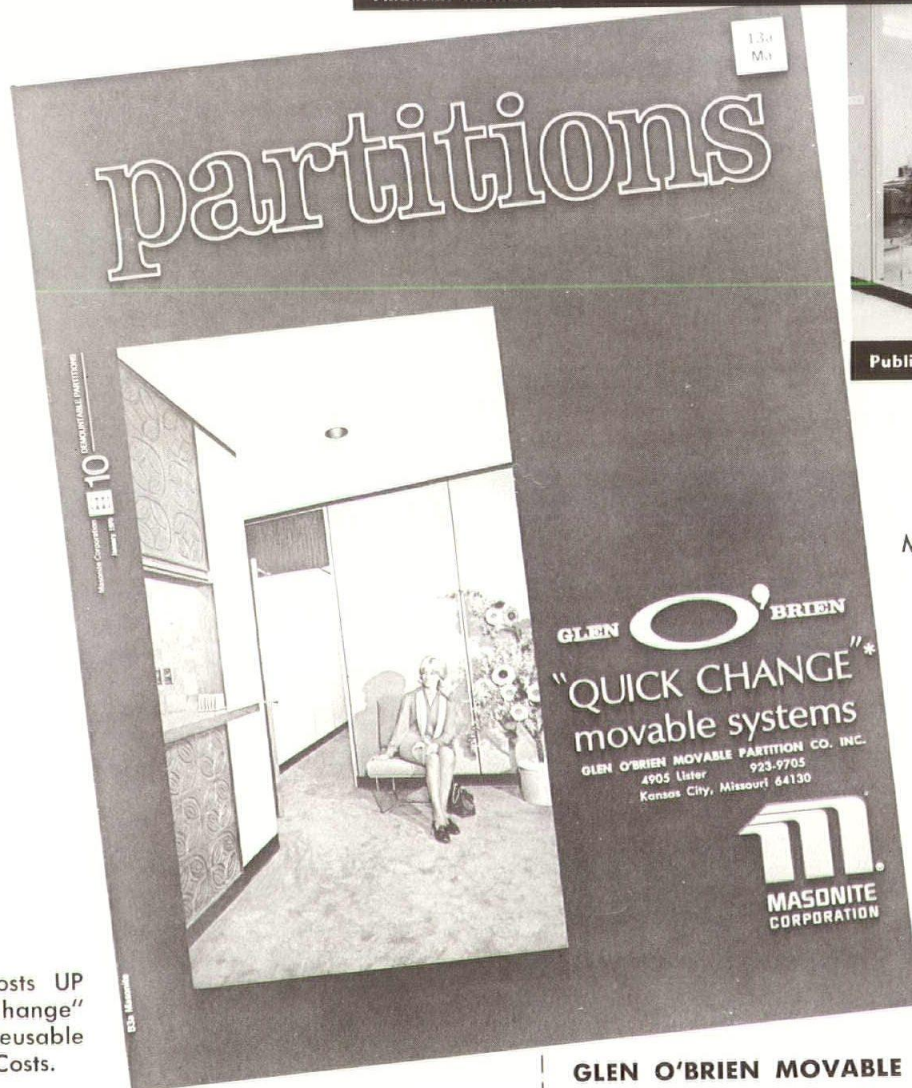
Publishing Firm



Financial Institution



Wholesale Distributor



Public School

Manufactured in Kansas City
Distributed Nationally by
MASONITE-O'BRIEN
Partition Systems Dealers

With Construction Costs UP
SAVE with "Quick-Change"
Partitions — Fully Reusable
with Minimum Labor Costs.

GLEN O'BRIEN MOVABLE PARTITION CO.
4905 Lister, Kansas City, Mo. 64130

Please Send Your FREE Partitions Catalog to

Clip and Mail Coupon for Your Copy



SKYLINES / MIDWEST ARCHITECT / SPRING 1970

EXECUTIVE OFFICERS:

William M. Linscott, President
Dean W. Graves, Vice President
Ronald W. Ford, Secretary
John A. Eggen, Jr., Treasurer

DIRECTORS:

David M. Brey—1968-1971
George W. Lund—1969-1972
Dwight C. Horner—1970-1972
Robert J. Koppes—Ex Officio

EDITORIAL BOARD:

Kenneth Wilson, Chairman
Robert J. Berkebile
John A. Huffman
Will M. Owens
E. Crichton Singleton
Julian Ominski
Edward Wimmer

EXECUTIVE OFFICE STAFF:

John Lee Smith, Executive Secretary
Landa Williams, Assistant Executive Secretary
Austin Harmon, Managing Editor, SKYLINES
Telephone 816-756-1133

SKYLINES is the official publication of, and is published quarterly by the Kansas City Chapter of the American Institute of Architects at 800 West 47th Street, Kansas City, Missouri 64112. Telephone (816) 756-1133. Subscriptions for A.I.A. members are included with A.I.A. memberships. Subscriptions for non-members, \$3.00 per year; \$8.00 for three years. Single copies 75c. Special roster directory issue \$1.50.

Opinions expressed herein are those of the editor or contributors and the appearance of products or services, names or pictures in either advertising or editorial copy does not necessarily constitute endorsement of the product by the Kansas City Chapter of American Institute of Architects. Advertising in SKYLINES is subject to the approval of the Executive Committee. Copyright 1970, Kansas City Chapter of the American Institute of Architects.

**PUBLISHED BY THE KANSAS CITY CHAPTER
AMERICAN INSTITUTE OF ARCHITECTS**

VOLUME 20, NUMBER 2

THIS ISSUE:

HISTORICAL PRESERVATION

COVER:

Photographs by Paul Kivett

HAYDITE

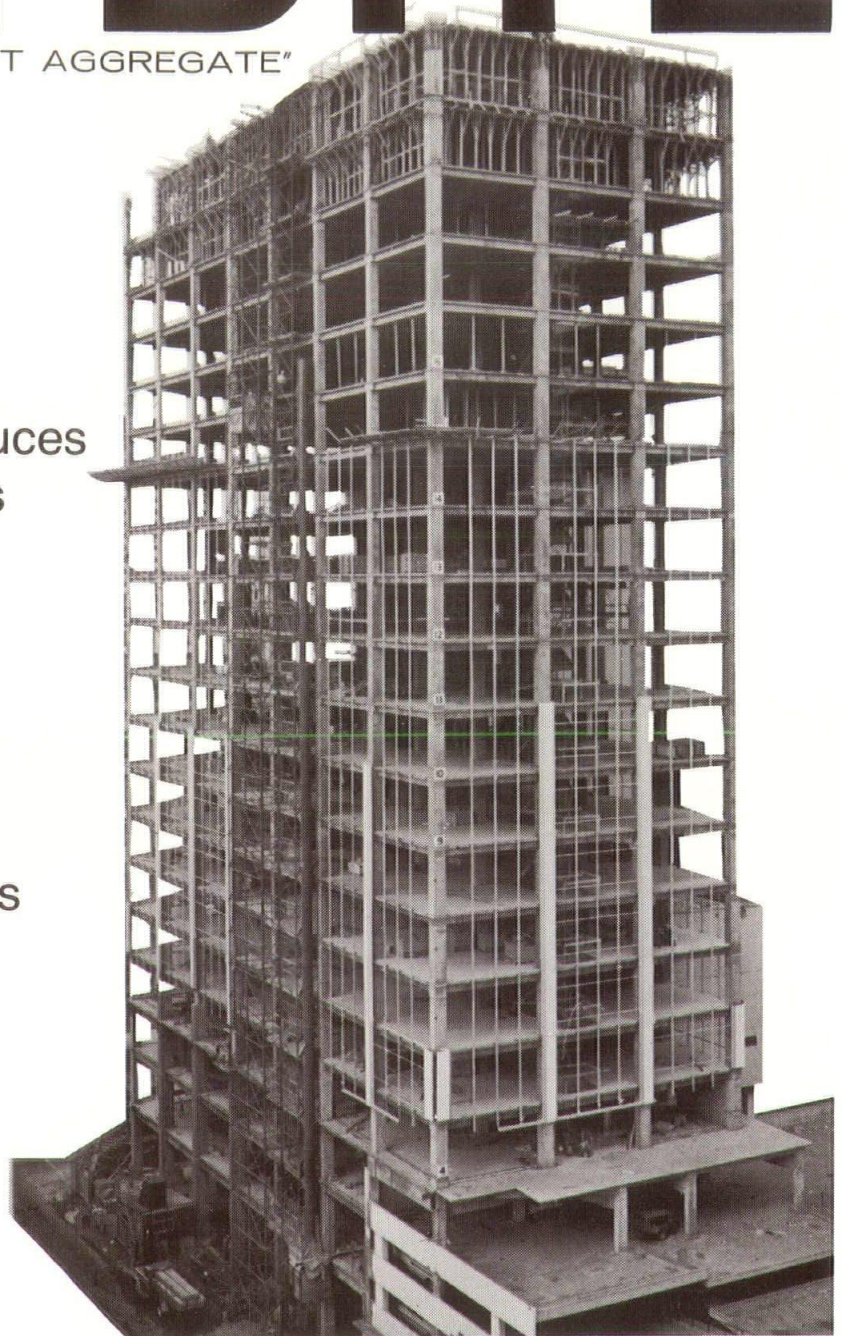
"THE ORIGINAL LIGHTWEIGHT AGGREGATE"

Lightweight Structural
Haydite Concrete Reduces
Weight and Cuts Costs
Through —

- less concrete
- less labor
- longer spans
- smaller columns
- less reinforcing
- smaller foundations

plus —

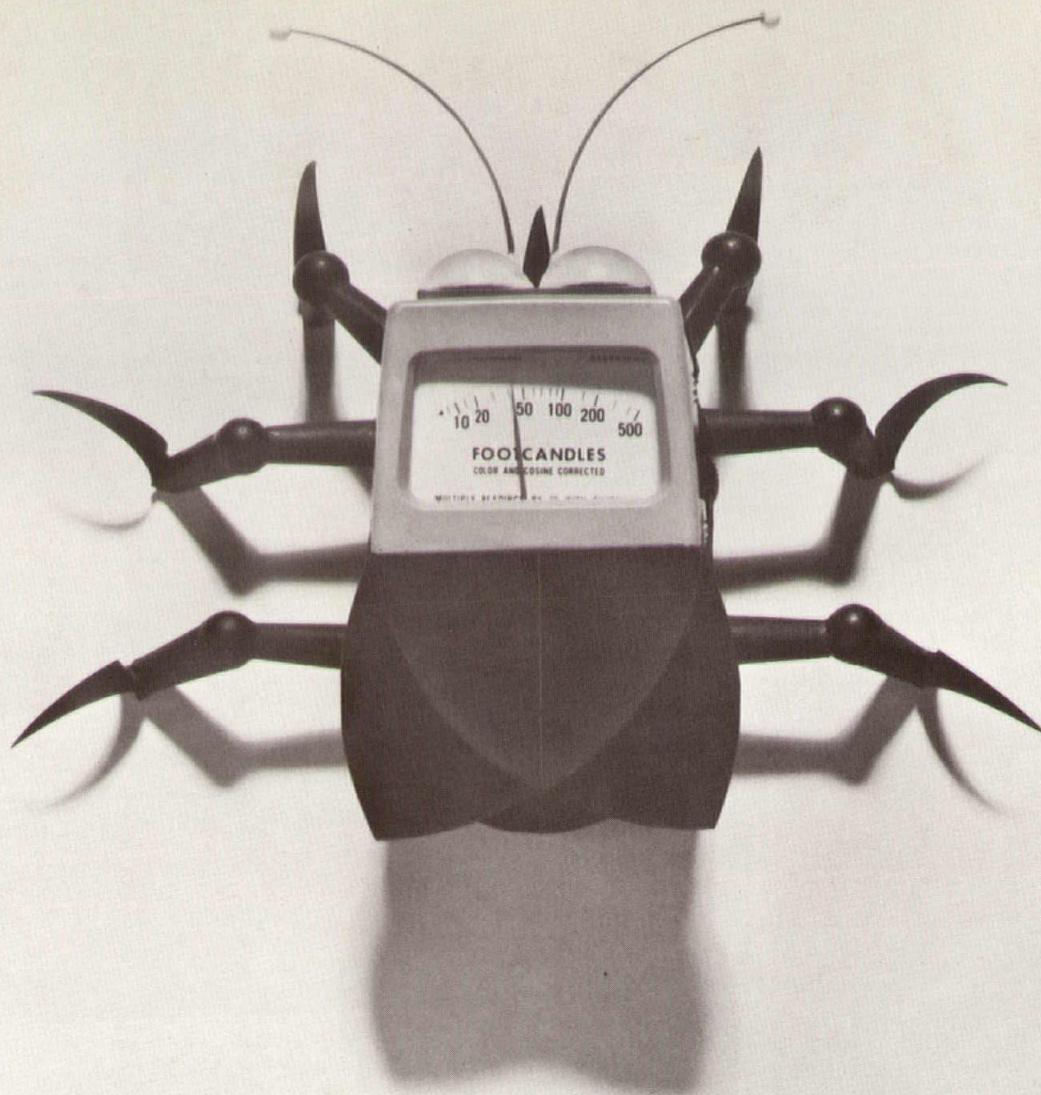
- superior fire rating



Haydite aggregate is now "VITRI-COATED" for improved quality control through all phases of the job...from mix design to finishing. For detailed information, see your local Ready Mix producer, or contact us direct.

CONSTRUCTION THE MATERIALS
CARTER-WATERS
KANSAS CITY CORP MO. 64108
2440 Pennway GRand 1-2570

Producers of
Haydite aggregate at
Centerville, Iowa, and
New Market, Missouri.



Enlightening Bug

The light meter is an informative animal.

What it does is measure the amount of light that's falling on a given spot.

Which might interest you about as much as the 1917 by-laws of the Illuminating Engineers Society.

But here's the point. Not many offices have enough light to measure up to recommended minimum standards. Not only is the quantity of light inadequate, but the quality usually isn't too outstanding either.

This means employees may be straining their eyes to do their work. They tend to tire quickly. Morale may sag. Mistakes are probably the common thing. In short, sub-par lighting costs you a lot in efficiency.

Which brings us back to the Enlightening Bug. We'd like to give you one to use for awhile so you can check for yourself just how well your office (or one of your recent projects) is lighted.

We'd also like to give you a booklet that explains just what people ought to have in the way of lighting for the different tasks they perform.

Then after you've had a few days to use the meter we'll send one of our lighting consultants around to pick it up. And if you have any problems he'll help you solve them.

We call this service our Self Enlightenment Kit. It's free. Just call 471-0060, Ext. 444.

Your office will be a better place for having been bugged.



The Power & Light People

Making Electricity Work for You

Boley Window Wall

Photograph by Paul Kiver



The Architect's Responsibility in Preservation

Architects can and should take positive, constructive and imaginative positions in the continuing work of preserving for future generations significant examples of our architectural heritage. It should be remembered that preservation need not be limited to the museum type of restoration. Towns and cities are greatly enriched by mixtures of new structures adjacent to the restored older (historic) buildings and by the location of contemporary uses in refurbished buildings and neighborhoods.

Nationally, the Institute has been active for many years in the support of preservation efforts and as liaison between various governmental and private groups active in preservation and restoration. As an indication of the Institute's growing concern and its hope to broaden the scope of the Historical Buildings Committee, the Committee recently was redesignated the Committee for Historical Resources.

Such general interest on the part of architects is important. In addition, architects should address themselves specifically to imaginative solutions to individual problems when they are involved in commissions which may concern some aspect of the preservation effort. This may be a question of either preserving or razing a significant building or district.

Revitalization of less significant but still important structures by partial, well-done restorations and interior renovations for contemporary uses is possible, such as Ghirardelli Square in San Francisco or Jefferson Market Library in New York.

Recognition of which buildings or spaces are highly significant is the first step in the preservation effort. I am proud that the Kansas City Landmarks Commission is composed of two chapter members; Mel Solomon, AIA, and Jacqueline Rose Seligson. Surely every effort will be made by these architects to preserve the significant elements of Kansas City's architectural heritage.

Every effort should be exhausted before buildings or spaces recognized by such a Commission are razed or drastically altered. Partial or total restoration of less significant buildings generally would be at the discretion of the individual architects and owners involved.



William Linscott, AIA, President
Kansas City Chapter of the American Institute of Architects

Why Preservation?

John A. Huffman, Issue Co-Editor

HISTORIC SITES AND BUILDINGS, AND GROUPS OF BUILDINGS,
CAN TELL US A STORY.

HISTORIC SITES AND BUILDINGS, AND GROUPS OF BUILDINGS,
CAN MAKE MONEY FOR US, AND;

HISTORIC SITES AND BUILDINGS, AND GROUPS OF BUILDINGS,
CAN ENRICH OUR ENVIRONMENT BOTH NOW AND IN THE FUTURE.

This is the "WHY" of historic preservation.

"WHAT" to preserve is implicit in the three answers given to
"WHY," i.e.:

- Preserve all possible sites and buildings of historic, archeological, scientific or other cultural significance.

This is the academic answer.

- Preserve all sites and buildings, and groups of buildings that can promote tourism, can be renovated to profitably continue in their present use, or which may be converted to profitable new uses.

This is the economic answer.

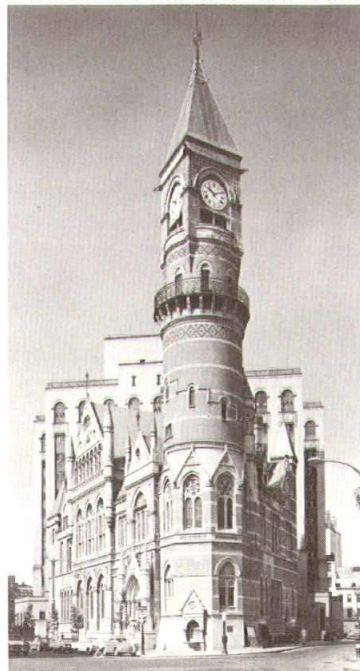
- Preserve all possible sites and buildings, and groups of buildings, that contribute in any way to the amenity of our environment: be that amenity a sense of continuity, an awareness of culture, the simple delight induced by an intimate scale, texture or detail that will never again be produced, or the pleasurable experience of an urban space created for the leisurely pedestrian.

This is the humanistic and best answer.

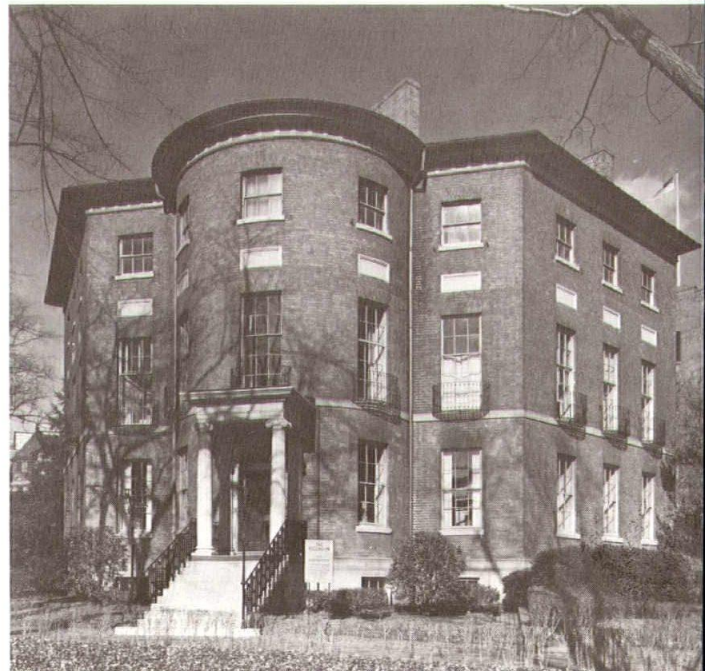
Jefferson Market interior



Jefferson Market, New York



Octagon



CREDITS

LACLEDE'S LANDING — Architects: Helmuth, Obata & Kassabaum, Inc.; Renderings prepared by Carlos Diniz Associates.

GHIRARDELLI SQUARE — Architects: Wurster, Bernardi and Emmons, Inc.; Photographer: Roger Sturtevant.

LACLEDE'S LANDING — Renderings prepared by Carlos Diniz Associates.

JEFFERSON MARKET—Architect: Giorgio Cavaglieri; Photograph by Gil Amlaga; Interior photograph by Marc Neuhoof.

HOW

Examples were selected to emphasize "HOW" in the central city. This is a tough problem and a problem that is here now!

First, given a specific site building, or group of buildings, determine the preservation objective. Is the preservation objective academic, economic or humanistic?

- The Laclede's Landing area of St. Louis, contains that city's last remaining physical evidence of the pre-railroad era when river transportation was supreme, and St. Louis was the commercial and cultural capital of western expansion.

Some extant buildings within the renewal project boundary are detail documents of the industrial vigor, ironmongering capability, and rational, noneclectic direction of the early mid-western developer.

Laclede's Landing possesses the physical evidence of a nationally significant economic epoch of our history.

For academic reasons alone, the project is worthy of execution.

- San Francisco's Ghirardelli Square is an intensively used modern shopping and recreation center comprised of some 55 shops, 14 restaurants and two theatres. Sampling shows that approximately 15,000 people per day shop, or in some way enliven, this colorful and spatially exciting urban environment.

Materials, scale and open space within the square were determined by eight buildings constructed between 1864 and 1915. Each building was studied to determine how it could best relate to the entire project, and fine old architectural details were respected.

Although its sponsors are quick to point out that Ghirardelli Square was not conceived as a strictly commercial venture designed to return the highest yield, they have achieved remarkable success emphasizing diversity and quality, and one which in 1968 grossed approximately \$150 per square foot in retail sales.

The vitality and economic success of Ghirardelli Square—the joy of its experience—all are persuasive arguments for putting America's heritage to use on an economically sound, if not exploitive, basis.

- A cityscape was preserved when the city of New York decided to renovate the Jefferson Market Courthouse as a branch of the Public Library. The courthouse is located in the heart of the shopping district of Greenwich Village, and has dominated the southeast corner of West Tenth Street and Sixth Avenue since 1875.

According to the critic Wolf Von Eckardt, "Old Jeff . . . is a wildly whimsical concoction of Gothic roofs, towers and spires, adorned with carved stonework and plate tracery . . . The building makes you chuckle just to look at it."

So significant is it to the city scape that a group of Greenwich Villagers including Maurice Evans, Lewis Mumford and E. E. Cummings helped, in 1959, to raise money to renovate the clock adorning its long since outmoded fire-watch tower.

The building's expanse, and a cozy cavern for bookworms located among the low basement arches of warm, soft brick, has more than tripled attendance at the branch.

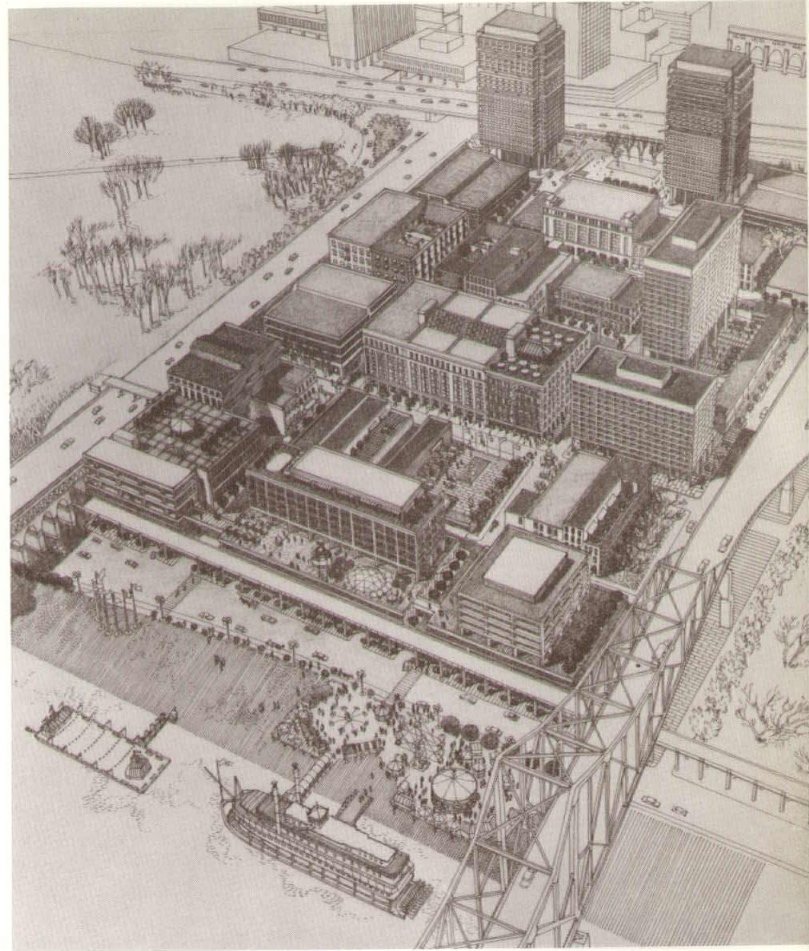
The transformed Jefferson Market Courthouse eloquently speaks the humanists' doctrine "cities are for people."

ANALYZE

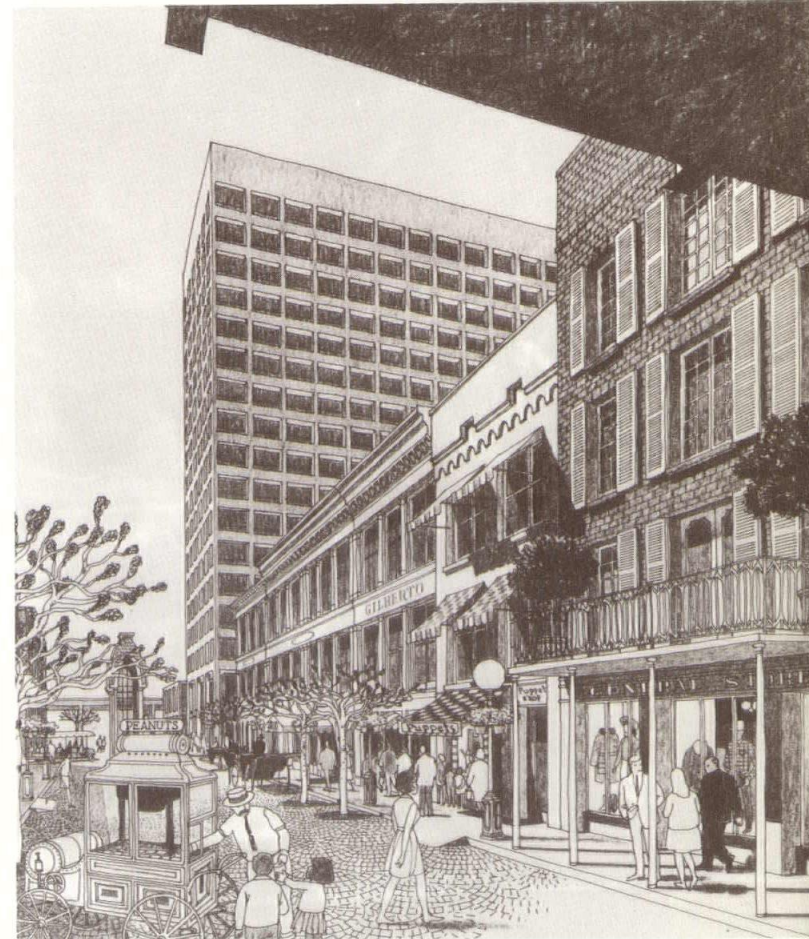
Second, analyze the proposed site, building, or group of buildings, to determine the scope of the project in terms of the proposed objective.

Analysis may take many forms:

Laclede's Landing, air view



Laclede's Landing, Saint Louis



Courtesy of Savannah Housing Authority.



● It may take the form of the College Hill survey in Providence, R.I., in which it was understood that "cities are the product of continuing development and that the resultant architectural evolution is important."

The College Hill area, location of Brown University, has developed continuously from 1636 to the present. This period encompasses every architectural style, except regional styles, that have occurred in the United States.

Obviously, a careful documentation of the elements of these styles, from medieval English derivatives, through the Victorian period, and even later, had to serve as the point of beginning for a survey of extant structures.

Each of the several thousand buildings within the district was rated on the basis of 100 points, with Historic significance weighted only slightly ahead of Architectural importance. Together, Architectural and Neighborhood significance could outweigh national Historic significance.

● Analysis may take the recent and brilliant approach to protection of neighborhood amenity used by Savannah, Georgia in its Historic Preservation Plan.

Eric Hill Associates, Planning Consultants, and Muldower and Paterson, A.I.A. have developed for Savannah, in recognition of the quality of its many squares, a landmark series of "Criteria for Development Within Historic Areas."

The criteria establish a means of "aesthetic zoning" for new or remodeled structures flexible enough to permit innovation, but thorough enough to maintain the architectural and historic character, and the human scale, of the many squares about which the older city was designed.

6 Design Criteria are illustrated in Savannah's proposed "Historic Preservation Plan." For a new or remodeled structure to be acceptable within an historic area, it would have to achieve an evaluation rating of at least six points, indicating that six design elements would be similar to those of a majority of the adjacent structures.

● Analysis must include studies of compliance with existing building and zoning codes, or variances must be granted.

Adequate parking provisions are perhaps the most difficult zoning requirement to meet in preservation projects, particularly where historic structures are converted to new public uses.

Wurster, Bernardi and Emmons, Inc., architects of Ghirardelli Square, constructed a 300 car garage below the shopping plaza which they state "was adequate for the original concept of retail uses, but not adequate for the more intense restaurant and theatre uses which have evolved. Solutions to the off-street parking problem are still being sought."

Fire and building codes present another problem.

The Jefferson Market Court House is generally not of fireproof construction, resulting in many "patient negotiations with the Chief Engineer of the Borough of Manhattan," according to architect Giorgio Cavaglieri, F.A.I.A. "However, it was my good fortune to find in this civil service position a very understanding and cooperative gentleman . . . I was able to obtain some changes in the New York City Code which acknowledged special powers to the Chief Engineer in regard to buildings designated as a landmark."

Associate Don F. Stover, A.I.A., of Wurster, Bernardi and Emmons, Inc., comments concerning Ghirardelli Square, "The principal code provision which indeed added to our remodeling costs was the necessity to provide lateral stiffness to the structures to meet more recent earthquake design standards. The solution was to 'tie' the floors to the masonry shells with a continuous perimeter beam system. The floors now act as diaphragms to distribute horizontal loads uniformly to the perimeter."

Careful analysis in the project planning stage can, however, obviate most zoning, fire and building code problems. Determine what problems exist, and program use to minimize conflicts.

This approach is manifest in Hellmuth, Obata & Kassabaum, Inc.'s plan for Laclede's Landing. According to Gyo Obata, the plan accounts for "which buildings must be restored; which must be reconstructed and which structures are beyond rebuilding." Uses prescribed for older buildings within the project boundary are the result of code requirements as well as the physical characteristics of the buildings themselves.

Analysis is the key to preservation planning. It may take many forms depending on the characteristics of a particular project, and it needs to be exceedingly thorough to ensure success.

And thorough analysis must be followed by creative planning—flexibility in approach on the part of owners, realtors, architects and public officials who, as a group, understand the "why" of preservation and are men enough to meet the challenge.

TOOLS

● Third, determine what special tools are available to accomplish the preservation objective.

● Adequate financing is a very real and immediate requirement for successful preservation, and this requirement is often not met by conventional sources.

● Restoration of the Octagon, national headquarters of the American Institute of Architects and one time temporary residence of President Madison, is an example of successful private solicitation. Some \$350,000.00 was raised to restore and maintain this handsome structure of national, historic significance.

● The Historic Savannah Foundation, whose basic goal is "the practical contemporary use of architecturally and historically valuable buildings," employs a "Revolving-Redevelopment Fund" to accomplish its objectives.

Also the result of private solicitation, the Fund was established in 1964 with basic contributions and three-year pledges totaling \$200,000.00.

Ghirardelli Square, San Francisco

The Fund is called revolving because properties are purchased and/or restored in conformance with several well defined area restoration plans. These properties are then resold, with covenants to protect their continued survival, and the original fund outlays are recovered to be used on other properties.

An early effort of the Historic Savannah Foundation was the Pulaski Square-Jones Street Area Redevelopment Project, a 13-acre deteriorating near-slum neighborhood. An original investment of \$38,000 in Fund money, and the continued reinvestment of this money, coupled with bank and private loans, resulted in \$1,000,000 of restoration work in an 18 month period.

46 buildings were stabilized. 38 of these were reclaimed as a direct result of the Foundation's efforts. Of these 38, 28 were purchased for resale, another 10 influenced directly by the Foundation's effort.

● Ghirardelli Square is primarily a commercial venture, but, at its inception it could not be related to any of the ground rules which pertain to shopping centers, "or any other normal commercial development," states project manager, Stuart Rose. Partly because of this, the complex was developed in two stages. One-half the block was developed with private individual financing while "the other half was leased to provide interim income."

Rose adds that "by the time we got into the second phase we already had a remarkably successful operation going in the first phase. Our tenant program and financing of the second phase were considerably easier because of the record we had established."

Characteristically, once a successful pattern had been established, and not before, private institutional financing at favorable rates, was possible.

● Public financing of preservation projects may take several forms, i.e. (1) direct grants for preservation planning, or, in some rare cases, direct matching-grants for specific "brick & mortar" projects; (2) "peripheral" grants, for both planning and preservation, in which government participation in the preservation effort is more a corollary to, rather than the primary reason for, execution of a specific program, and; (3) preservation of publicly owned historic structures.

Direct grants on the federal level either for preservation planning or actual preservation work are at present not meeting the need, and will not, until Congress provides funding to realize the intent of Public law 89-665.

Grants actually "peripheral" to the preservation effort are at present the best source of federal and state funds for preservation.

Almost any program directed toward:

- open spaces ● model cities
- rehabilitation ● comprehensive planning
- neighborhood renewal

can be directed in part toward preservation.

The most effective means to involve public bodies in the preservation effort is to convince them that an historic governmental building is worthy of preservation, or that a non-governmental building should be acquired, maintained and used for governmental purposes.

The Jefferson Market Courthouse is an example of the former, as are the historic buildings of Ft. Leavenworth. Locally, the R.A. Long house, which serves as the Kansas City Museum of Science and History, is an example of an historic private building acquired and maintained in part by government.



TAX ABATE

● Tax abatement is a special financial inducement to preservation. It may take two general forms, one "peripheral" to preservation and one direct.

● In Missouri, Urban Renewal under the state program is a form of tax abatement of "peripheral" benefit to preservation.

Laclede's Landing is a state renewal project in which the agreement to maintain property taxes at the present level for 10 years, then tax the redeveloped area at only 1/2 the assessed evaluation for an additional 15 years is certainly important to the economic feasibility of the project.

● More directly, several states and Puerto Rico have passed enabling legislation for direct tax abatements to assist the preservation effort. These include Virginia, New Mexico and Maryland.

An act of the 29th Legislature, State of New Mexico, 1969 provides for the registration of properties within the state possessing cultural value. Such properties "shall be exempted from that portion of local city, county and school property taxes which is offset by a properly documented showing of committee approved restoration preservation and maintenance expenses." Further, "amounts expended in a given year may be carried forward to as many as ten subsequent years for application to property taxes."

In this instance, the "committee" is a "cultural properties review committee," and consists of seven members as follows:

- the state archeologist;
- the state historian; and

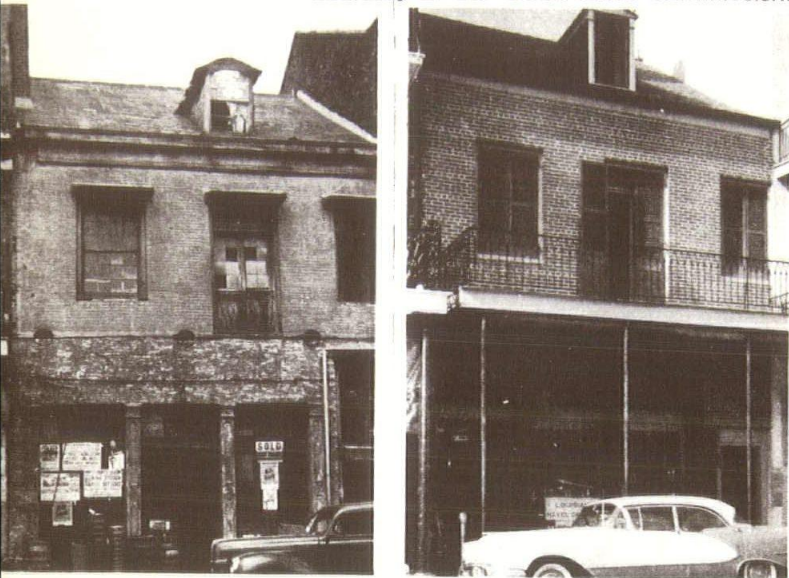
five other professional persons appointed by the governor. The appointed members must be persons professionally recognized in the fields of history, anthropology, architecture or art.

An owner must agree to the registration of his property as a cultural landmark, and must make it available to the state for limited "educational" purposes.

● Other legislative tools are often available to the preservationist. Many states have enabled, and many municipalities have adopted a variety of "landmark" or "historic district" ordinances.

The state and local regulations affecting New Orleans' Vieux Carre is worthy of analysis:

Vieux Carré section of New Orleans,
courtesy of the Vieux Carré Commission.



The Vieux Carre is an area of approximately 100 city blocks practically unchanged since the Civil War and the passing of the steamboat era.

In recognition of the architectural and historic merit of the Vieux Carre, and in awareness of increasing tourism precipitated by the Quarter's charm, the State of Louisiana enacted a constitutional amendment in 1936 which defined the area, and authorized the City of New Orleans to create the Vieux Carre Commission.

Other aspects of the Louisiana enabling amendment:

- the City of New Orleans is empowered to "acquire by purchase or expropriation or otherwise, such buildings or other structures . . . as the Vieux Carre Commission may recommend to the Commission Council."
- the Vieux Carre Commission shall be consulted in any instance where "any application is made for a permit for the erection of any new building" . . . "or for alterations or additions to existing buildings, any portion of which is to front on a public street in the Vieux Carre section. . . ." The Commission is empowered to judge on all plans as to "appearance, color, texture of materials and architectural design" to ensure continuation of the quaint and distinctive character of the Quarter.

The Commission is further empowered to regulate signs within the district, and to require building repair.

The Vieux Carre Commission, established by City ordinance in 1937, consists of nine persons appointed by the Mayor. It meets once a month in open meeting, and has a standing Architectural Committee which meets twice a month to consider permit applications. It employs a full time paid Director and an Assistant Director, who inspects all work in progress, and a Secretary.

Not all cities have New Orleans's architectural heritage, but all have some, and all desperately need emergency powers such as that city's right of "expropriation," or, at a minimum;

New Mexico's emergency power to include a property temporarily on the official state registry for a period of one year during which time it may be investigated. While on the registry, the property may not be altered.

DESIGN

Finally, architectural design is of unique importance in preservation work, and should be considered separately under the heading "HOW." Again, more than one approach has been used with success.

- Concerning architectural alteration of the Jefferson Market Courthouse, Wolf Von Eckardt uses the term "adroit brutality," and states, "Cavaglieri's design brings our time very much into evidence. His light fixtures, a catwalk he had to build for fire safety and other necessary alterations are in austere, modern style, either dead black or, in the case of door and window frames, a deep bronze. The harsh contrast brings old forms, adornments and colors all the more to life."

The architect himself states, "Preservation is to keep whatever good is there, repairing it if necessary, but to add whatever is needed for new uses in contemporary terms. By contemporary terms, of course, I mean simple, unobtrusive and elegant forms and materials, respective of the existing spaces and their character."

- Savannah, Georgia has taken a similar approach to the cityscape in establishing its 16 Design Criteria for new or remodeled structures within an historic area.

These criteria are:

Height	Materials
Proportion of buildings' front facades	Texture
Proportion of openings within the facade	Color
Rhythm of solids to voids in the front facade	Architectural details
Rhythm of spacing of buildings on streets	Roof shape
Rhythm of entrance and/or porch projections	Scale
Direct of expression of facade	Landscaping
Hard surface ground cover	
Garden walls or other visual connections between buildings	

The recommendation that new buildings conform to adjacent structures on the basis of at least six of these criteria is intended not to restrict new building design or technology. The intent is merely to insure that new buildings respect the old, thereby reinforcing the present harmonious urban space experience.

- The design of Ghirardelli Square, with its multiple tenancy and occupancy, was accomplished in a different manner.

Stuart and Carree Rose were selected as project managers of the development at its inception, but Mr. Rose states that "we are just a small part of a considerable team of design, financial, legal, merchandising, engineering and civic related people. . . . Some two dozen people in all have had their part in the development of Ghirardelli Square. However, all of this work was carefully coordinated by Wurster, Bernardi, & Emmons."

According to the architects, "Throughout, the key to design control for the individual tenancy has been the lease requirement for retention of professional designers and architects and the insistence of the owner of right of approval of preliminary and final design as well as absolute sign controls. . . . Our office along with the management of the Square has been responsible for the review process."

The "HOW" of preservation is a stimulating challenge from determination of the Objective, through Analysis and the selection of appropriate preservation Tools, to the development of a successful Design.

It is a challenge worthy of the best professional effort.

Preservation Potential in Kansas City

Edward Wimmer, Issue Co-Editor

While building a proud and vital city, Kansas Citians have given little or no value to buildings, groups of buildings and open spaces constructed by previous generations which provide continuity and enrichment to the city-scape.

Traveling to St. Louis, New Orleans and San Antonio, to name a few cities, the Kansas Citian may appreciate and spend money in areas of preservation or restoration which were, and are now, vital districts in each city's growth and development. On returning home however, the Kansas Citian usually overlooks or ignores the hidden resource which he has lying fallow and decaying from neglect: his own Kansas City architectural heritage.

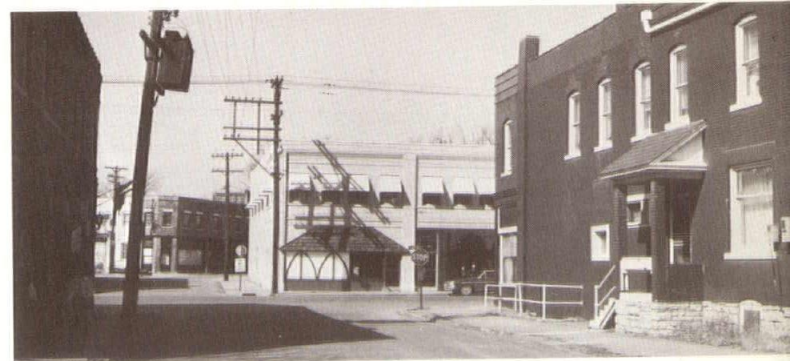
Old New England Building, Downtown



Market area street. East side of Delaware near Fourth



Westport



THE PAST

Kansas City was an important center in the Western Expansion. True, other cities also had prominent roles, but in the expansion of the frontier Kansas City was a major outfitting and departure point. Kansas City was also the site of a significant engagement in the Civil War. The turn-of-the-century brought Kansas City into a boom which created the building of some of the more architecturally outstanding buildings in the Central Business District; buildings designed by some of the internationally noted architects of the "Chicago School." About this time the expansion of the parks and boulevard system provided Kansas City's urban center with a truly distinct character. The Nineteen-Twenties was the time that the idea of shopping centers and planned residential neighborhoods got its start in Kansas City.

PHOTOGRAPHS:
Unless otherwise credited, all photographs by the Committee on Historical Resources, Kansas City Chapter, American Institute of Architects.

WHAT OF THIS IS LEFT TODAY?

For the investor with imagination and fortitude some is left. Three districts remain which should become the focus for preservation, restoration or historic renewal. Each of these districts has something about it which is unique in itself.

THE RIVERFRONT

The old city from the river to the west bluffs and east to the Paseo Bridge and up to Sixth Street now is a semi-active wholesale district with scrap yards and sand dredges lining the river. At the center of this district, located on the site of Kansas City's second City Hall, is the city market which draws hundreds of people, local and tourists, weekdays and Saturdays during nearly all months of the year.

To the west of the market is a fairly unified district. From Third Fifth Street and from the market west to Wyandotte Street are buildings of about the same vintage. The Pacific House, now the United Chemical Company, is historically the most noted. Originally a hotel, it served as the headquarters for General Ewing during the Civil War. Also, of individual note is the City's original Merchant Exchange.

The low real estate value of these buildings now make them attractive locations for inexpensive warehousing and light manufacturing. But functional requirements for such activities call for one-story occupancy. Most of the buildings in this district have two to four floors. Therefore, it seems these buildings will eventually be razed to make space for one-story inexpensive buildings unless alternate proposals are developed.

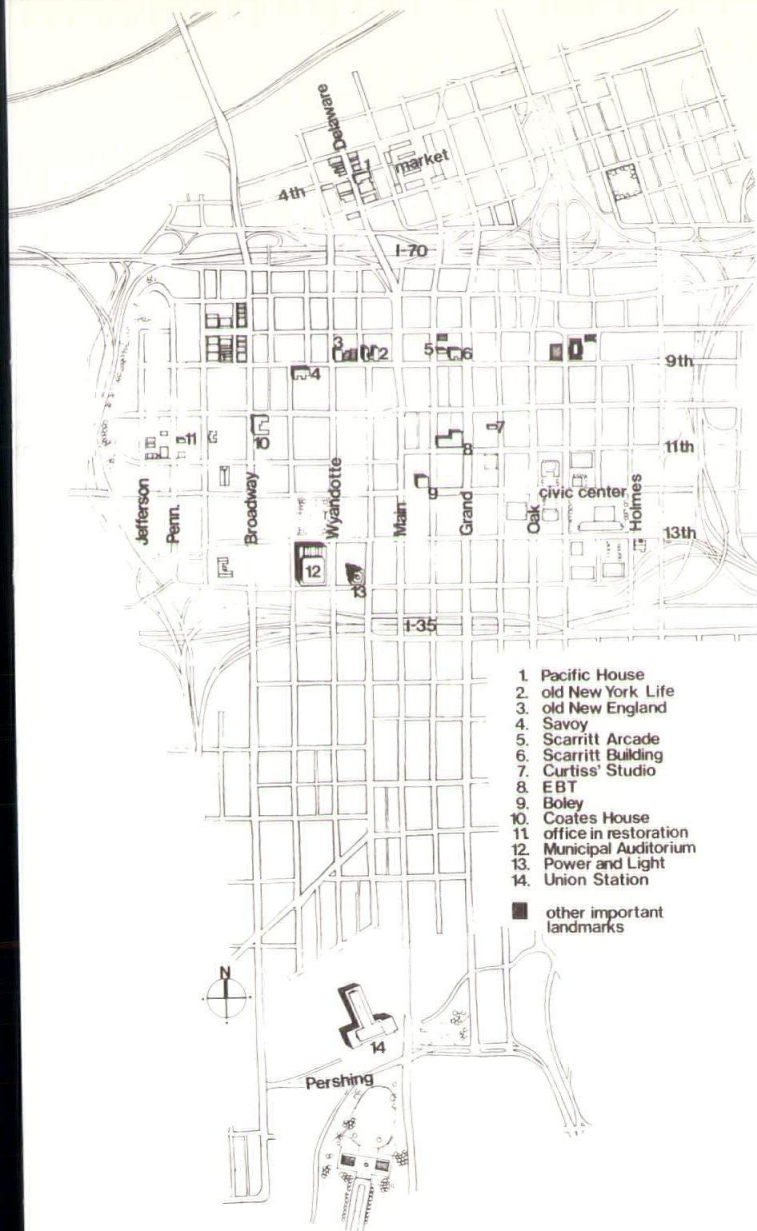
Street scene



United Chemical



Proposals utilizing the buildings which remain as a historic district must be forthcoming. Such proposals might provide for retail, small wholesale or office functions which would work efficiently in the small spaces within these buildings. Such new activities would then draw from those people already patronizing the city market and perhaps provide additional market patrons. Further, it would be beneficial as an annex to the Central Business District. Here is an opportunity for business, real estate and architectural groups to work cooperatively so that this district can be preserved for its unique character as well as for the importance of individual buildings within it.



CENTRAL BUSINESS DISTRICT

The Central Business District offers an opportunity different from that of the old city and market district. Where the old city and market has a district of remaining unity, the areas of significance in the CBD are more or less scattered. Different also are land values and taxes in the CBD. A seven story building producing low revenues and paying high taxes will usually become a parking lot or a "modern-building" site by the inevitable but questionable laws of economics.

Several individually outstanding buildings are located within the CBD. The Boley Building, now known as the Katz Building, at 12th and Walnut was designed by the internationally recognized Kansas City architect Louis Curtiss and is considered by many historians to be one of the first curtain-wall (thin, nonstructural exterior) buildings in the world. Also at the top of the list of outstanding buildings are McKim, Mead & White's old New York Life Building at 9th and Baltimore; Van Brunt's Emery, Bird, Thayer at Grand and Eleventh; and Walter Root's Scarritt Building at Grand and Ninth, to name a few of several. Some buildings are notable mainly for singular details. Of a later vintage, but equally significant, are examples of the "Modern" period of the Nineteen-Thirties: the Power and Light Building and the Municipal Auditorium.

Some buildings have already realized benefit from their heritage. The Savoy Grill at Ninth and Central for example remains virtually unchanged from its turn-of-the-century design and has retained most of its original popularity.

Quality Hill, once the fashionable neighborhood of such families as the Armours, Lykins, Coates and Duval has been nearly stripped of its older homes. A few remain along Jefferson and Pennsylvania, but most have been razed during the period when urban renewal meant removal. High density housing on the west bluffs of Quality Hill could be compatible with quality townhouses or offices which could be derived from existing buildings. The architectural office of Monroe-Lefebvre-Ritchie at 1021 Pennsylvania is an example of such an approach.

New York Life



Union Station



EBT (Emery Bird Thayer)



On the fringes of the Central Business District are outstanding buildings such as the Union Station built in 1914 and designed by Jarvis Hunt. Once one of the busy and prosperous centers of the city; now it stands nearly deserted, the result of change in transportation patterns. The question remains: should a structure of the Station's size, importance and design be razed in the foreseeable future when its already mounting maintenance cost can no longer be born by its owners—Kansas City Terminal Railway Company—or can an economically sound and proper use for the Station be found which would retain most of its interior spaces and preserve its exterior appearance?



WESTPORT

The Westport district is different from both the CBD and the city and market district because it has within it numerous residential and small commercial buildings. It is unique in that it existed at one time as a town, distinct and separate from Kansas City.

Westport's town limits were roughly 31st Street east to Troost the south to Brush Creek, along the Creek west to the State Line and then north to 31st Street. Westport got its start in the 1830's as an Indian and Mexican trading center. Soon outfitting was done for the Santa Fe Trail and Westport, due to this activity, began to outgrow Independence, which was already established as the departure point. But other factors entered in and a third town, Kansas City, began and soon was larger than Independence or Westport. Eventually, Westport was annexed and absorbed by Kansas City; thus, it has a unique character.

Today Westport has several scattered points which include some of the oldest buildings of Kansas City. Residences and small shops built in the mid-nineteenth century stand next to numerous commercial and residential buildings of questionable aesthetic value erected in the last 20 to 30 years. Many of the "historic" buildings of the district are in poor to questionable repair. An exception is the recently refurbished Scarritt residence, a wood frame farm-house built in 1847 at 305 Lawrence.

On the northwest corner of Westport Road and Pennsylvania today stands the building which was originally built in 1853 by Albert C. Boone, grandson of Daniel Boone, as a trading post. A few of the original Westport buildings are nearby; the pharmacy across the street and the 1855 residence of the Harris family who operated a popular and important hotel for travelers to Santa Fe—the Harris House, now razed. Most of the other interesting buildings of the district date from the turn of the century.

The street plan of Westport adds much of the interest. Streets tend to be short and off of the normal grid plan of the city, especially in the vicinity of Westport Road.

A need has been expressed publicly by some for a major trafficway through the district. One route proposed for such a trafficway is Mill Street which now is virtually cleared but along which used to be several Westport businesses.



Boone's Store



Harris Residence



Scarritt Residence

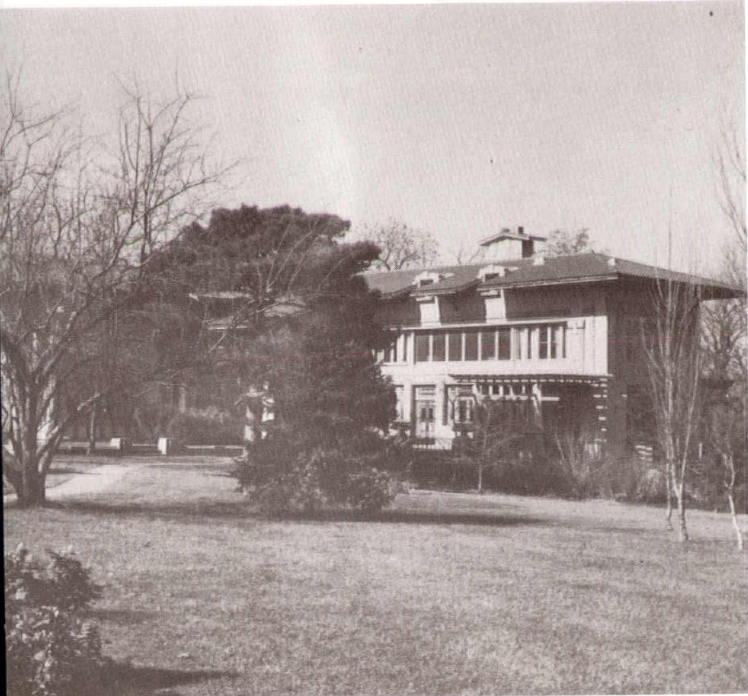
Under study by the Kansas City, City Development Department is a master-plan for the entire district in an effort to reverse blight. The plan is attempting to recognize the historical significance of the district as well as the many social, economic and urban design aspects of the problem. Such an approach is good. Unfortunately, even if the historic aspects are considered it will only be a plan and will still require public support to be effective.

OTHER AREAS

Throughout the city there are other neighborhoods (the northeast and Independence for example) open-spaces such as the Paseo near Twelfth Street, and other isolated buildings which are also important examples of Kansas City's architectural heritage.

Not the heritage of England, Spain, Chicago nor New Orleans, but of Kansas City. That is the important consideration.

Corrigan House



Vail Mansion



CONCLUSION

In no way should new building be discouraged. Contrary, the new should be built, but be enriched by meaningful segments of the old.

Kansas City's newly formed Landmarks Commission is a real step toward preservation of the architectural heritage. However, the commission has no strong powers. Instead, it must rely upon informed and motivated people to support and implement its proposals.

Professionals can present only the facts and reasons that make preservation and restoration important and good business. If the leaders of this community agree, then the concept of "new buildings enriched by the old" will begin to move toward realization. Mortgage bankers will be made aware of the benefits of preservation. Tax structures and zoning ordinances will be revised to favor preservation and restoration. The final judgment, of course, belongs to the people: the owners, the leasers, the consumers, as well as the city government.

Other cities have recognized their own unique heritage, many times only after the loss of much of that heritage. They have gone on to make their heritage an enriching and profitable part of their city. Kansas Citians, must apply then, what other cities have learned—that not only an enlightened public demand for preservation will preserve our architectural heritage. Already Kansas City has lost much. It cannot afford to lose much more.



SPECIALTY COATINGS FOR EVERY COMMERCIAL, INSTITUTIONAL AND INDUSTRIAL BUILDING SURFACE

INTERIOR • EXTERIOR • WALLS
• FLOORS • CEILINGS • ROOFS
• DECKS



COATINGS OF KANSAS, INC.

616 North Rogers Road
Olathe, Kansas 66061
Telephone: (913) 782-3330

New film available...

"A CHILD WENT FORTH"

...the urban school and
innovations needed to improve it.

16mm, color and black and white
sound film, 27 minutes.

For film loan contact:

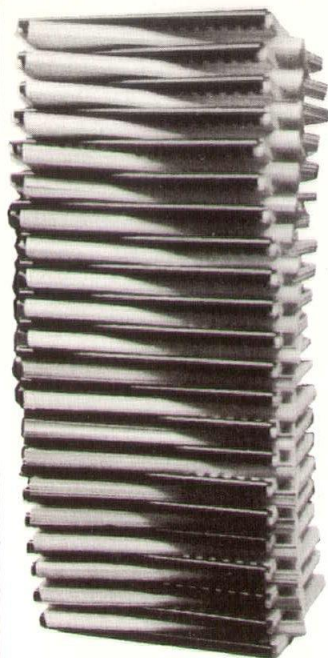


KANSAS CITY CHAPTER
**AMERICAN
INSTITUTE OF
ARCHITECTS**
800 WEST 47TH STREET
KANSAS CITY, MO. 64112
(816) PLAZA 3-8567

NEWS and NOTES

- The Alexander Majors' house has been nominated for inclusion on the National Register, Washington, D. C.
- The award of the Jackson County Historical Society went to local architects for the preservation of the Warner house in Kansas City, Missouri.
- Two new additions have been made to Missouri Town—1855 at Lake Jacomo. The first is a pre-Civil War log barn, one of the few log barns known to be in existence. The second addition will be a reconstructed blacksmith shop for which almost all of the tools and equipment for outfitting a blacksmith's shop of the mid-1800's has been acquired.
- A Kansas historic architecture survey, started in the spring of 1969 under the guidance of Charles L. Hall, Associate Professor of Architecture at K.S.U., has received additional funds that should enable completion by the end of this summer.
- The Louis A. Benoist house "Oakland" in Affton, St. Louis County, Missouri, was used as the frontispiece for the 1969 edition of the National Register of Historic Places.
- The University of Missouri, Lyman Archaeological Research Center under the direction of Dr. Robert T. Bray was involved in two archaeological projects in 1969 which are related to historical preservation. These were the "Lohman's (Steamboat) Landing" in Jefferson City in cooperation with the Cole County Historical Society; and the "Hanley House" in Clayton in cooperation with the city of Clayton.
- The Johnson County Missouri Courthouse, begun in 1838, has been partially restored with all work done to date paid for by voluntary contributions. Restoration will continue as additional funds are received. The building is also open for tours in the summer.
- The "Scarritt" house reportedly built in 1847 has been restored and is now the home of Byers 3 Interiors and Antiques. It is located at 4038 Central in Old Westport.
- The Preservation Committee of the American Institute of Architects, St. Louis Chapter, has published an architectural survey of Lafayette Square. The conclusion was that the houses around Lafayette Park are of much greater worth to the city collectively, than as isolated examples. Just to save a few specimens would be to miss the principal quality of this fine area which depends on rows and groups of harmonious structures for its strong architectural effect. The Plan Commission is recommending a new zoning covering areas such as the Lafayette Park neighborhood set aside for historic and cultural preservation. This would prevent owners from demolishing properties or making major structural changes without notifying the city.
- A local "dig" called "Line Creek Archaeological Excavation Project" is taking place within an 80-acre tract of land acquired by the Kansas City Parks and Recreation Department for a recreation area and more importantly, to preserve for excavation, what may be the last (and best preserved) Hopewell Indian Village within the United States.
- The National A.I.A. made a strong plea to Congress for adequate funding of the National Historic Preservation Act stating that "If the act is not properly funded, two thirds of the potential historic properties may be lost to power lines, parking lots (Remember the old Board of Trade Building) and what-not." Why not write your congressmen about this?

SPECIFICATION PRINTING □ □ □



We use the most unique system of specification printing available today. Your ease of copy preparation is complemented by our speed and low cost of printing. Our list of satisfied architects and engineers is growing everyday. For further information and a complete price list please call or write us.

EXAMPLE: 30 sets of 160 pages, complete with printed covers and binding ... \$133.70.

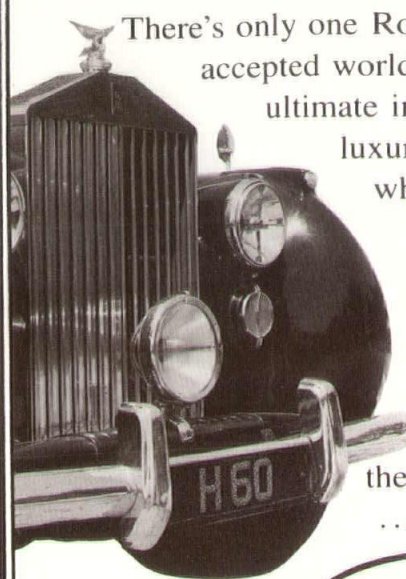
YE PRINT SHOPPE

3014 McGEE TRAFFICWAY
KANSAS CITY, MO. 64108



JE 1-7894

The Best In Life!



There's only one Rolls-Royce... accepted world wide as the ultimate in quality and luxury. For those who appreciate the ultimate in dining... enhanced by dramatic old-world atmosphere there's only one ... Grill named



LOCATED IN THE HISTORIC HOTEL SAVOY



Tectum roof deck systems

The lightest structural wood fibre board available.

■ **Tectum** structural wood fibre board combines the primary qualities of a roof deck system in one homogeneous material.

■ **Tectum** offers strength, acoustical control, and prefinished decoration.

■ **Tectum** Plank and Tile is rated non-combustible by the National Board of Fire Underwriters.

■ **Tectum** may be installed over standard framing with or without sub-purlins for flat or pitched construction.

Specify Tectum

THE *Western*

FIREPROOFING COMPANY

SUITE 707, TEN MAIN CENTER
KANSAS CITY, MISSOURI 64105



THE *Astro*[®] CHAIR HAS HIDDEN DURABILITY.

Guaranteed for 5 years. The steel frame, with 12 hidden wire welds, completely supports the seat and back all around. The flexible, leather grained thermoplastic seat resists cigarettes, knives, impact, weather and stains. Even the Lexan glides are unbreakable and won't come off, rust or mar the floor.

Write for free full-line furniture Catalog 3-68

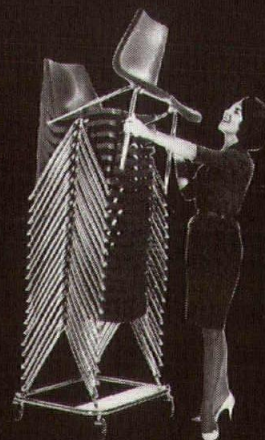
chairs
stack chairs
tables
lounges
coat racks
bar stools
counter stools



Current
Catalog 3-68



Fixtures Mfg. Corp. 1641 D CRYSTAL • KANSAS CITY, MO. 64126 • PHONE COLLECT 816/241-4500



Stacks 20 high.

Which door makes an open and shut case for itself?



Solid Staved Core



Solid Wood Flake Core

No	Lowest Cost	Yes
Yes	Guarantee Interior Lifetime	Yes
Yes	2-Year Exterior	Yes
	Special Resin-impregnated fiber sheet in place of normal crossbanding on walnut doors. (Eliminates light line. Gives door edge uniform appearance.)	
No		Yes
Yes	Telegraphing	No

The Weyerhaeuser solid wood flake core door has features found in no other type of solid core door.

It does not telegraph. And it costs less than the solid stave core door.

In addition, it's positively identified by a

gold-red-gold dowel set into the edge of the door. And it comes in a wide variety of finishes and sizes.

Weyerhaeuser solid wood flake core doors are available from the Architectural Specialty Dealers listed below.



Weyerhaeuser

ILLINOIS

EDWARDSVILLE

Mechanics Planing Mill, Inc.
223 N. St. Andrews

KANSAS

HAYS

Hays Planing Mill
1013 Elm St.

HUTCHINSON

Architectural Millwork, Inc.
401 South Adams

TOPEKA

Whelans, Inc.

MISSOURI

KANSAS CITY

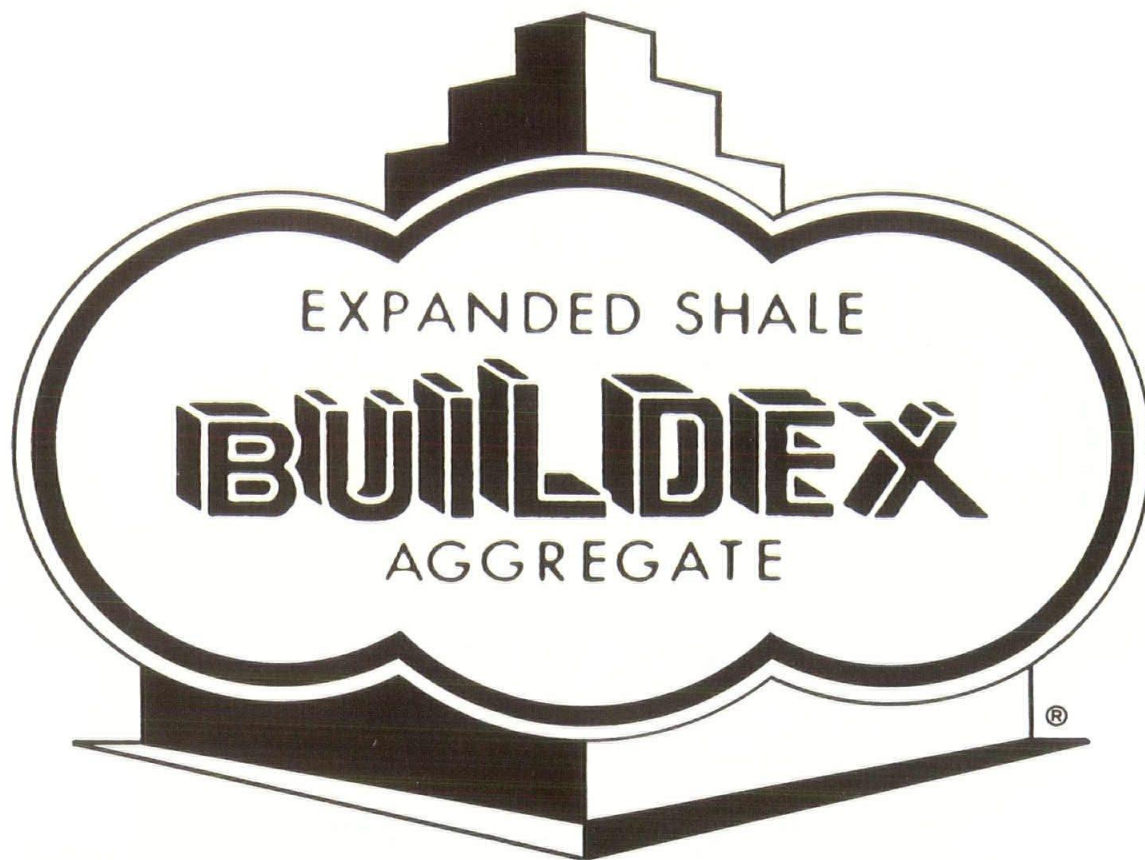
Kaaz Woodwork Co., Inc.
930 Scarritt Bldg.

Miller Sash & Door Co.
2801 East 85th St.

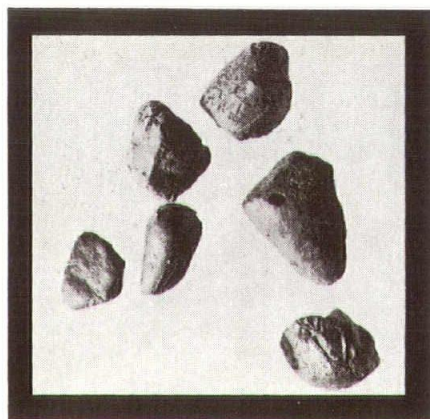
Pacific Mutual Door Co.
1525 West 31st St.

ST. LOUIS

Peterson Planing Mill
3441 Rutger



SPECIFY THE BEST



Now Ceramic Coated!

Buildex is the rotary kiln processed expanded lightweight aggregate for structural concrete, with a ceramic coating. Buildex also follows through on each and every structural job with, "on the job," quality control to insure quality structural concrete.

STRUCTURAL LIGHTWEIGHT AGGREGATES

BUILDEX, INC.

PLANTS AT:

Marquette, Kansas — 913 546-2276

Ottawa, Kansas — 913 242-3271

SALES AT:

Ottawa, Kansas — 913 242-2177



Georgetown Apartments, Merriam, Ks., a Gas Total Energy project.

Progressive architects and engineers have made Kansas City a leader in Gas Total Energy projects.

More and more apartment complexes, schools, and commercial businesses in the Greater Kansas City area are featuring Gas Total Energy. There are perhaps more here than in almost any other section of the country.

Gas Total Energy systems represent the ultimate evolution in modern gas technology. It naturally follows that architects and engineers are taking full advantage of this all-purpose energy system. Tenants like the idea, too. It's so efficient and economical. All of the heating, water heating, and air conditioning . . . as well as power to run the equipment, appliances, and lighting . . . is provided by the Gas Total Energy system.

Next time you have big plans on the board, take time out to get the facts on Gas Total Energy. May we be of assistance?


THE GAS SERVICE CO.
Natural Gas for Home, Business and Industry



Serving the Architect and Engineer ... in Kansas City!

How do you describe the gloss or sheen of a coating or surface? It can be pretty difficult. Laboratories such as our own can make it a simple job, but the necessary equipment is too expensive and impractical for use in the field.

We have prepared a special set of gloss range tiles representing the major gloss ranges from Full Gloss to Dead Flat. As a service to you we will be happy to have our Architectural Service Representative deliver a set to you personally. This is just one way of showing our desire to be of genuine service to you.

Call: JIM THOENNES 421-7811

COOK PAINT AND VARNISH COMPANY

GENERAL OFFICES: KANSAS CITY, MISSOURI

FACTORIES: KANSAS CITY • HOUSTON • DETROIT • MILPITAS • HIALEAH

SKYLINES

Suite 215, John Hancock Building
800 West 47th Street
Kansas City, Missouri 64112

TO:

LIBRARY
AMER INST OF ARCHIT
1735 NEW YORK AVE NW
WASHINGTON DC 20006

BULK RATE
U. S. POSTAGE

PAID

KANSAS CITY,
PERMIT NO. 3