

Kansas City's

Santa Fe

Neighborhood:

Analysis

& Report

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Prepared by



in association with

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The
Desenne
Group, Inc.

Santa Fe Neighborhood
Survey and Planning Project Phase I and II

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Work accomplished was completed in accordance with Title VI of the Civil Rights Act of 1964 and all appropriate regulatory amendments.

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July 8, 1982

Dear Friend:

Santa Fe is a beautiful area rich with community culture and history. Residents should be proud to have participated in the planning of this report. Potential investors should be eager to be a part of the revitalization of the Santa Fe Neighborhood.

There is already progress. Through the City of Kansas City, Missouri you are seeing new curbs, sidewalks, more lighting and needed general public improvements.

The Community Development Corporation of Kansas City and the Baptist Ministers union Association, in partnership with the neighborhood are planning a shopping center on the "Old St. Joseph Hospital site".

Many single family homes and apartment buildings are being renovated with private and public funds as joint ventures.

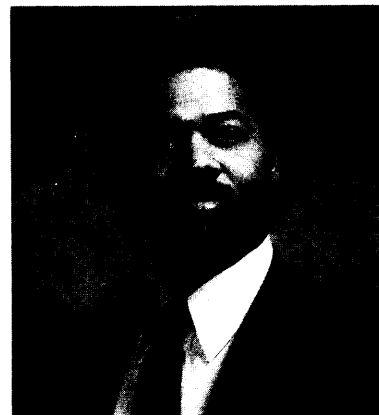
New homes are being built where vacant lots once stood. The young people are moving back and our older citizens are staying.

We should all look forward to the complete rehabilitation of this historic neighborhood and should all take responsibility that these plans are implemented.

Sincerely,

Alan D. Wheat

ADW/WP/bjh



OVERVIEW

The Santa Fe Neighborhood of Kansas City, Missouri is an intact urban neighborhood developed as a cohesive and prestigious early twentieth century community. Over the years, since the area was originally settled in 1835, this inner city neighborhood has experienced significant transitions -- and yet, Santa Fe has always maintained its identity and character as a neighborhood. Its unspoiled vernacular architecture and the continuity of its original plan make it a valuable urban neighborhood and have contributed to its enduring qualities and values as a rejuvenating area. A keen awareness of neighborhood identity shared by each successive generation of Santa Fe residents has made possible the continued life of this vital Kansas City community.

The Santa Fe Neighborhood Survey and Planning Project represents a multifaceted, comprehensive plan for the revitalization of a minority community. The project is a unified community effort: it is administered by a minority not-for-profit organization located within the Santa Fe boundaries; it coordinates smoothly with current and planned activities of federal agencies and local government; it pulls together a consortium of public and private moneys, organizations, and individuals for the purpose of neighborhood betterment.

The primary goals of the project are to stabilize and protect the existing minority community and to strengthen the sense of neighborhood pride. Due to the distinctive character of the Santa Fe area, which gives impetus to its preservation, proposed objectives and activities to meet these goals are based upon restoration and revitalization. Emphasis is to be given to the following areas:

Historic Preservation -- to identify, recognize, and preserve or restore the area's architectural and historic/cultural resources.

Residential and Commercial Rehabilitation -- to rejuvenate the area through restoration and adaptive reuse of residential and commercial properties with maximum improvement and minimum displacement.

Economic Development -- to evaluate the marketability and commercial potential of the area for planning future developmental ventures.

HISTORY

The Kansas City, Missouri neighborhood known as Santa Fe has a distinctive history that spans more than one hundred years. The 120-acre parcel of land that comprises Santa Fe Place was originally the southeastern portion of a farm settled in 1835 by Jones Lockridge, a pioneer from Kentucky. Shortly after staking out his claim, Lockridge died in 1868 and the 520-acre farm was passed on to his son, Thomas J. Lockridge. The latter deeded the property to two of his children, Charles and Nannie, in the 1860's.

Nannie married real estate developer, Victor B. Bell, late in the Nineteenth Century and they soon decided to convert the farmland into a residential development. The area was officially plotted in 1897 and recognized as "Santa Fe Place Addition," named for the Santa Fe Trail which once crossed the property. Beginning in Independence, Missouri the Santa Fe Trail led southward to Santa Fe, New Mexico.

Santa Fe Place was plotted in blocks for residences. The land was owned by Victor and Nannie Bell (Lockridge) and August R. Meyer. The area constitu-

ted the land that now lies between Twenty-Seventh to Thirtieth Streets and Prospect to Indiana Avenue. The construction of homes began in 1902. Prior to the enactment of city zoning laws in 1923, the developers established a homeowner's covenant to ensure fine quality housing and a uniform setback from the curbing of all construction in the neighborhood. By 1915, Santa Fe Place had established a reputation as a fashionable and exclusive district.

Because the building of expensive homes was assured by legal agreements, Santa Fe Place continued to prosper and was recognized as "the place to live for the wealthy and the powerful." However, in the 1920's the Country Club District developed by the J. C. Nichols Company in the southwest section of the city began to attract many of the original homeowners of Santa Fe Place. Several years later the Great Depression of the 1930's had a profound effect, as many of the families in the area began allowing their houses to deteriorate.

After World War I, there had been a movement of Black people south toward the Santa Fe area. Twenty-seventh Street stood as a de facto barrier to this movement. However, wealthy Blacks who were attracted by the prestige of the Santa Fe Place development began to attempt to buy property in Santa Fe. In July, 1931, residents of Santa Fe Place banded together to prevent Black people from establishing residences in the district. A covenant, signed by several hundred homeowners and entered into the ledger of the County Recorder of Deeds, decreed that no real estate in Santa Fe Place could be "sold, given, rented to, or occupied by Black people for a period of 30 years."

Not until May 3, 1948, when the United States Supreme Court held that,

"If a Negro is able to buy or rent a piece of property and occupies it, the courts may not be used to evict him from it...that no arm of the state can be used to help carry out such discriminatory acts which are based purely on race and color,"

was property sold to Black people in Santa Fe Place.

The Dr. D. M. Miller family was the first Black family to reside in Santa Fe moving to 2944 Victor in June of 1948. Dr. Miller bore the brunt of the ensuing lawsuit filed by white homeowners in Santa Fe.

Regardless of the U. S. Supreme Court holding, Miller and the Whites who sold him property were taken to court. Their cases were initially heard in City and Circuit Courts and finally taken on appeal to the Missouri Supreme Court. The Court refused to re-hear or to transfer to the Circuit Court of Appeals the Kansas City Santa Fe Place cases involving restrictive covenants on real estate. Before these cases were finally dismissed by the Missouri Supreme Court they were heard seven times in City, Circuit and State Courts. Now able to and free from legal encumbrances Black families began to move, in substantial numbers, into Santa Fe Place.

In the early Fifties, Santa Fe underwent a rejuvenation of sorts with prosperous Black homeowners refurbishing the fine residential character of the neighborhood. Many homes were restored to their original character and at least the exterior of most homes in the area were preserved. The neighborhood reflected once more an ambiance of dignity and beauty.

In order to insure that the new homeowners understood the history and character of Santa Fe, block clubs and the Santa Fe Community Council was formed. The first block club which was on Victor was headed by Mrs. Clara Miller. Mrs. Miller initiated a practice during the Christmas holidays of 1951 that has become a tradition. During the holidays the Victor Block Club members have decorated and lighted Christmas trees displayed in their front yards. This symbol of unity and pride is reflective of the spirit that is Santa Fe.

In the Fifties and early Sixties the numerous commercial enterprises in the area continued to prosper. On the streets bounding Santa Fe there were large chain supermarkets, small businesses and restaurants.

Not until the civil unrest of the late 1960's did Santa Fe suffer any major setbacks to its commercial fabric. After the riots, storeowners, for the most part, opted to relocate elsewhere. Without the conveniences of neighborhood shopping areas, some residents also began to leave the area due to this and other considerations.

This trend has reversed itself in the late Seventies and early Eighties. Santa Fe is again experiencing a period of commercial revitalization and residential preservation.

Santa Fe Place has always maintained its identity and character as a neighborhood. Conscientious planning and construction in the first quarter of this century ensured the homogeneity of buildings and streetscaping from the start. These features made the development a sought-after neighborhood and it has remained attractive to later generations. The mansions along Benton Boulevard are notable examples of high style architecture, but Santa Fe Place, as well as the greater Santa Fe neighborhood, is best characterized by the many pattern houses typical of the sort that constitute the bulk of single-family housing throughout the United States. A keen awareness of neighborhood identity and respect for the built environment shared by each successive generation of Santa Fe Place residents, have made possible the continued life and preservation of this vital and attractive Kansas City neighborhood. It is interesting to note, too that over the years, figures of local and national acclaim -- cartoonist, movie producer entrepreneur, Walt Disney; baseball player, Satchel Paige; and keyboard jazz musician, Earl Grant -- have lived and worked in this community and are themselves a part of its historic fabric.

SURVEY

A comprehensive architectural survey of the Santa Fe Neighborhood, approximately 1,025 structures, was conducted by the Historic Kansas City Foundation. Historians conducted the survey with the guidance of the Survey Committee, a volunteer group composed of a representative from the Landmarks Commission, an architect, two art historians, and an interested board member. This inventory was completed in two parts: the nearly 500 structures in Santa Fe Place were surveyed during the summer of 1979 in compliance with the Foundation's Survey and Planning Grant from the State Historic Preservation Office. The remaining buildings of the greater Santa Fe Neighborhood were surveyed in the late fall of 1980 as part of the special Department of Interior Preservation Planning Grant for the area.

The boundaries of the Santa Fe Neighborhood are as follows: East 27th Street to the north; Linwood Boulevard to the south; Indiana Avenue to the east; and Prospect Avenue to the west. Every structure was photographed, researched (water and building permits, Kansas City Directories and social registers, and local trade magazines were consulted for information about the date of construction, architect, builder, owner, alterations) and was subject to a stylistic analysis. A sample completed form follows this text.

The completed survey provides a record of the city's built and natural environment and is thereby useful as a planning and educational tool. Landmark buildings and districts and those areas with potential for restoration or redevelopment are identified. Through an analysis of survey results, the growth patterns and architectural character of the Santa Fe neighborhood are revealed.

A statistical profile derived from the architectural inventory of Santa Fe Place substantiates and clarifies the socio-economic development and history of the area. Santa Fe Place, as the nucleus of the entire Santa Fe community, reflects the general patterns and character of the neighborhood. Santa Fe Place was developed primarily between 1900 and 1925. An urban residential neighborhood, the area is largely comprised of developer-built single-family residences. The majority of these homes are 2-1/2 story pattern housing stock with some 1-1/2 and 1 story dwellings. Housing construction peaked twice: in 1907-1910 and in 1921. Between these two peaks, in 1915-1920, four and six unit apartment houses were constructed. By 1925, there were 411 single-family residences and 240 apartment units in Santa Fe Place. A second, smaller apartment boom occurred in the 1960s. Two apartment houses, of twelve and thirty units respectively, constituted the most significant construction in the neighborhood since 1925. While the number of single-family residences barely increased the number of apartment units climbed to 288.

Prospect and 27th Street are the principal traffic arteries. Their commercial development was in step with the general growth of the neighborhood, 1913-28, and later, 1965-76.

Three of the four churches in Santa Fe Place were erected in the mid-1920s, after residential construction had stabilized; these churches occupy corner lots on Benton Boulevard and are dominant features in the neighborhood. The fourth church was built during the 1960s. There was no significant building in Santa Fe Place between 1925 and the mid-1960s. The construction of large scale apartment houses in the late 1960s parallels the increasing subdivision of single-family residences into multi-unit dwellings.

Santa Fe Place is significant as an example of early city planning. The original rectangular plat of 1897 remains unaltered and Victor and Lockridge, two streets located in this area, are still unique to Santa Fe Place not appearing elsewhere in the city. The character of the original residential development has been maintained with very few alterations, absent structures and non-contributing additions. Almost all new construction has abided by the 30 foot setback from the curb -- a requirement of the early homeowner's covenant. The architectural cohesiveness and "neighborhood feeling" of Santa Fe Place is unique within Kansas City's greater metropolitan area.

SANTA FE AND THE NATIONAL REGISTER OF HISTORIC PLACES

The National Register is the official list of the Nation's cultural resources worthy of preservation. In addition to the obvious prestige offered by the listing, it also provides certain protection and tax advantages. It provides protection by requiring comment from the Advisory Council on Historic Preservation on the effect of federally assisted projects on these cultural resources. It also makes owners who rehabilitate certified historic properties eligible for Federal tax benefits.

The National Historic Preservation Act of 1966 expanded the previous legislative mandate passed in 1935 which only considered resources of national significance. The 1966 Act established the National Register and enabled properties of State and local significance to also be recognized. The National Register is administered through the Department of Interior.

Since creation of the National Register in 1966, additional administrative and legislative actions have added meaning to the listing. Executive Order 11593 was implemented in 1971 which required Federal agencies to seek comment

from the Advisory Council on Historic Preservation. It also mandated Federal agencies to inventory and nominate to the National Register the cultural properties under their jurisdiction which appeared to qualify.

The Tax Reform Act of 1976 (PL 94-455) and modifications made in 1978, created tax incentives for rehabilitation of certified historic properties for commercial use. Section 212 of the 1981 tax legislation passed by Congress in the summer of 1981 replaces the previous incentives with a 25 percent Investment Tax Credit for rehabilitation of historic structures.

Criteria to judge the qualification of places to the National Register are explicit. Places of significance in American history, archeology, architecture, and culture can be nominated in the form of sites, districts, buildings, structures and objects that possess integrity of location, design setting, feeling and workmanship.

Nominations must:

- a. be associated with events that have made a significant contribution to the broad patterns of our history; or
- b. be associated with the lives of persons significant in our past; or
- c. embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. have yielded, or may be likely to yield, information in prehistory or history.

Generally, sites must have achieved significance no sooner than 50 years prior to nomination. However, in certain unique circumstances, sites which have achieved significance within the past 50 years can be included in a district or if of exceptional importance, be considered on their individual merit.

The Santa Fe Neighborhood Has been nominated to the National Register of Historic Places. The nomination is pending.

Statement of Eligibility

The Santa Fe Neighborhood is eligible for nomination as a historic district to the National Register of Historic Places for primarily two reasons: First, the Santa Fe Neighborhood has withstood the transition from a white to a black community without sacrificing the original planning of Santa Fe Place and the architectural cohesiveness of the area as a whole that constitute its "neighborhood feeling." Further, despite the restrictive covenant of 1948, Santa Fe Place was spared the racial incidents that plagued other transitional neighborhoods, maintaining within its own radius and the neighborhood at large, a stable social and physical identity that makes it a desirable place to live.

Secondly, as one of Kansas City's early neighborhoods, Santa Fe Place is significant because the 1897 plat has not been altered, retaining its original configuration. The rectangular plat is unique within the greater metropolitan area containing within itself two streets, Victor and Lockridge, that do not appear elsewhere in the city. In addition, the original residential development of Santa Fe Place maintains most of its initial character with very few absent structures and non-conforming intrusions.

This entire area through which the Santa Fe and Oregon Trails forged a path, is recognized as a community unto itself with Santa Fe Place as the nucleus.

Santa Fe

Neighborhood

Style Guide

The photographs and descriptions listed in this chapter are representative of the various architectural styles and types found in the Santa Fe Neighborhood. These fall into basically three categories:

- a) Individualistic: Easily recognizable within the context of similar building and/or a good example to illustrate a particular architectural style. Isolated examples include Queen Anne, Eclectic, Modified Prairie, Colonial Revival, Georgian Revival, Half Timber, Spanish Colonial Revival, and Late Gothic Revival. These structures are located within Santa Fe Place along Benton Boulevard and principal residential streets.
- b) Pattern Book: Standardized designs with variations primarily in choice of materials or stylistic accents. The largest number of structures in the Santa Fe Neighborhood can be identified with one of the following: Cottage, Shirtwaist, Modified Shirtwaist, Bungalow, and Bungaloid.
- c) Vernacular: A mode of building based on local or regional forms and materials; not necessarily concerned with design or style subtleties. The popular apartment style Vernacular Classical Revival, and brick commercial structures of the early 20th Century are a part of this group. Shirtwaist and Modified Shirtwaist can also be part of this category.



Charles R. Lockridge Residence
2941 Prospect Avenue
Queen Anne, 1890

The earliest recorded structure in Santa Fe Place, this was originally the residence of Charles R. Lockridge, grandson of the pioneer farmer and landowner, Jones Lockridge. Characterized by a variety of plan, massing and texture, this structure is a local interpretation of the Victorian Queen Anne style. In 1926, the three story brick Hotel Byron was built flush with the west facade of the house in an attempt to expand and incorporate it into a commercial business facility.



Joseph H. Foresman Residence
2732 Benton Boulevard
Sanneman, Abt & Van Trump, archit.
Eclectic, 1910

Similar to 2649 Lockridge, this artfully composed residence, by a prominent local firm, beautifully illustrates the meaning of "eclecticism" in architectural design. Differing styles are well integrated with one another yet are still recognizable. Traces of the Italianate style are visible in the box cornice and modeled, grouped brackets supporting the wide eaves of the low hip roof. Eastern Stick style elements appear in the asymmetrical massing of the structure, decorative "stickwork" in the steep gable ends and extensive verandah. The Queen Anne mode is evident in the textured contrast of wall surfaces, leaded glass windows, molded chimneys, and classical detailing.



Frank S. Rea Residence
2810 Benton Boulevard
Frank S. Rea, architect
Modified Prairie Style, c. 1913

A partner in the prominent local firm of Smith, Rea and Lovitt, Frank S. Rea designed this house as his personal residence. Notice the influence of the Prairie School in the two story box like construction, strong horizontal orientation, and large square windows tucked under the broad eaves of the low hip roof. Although stuccoed exterior walls are typical, the alternating banks of natural cut stone are a regional variation. There are many Modified Prairie Style houses in the Santa Fe Neighborhood built between 1910 and 1925, all of which share these basic design features.



J. C. Zeigler Residence
2831 Benton Boulevard
Colonial Revival Style, c. 1923

This residence is a rare and picturesque example of the Colonial Revival Style in the Santa Fe Neighborhood. In contrast to the Colonial prototype, certain architectural features are exaggerated and out of proportion with the rest of the house. Note for example, the way in which the size of the portico is further emphasized by its asymmetrical disposition on the facade. Various Colonial details such as the Eighteenth Century swan's neck pediment and classical double decker porch are typically seen in conjunction with the contemporary surfacing of the stuccoed exterior.



2900-04 Benton Boulevard
Shepard & Farrar, architects
Dowley & Edwards, builders
Georgian Revival Style, 1910

This beautifully proportioned residence is the work of a well known Kansas City architectural team. Exact symmetry characterizes the facade of this rectangular brick house; exterior chimneys balance either end. Classical detailing is evidenced in the dentiled cornice of the gable roof, and shallow entrance portico with its segmental pediment and supporting Doric columns. Fenestration of the first two floors is accented by a flat arch lintel with a pronounced key stone, while delicate tracery embellishes dormer sashes. Graceful Palladian windows punctuate the gable ends.

Clyde F. Mack Residence
3221 Victor
Half Timber, 1908



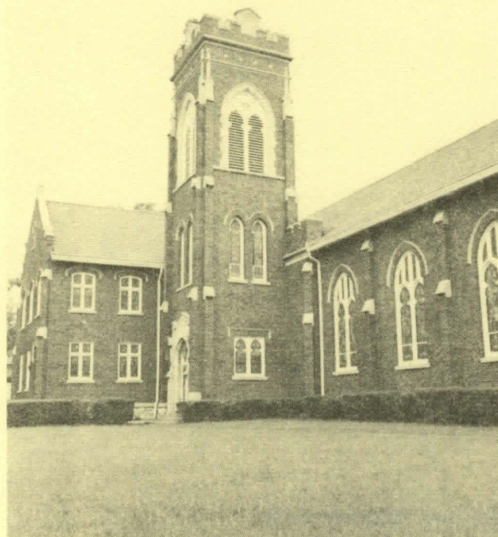
This charming house was constructed by a notable Kansas City architect as his own private residence. Half timbering describes a stylistic technique used in France and England whereby interior and exterior wood frame members were left exposed and the spaces between them filled with stucco or brick. In 20th Century America half timbering serves as a purely decorative veneer. Other characteristics of this style include the massive sculptured exterior brick chimney, high peaked gable roof, and leaded glass windows.

William M. Meyers Residence
3929 Victor
G. Dwehla, architect
Spanish Colonial Revival, 1926



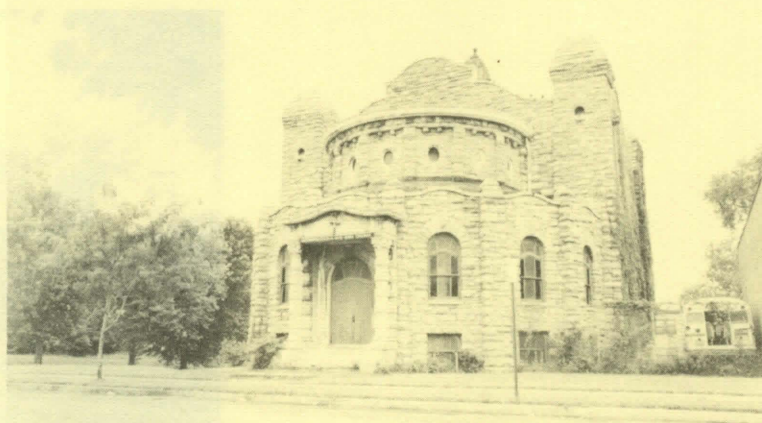
The Spanish Colonial Revival style was especially popular in Kansas City during the early 20th Century. Salient design characteristics well illustrated in this modest residence are: the low pitched hip red tile roof accented by decorative carved modillions, arched windows crowned with richly carved stucco ornament, and an arcaded side porch with a crenellated parapet. In a neighborhood of predominantly pattern design homes, this residence is different and special. The Linwood Plaza Apartments located on the 3200 block of Linwood Blvd. illustrate a variant of this design style.

Pleasant Green Baptist Church
2910 E. 30th Street
H. C. Ecklund, architect
Godfrey Swenson, builder
Late Gothic Revival, 1924



Harmonious massing and a simple silhouette are among the design elements that distinguish this lovely church as Late Gothic Revival. Details of molding and carved ornament enframing doorways, windows and parapets are heavy and sculptured. Long low lines are counter-balanced by vertical accents, Gothic architectural vocabulary is utilized throughout. Regional variations restrict the customary polychromy to the red brick veneer banded by stone trim, but color is offered by the striking stained glass windows. This is a building of unique and ornamental workmanship significant as a monument and focal point for the residential neighborhood. A limestone variant of this style is located at 3115 Linwood Blvd.

A.M.E. Zion Church
2844 Prospect Avenue
Rudolf Markgraf, architect
Eclectic, 1906-07



Built at the turn of the century to serve the developing Santa Fe community, this church was and still is an important gathering place for the area. Designed by a gifted local architect, the edifice is constructed of native limestone, a popular building material in the 1920s. Of particular interest is the silhouette of undulating exterior planes and fine attention to detail -- most notably in the incised Art Nouveau tiles surrounding the principal entrance. This church and the similarly styled Park Avenue Evangelical Church, also designed by Markgraf, are unique within the context of Kansas City's ecclesiastical structures.



2709-11 Benton Boulevard
Vernacular Classical Revival, 1916

A popular vernacular style, this type of apartment is nicknamed "Kansas City Porch" because of the triple porticos on either side of the main facade. The cubic mass of the building is punctuated by four brick piers surmounted by truncated battered columns and a crowning entablature. Classical ornament embellishes the cornice, and is evident in the segmental pediment crowning the entryway, the turned balusters of the porch railing, and abundant dentil molding. Many other buildings like this, and a variant style with a straight front, are fine examples of the 20th Century apartments buffering high quality homes in the Santa Fe Neighborhood.



2623 E. 27th Street
Cottage, 1908

This two story cottage is one of many pattern houses developed in the Santa Fe Neighborhood during the first decade of the 20th Century. Its square shape is camouflaged by a shingled gambrel roof and a broad open front porch provides a heightened sense of spaciousness. Classical Doric columns and a pedimented entrance portico enliven the facade. The use of natural materials, as in the stone porch balustrade, add warmth and texture.



3003 E. 32nd
Kansas City Shirtwaist, c. 1910

A popular residential style throughout the city, the Shirtwaist is a vernacular design derived from the Bungalow and larger Bungaloid house. Although subject to a number of pattern variations, common style elements include: $2\frac{1}{2}$ stories; limestone or brick veneer on the first floor with wood shingles or clapboard covering the top $1\frac{1}{2}$ stories. This "contrast" resembles a lady's shirtwaist dress -- hence the name! The main roof is usually a bell-cast hip or gable often with decorative accents supplied by a gable-within-a-gable, or a dormer inset with a Palladian window. A smaller roof supported by piers shelters the front porch. The rectangular composition is broken by a bay and oriel, and roof dormers. Colonial Revival motifs commonly decorate the facade and leaded glass is used extensively.



2945 Lockridge
Modified Kansas City Shirtwaist,
c. 1907

Identical in floorplan and composition to the Shirtwaist house, this style differs only in its choice of materials. Brick or limestone are used exclusively for exterior surfacing without any differentiation between the first floor and upper story and a half.

2900 Block East 28th Street
Bungalow Row Streetscape, c. 1920



Economical, modest in scale and easy to construct, the Bungalow has always been a popular housing type. Sheltered by gable roofs, these small single story examples successfully combine wood shingles, stick style carved brackets and exposed rafters, and classical battered piers into a single homey medley. Designed from pattern books and often built by contractors, Bungalows like Shirtwaist houses employ a variety of roof styles, surface materials and decorative accents. Usually constructed as part of large developments, Bungalows are an important part of the American urban scene.

3032 Walrond
Bungaloid, c. 1914



A number of homes in the Santa Fe Neighborhood are referred to as Bungaloid because they look like Bungalows while having $1\frac{1}{2}$ or two full stories. As in the Bungalow and Shirtwaist, brick or limestone porches complement the wood clapboard and shingles that sheath the exterior wall surfaces. Gable roofs with decorative bargeboard trim most often cover the main body of the house, the front porch and roof dormers.

The American Legion
2700 Prospect Avenue
Edgar C. Faris, architect
Commercial, 1909



A fine example of commercial architecture in the Santa Fe Neighborhood, this rectangular brick mass is enlivened by ornamental stone detailing. A parapet wall conceals the flat tar and gravel roof; plate glass display windows give access into the building. The majority of commercial structures in this area, although not this elaborate, share similar design characteristics showing a preference for patterned brick in place of smooth stone detailing.

Comprehensive

Preservation

Study

NOTE: all plates/maps at
back of text.

SURVEY AND ANALYSIS

Land Use

The study identifies six categories of land use presently found within the Project Area:

1. Single-family residential
2. Multi-family residential
3. Commercial
4. Civic/Educational/Religious
5. Recreational
6. Vacant
(Plate 1)

The Project Area is predominantly residential, particularly Santa Fe Place Addition, which is comprised mainly of single-family with some multi-family dwellings. Several of the latter are actually single-family dwellings converted to multi-family. These are not detrimental to the residential fabric of the area as they have maintained their original character. The great majority of the original residences have remained single-family, creating the strong family neighborhood that is the essence of Santa Fe.

Commercial development occurs at the intersections of 27th Street and Indiana, 31st Street and Indiana, Linwood Boulevard and Indiana, and intermittently along 31st Street from Prospect Avenue to Indiana. Many of these have been vacated and in several instances are classified by the City as dangerous buildings. In 1978, 5.6 acres of commercial property were vacant, primarily along Prospect Avenue. These vacant properties have a profoundly negative impact upon the area.

Along 31st Street, the commercial buildings are isolated and intrusive in an area that is otherwise residential in character. Perimeter commercial development along the boundary streets of Prospect Avenue, Indiana, and 27th Street is less objectionable than commercial development on the primarily residential interior streets.

The many churches in Santa Fe play a significant role in the community. Located throughout the Project Area, primarily along the boulevards and at major intersections, they provide a sense of physical and social stability for the area residents.

Two public schools, the D. A. Holmes Elementary, at 30th Street and Benton Boulevard, and the Central Junior High School complex adjacent to the southeast corner of the Project Area, both add positive and supportive aesthetic dimensions to the neighborhood.

Three civic facilities -- a fire station, post office, and social security office -- are clustered along Indiana between 31st Street and Linwood Boulevard.

Recreational development within the Project Area is minimal, but the Leon Jordan Park at Benton Boulevard and 31st Street provides a positive aesthetic impact. Central Park, located directly east of the Project Area, provides a large open park with a swimming pool and various recreational facilities for the use of area residents.

Vacant areas occur too frequently within the Project Area. Many vacated commercial structures have fallen into disrepair and, in many instances, have been demolished. The results are vacant areas that are poorly maintained, unscreened, and have become the repository of abandoned junk, particularly along Prospect Avenue and 31st Street. These vacant areas are the single most negative physical aspect of the area (Plate 4).

Zoning

Eight classifications of zoning exist within the Project Area:

1. C1 Neighborhood Retail
2. C2 Local Retail
3. R2a 2-Family Residential (low density)
4. R2b 2-Family Residential
5. R3a Low Apartment (low density)
6. R4 Low Apartment
7. R5 High Apartment
8. CP2 Local Planned Retail

(Plate 2)

Most of the area is residentially zoned: 2-family or low apartment. Supporting this residential area is commercial zoning that is either local or neighborhood in character.

The commercial zoning occurring along the perimeter streets of the Project Area, particularly along Prospect Avenue, a major thoroughfare, does not conflict with the general ambiance of the residential neighborhood. However, the C2 zoning along 31st Street that allows incompatible uses such as auto repairing, is incongruous in the midst of adjacent R2b (2-family) and R4 (low apartment) residential zoning that occurs on the adjacent intersection streets.

In addition, numerous vacant lots next to these businesses are used for storage of abandoned vehicles and junk -- an extremely deteriorative impact on the neighborhood.

Visual Analysis of Streetscape

Streetscape is a term describing the relationship between buildings and the spaces and forms between the buildings. This includes the buildings massing, facade, composition, and materials, as well as land forms, surface textures, trees, and other plant material as they interact with one another (Plate 4).

Sense of Entry

One major environmental problem that occurs in the Project Area is the lack of sense-of-entry sequences -- those sequences that include anticipation, arrival and departure. However, there are partially defined entrance portal opportunities that occur at three locations: the two intersections of Linwood Boulevard as Benton Boulevard makes its jog, and at the intersection of 27th Street and Benton Boulevard. These important places require visual strengthening to define their positions as major portals.

The Boulevard Experience

The Santa Fe neighborhood is fortunate to contain two segments of the Kansas City, Missouri park and boulevard system. Both Benton and Linwood Boulevards serve as symbols of quality within the eastside neighborhoods. Linwood serves as an important edge at the Project Area's southern boundary and Benton Boulevard (after it makes its jog from the south at Linwood) serves as the spine of the neighborhood. It is Benton Boulevard that spawned the initial platting of the Santa Fe Place Addition, and it is the confluence of this gracious channel with the streets of this subdivision that create the special ambiance of the area. Benton Boulevard, a wide tree-lined route edged with landmark structures, is a comfortable route to travel since it isn't a "through" north-south street. (Benton has four major jogs with abrupt changes in direction in its total length.) This boulevard displays rows of thick trees that provide a sense of enclosure and act as a unifying element within the neighborhood.

Terminated Views

As previously mentioned, Santa Fe Place Addition established streets of greater length in the east-west direction than those of its environs. These streets, Lockridge, 28th Street, Victor, and 29th Street, are terminated by Prospect Avenue on the west and Indiana on the east. These terminations create a series of views framed by the residential structures on these streets. The Metropolitan A.M.E. Zion Church is the most dramatic example of a terminated view as one looks west on Victor.

Conversely, the streets in the north-south direction, south of the original plat, are terminated by 30th Street, the southern edge of the original plat. These streets all have framed views looking north of residences that occur along 30th Street (Plate 4).

As Benton Boulevard jogs to the east, the intersection formed by Linwood, Benton and South Benton contains a terminated view looking south on Benton Boulevard. This view is terminated by the brick apartment buildings that project into the typical setback distance established along Benton Boulevard south and on this intersection. A similar situation occurs looking north at the intersection of Benton Boulevard, Linwood, and Walrond.

There are no apparent panoramic views outside the Project Area due to its relatively flat topography.

The most pleasant views are experienced while traveling along the boulevards, particularly Benton, where the views are enclosed within a framework of trees.

Street Enclosure

A residential street of desirable character typically contains an enclosure of the street-space with rhythmically placed structures and elements such as terraces, walls, and street and yard trees. When this rhythm is broken by a structure that has been demolished or by a building site that has been unimproved, a negative impact results within the streetscape.

Fortunately, there is a good sense of enclosure on the majority of the streets within the Project Area. Santa Fe Place Addition, with its wide streets and evenly spaced structures, establishes positive street enclosures even when a house has been removed. The remainder of the Project Area contains regularly-spaced housing and provides a good sense of street enclosure.

Most of the original apartment buildings within the Project Area still exist and many have been substantially rehabilitated. Their presence in regard to the street enclosure is significant. The colonnaded "Kansas City Porch Style" apartment buildings are particularly important, especially where many of them are in a row setting up a strong pattern of shadows that dramatically edge the streets.

Trees play a major role in Santa Fe by creating street enclosure. Their size and fullness provide excellent enclosure along most of Benton and Linwood Boulevards. New trees have been planted along Prospect Avenue, Linwood Boulevard, 31st Street and Indiana, but they have little effect on the streetscape because they are small and spaced too far apart.

Unightly vacant lots intrude upon the area. These open spaces are visually disturbing because they break the established pattern of street enclosure. It is not the vacancy that is the greatest problem, but the lack of landscape development (trees, screens, fences, berms, walls) on the street side and within the unbroken open spaces of the lot that causes the visual disturbance.

The most negative street enclosure aspect of the Project Area is Prospect Avenue, between 29th and Linwood Boulevard where great numbers of vacant

properties exist because buildings have been demolished. This lack of street enclosure is particularly detrimental to the area because it gives no containment to the western edge of the Project Area. Most of the other boundary streets, particularly Linwood Boulevard, are enclosed with a strong pattern of structures.

Patterns and Textures

A variety of patterns and textures has evolved over the past seventy-five years in both the structures and the other visual elements found within the Project Area. Brick, stone and wood siding are the predominant residential building materials, and brick is used most frequently on the commercial buildings. It is repeated use of these materials that establishes a unity of character in the neighborhood.

Other patterns and textures are created by the mature trees bordering both Benton and Linwood Boulevards. This greenery provides a rhythmic edge along these streets and is reinforced at the intersections of 31st Street and Benton Boulevard by Leon Jordan Park. Trees soften the streetscape by filtering the natural light, as well as establishing enclosure above the sidewalks and streets.

An architectural pattern is created by the brick apartment buildings with colonnaded porches found frequently through the area ("Kansas City Porch Style" -- Plate 4). It is the repetitive use of these colonnaded porches that establishes the rhythmic pattern of identifiable reference points. The regularity of this pattern is particularly noticeable along Benton Boulevard where a majority of these buildings are located. The interplay between the colonnaded porches and the rows of trees along this street develops a pleasant visual experience.

As previously mentioned, Santa Fe Place Addition contains residences that share repetitive physical characteristics and have similar street setbacks creating a pattern with these relationships along both sides of the streets.

The continuity of these various patterns and textures is extremely important in establishing the physical character of the neighborhood that is Santa Fe.

Sidewalks, Curbing and Streetlighting

In one view of neighborhood conservation, the spirit of the block is closely related to the condition of the area from the curb line back to the structure (in that order of importance). A poor curbing and sidewalk condition is often the first noticeable symptom of a downward trend. Conversely, a restored system of curbs and sidewalks has a positive effect on private maintenance and rehabilitation. This positive impact is exemplified by the areas along Prospect Avenue, Linwood Boulevard and Indiana where sidewalk and curb repairs have been completed creating a richer pedestrian experience that helps define the Project Area. Remaining deteriorated sidewalks and curbs need to be repaired to complete the positive step taken towards neighborhood identity and conservation.

Approximately one-third of the Project Area will have new streetlights installed. Some areas of Prospect Avenue have already received new streetlights, and the improvement has had a positive effect upon the streetscape.

Maintenance

Good maintenance contributes greatly to the quality of the neighborhood. One of the distinguishing characteristics of Santa Fe is the amount of care that has been devoted to the majority of the homes and yards. However, the existing Project Area is quite uneven in this respect. Many structures are badly in need of renovation including facade restoration, reroofing, painting

and gutter replacement, etc. Many of the problem properties are owned by absentee landlords or by residents on fixed incomes -- making maintenance a continuous concern.

Exterior repairs of single family residences have been accomplished through the Rehab Loan Program. Continued programs of home improvements must be encouraged.

Graphics

Signs occur throughout the area even on residential streets with information regarding businesses in homes. (Strict zoning control might eliminate some of these signs and businesses.) These signs are placed and supported in a variety of ways at varying heights, and use many different type faces. Furthermore, many are in need of repair and are difficult to read. Most of them are unattractive particularly the "home-made" variety. These signs are deleterious to the character of the neighborhood. Every effort should be made to discourage the use of any sign on the residential streets and to create a coordinated system of graphics for use by those residents who must have them for their home businesses. In addition, a district marker system should be created that clearly distinguishes the area from its environs. The various "portal" locations (to be discussed later) would be the primary locations for these markers.

Visual Analysis of Structures

During various walking and driving tours, the consultants surveyed and analyzed each structure in regard to its aesthetic value. (A condition appraisal was also given as to apparent blight or abandonment of structures.) This analysis produced four categories:

1. Background Contributor
a typical building that contributes to the neighborhood texture and character, but without particular historic, architectural or environmental significance within the Project Area.
2. Key Landmark
a building of extraordinary historic, architectural or environmental significance within the Project Area.
3. Landmark
a building of historic, architectural or environmental significance within the Project Area.
4. Non-Contributor
a building that is visually incompatible within the architectural or environmental context of the Project Area.

Background Contributor

The majority of the 1,025 structures included within the Project Area are developer-built single family residences that fall into the background contributor category. Santa Fe Place Addition is primarily comprised of 2½-story pattern housing with some 1½-story housing that characteristically have full width porches and deep front yards. The styles of these typical residential structures fall mostly into two categories: Shirtwaist and Bungalow, built between 1900 and 1925 when construction in this area was at its peak. Multi-family structures are predominantly "Kansas City Porch" style -- four or six-plex brick units with individual colonnaded porches -- a typical style for this period in Kansas City. A total of 411 single family residences and 240 apartment units had been completed by 1925. Although many of these residential structures have had minor alterations not in keeping with their original character, the overall cohesive appearance of the neighborhood is still intact. Form, scale, and materials create a sense of consistency throughout the residential areas.

Many of the commercial buildings located primarily at the intersections of the perimeter streets fall into the background contributor category. They are typical two and three-story commercial structures displaying interesting qualities and textures of brickwork. It is fortunate that many of these buildings of similar appearance are clustered together, for they enclose the intersections and establish the character of the area.

Key Landmarks and Landmarks

Placed intermittently among the other buildings, but primarily relating to the boulevards, are a number of distinguished structures. They are of special significance within the neighborhood because of their history, size, location, design or special features. These landmark buildings, also built during the major construction period of 1900 to 1925, exhibit a variety of styles that include Colonial Revival, Spanish Colonial Revival, Late Gothic Revival, Georgian Revival, Eclectic, and Vernacular Classical Revival. Many of these landmarks are residential structures but there are also a number of notable churches and even a few commercial buildings.

Three buildings have been identified by the Consultants as possessing special qualities that distinguish them from the other landmarks. These buildings, which have been designated as Key Landmarks, are as follows.

1. Charles R. Lockridge Residence

2941 Prospect Avenue

1890

This earliest recorded structure in Santa Fe Place, originally the residence of Charles R. Lockridge, grandson of the pioneer farmer and landowner, John Lockridge, is a regional interpretation of the Victorian Queen Anne style. In 1926, the three-story Hotel Byron was added to the front of the house to incorporate it into the facility. This building is included as a key landmark because of its historic significance, rather than for its particular aesthetic contribution.

2. Joseph H. Foresman Residence

2732 Benton Boulevard

Sanneman, Abt, & VanTrump, Architects

1910

This beautiful residence is a fine example of "eclectic" design in which differing styles are integrated with one another, yet each is recognizable. "Italianate," "Eastern Stick" and "Queen Anne" are all evident in this residence which is so prominently located on Benton Boulevard. The Consultants selected this building as the most aesthetically significant in the Project Area.

3. Metropolitan A.M.E. Zion Church

(Prospect Avenue Congregational Church)

2844 Prospect Avenue

Rudolf Markgraf, Architect

1906-07

This small scale, yet robust, church is particularly noteworthy for its unique forms and craggy texture. The building's rough native limestone was utilized to create a wide variety of masonry features including stone arches, pilasters, undulating parapets, and corbelled minarets. Composed of simple geometric forms in plan, the church gives an appearance of complexity. The building has particular importance as it terminates the view west on Victor. It was selected as a Landmark because of a robust and unique

aesthetic quality that was primarily created with simple, inexpensive materials. A similar church by the same architect is located near the Project Area.

Most of the landmark structures, particularly the churches, are located along Benton Boulevard. Their presence creates aesthetically pleasing visual experiences that strengthen the character of the boulevard. Two distinguished churches occur at the two very prominent intersections of Benton Boulevard as it makes its jog at Linwood Boulevard (Plate 3). These are The Church of the Risen Christ and The Jamison Temple C.M.E. Church. Two other Key Landmarks, The Lockridge Mansion and the Metropolitan A.M.E. Zion Church are located on Prospect Avenue. The churches, displaying a variety of styles, strong architectural forms, and well maintained landscaped grounds are quite dominant within the area. They assist in reinforcing the boulevards as well as establishing the edge of the Project Area on both Linwood Boulevard and Prospect Avenue.

Two similar commercial buildings, each located on northwest corners of Benton Boulevard at the intersections of 27th and 31st Streets, are not of great architectural significance. They were selected as Landmarks, however, because their Spanish Colonial Revival features are unique in the area and they serve as identifiable reference points along the spine of the neighborhood.

Non-Contributors

There are also a number of structures that are incompatible and discordant with the overall character of the area. Generally, they are incompatible because of non-conforming irregular height and massing, variation from the established setbacks, and unsympathetic use of material and styles. Some of these problems could be corrected through simple remodelings. Several of the non-contributing structures are fast-food chain franchises that have an obvious negative impact on this historic neighborhood.

There are various examples of new housing, both individual and multi-family residences, that have been designed without consideration for compatibility with the neighborhood. Two examples that have a negative impact on the neighborhood, and particularly to Benton Boulevard, are the Section Eight multi-family housing units at

Fortunately, the total number of discordant non-contributors is small and the majority of them are not located within the strongest residential sections of Santa Fe Place Addition. The most serious aesthetic problems occur along Prospect Avenue and 31st Street where incompatible commercial structures and unscreened vacant lots created by the demolition of derelict structures greatly detract from the cohesive character of the Project Area.

RECOMMENDATIONS

Streetscape

Reinforcement of Benton Boulevard

As indicated in the Survey/Analysis phase, Benton Boulevard is the most significant aspect of the Santa Fe Neighborhood -- its physical features and its historic reference contribute greatly to the ambiance of this neighborhood. Benton continues today to serve as the central feature from which the rest of the neighborhood derives its energy. We feel that strengthening the physical aspects of Benton will continue to help the neighborhood regenerate. It is for this reason that we have concentrated our recommendations on the continuous enhancement of the Benton spine. A number of problem/opportunity areas

occur along Benton Boulevard that deserve special attention. The following specific recommendations have been made regarding these points.

Portals

Sense-of-entry experiences require a certain delineation to make one aware of the various sequences of arrival, passage through, and departure from the Project Area. The most dramatic arrival and departure opportunities occur at two points where Benton Boulevard emerges into the site -- at 27th Street and at Linwood Boulevard.

The Survey/Analysis phase indicated that the intersection of Benton and Linwood Boulevards, where Benton makes its jog to the south, is also an important portal opportunity. However, the creation of just two portals, one on either end of the straight run of Benton, would be the more dramatic experience (Plate 6).

These two portal entrance intersections should be physically delineated by markers that incorporate landscaped development and graphics to identify the entrance into the Santa Fe Neighborhood. In particular, these markers would establish Benton Boulevard as the major promenade into, through and out of the neighborhood. Every effort should be made to create portal markers that are reminiscent of the neighborhood's character and located in such a way as to serve with the greatest impact.

One possible design solution would be to utilize columns such as those found in the "Kansas City Porch Style" apartments, or perhaps the four large entrance columns from the St. Joseph Hospital demolition could be reclaimed and used to create this portal effect.

Neighborhood Center -- Park

One major problem/opportunity area is at the intersection of 31st Street and Benton Boulevard. The southeast corner contains the Leon Jordan Park. The northeast corner, which is currently occupied by a service station, is probably the least desirable point along Benton in the Project Area. Immediately to the north of the service station is the very pleasant D. A. Holmes School and grounds.

The service station be eliminated and the park-like experience similar to the Leon Jordan Park be extended diagonally across the street to include the service station site and the D. A. Holmes School grounds. This would create a major park experience at the center of the Benton spine. A new fountain should be created on the site of the service station in order to define the area as the public nucleus of the neighborhood, (perhaps a project of the "City of Fountains"). This proposal converts the most negative aspect of Benton into the most positive (Plate 6).

Landmark "Highlighting"

The many landmarks that contribute so greatly to the Benton Boulevard experience deserve special attention in any long-range planning for this neighborhood. Special sensitivity should be utilized in restoration efforts for these landmark structures. Particular attention should be given to conserving as much of the original structure as possible, including the choice of architectural details, materials, paint colors, and roofing. In addition, the grounds surrounding many of these structures need trees, foundation plantings, restoration or retaining walls, and fencing.

The most significant landmark, classified as a Key Landmark, is the residence on the southwest corner of Lockridge and Benton Boulevard, referred to as the Foresman Residence. This residence, described earlier, is the neighborhood's most aesthetically significant structure and deserves special attention regarding its restoration and use. It seems appropriate that this structure

be utilized by neighborhood organizations, and that it be graphically identified as a landmark to denote its importance as a neighborhood symbol.

In addition to the many individual landmark residences and the school and churches that line Benton Boulevard, the groupings of "Kansas City Porch Style" apartments have a particularly strong impact on the street enclosure. The buildings located on the east side of Benton Boulevard between 27th Street and Lockridge are particularly significant. Some of these are currently being rehabilitated and the results are generally appropriate. However, there are a few items such as the use of wrought iron railings in lieu of the wooden railings that detract from the original design. Also, paint colors are being used that are not in keeping with the original design. All rehabilitation needs to be carefully scrutinized and coordinated with specific guidelines (approved by a coordinating design consultant) to maintain a consistent pattern of conservation.

Located at a number of other locations along Benton Boulevard are other "Kansas City Porch Style" apartments set in similar groupings of three to seven units. Although these apartments are not as strongly significant as the landmark grouping between 27th Street and Lockridge, the repetition of these elements serves as a unifying symbol of the neighborhood. They also should be rehabilitated to their original character following prescribed guidelines.

Located at the northeast corner of 31st Street and Benton Boulevard are two commercial structures that the Consultants have classified as landmarks. These similar tiled-roofed brick buildings (reminiscent of the Neo-Spanish Style) serve as important identifiable symbols of the neighborhood.

These two landmark structures, in particular, should be restored to maintain their original character. In addition, a compatible infill structure should be placed between these two buildings to unify and strengthen the corner experience. The commercial structures east of the corner building should be demolished and replaced with either infill residential or landscape development.

Private Streets

As indicated in the Survey/Analysis phase, Lockridge, 28th Street, Victor, and 29th Street are terminated on the west by Prospect Avenue and on the east by Indiana.

To make these desirable residential streets even more desirable, private streets should be created on these four streets between Benton Boulevard and Prospect Avenue. This could be accomplished either by creating one-way streets to the west with no entry from Prospect, or by establishing gates at the Prospect intersections of these four streets to prohibit access from Prospect. In so doing, this would alleviate traffic flow from Prospect and enable residents to enter their streets from the more pleasant experience created by Benton Boulevard. This would physically and symbolically emphasize Benton as the major residential thoroughfare through the site (Plate 6).

The closure at the west end of these streets could be in the form of an attractive gate or wall with compatible landscaping or it could simply be a change of paving material used in conjunction with curbs or bollards. The resulting landscape enclosures on these streets could strengthen the terminated views as well as provide a strong edge to the portion of Prospect Avenue affected. These closures would serve as graphic symbols identifying the neighborhood.

Consideration was also given to the recommendation for creating private streets of those four streets to the east of Benton, between Benton Boulevard

and Indiana. This was not pursued because the residential character of Indiana is already compatible with the Santa Fe Neighborhood while the appearance of Prospect Avenue is not.

Edge Definition and Street Enclosure

Strong physical edges for the site must be stabilized and reinforced to provide a positive identity and image for the Santa Fe Neighborhood. Linwood Boulevard presently provides a good southern edge because the majority of the streetscape is still quite strong -- most of the original structures remain and many substantial trees line both sides of this boulevard.

While missing structures or unimproved vacant lots do occur, the preferable restoration to re-establish a strong street enclosure would be the construction of compatible infill housing. If this is not feasible, landscape features including screen walls of masonry or shrubbery, or other plant materials could be developed to provide visual enclosure of the boulevard. Unfortunately, many of the large street trees have died from disease. New trees should be replanted at appropriate intervals to restore the rhythm and sense of enclosure that once existed along this boulevard.

Both Indiana and 27th Street serve as strong east and north edges of the physical site and require only minor modifications to their physical appearance. The same solution of infill residential structures or landscape development for the detracting vacant lots would also improve these two streets.

Additional landscape elements that dramatically enclose the Project Area should be implemented at important intersections of the boundary streets, particularly at Linwood and Indiana, 27th Street and Indiana, and Prospect and 27th Street.

An important opportunity for additional edge definition appears on the old St. Joseph Hospital site, which is currently being cleared.

A landscaped park should be created on the portion of the old St. Joseph Hospital site that borders Linwood Boulevard. This major edge definition would not only reinforce the boulevard experience of Linwood, but also would heighten it at a critical point -- the place where Linwood intersects Prospect Avenue and enters into the Project Area. The commercial properties that line Linwood near Prospect should be screened with landscape elements to provide boulevard continuity beyond this park.

The most critical need of edge definition occurs along Prospect Avenue -- particularly at the southwestern corner of the Project Area. It is along this major arterial route that most of the vacant lots and deteriorated structures exist (Plate 4). This edge provides little "containment" for Santa Fe and tends to allow the fine residential neighborhood to "leak out" into the more deteriorated neighborhoods to the west. The many undesirable vacant lots on Prospect provide the ideal opportunity to create a new and strong edge condition (Plate 6, 7).

In conjunction with the park development along Linwood Boulevard at Prospect Avenue, a commercial revitalization development is recommended for Prospect between 30th Street and Linwood.

North of 30th Street, compatible infill residential structures and landscape screening treatment are recommended for the completion of the streetscape enclosure. These landscape features would be in conjunction with the proposed closure of the four east-west streets in the Santa Fe Place Addition.

Landscape Screening and Open Space Development

Parking Lot Screening

There are various parking areas in the Project Area (particularly related to the churches) that are detrimental to the sense of street enclosure. It is

not the fact that they are parking lots, but rather that they are not screened from the streets with appropriate landscape treatment. A good example of a properly screened parking area occurs at the southeast corner of Benton and Linwood Boulevards, directly east of the Jamison C.M.E. Church. Two landscaped elements at this location contribute to the successful screening of this parking lot -- a simple hedge that surrounds the lot and terracing that places the cars a few feet above the street line. These two landscape elements screen the lot and the automobiles from the street and create a good sense of enclosure for this corner.

A typically bad example of unscreened parking occurs on the northwest corner of 30th Street and Benton Boulevard. This lot, serving the Pleasant Green Baptist Church directly east, is an unattractive, undefined aspect of Benton. Landscaped screening for this lot should continue the screen enclosure of Benton. This should be the first implemented screening of a parking lot; it could serve as a model for the entire neighborhood.

Another parking area needing appropriate screening and development is the lot at the northwest corner of Linwood Boulevard and Montgall. Here, in addition to plant material screening, a berm should be created to correspond to the typical grade situation to the east thus screening the automobiles from the street. This improvement would also strengthen the boulevard enclosure and extend the park from Prospect Avenue eastward (Plate 7). The two lots associated with the Metropolitan Missionary Baptist Church, one to the east and the other across 31st Street to the south, are also examples of unscreened church parking lots that have a detrimental impact upon the neighborhood.

Design standards should be established for all landscape elements, including plant materials, walls, and berms that maintain compatibility with the general historic character of the neighborhood.

Central Park, directly east of the Project Area between 31st Street and Linwood, is very attractive and enhances the neighborhood. Adjacent to the park within the site (directly east of Indiana and south of 31st Street), a vacant lot containing a blighted (and partially occupied) building exists. If this building could be razed and the present offices relocated, the Central Park development should be extended to include this site at the corner of 31st Street and Indiana. This would provide additional open space as well as a positive edge condition for the eastern boundary of the Project Area. This area, in conjunction with the Central High and Central Junior High complex to the southeast, would create a totally landscaped corner experience for the Santa Fe Neighborhood.

Graphics

A cohesive system of graphics needs to be implemented for the entire Project Area. This would include the control of all signs in both the commercial and residential areas including such aspects as size, color, type styles, lighting and methods of display or attachment.

It is most important that the sign markers that occur in conjunction with the two portal intersections at either end of Benton Boulevard and those that identify the Key Landmarks, should set the design standard for this entire system of graphics.

Commercial Revitalization

Response to Marketing Survey

The Market Study conducted by the DeSenne Group Inc. has indicated the residents' desire for additional convenience shopping opportunities for the Santa Fe Neighborhood. The survey results indicate that residents shop in the area for essential goods when those goods are available, but that in most

instances they must drive an average of two to five miles to purchase goods and services not found in the Project Area. Proximity is very important, and the survey indicated that residents do patronize neighborhood businesses. Stores that were frequently mentioned as being desired were pharmacy, clothing, variety/department, and grocery. The high number of retired/fixed income households in the neighborhood supports the need for neighborhood shopping.

As mentioned earlier, clusters of commercial development occur at various points throughout the Project Area, for the most part on the bordering streets of Indiana, 27th Street, and Prospect Avenue. These commercial groupings are small, fit into their environment, and aid in defining the edges of the Project Area. A particularly notable group of these commercial buildings is located at the intersection of 27th and Indiana: four similar brick buildings define the corners and provide a good sense of street enclosure. Another commercial grouping occurs on the northeast corner at 31st Street and Benton Boulevard. As mentioned previously, the recommendation is to retain only the corner structure and demolish the adjacent blighted structures to the east, thus returning 31st Street to residential usage.

Location of Commercial Center

The southwest corner of Santa Fe should be the specific area devoted to commercial revitalization. This site includes the property along Prospect Avenue from 30th Street to Linwood Boulevard as well as the old St. Joseph Hospital site just east of Wabash (Plates 5, 6, 7). This particular site was selected for five reasons.

1. Two major arterials, Prospect Avenue and Linwood Boulevard, directly support this site. Prospect, in particular, which has always functioned as a commercial street, (with a focus of activity at 31st and Prospect) would be greatly enhanced by this proposed commercial revitalization.
2. Prospect Avenue (in this area) provides no physical containment for the neighborhood and is a poor boundary edge definition. The many abandoned buildings and vacant properties provide the opportunity to strengthen the edge condition for this commercial revitalization.
3. A residual benefit of developing a commercial center at this location is the complete stabilization of the southwest quadrant of the Project Area. The proposed 31st and Benton Neighborhood Park, and the Santa Fe Mini-Plan, in conjunction with this commercial revitalization, would create an entirely rejuvenated quadrant.
4. The location of this commercial center on a perimeter street will not only strengthen the edge, but also will provide a clear delineation between the commercial and the residential core of the neighborhood by separating the two.
5. Another reason for the location chosen is the reinforcement of the entry experience into the Project Area from the west on both Linwood Boulevard and 31st Street

Proposed Commercial Center

The commercial center should be developed within the existing fabric of the original commercial character along Prospect Avenue. The historic characteristics of the existing commercial buildings should be maintained and referred to in the design of infill buildings. With the revitalization of the intersection of 31st Street and Prospect Avenue and its two adjacent blocks

a new "shopping place" will be created.

Recommendations are not directed toward usage considerations but rather to the physical or visual aspects of the development. The commercial center should take the form of a strip development incorporating new and rehabilitated structures between 30th Street and Linwood Boulevard, including the old St. Joseph Hospital site. The new buildings in this commercial center should be compatible with the existing buildings in two very important ways:

1. They should maintain the same scale and characteristics of the original buildings, and
2. they should re-establish the strong street enclosure of Prospect Avenue by maintaining the original set-back. Parking to serve these businesses must be located either behind the buildings or screened from the street to insure positive street enclosure. Of particular importance is the reinforcement of the enclosure for all four corners of 31st and Prospect, the recommended focus of the commercial center.

This should be achieved by careful planning of the streetscape and include the following considerations.

1. Rehabilitation of Existing Structures

The majority of the existing commercial structures within this area establish the historic character of the neighborhood. Their uniqueness cannot be duplicated with new buildings, and therefore, they must be maintained with particular attention given to facade restoration. Many notable historic features should be enhanced and restored during the process of rehabilitation: ornamental "tapestry" brick-work, brick corbeling, ornamental pilasters and column capitals. Furthermore, these features could be incorporated into the design of new infill buildings. Other prevalent features include limestone sills, lintels, stringcourses, and copings.

Two corner commercial buildings that anchor the east side of the intersection of 31st Street and Prospect Avenue exemplify many of these notable historic features and also display decorative brick pilasters, free standing wooden columns and ornate capitals.

Appropriate restoration would include retaining original masonry and mortar without applying paint or other incompatible surface materials. It is most important that original window "voids" be maintained. Brick will need tuck pointing, and mortar joints should be duplicated in terms of color, joint width, tooling, color and texture. Careful selection and placement of signs is a most important aspect of the rehabilitation of these older buildings.

2. Infill with New Structures

The new infill structures must be compatible with the existing. Their design should extract from the original buildings the most important features: scale, proportion, and materials (primarily the brick with varied textures and the limestone decorative elements mentioned previously). The utilization of these elements will insure design continuity.

3. Screening of Parking Lots

The most negative aspect of the current physical situation along Prospect Avenue is the abundance of vacant open space between 30th Street and Linwood Boulevard. Because the need does not exist to infill all vacant space with new buildings, many of these open spaces will have to

be used for parking or not utilized at all. It is extremely critical that these parking lots and un-utilized spaces be screened from the street to provide street enclosure. This screening will be described in Item 4.

4. Street Enclosure Design Elements

A very strong architectural design element should be used both to screen the parking and un-utilized areas and to "tie" the entire strip commercial center together.

The motif, brick or wood columns found in the "Kansas City Porch Style" apartment building, will be incorporated into a colonnaded screen wall. A system of arcades should be used in the design of the infill buildings. These would create a consistent pattern and serve as unifying elements with the colonnaded screen walls fronting the parking lots and other open areas (Plates 6, 7).

Special care must be taken to insure that the size, spacing, and proportions of these columns imitate the rhythm established by these elements within the existing streetscape. The inclusion of hardy street trees, properly spaced and sized, will reinforce the cohesiveness of the street enclosure and introduce a design element that is dynamic (moves in the breeze, modulates to sunlight, and changes with the seasons).

Street trees should be planted at an even spacing to enhance the street enclosure (i.e. thirty feet on center, maximum). There should be a direct relationship between the colonnaded screen wall spacing, the arcade column spacing, and the tree spacing. In addition, trees should be planted behind parking lot screen walls to further define the street enclosure and shield the view of the parking lots.

The development and implementation of this commercial center will greatly improve the entire neighborhood for several reasons: 1) it will provide area residents the convenience of goods and services close to their homes; 2) it will improve and greatly enhance a presently blighted and unimproved area of the site; 3) it will provide the much needed edge of containment along Prospect Avenue.

If this development is implemented, it would be one of the very few commercial centers to exhibit the desirable combination of new and restored development within the urban part of the city, rather than the incompatible atmosphere of a suburban shopping center. A design solution that reflects an urban ambiance should be strived for.

Zoning Revisions

Intrusive commercial businesses operating along 31st Street have the tendency to break the cohesive character of the neighborhood. The present C2 zoning (local retail) allows this isolated and non-conforming commercial area to exist within an area that is predominantly residential. The Santa Fe Mini-Plan, as planned through the Kansas City, Missouri Office of Housing and Community Development, proposes a zoning change from C2 (local retail) to R4 (low apartment) along the north side of 31st Street from Benton Boulevard to Prospect Avenue. We urge that this rezoning be implemented. Furthermore, we urge that it be extended to the east. It is important that all commercial development, existing or new, be concentrated in several planned locations to strengthen its viability. These locations should be separated from the residential areas and a zoning change could enforce such a separation.

31st Street east of Benton Boulevard to Indiana should be rezoned from C2 (local retail) to R4 (low apartment). This change from commercial to residential zoning, along both sides of the street, would eliminate future commercial

development and encourage existing businesses to relocate to the newly designated commercial center along Prospect Avenue.

Residential Rehabilitation

Sympathetic rehabilitation in a neighborhood that has retained so much of its original character is of utmost importance. The majority of the existing residential structures are in good condition, particularly those located within Santa Fe Place Addition. Conservation of these buildings should employ corrective maintenance and rehabilitation following prescribed recommendations. Many of the single-family residences have already received funding for exterior improvements made available through the Rehab Loan Program. A number of the multi-family structures have been substantially rehabilitated with funding provided by the Section 8 Substantial Rehabilitation Program. Although these repairs have generally improved the structures' appearance, basic aesthetic guidelines were overlooked during their rehabilitation. These incompatible exterior repairs include the use of wrought iron stair and porch railings, asbestos shingle siding, chainlink fencing and inappropriate choice of paint colors.

Criteria for a coordinated residential improvement effort should include recommendations for the control of facade materials, paint colors, porch treatment, lighting, awnings, yard fencing and screening, landscaping, and additions to the structure.

Historic Kansas City Foundation has compiled a comprehensive list of recommendations to be used as guidelines for the rehabilitation of single family and multi-family residences. A mechanism should be established whereby owners could obtain professional assistance in planning their improvements. Interior improvements should also comply with the same basic guidelines in order to maintain the structures' original character.

Every effort has been made to formulate recommendations that would reinforce the positive aspects of this historic community. Many desirable elements presently exist, such as the boulevards (most particularly Benton), and the strong residential fabric of Santa Fe Place Addition. A small section of the Project Area, the southwest quadrant, needs extensive improvement.

An action plan should be implemented that initially incorporates highly visible elements to symbolize the revitalization efforts occurring within Santa Fe. Although rehabilitation of area apartments and houses has been effective in transmitting this feeling, it is critical to incorporate symbolic cityscape objects that would serve to clearly demarcate the Santa Fe Neighborhood from its surrounding environs. For instance, the two portal markers suggested in our recommendations would symbolize the neighborhood's vitality (perhaps these markers could be implemented by the Kansas City Department of Parks and Recreation). The residents must be assured that comprehensive planning and subsequent activity are improving their neighborhood.

The recommended commercial Prospect Avenue could serve three functions: to enhance and strengthen the boundary edge; to serve as a large-scale symbol for the neighborhood identity; and most importantly, to provide much needed services and viability for Santa Fe. Moreover, it is not only the establishment of new and rehabilitated buildings in the commercial center that is important, but also the extension of this center to the north in order to provide the greatly needed street enclosure. This proposed commercial center would be a unique development in the inner city of Kansas City, Missouri, one that would serve as a model for subsequent improvements in other neighborhoods.

The dynamics for responsible conservation are strong within the Santa Fe community as evidenced by the number of active neighborhood organizations. We

strongly urge that these proposed plans and recommendations be coordinated through a variety of sources that include the various neighborhood organizations, the Kansas City, Missouri City Council, the Kansas City, Missouri Board of Parks and Recreation Commissioners, Impact Development, Inc., and the Kansas City, Missouri Office of Housing and Community Development.

Commercial

Needs

Survey and

The City's

Role in

Santa Fe

The Santa Fe Residential Market Survey, conducted to evaluate shopper perception and behavior of those who live and shop in the area, is intended to be an extension of and supplement to previous and current studies being done in Santa Fe. The primary objective of the combined studies is to determine the marketability of the area for the purpose of planning future commercial development and revitalization.

Specific objectives for this particular market study are as follows:

- To verify previously determined population and income projections/estimates.

- To compare preferences of shoppers from two defined areas to evaluate the existence of a secondary market.

- To determine where area residents usually go to shop for or to purchase different types of products, goods, services.

- To determine what commercial activities might be most successful in the area.

To obtain information necessary for accomplishing the above objectives, The DeSenne Group, Inc., in conjunction with the Black Economic Union and Impact Development, surveyed residents and businessmen from two areas in Santa Fe. The two areas, defined in accordance with census tracts by the Office of Housing and Community Development are: The Primary Trade Area (PTA), composed of tracts 38, 40, 54, and 56.01; and The Secondary Trade Area (STA), composed of tracts 39, 37, 55, 56.02, 42, 52, 36.02, 57, 53, 41, 57, and 36.01. The PTA boundaries are 27th Street on the north, 35th Street on the south, Indiana on the east, and Woodland on the west. The STA boundaries are 23rd Street on the north, 39th Street on the south, Jackson Ave. on the east, and Troost on the west.¹

The specific streets and house numbers located within the confines of the PTA and the STA were identified from ward maps in conjunction with the census map. Following this procedure, a list of names, addresses, and telephone numbers of those in the PTA and STA was prepared from the Kansas City Street Address and Telephone Directory, November 1980. Individuals to participate in the survey were selected randomly from the list.

The basic questionnaire form used to survey participants consists of 10 questions designed by O.H.C.D. These questions were used in a short form to survey some participants by telephone. The same questions were modified slightly and expanded in longer forms to survey other participants by mail and by personal interview.²

Telephone. One hundred (100) persons were contacted by telephone, requesting their participation in the survey. Thirty-five from the PTA and sixty-five from the STA were called; however, a total of only 48 elected to respond to the questions, 14 from the PTA and 34 from the STA, for a participation rate of 40% and 52% respectively.

Direct Mail. Five hundred (500) were contacted by mail for the survey, and a total of 121 (24%) completed and returned their questionnaire forms. The forms were mailed to 180 households in the PTA; of these, 55 were returned for a participation rate of 30.55 or 31%. For the STA, 320 forms were mailed, of which 66 were returned for a participation rate of 20.62 or 21%.³

Church. To compensate for the low return from the direct mail survey and to obtain a larger sample for the study, additional "direct mail" questionnaire forms were distributed in churches in the Santa Fe area. Of these, 113 were completed and returned.

Personal Interview. The longest questionnaire form was used to survey 50 individuals in person. The personal interview allows for the time and one-to-one contact needed to pose additional "probing" questions and to receive in-depth responses. Further, this format elicits fewer "no response" answers given than any other format.

Business. A different questionnaire was designed by The DeSenne Group, Inc. to survey area businessmen. The intent was to obtain similar and/or additional information that could be used in conjunction with the other survey findings in evaluating the commercial potential of Santa Fe. Twenty-six (26) personal interviews were conducted with Santa Fe businessmen.

The total survey population is thus 332 residents/shoppers and 26 businessmen. The study findings based upon information obtained from these individuals are presented in the narrative and statistical reports that follow. The narrative is essentially a summary that presents information accumulated from all participants. However, where appropriate and/or as needed, the percentages, trends, etc., of respondents from the PTA and the STA are specifically identified as well as those which pertain only to the personal and business interviews. The statistical report is composed of charts that present the raw data obtained. Because different questionnaire forms were used, the statistical section is further divided into corresponding categories: telephone, direct mail, church, personal interviews, and business interviews.

The majority (70%) of all individuals who participated in the survey indicate that they currently shop in the Santa Fe area, and there is only a slight difference, approximately 10% more in the PTA, between the two trade areas. Almost one-third of those interviewed indicate that they have shopped in the area for fewer than five years. Even though some shoppers indicate giving support to area businesses for several years and even though more than one-third shop in Santa Fe as often as once a week, the respondents reveal that they generally do less shopping in the area now than in the past (40% less, 28% more). In this respect, there is very little difference between those who live in the PTA and those who live in the STA.

The reasons given for shopping less frequently or for not shopping in Santa Fe at all are quite consistent among respondents from both trade areas. The one mentioned with by far the greatest degree of frequency is a "lack of variety or lack of stores". Other reasons most often given are "noncompetitive prices" and "lack of quality". It is not surprising that these answers correspond directly with what the participants indicate they dislike most about the area, or that these problems/complaints seem to have a significant impact on shopper behavior. For example, some of the persons interviewed indicate that they used to shop weekly in Santa Fe for 16-20 years, but that they no longer do so since many of the businesses there have closed or since they can find better variety and better prices elsewhere. However, it should be noted that some respondents give "no particular reason"

for not shopping in Santa Fe, while a few others mention they have moved, so that shopping there is simply no longer convenient.

For those who continue to shop in Santa Fe, proximity seems to be the number one reason for doing so, with well over half (63%) of all participants indicating "convenient location" as what they like most about the area. Other answers given less frequently but still in significant numbers (over one-fifth) are "adequate parking" and "neighborhood atmosphere".

Despite these advantages attributed to the shopping opportunities still available in Santa Fe, there are numerous disadvantages emphasized by respondents from both trade areas regarding available shopping, pricing, and quality in general. Participants also indicate that they dislike the deteriorated condition of the area, the loiterers, the crime and vandalism, and the resulting "insecurity".

If one considers the respondents' "likes" and "dislikes" collectively, certain patterns of shopper behavior and perception are more readily understood. For example, the vast majority of those who shop in Santa Fe indicate that they do so primarily for groceries or for "odds and ends". Since these items generally represent daily essentials, it is logical to assume that the proximity which allows one to make a needed purchase quickly and conveniently may take priority over other considerations, and this may partially explain why shoppers continue to buy groceries in the area despite their complaints about prices and quality. However, for other purchases, such as department store items and clothing, or for various forms of entertainment, the respondents indicate that they go "elsewhere" or outside the Santa Fe area to shop. Since these items generally represent a less urgent need and often a higher cost, it is logical to assume that proximity or convenience no longer takes priority and that one is more inclined to travel farther from the immediate neighborhood for comparative shopping. This, in conjunction with "lack of stores", may explain why shoppers from both areas are willing to travel several miles to shop downtown or at shopping centers such as Blue Ridge Mall or The Landing.

Concerning the lack of shopping opportunities available in Santa Fe and the kinds of stores the survey participants would like to see located in the area, there are very few differences in the answers given and their frequency of mention by respondents from both trade areas. The stores most desirable, as indicated by more than 50% from both the PTA and the STA, are: pharmacy, department or variety, clothing, and grocery. Other kinds of desirable stores mentioned less often but still with significant frequency (over 30%) are: hardware, movie theatre, laundry, garden/nursery, recreation, and thrift.

Stores mentioned infrequently by less than 20% of the respondents, for which there is apparently little need or desire, are: sports, printing, toy, music, office supplies, hobby, car/boat, photograph, beauty/barber, and anti-ques. The respondents by and large disapprove of liquor stores. The liquor store is the single response mentioned the least as being desirable (4%) and the most as being undesirable (40%).

Whether or not area residents will be willing to or can actually afford to support the kinds of stores they would most like to see located in Santa Fe must be evaluated in light of various factors that influence shopper behavior. Some of the negative factors are, of course, the previously mentioned disadvantages or "dislikes" respondents indicate about Santa Fe. Additionally, those who were interviewed indicate they have heard something "bad" about the area much more recently than they have heard something "good", and the negative

comments heard as recently as "today" or "yesterday" generally pertain to crime.

That this significantly affects the participants' attitude toward and potential support of Santa Fe is indicated by the 62% of those interviewed who do not go to the area for such leisure activities as walking or browsing. The number one reason given is that the area is "unsafe"; the number two reason is that there is "nothing to do."

On the positive side, however, respondents are apparently excited about and supportive of plans for revitalizing the area. Without exception, those interviewed mentioned some aspect of rehabilitation as what they recall hearing that is "good", even though they may have heard the positive comments as long as a year ago or even longer. That the bulk of participants want to see improvements in Santa Fe; that they are disappointed to hear about "businesses leaving and project funds being out," that they enjoy the atmosphere and convenience of neighborhood shopping -- all indicate a willingness to support Santa Fe redevelopment.

In this respect, the findings of this survey coincide with conclusions drawn from other studies that emphasize the importance of comprehensive development, including programs for crime prevention as well as for housing rehabilitation, in order to make Santa Fe a more attractive and safer place in which to live and shop. If this is accomplished, commercial activity should follow. The extent of commercial activity that can reasonably be anticipated, regardless of how "physically" attractive the area becomes or how "willing" residents are to support local business ventures, cannot be evaluated separately from the primary factor influencing shopper behavior: income.

Regarding income, all participants indicate with the greatest frequency (37%) that the overall household income for last year was under \$10,000, and this percentage is somewhat higher in the PTA than in the STA, 48% and 35% respectively. Twenty-two percent indicate an overall income between \$10,000 and \$17,000; 11% between \$17,000 and \$25,000; there is very little difference between the two trade areas in these last three categories of income level.

Though approximately one-fifth of the respondents elected not to answer the question at all, the findings of this survey are significant and consistent enough to suggest that estimates, which appear in previously prepared reports, of approximately \$6,000-\$7,000 as the 1980 per capita income and of approximately \$15,500 as the median income level per household are too high. This conclusion is supported by material published by the City of Kansas City in the Revised Three Year Community Development Block Grant Program and Annual Program -- Year VII. In the section describing the Santa Fe Target Revitalization Area, page 25, the median income, according to a 1979 survey, is given as \$9,776, which better corresponds with the findings of this survey.

If the per capita and/or household incomes are indeed lower than previous estimates indicate, then it is further suggested that the estimated buying powers of over \$51 million for the PTA and over \$208 million for the STA are also too high. (These figures, based on data from the Black Economic Union of Greater Kansas City, Mo., also appear in the 1981 Tomlin report). It should be noted, however, that a survey of the nature conducted does not allow for the control measures needed to verify the accuracy of responses given in confidence and that additional information to support these suggestions may be desirable.

It is questionable, though, whether or not such additional information is urgently needed since the relatively low incomes indicated by respondents

correlate with and are substantiated by other data obtained. For example, of the participants who were interviewed, 31% indicate they spend less than \$50.00 per month in Santa Fe, while only 14% indicate they spend over \$200.00 per month. This level of spending is only partially explained by the lack of shopping opportunities available in the area.

In spite of the finding that Santa Fe residents are obviously spending money "elsewhere" since participants indicate traveling several miles to shop for certain items, their lack of responsiveness to particular questions suggests that low levels of income inhibit the purchasing of goods and services, especially non-essentials, regardless of the availability of these in terms of proximity or otherwise. When asked where they usually go for entertainment, eating out, or for movies, participants gave "no answer" or "don't go" or some other nonapplicable response with a frequency much higher than that given to any other question in the survey, including the one regarding income.

Over half (58%) of all respondents indicate they do not go outside the home for entertainment; 57% indicate they do not go out to eat, and 62% indicate they do not go to movies. The percentages for these three categories are only slightly higher in the PTA than in the STA by 3% to 13%. One may interpret this as correlative with the slightly higher percentage of those in the PTA whose household incomes are under \$10,000, which suggests that they generally have less disposable income for non-essentials than those in the STA. However, the difference in numbers is not significant enough to conclude that there is a better market in the STA for non-essential goods and services. The findings of this survey suggest that even if facilities offering non-essentials were to be provided within the Santa Fe boundaries, these might not receive ample support from community residents in either trade area.

On the other hand, it seems that there is a substantial market for more essential goods and services; that at present this retail potential is being captured outside the area; and further, that appropriate facilities offering essentials, if located in Santa Fe, are likely to draw adequate support from community residents in both trade areas.

Participants were much more responsive when asked where they generally go to shop for essentials, such as clothing or drugstore items. Their answers not only reveal that they travel several miles to shop (other than for groceries), but also imply that the essentials represent, for the most part, those purchases allowable within their income ranges.

Those participants from both trade areas who shop outside of Santa Fe indicate the same patterns in terms of where they generally go when shopping for particular items. If one compares the locations given by PTA respondents with those given by STA respondents, it becomes evident that the answers receiving highest frequency of mention do not vary to any substantial degree between the two groups.

The market for department store and clothing shopping is at present being captured predominantly by facilities located downtown and at Blue Ridge Mall. These two locations are mentioned more frequently than any others. Since the majority of respondents indicate department/variety and clothing stores as being most needed or desirable in Santa Fe, and since the retail sales potential is relatively substantial according to previous reports, facilities located within the area boundaries offering these goods and services are likely to be successful commercial ventures. The accumulative survey findings suggest that a large portion of this particular market,

currently captured outside the area, can potentially be captured within the Santa Fe area.

The following statements reiterate briefly the important survey findings as they pertain to the future commercial development/revitalization of Santa Fe. There is no significant difference between the PTA and the STA regarding income levels, shopper preferences, or spending habits, so it seems logical to assume that any viable market which exists for one area also exists for the other. At present, the potential market(s) seem to be restricted primarily by low income levels, so that the commercial ventures most likely to succeed are limited to the provision (or improvement) of facilities that offer essential goods and services. However, it is apparent that the success potential of even the most needed or desirable of such facilities is dependent upon comprehensive rehabilitation of the entire neighborhood to make it a safer and more attractive area. This, of course, is the case to an even greater degree for any commercial activity intended to capture the market, which is currently very small if not altogether absent, for non-essential goods and services. Thus, if the plans for Santa Fe redevelopment are to include a broad scope or range of commercial ventures, these should be made and evaluated carefully, by all involved, with the realization that first and foremost, the area must be made attractive enough not only to curb outmigration or dislocation of current residents but also to entice new residents to move into Santa Fe. If this is accomplished to the extent that the area becomes stabilized and relatively secure and that income levels are somewhat higher for more of those who live in the community, commercial activity should follow with an ever increasing potential for success.

The City of Kansas City, Missouri has developed a neighborhood strategy area plan for Santa Fe with the goal of redeveloping and revitalizing the area. The goals of the redevelopment strategy, indicated below, were derived from resident input and neighborhood surveys:

1. Housing for a wide variety of incomes, household sizes, and living patterns; and especially the maintenance, protection, and expansion of single family home ownership in the neighborhood.
2. A healthy and diverse commercial community which provides necessary services while protecting the integrity of residential areas and providing some jobs.
3. Maintenance and improvement of public transportation.
4. Park development to serve the neighborhood.
5. City improvements and services responsive to community needs.
6. Citizen involvement in social, economic and governmental processes; and planning that is responsive to residents, land owners and business persons.
7. Attraction of private sector financing for improvements to both residential and commercial portions of the area.

The Santa Fe Neighborhood Strategy Area Plan involves provisions of public improvements, housing rehabilitation, commercial revitalization, historic preservation, and improved social services.

- 1) PUBLIC IMPROVEMENTS -- CURBS AND SIDEWALKS: Curb and sidewalk replacement as necessary will be completed on both sides of Linwood between Prospect and Benton, the north side of Linwood between Benton and Indiana, the east side of Indiana within the project boundaries and the north side of 27th Street within the project boundaries.
- 2) PUBLIC IMPROVEMENTS -- STREET LIGHTING: Leased lighting on Benton within project boundaries will be replaced with leased sodium vapor lights with new fixtures. All other leased lighting in the area would be replaced with city owned sodium vaopr lights on 25 foot poles at 160 intervals, closer intervals in commercial revitalization areas.
- 3) SINGLE FAMILY REHAB PROGRAMS (1-3 UNITS): The single family rehabilitation programs will include the City's Rehab Loan Program, the Section 312 program and conventional financing. The City's Rehab Loan Program now operating in northern Santa Fe, will gradually work south and be made available for the rehabilitation of all one to three unit structures.
- 4) SECTION 8 SUBSTANTIAL REHABILITATION: The Section 8 Substantial Rehab Program for multi-family units will be concentrated primarily along Benton and Linwood where there are large numbers of suitable units.
- 5) SECTION 8 NEW CONSTRUCTION: Section 8 new construction is planned for one cluster development and as infill on several scattered sites. The cluster development most probably duplexes, would be constructed on the block located between Montgall and Chustnut, 30th and 31st Streets and the north block faces of the 31st Street immediately to the east and west of the large block. Further clearance of deteriorated structures will be necessary for the project. Additional Section 8 new large family homes are planned for vacant lots located between Prospect and Benton, north of 30th Street.
- 6) OTHER HOUSING REHAB PROGRAM: Single family conversions, and multi-family units not included in the Section 8 Substantial Rehab Program will be rehabilitated through the Section 312 Program, conventional financing, and FHA Insurance Programs.

- 7) **ENTRANCE MONUMENTS:** To enhance neighborhood identity, an entrance monument will be constructed on the south side of 27th Street at the Benton Boulevard intersection.
- 8) **REDEVELOPMENT AREAS:** The strip areas along 27th Street and Indiana Avenue are in dilapidated condition and will be cleared or redeveloped through a combination grounds inspection and code enforcement programs. The programs would include the entire neighborhood and would be used to get the owners of the properties to bring them up to standard.
- 9) **COMMERCIAL REVITALIZATION:** The Commercial Revitalization Program now operating on Prospect will be expanded to 27th and Benton, 31st and Benton, 27th and Indiana, and 31st and Indiana. Commercial revitalization activities include new curbs, sidewalks, street furniture, street lighting, as well as design assistance and low interest loans for business improvements.
- 10) **REZONING:** To support the commercial revitalization program, strips of land along Prospect, 31st Street, and 27th Street which are now zoned commercial will be rezoned in part to medium density residential. This would leave commercial zoning at major through street intersections. Most of the areas proposed for rezoning now contain residential or public uses. The exception is an area on the north side of 31st Street between Prospect and Benton. Most of this would be cleared for residential use.

Guidelines for
Rehabilitation
of Residential
Structures

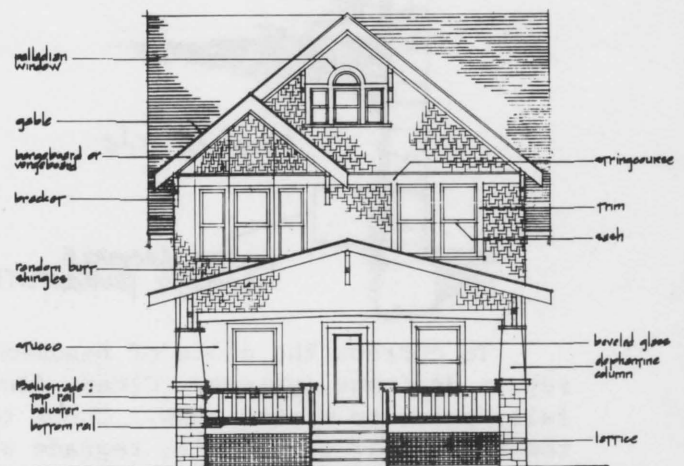
More and more people are rediscovering Kansas City's older neighborhoods and finding out that an investment in an old house is an investment in the future. Reinvestment in older homes is the fastest growing segment of the residential real estate market. A renovated house that retains its original stylistic features has a higher market value than one that has lost them.

Due to the increasing costs of new construction and transportation, many are recognizing that it is more economical to renovate city houses in older neighborhoods such as Santa Fe. There is a great deal of personal satisfaction in recycling these homes, and preserving and reviving their craftsmanship and style often lacking in new construction.

The purpose of the rehabilitation guidelines that follow is to help save the architectural features that give houses in Santa Fe their good looks and marketability. These rehabilitation guidelines are not absolute standards to be followed dogmatically; instead, they concentrate on particular approaches to achieve appropriate rehabilitation of older homes.

These general standards can apply to any rehabilitation project and should be considered before any "hands on" work takes place.

1. Retain distinctive features such as the size, mass, color, and materials of houses, including roofs, porches, doors, windows, and stairways that give a house and neighborhood its distinguishing character.
2. The removal, alteration, or covering over of distinctive architectural features or examples of skilled craftsmanship should be avoided when possible.
3. Deteriorated architectural features should be repaired rather than replaced to the extent feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture.



The following guidelines are presented to assist in interpretation and application of the General Standards. For each element of the house and site are 1) recommended and not recommended actions, 2) important considerations, 3) problem areas and treatments.

BUILDING SITE

RECOMMENDED: Identify and retain plants, trees, fencing, walkways and other elements that reflect the property's history and development. Providing proper site and roof drainage to assure that water drains off of the building, and water does not splash against building or foundation walls.

NOT RECOMMENDED: Making changes to the appearance of the site by removing old plants, trees, fencing, walkways and other elements before evaluating their importance in the property's history and development. Installing chain link fencing in the front yard.

Water is the most common problem and comes in the form of:

Direct rain or snow penetrating the structure;

Condensation within the house;

Capillary action or "rising damp" within the structure.

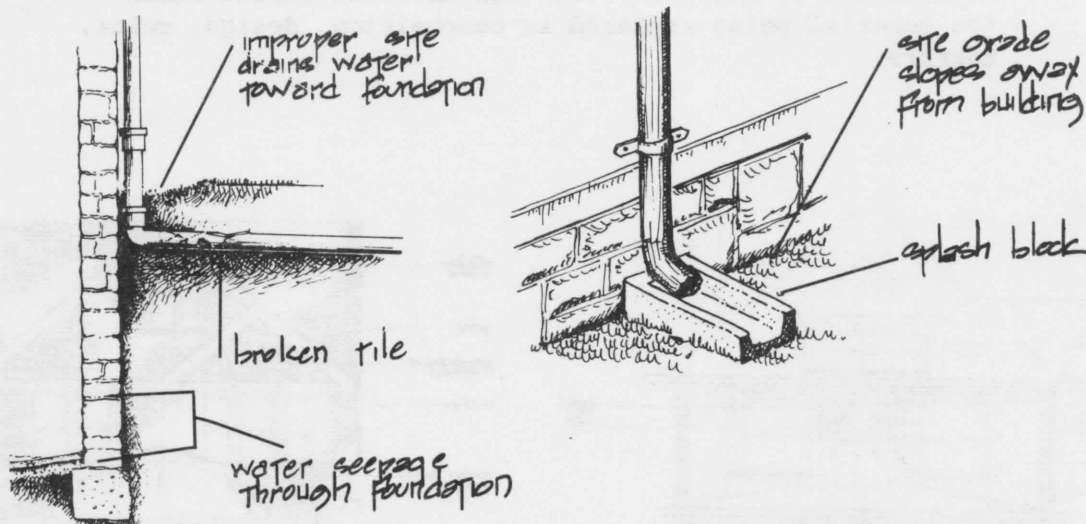
Prevention of water damage is accomplished by:

Repelling water at all points of the building's exterior;

Draining water off and away from the building.

PROBLEM AREAS AND TREATMENTS

Water pressure against the exterior walls can erode your foundation. Heaved basement flooring is also caused by hydraulic pressure. A settled foundation is usually due to erosion from improper drainage, but may also be caused by poor soil conditions, a high water table or location in a flood plain area. Settlement is not a problem unless it is severe or continues over time.



To correct the cause of basement and foundation problems, maintain and repair drainage systems. Clean, flush and repair gutters and downspouts each fall, prior to winter snow. Check to see if site grading slopes away from the house. If it doesn't, regrade where needed. The importance of proper site grading cannot be overemphasized.

Clogged underground tile may be augered to allow water to drain. If, however, a broken tile leaves constant water pools in the basement, it must be either replaced or ignored in favor of splash blocks to drain water from downspouts away from the house.

BUILDING EXTERIOR: MASONRY

RECOMMENDED: Retaining original masonry and mortar, whenever possible, without the application of any surface treatment. Duplicating old mortar in composition, color, texture, width of joint and method of tooling.

NOT RECOMMENDED: Repointing with mortar of high Portland cement content, thus creating a bond that can often be stronger than the building material. Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces. Applying waterproof or water repellent coatings unless required to solve a specific problem of deterioration that has been studied and identified.

Stonework is the dominant visual feature of many Santa Fe homes and those throughout the Kansas City area. The generous use of limestone in particular, gives older homes and their neighborhoods a feeling of solidarity and identity.

Repair and preserve stone or brickwork instead of covering it with something less pleasing that may cost more in the long run. Masonry requires a minimum of upkeep if properly protected. The texture, color, and shape of stone or brick, and even mortar joints contribute to a feeling of permanence that today's "lightweight" houses cannot match. Again, consider how to preserve these features before making a major or minor repair.

Problem Areas and Treatments

Water is responsible for most masonry deterioration. If water is allowed to continually soak joints or penetrate the surface, it can seep through the damaged stonework to the house's interior. Evidence of water problems is often clearly visible and takes these forms:

- Water seepage;

- Spalling, which occurs when moisture enters porous brick and stone, then expands upon freezing, causing the surface of the material to flake away;

- Efflorescence, a condition where water transports salts present in brick or stone, and mortar to the surface, where they form a white crystalline substance;

- Damage or stains on paint, plaster or wallpaper.

The most likely sources of water damage are:

- Loose, cracked mortar joints;

- Masonry cracks;

- Leaking gutters, downspouts and flashing;

- Ivy growth;

- Rising damp; and

- Defective caulking.

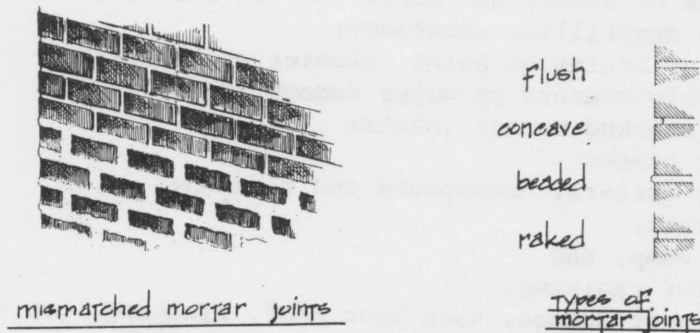
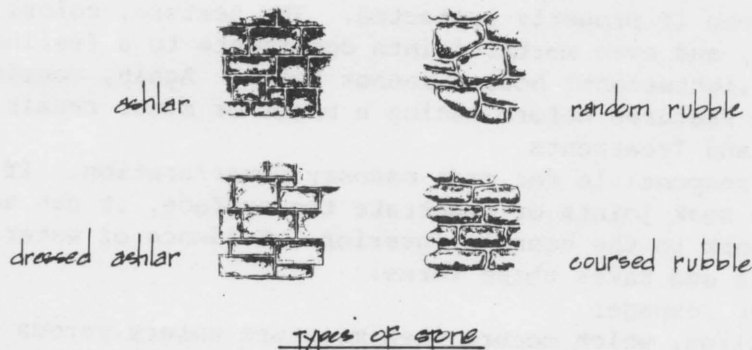
To prevent water damage, keep your roof, flashing, gutters and downspouts in good condition to keep water off your walls. Rising damp is the vertical transport of ground water in a wall due to capillary action. The importance of proper site drainage cannot be overemphasized as a preventive measure against rising damp and water seepage through foundations. The ground around a building's perimeter should be sloped to drain water away from the walls.

Deterioration of mortar joints and masonry is caused by water penetrating a wall and subjecting it to pressure from repeated freeze-thaw cycles. Water expands approximately 10% when it freezes. This change in volume, occurring as it does in a confined space, will exert enough pressure to crack and push portions of mortar out of the joints. Repointing loose, cracked joints prevents further deterioration -- if the cause of the excess water is removed.

Although a masonry wall appears rigid, thermal expansion and contraction cause movement and stress that the somewhat flexible mortar is meant to absorb. Replacement of missing mortar is vital. Tuckpointing, or repointing, is the placement of cracked, loose or missing mortar with new mortar.

When tuckpointing, select a mortar that is the same color, texture and strength as the original. Avoid using a "high strength" Portland cement mortar. High strength is often associated with a better job, but this is not the case. It sets harder than the older stone or brick and stress that should be relieved by a flexible joint is taken up by the stone or brick instead, which can cause cracks. Furthermore a high-lime content mortar is self-sealing, to a certain degree.

Texture and color can be matched to that of the old by varying the amounts of sand and lime in the mixture. Addition of a tint may be necessary for a closer match. Joints that contrast too highly with the brick or stone will not only stand out, but they will isolate each individual brick, making one focal point into a hundred as each brick vies for attention.



Here is a good starting point for a high-lime content mortar: 1 part Portland cement; 3 parts hydrated lime; 4-12 parts sand; and mortar colorant as required. The proportions most likely will have to be adjusted to obtain a good match with the old mortar.

Often, repointed joints appear wider than the original ones, particularly in brickwork. The edges of the brick may be worn, and if the mortar was placed flush with the face, a wider joint will result. Wide joints can be avoided by recessing the joints slightly back of the brick face.

Sandblasting is the most common form of abrasive cleaning, but its use can result in irreparable damage to masonry walls. A brick is similar to a loaf of bread: a thin outer crust surrounds a softer body. Sandblasting doesn't differentiate between the dirt on a brick and this crust, and the softer, porous body of the brick, pitted by the blast, is exposed. Consequently, the brick rapidly deteriorates.

Sandblasting also pits the mortar, besides accelerating the brick's deterioration four- or five-fold. The wall will become dirtier faster and will be more susceptible to moisture damage. Abrasive cleaning is by nature destructive to masonry and is not a recommended cleaning method.

Water repellant coatings, often used after sandblasting, are promoted as a cure-all for moisture problems. They are not. Water repellants are transparent silicones or acrylics that are brushed or sprayed onto masonry to keep water out but allow water vapor to pass through.

These coatings are often applied without regard for long-term effects or cause of a water problem. Water penetration is not usually caused by porous masonry but by defective gutters and downspouts, bad mortar, or rising damp. Further, coatings may become yellow or glossy over time. They don't last indefinitely, and usually have to be reapplied after three years.

A water repellant prevents the limited normal migration of water and dissolved salts to the surface of brick and stone, causing salt build-up underneath the plastic coating surface. This can eventually result in sufficient pressure to cause the face of the masonry to break off.

BUILDING EXTERIOR: WOOD

RECOMMENDED: Retaining and preserving significant architectural features, whenever possible. Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape, and texture the old as closely as possible.

NOT RECOMMENDED: Removing architectural features such as siding, cornices, brackets, window trim, and porches. Resurfacing frame buildings with new material, which is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding.

Problem Areas and Treatments

Clapboard or shingle siding can be the most important detail of your house. Wood siding adds richness and texture which is often needlessly covered by synthetic sidings. A little deteriorated siding on your house does not mean you have to replace everything. New wood can usually be spliced in at the problem area as economically as putting synthetic siding over the top of existing siding; this will prolong the life of the structure as well as or better than synthetic siding. Stagger the joints to make the change less obvious.

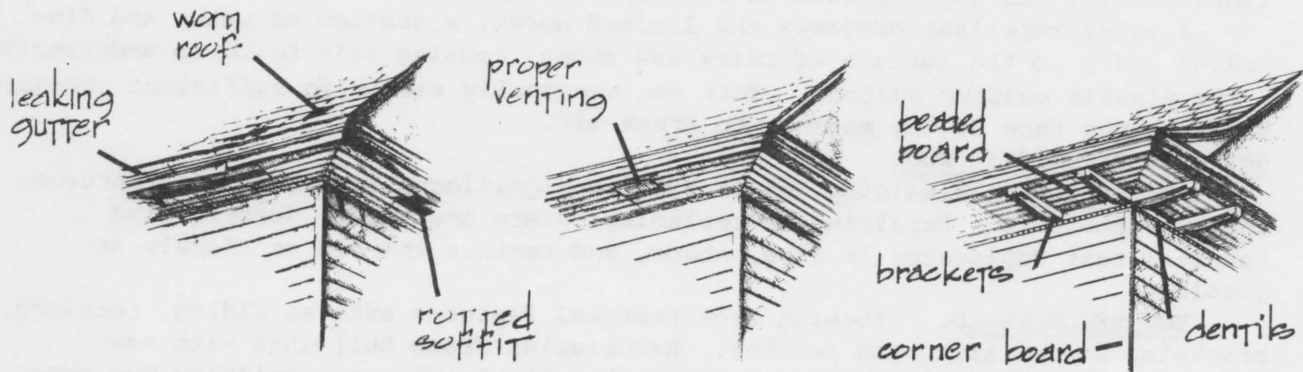
Artificial siding usually alters the appearance of a house since each piece is considerably wider than the original clapboard. Fake bricks or stonework may look great in the showroom, but the seemingly random pattern repeats itself every four feet or so.

People inside a house generate a lot of water vapor by their own activity, dishwashers, showers and such. This vapor commonly goes through the walls and out of the house. If properly installed, vinyl and aluminum siding trap the vapor on its way out, next to sills and studs that may rot out of sight underneath the siding.

Synthetic siding isn't maintenance-free. Older asbestos and aluminum installations are now being painted because their color has faded. Once painted, siding must be repainted as regularly as wood, so you may just as well paint the wood in the first place. Where original wood has not been destroyed by application of the synthetic siding, synthetic siding can usually be removed to expose the original siding without major difficulty. Vinyl is subject to tearing, cutting and warping, and releases a toxic gas when exposed to fire. Aluminum can be damaged from impact, and can't be as easily repaired as wood, which is more difficult to damage by impact in the first place. There is also negligible insulation value in so-called insulation-backed synthetic siding.

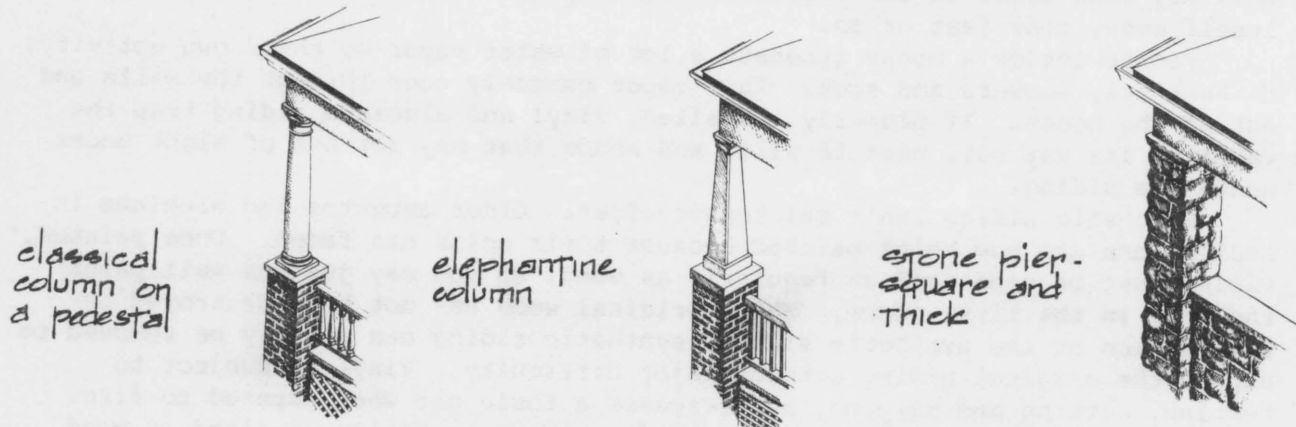
The use of synthetic siding is not recommended for reasons of long term cost, diminished historical character, and potential harm to the structure. However, if your wood siding is completely deteriorated and you insist on synthetic, consider selecting the "double four" type which is 8 inch siding molded to look like two 4 inch clapboard pieces. Four-inch clapboard is common throughout Kansas City. Wider siding, grained vinyl and fake masonry are all major changes in the character of your house, and are not recommended.

Beaded board or other soffit details add texture and richness to your home and should be repaired or replaced in kind. If expenses prohibit new beaded board on a soffit, try to find exterior-grade plywood with a grooved surface similar to the original. Cover and protect the plywood joints with brackets appropriate to the design of your house.



soffit details:
preservation recommended

Porch columns, decking and fascia are other possible locations of moisture problems. Column base damage may be due to "rising damp" from contact with a masonry support which may have to be reshaped and/or elevated to drain properly. Decking and fascia damage are a result of moisture penetration between joints and unpainted wood surfaces. Insufficient slope for drainage and lack of ventilation under the deck can aggravate the problem. Porch columns and balustrades vary greatly and should receive special care and maintenance because of their susceptibility to deterioration.



Original porch designs:
preservation of these
features recommended

You can usually study the proportions and dimensions of the original detail and nearly duplicate it using one or more combinations of stock lumber sizes. If this is impossible and the detail is extremely important to the character of your house, you may wish to go to the extra expense of having the piece fabricated at a cabinet or mill work shop.

BUILDING EXTERIOR: ROOFING

RECOMMENDED: Preserving the original roof shape. Replacing deteriorated roof coverings with new material that matches the original in color, size, shape and texture. Preserving or replacing where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornice's, brackets, chimneys, cresting, weather vanes, gutters and downspouts.

NOT RECOMMENDED: Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights. Applying new roofing material that is inappropriate to the style and period of the building and neighborhood, such as "White" asphalt shingles.

Roof lines and their shapes give a special character to the Santa Fe Neighborhood. The color, texture and shingle pattern, the valley and ridge details and the chimney contribute to a roof's good looks. Up to one-third of what you see of a house from the street is roof, so any changes made to the roof measurably add or detract from the houses's "curb appeal."

Problem Areas and Treatments

The roof locations most vulnerable for leaks are eaves, flashing and places where the roof changes plane. Check here first for trouble, but give the whole roof a going-over every year, possibly at the same time the gutters and downspouts are cleaned and flushed. Minor problems should be corrected before they become major expenses. Look for:

- Light coming through the roof, which indicates worn or missing shingles;

- Dark stains and discoloration on rafters or the undersides of shingles, showing a leak;

- Rusting or deteriorated flashing; and

- Sagging rafters, which may be caused by too many layers of roofing.

Use binoculars or a good vantage point to look for cured, pitted, cracked or deteriorated shingles.

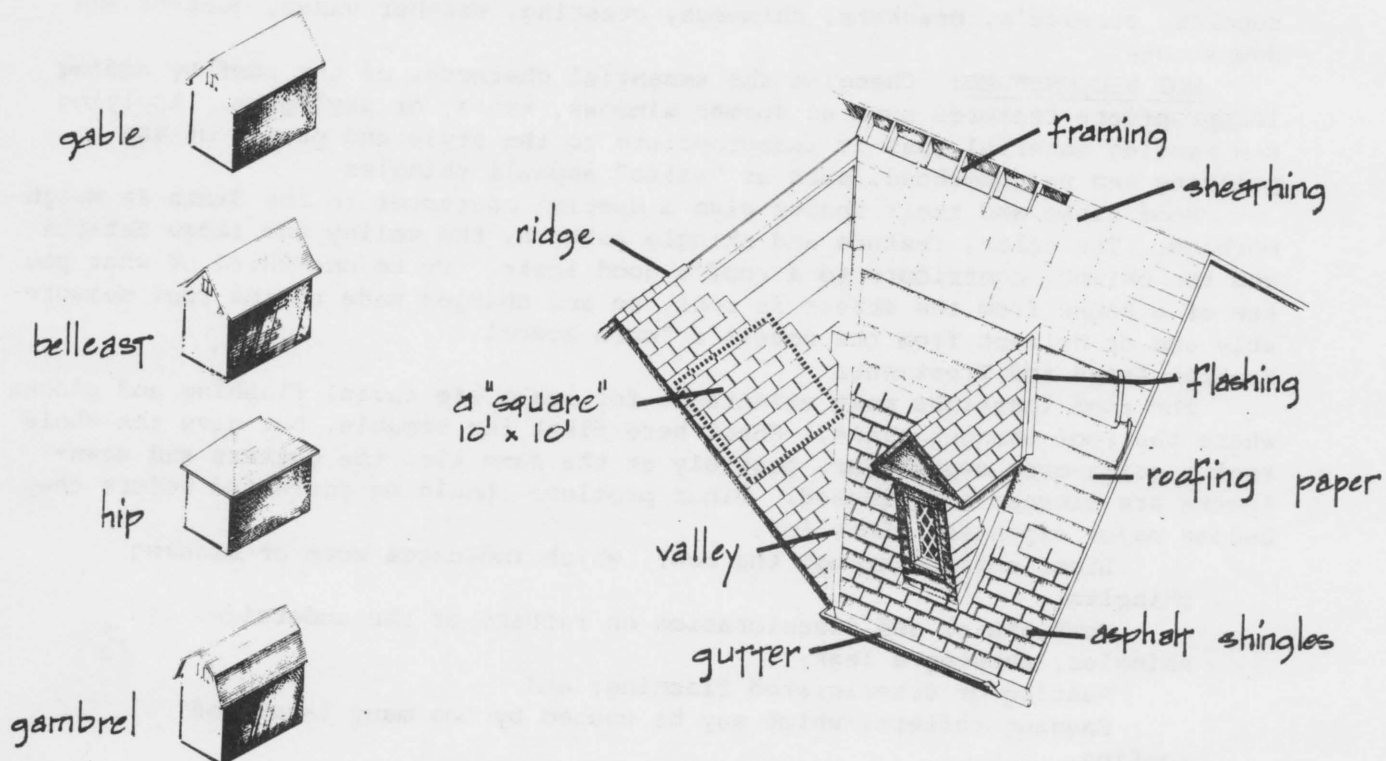
Execution of certain details on a roofing job can make the difference between a good roof and one that has the potential for problems.

Originally, most roofs in the Santa Fe Neighborhood were wood shingled. Shingles were individually nailed to boards laid 1 in. to 2 in. apart -- the space prevented rot by allowing air to circulate freely. Wood shingles are still available for roofs, and although they cost more than asphalt shingles, they last almost twice as long.

Some asphalt shingles mimic the texture and looks of wood shingles, and can be an attractive alternative to plain asphalt. They are G.A.F.'s Timberline and Tamko Products' Heritage, and although these, too, cost more than plain asphalt roofing, they are thicker and sold with a 25-year guarantee.

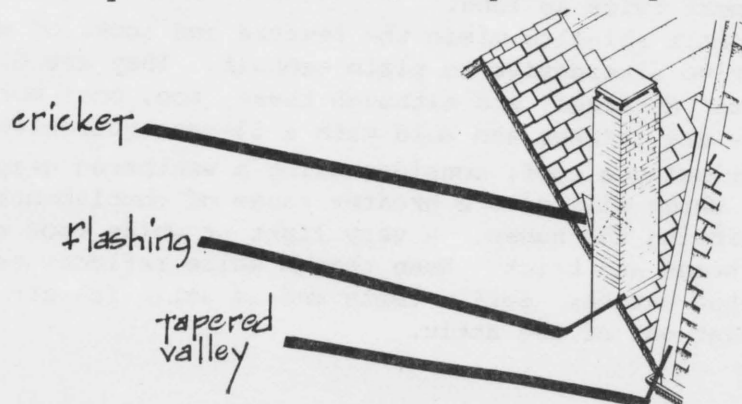
When replacing a roof, consider using a weathered gray, gray-brown or red-brown color, which will give a greater range of complementary colors to work with when painting the house. A very light or white roof can be too great a contrast to stone and brick. Even though white reflects summer sun, it also reflects winter warmth. Soffit vents and an attic fan are far more effective in getting heat out of the attic.

Roof valleys are either constructed open or closed. The open valley, which has exposed flashing that is not covered by shingles, is more predominant. The valley is formed by 90 lb. roll roofing for all types of roofs except wood shingle, which need 26 gauge metal strips. The exposed valley channels the water off the roof. Tapered valleys increase in width from top to bottom about 1/8 in. per foot. This allows for an increase in water flow, and to let ice slide down as it melts. Closed valleys are more difficult to keep in good repair because the basket weave pattern that holds them in the valley is subject to damage.



Deteriorated or improperly installed chimney flashing is the cause of many roof leaks. Asphaltic roof cement can solve some flashing problems, but it should be used judiciously. The original joint was probably protected with a two-piece metal flashing, with an overlap to allow for differential movement between the chimney and roof.

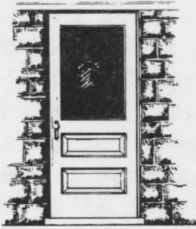
The most attractive and durable solution to flashing leaks is to repair the original flashing or completely replace it. If you don't want to do it yourself, make sure that your contractor has the proficiency to do the job.



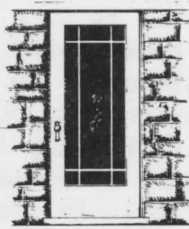
BUILDING EXTERIOR: WINDOWS AND DOORS

RECOMMENDED: Retaining and repairing existing window and door openings, including window sash, glass, lintels, sills, doors, pediments, hoods, steps and decorative hardware. Using original doors and door hardware when they can be repaired and resued in place. Installing visually unobtrusive storm windows and doors.

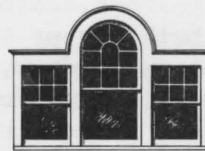
NOT RECOMMENDED: Introducing new window and door openings into the front and side elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes. Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building. Installing security bars on exterior of windows.



paneled with
beveled glass



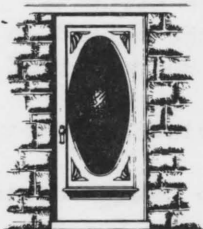
beveled with
lattice



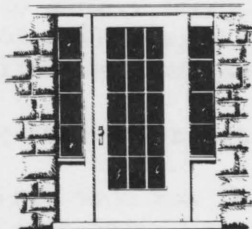
palladian



oriel on brackets



oval beveled
glass



nine light door
with side lights



six over one
double hung



nine over one
double hung

Problem Areas and Treatments:

Large decorative glassed doors are the focal point of the front of your house, but are considered a problem by some residents desiring a higher degree of security. Rather than replacing the door with a solid-core door with little or no glass, install clear Lexan brand impact resistant (almost non-breakable) plastic over the glass on the inside. Attach it with screws and trim to provide security while still maintaining your door's good looks. Lexan protection on the interior or exterior is also an effective treatment for decorative leaded glass windows or vulnerable fixed windows on the front of the house. Door security can be further improved by installing simple double-keyed 1 inch throw dead bolt locks. Install them above, and not interfering with, original brass hardware.

Often the door frame itself is weaker than the door, and although a modern flush solid-core door may be more substantial than the original paneled door, only additional frame blocking and the use of screws (instead of nails) to hold the door jamb will solve the problem. If a new solid door seems absolutely necessary, salvage yards sell paneled solid doors at comparable prices to new solid-core doors. If the exact size is unavailable, buy one slightly larger and cut to fit. Actually, none of this may be necessary! Most break-ins are

not through the front door because of its visibility from the street. By paying attention to the more vulnerable back and sides of your house and to landscaping and lighting, a distinctive front door can be retained.

The Medeco Company produces an interesting innovation in double-cylinder locks, which are keyed on inside as well as outside to prevent someone from reaching in and unlocking your door. Unfortunately, unless the key is nearby a quick exit in an emergency can be impossible. The Medeco lock uses a key as the thumbturn inside the door. When you leave the house, just take the thumbturn key out of the inside cylinder, and the lock is the same as a regular double-cylinder.

Window sills are particularly susceptible to rot and fungi. Poke the wood in all areas with a sharp object to see if you have major damage, bad paint, or just a small problem area. Rotted wood is soft and easily penetrated. Damage from normal weatherization can be accelerated by a sill that does not slope away from the building or has bad joints due to improper installation. If there are no storm windows, condensation will occur on the inside of the window and can cause deterioration of the sash. Try to repair or replace windows with the same size, proportion and number of panes. Lack of a thermal insulating air pocket in windows causes some people to drastically alter the looks of their house. Thermal replacement windows, storm windows or window awnings are often selected without regard for appearance or effectiveness for energy saved.

BUILDING EXTERIOR: FINISHES

RECOMMENDED: Discovering the historic paint colors of the structure and repainting with those colors or other colors appropriate for the period in which the house was constructed to illustrate the distinctive character of the property.

NOT RECOMMENDED: Painting with inappropriate colors particularly bright vivid hues.

Color selection can be the most personal and most visible design decision made for a house. There isn't a right or wrong color combination for any house, but there are some general principles of paint selection which if followed will produce a color scheme appropriate for the design of the house and still allow a wide range of personal expression.

The art of applying three- and four-color schemes on houses is being revived. Multi-color schemes differentiate the basic parts of the house (body, trim and sash) and highlight architectural features not present on newer homes. Three examples of multi-color paint schemes in Santa Fe are at 2618 Victor, 2624 Victor, and 2725 Indiana (by Historic Kansas City Foundation). Each of these houses differentiates parts by color, but each one takes a different approach to use of color.

These examples are based on historic precedent, using visual analysis of paint scraping, early photographs, and the general rules of old house decoration.

These houses do not have bright, gaudy schemes. All three approaches have several toned-down colors that relate well to each other and result in a unified grouping of differentiated architectural features. The colors highlight important features, not unimportant ones; and they do not fragment the parts of the house. Darkest colors are generally used to make small areas more intense while lighter colors are usually used on larger surfaces. Lively effect is not achieved with vivid color, but rather by careful manipulation of muted colors. Paint schemes that tastefully enhance architectural features in the Santa Fe Neighborhood not only protect your house from the elements, but also promote the

neighborhood and will improve property values.

The existing roof color may not be compatible with the colors you are contemplating for your house, but its color is important since the roof comprises one quarter to one third of a house's exterior. If the roof is in good shape, consider a future roof color and design a scheme appropriate to both existing and a future roof. Medium value (not extremely light or dark) roofs will work well with most color schemes, and will be similar to the original wood shingle roof appearance. If the roof is deteriorated (see the roofs section) you can replace it now and will not have to compromise your paint selection to match both existing and new roofs.

BUILDING INTERIOR

RECOMMENDED: Retaining original material, architectural features, and hardware whenever possible. Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible. Retaining the basic plan of a building, the relationship and size of rooms, corridors, and other spaces.

NOT RECOMMENDED: Installing new decorative material and paneling, which destroys significant architectural features or was unavailable when the building was constructed; such as vinyl, plastic, or imitation wood wall and floor coverings, except in utility areas such as bathrooms and kitchens. Subdividing living rooms, dining rooms, or parlors to accommodate installation of half baths.

Interior decorating schemes promote the assets of a room by showing them off to best advantage. Hardwood floors, high ceilings and ornate plasterwork are built-in assets in older homes that new houses rarely possess. Capitalizing on an older house's assets can be very rewarding, aesthetically and monetarily.

Covering up these features is not recommended. The dropped acoustical ceiling will lower your heating bill a little, but lost are the proportion of a large room, as well as the decorative trim. Plywood paneling is more appropriate for a recreation room than the parlors and dining rooms of older houses. Wall-to-wall carpeting cuts down noise, and feels good between your toes, too. But a decorative rug can do the same, and still show off the beautiful oak floor underneath.

Problem Areas and Treatments

Hardwood floors are often one of the first objects started by a rehabber, because of the dramatic change in the looks of the room. A hardwood floor is a thing of beauty, and a bankable asset on resale of the house.

Most older Kansas City homes were floored with oak strips, with a softer wood sometimes used for the upper floors. Oak is a hard wood that can take a lot of wear.

Finish for your floor should be determined by the looks, use and maintenance. Each finish has its pros and cons, but they are generally divided into penetrating and surface film finishes.

Stain is used to change the wood's color, and accentuate its grain. A clear finish will keep the floor close to the color it is, darkening it only slightly.

Sealers penetrate the wood to provide a soft-looking, protective finish that requires periodic touch-up. One coat is applied and steel woolled, then a second coat is brushed on. Wax is usually applied to protect the finish.

Oils are penetrating finishes that afford a rich luster and patina, but require periodic touch-up and a long (4 or 5 days) initial drying time. Linseed oil is usually the base of these finishes.

Varnish is a surface film finish that is more wear-resistant than penetrating finishes, and is available in several degrees of gloss. Applying a sealer before varnishing is recommended to assure a uniform appearance. Two coats of varnish are generally necessary, and each takes several hours to dry -- check the label. Quick-drying varnish is recommended for its obvious benefits. Varnished floors will need periodic touch-up. A truly beautiful floor finish can be obtained by applying two coats of gloss varnish, thinned 10%, followed by a top coat of satin varnish.

Urethane finishes take the most wear of any finish, but are also the most expensive and do not always have the rich lustre of varnish. There are three types: urethane oils, which look and act like varnishes, but resist abrasion better, moisture-cured urethanes, which dry by reaction with moisture in the air, and two-component urethanes, which are mixed just before use. The abrasion resistance increases in this order. Urethanes are generally available in gloss and semi-gloss finishes. Gloss is more wear-resistant. It is also more shiny -- sometimes objectionably so.

Exposed brick was popular in the late 1960's and early 1970's for its "natural" look. Brick walls may be attractive, but will their looks outlast the current trend? Plaster over bricks acts as an insulator, so without plaster your room will be noisier and your heating bills will go up. Brick also catches dust. Being a dark color with a busy pattern, it makes your room feel smaller. Consider these arguments before ripping out your plaster wall.

There are many ways to strip woodwork. Chemical paint removers with methylene chloride or benzene remove paint layer by layer. Pastes work better than liquids on walls or ceilings. Usually more than one application is needed, depending on how many coats of paint are present.

Commercial strippers use trisodium phosphate, lye solutions or other chemicals in large tanks. These chemicals eat paint -- and wood. Commercial stripping companies have been known to damage wood extensively, so check out some work the stripper has done before you give him your wood.

A heat gun works like an extremely hot blow dryer to blister paint off in a film that can be scraped away. It is particularly useful to use when paint buildup is heavy. Care must be taken to make sure you don't scorch the wood by holding the gun in one place too long. The gun will also crack window glass if it gets too near. Chemical strippers are used after the gun to clean up the job.

Stripping woodwork that will be repainted can reveal the original lines of molding, long hidden under multiple layers of paint. Whatever stripping method you use, adequate ventilation is a must. Chemical strippers are highly toxic and using a heat gun on lead-based paint without ventilation can give you lead poisoning.

Varnish is available in a variety of sheens -- flat to high gloss. It is resistant to water spotting but tends to darken over time. Varnish was the predominant finish used on interior woodwork in Santa Fe.

Shellac is light-colored and fast-drying, and is easier to touchup than varnish. Shellac is easily water-spotted, which is why it is usually protected with wax. Don't use wax on raw wood without sealing the wood first, because the wax penetrates the grain and is difficult to remove.

Oils give a sheen to wood while protecting them. Oil from the tung nut is fast drying (about 15 minutes) and is water-, and alcohol-proof. Linseed, like the other oils, brings out the richness of the grain, but takes longer to dry, and isn't as long-wearing as varnish. Linseed oil also can attract dust. Other oils have varying properties, but all enrich the look of the wood to

give it a luster that varnish can't.

Urethanes are long-wearing, but the glossy surface on woodwork is unappealing to most homeowners. Examine as many different finishes as you can to get a feel for what your wood can look like.

Paint schemes can also add character in much the same way as trim. Colors can fool your eye and change the feeling of a room from smaller to larger, warmer to cooler or wider to narrower, and back again. It all has to do with light reflectance.

Light colors reflect more light, make things seem larger and make things seem farther away. So, use light colors to enlarge a small room, and paint a ceiling white to make a room look taller. Dark colors absorb light, make things seem smaller.

Warm colors (reds, browns, oranges, yellows, yellow-greens) advance toward you, and convey warmth, and so are sometimes favored for north or northeast rooms. Cool colors (blues, violets, blue-greens, blue-grays) are subduing and are better for warmer, southern rooms.

Colors in adjoining rooms should "flow," or at least be compatible. Busy-patterned wallpaper or a lot of woodwork will also make a room appear smaller. Too large or many patterns of paper in a room are distracting, as is the use of glossy paints on walls or ceilings.

Metropolitan

A.M.E. Zion Church

Rehabilitation

Study

In the Survey/Analysis phase, the Metropolitan A.M.E. Zion Church was identified as a Key Landmark due to its unique aesthetic qualities and its location on Prospect Avenue which terminates the view from Victor (Plate 3).

The structure is currently vacant and is deteriorating due to roof leaks and pigeon infestation. The building was scheduled for demolition until the Church pastor, Rev. Robert Graham, recognized its importance and potential for community use.

The building was also identified by the client group as an important social landmark in the neighborhood that should be developed for community use. A key element of this study then became the preparation of a Feasibility Study on this structure which consists of:

1. Survey of existing building conditions
2. Analysis of potential building use
3. Recommended building use
4. Scope of rehabilitation work
5. Cost of rehabilitation work

The purpose of the Feasibility Study is to determine if the structure is adaptable to the needs of the community and if the cost of rehabilitating the structure is within a reasonable range.

- A. The First Floor Plan Drawing (Plate 9) of the Metropolitan A.M.E. Zion Church indicates only those site features considered significant to the church's rehabilitation, including the bordering streets, easements, walks, parking, and a portion of the new church structure.
- B. The existing grade along the north elevation is slightly above the basement window sills in several locations.
- C. Soil erosion has occurred along the northwest corner of the building and along the south elevation where the downspout is not connected to the storm drain.

Exterior Building Shell

The exterior building shell is in good condition and is the most significant feature of this church.

- A. Foundation -- The stone foundations appear to be in good condition with no evidence of any significant settlement. However, a portion of the stone foundation is missing beneath the northeast basement window sill.
- B. Masonry -- The exterior masonry bearing walls, including the window sills and trim, are limestone. Many of the walls have been backed up with brick; however, none of the interior masonry walls were intended to be exposed.
 1. Most of the stone masonry joints are in good condition. However, there are several areas around the facade where mortar has spalled.
 2. The joints in the stone coping along the top of the building are not caulked.
 3. The cut stone front entry has weathered.
 4. The cut stone front steps have cracked and/or are missing mortar along the joints.
- C. Roofing and Flashing
 1. The original roofing consisted of a single-ply "Rubberoid" system. The original design called for clay tile to be placed over the Rubberoid system on the upper roof above the nave and apse. The clay tile does not exist, and we do not know if it was originally installed as designed.
 2. The roof has been patched in numerous locations; however, water leaks still exist.

3. All roof flashing has deteriorated resulting in severe water leakage and damage to the roof structure in several locations.
4. The galvanized iron cupola indicates signs of deteriorations due to rust and lack of paint. The exact condition is not known because of limited access to the upper roof.

D. Gutters, Scuppers, and Downspouts

The exact condition is not known because of limited access to the upper roof.

1. The built-in box gutters located on the lower roof of the nave and apse have deteriorated resulting in severe water leakage and damage to the wood roof structure.
2. The gutters along the upper roof of the nave and apse are made of pressed galvanized metal with a decorative lion head pattern.
3. The gutters and downspouts are filled with debris causing the roofs to drain improperly.
4. The scupper heads are in fair condition and can be salvaged.
5. There are several locations on the building where downspouts are missing or are not connected to the storm drainage system.
6. All galvanized metal gutters, scupper heads, and downspouts show signs of deterioration due to rust and lack of paint.

E. Doors, Windows, and Frames

1. Most of the wood doors and frames are in good condition; however, there are several areas where repairs are needed. The original doors have been covered with wood panels. Most of the door hardware can be salvaged.
2. The majority of the wood windows and frames are in fair condition, and with a few repairs, they can be salvaged and reused. Other windows have deteriorated beyond repair.
3. The steel mullion channel between the double windows located on the north and south facades at the basement level (below the center windows) have suffered structural fatigue and must be replaced.
4. The paint on most of the doors, windows and frames has weathered off.
5. The original glazing in the main sanctuary and first floor of the nave and apse had a combination of "Florentine Glass" (star patterned) and a milky finished glass. Most of the glazing has been replaced over the years with many different patterns of glass.

Floor Structure

- A. The floor structure consists of wood joists supported on masonry bearing walls, built-up wood girders, and steel columns.
- B. The floor structure appears to be in good condition, with the exception of a small area located on the first floor adjacent to the southwest stairway. This area shows signs of deteriorated joints and flooring caused by water damage from roof leakage.
- C. There is no evidence of damage to the balcony floor.
- D. The floor framing and decking for the choir loft has been removed.

Roof Structure

- A. The roof structure over the main sanctuary consists of several steel trusses supported on exterior masonry bearing walls with additional wood framing spanning between the trusses that bear on the interior masonry walls.
- B. Wood rafters and purlins have been used to frame the ridges and valleys. The wood framing at the valleys is supported by steel beams bearing on

both interior and exterior masonry walls. Additional wood framing has been used for bridging on the upper roofs.

- C. Severe damage to the lower roof structures has occurred along the eave edge, at the built-in box gutters, and where the eave intersects the corner pilasters of the main sanctuary. Water damage has caused the complete deterioration of roof decking, rafters, and edge beams that has caused damage to the floor structure below in several locations.

Interior

The interior is in poor condition. There is no indication of any significant decorative features having existed within this structure. However, the Architect's original drawings indicate that a pipe organ was to be installed behind the choir loft.

- A. Walls -- The interior walls have a lath and plaster finish. Most of the plaster is either cracked, missing or damaged by water. Most of the plaster walls are painted. Wood paneling has been installed onto the main sanctuary walls.
1. The interior masonry bearing walls are constructed of limestone and brick.
 2. Originally, the interior masonry bearing walls had a bonded arch opening at the balcony and choir loft. The upper portion of these arched openings were later filled with brick, perhaps when the ceiling was lowered.
 3. The west interior masonry bearing wall has a significant crack over the bonded arch.
 4. Wood panel partitions have been installed between the column pilasters in the reception room and the vestibule. Additional partitions have been installed in the study and basement. These wall partitions vary from the original room layouts as indicated by the Architect's original drawings.
- B. Ceiling -- The original ceiling in all areas consisted of plaster and lath with a painted finish. Most of the ceiling plaster is missing, cracked or water damaged. The plaster ceiling in the main sanctuary has been removed and replaced with a suspended acoustical tile ceiling. Most of the acoustical tiles are missing or water damaged.
- C. Flooring -- The first floor and balcony has hardwood flooring that is in relatively good condition, despite a worn finish. The basement floor is poured concrete that is also in good condition.
- D. Stairways -- The stairs are constructed of fir and pine, and are either stained and varnished, or painted. Most finishes have worn off. In general, most of the stairs and bannisters are loose. The bannister spindles are missing in many locations. The northeast stair to the balcony has deteriorated stringers, treads, and risers, and will need complete rebuilding.
- E. Doors and Frames -- Most of the interior doors and frames are in good condition. Those that are damaged can be salvaged by proper repair. The doors and frames are fir and pine and have been either stained and varnished, or painted. Most of the finishes have been worn off.
- F. Fireplace -- The Architect's original drawings did not indicate a fireplace; however, a stone fireplace was built in the northeast corner of the basement below the main sanctuary. The fireplace is in good condition. The flue may need to be cleaned or reworked to assure proper venting.
- G. Mechanical Systems -- The electrical, plumbing and heating systems do not meet the local building codes. All electrical wiring, piping, plumbing

fixtures, radiators, furnaces, and other equipment should be removed to avoid any possible danger that could occur from these defective systems.

The Existing Condition Plan Drawings were developed from copies of the original blueprints which are on file in the Western Historical Manuscript Collection Archives at the University of Missouri-Kansas City Library. These plans were verified and modifications noted during the building field survey.

Impact Development, Inc., coordinated a meeting with the Consultants, Rev. Robert Graham, and representatives of various groups to discuss neighborhood needs and the potential of this building to fulfill those needs. The consensus of the group was as follows:

1. The neighborhood needs a facility within its boundaries that can accommodate large meetings that is directly connected with an existing church building.
2. Utilize some of the smaller spaces for extra church Sunday school rooms.
3. Utilize lobby space for display of neighborhood historical material or activity promotions.
4. Lease areas of the building to neighborhood organizations for office space.

Rev. Graham recommended that the building be maintained in the ownership of the Church and use of the facilities be offered to neighborhood groups at no cost. The Church is confident that it could financially maintain the building once it is renovated. Therefore, the key issue is a source of funding to renovate the building.

Building Use Adaptation

The Scope of Work and Preliminary Cost Estimate portion of these Recommendations detail the work required to renovate and adapt the building for proposed uses.

The Proposed Use Plan Drawings (Plates 8, 9) were developed from analyzing the building in regard to the needs of the neighborhood and the adaptive capabilities and limitations of the building. The following outlines these proposed uses of building space:

- A. The original sanctuary of the building shall remain as a space to accommodate the assembly of large groups.
- B. The original pulpit platform shall remain to accommodate small plays, fashion shows, and lecturers.
- C. The original vestibule shall be used for art exhibits and historic information exhibits of the Santa Fe neighborhood.
- D. The area behind the stage shall be divided into office space for local community organizations.
- E. The balcony shall be used by the church as a Sunday school classroom.
- F. The original choir loft area shall be rebuilt for additional office space for local community organizations.
- G. The lower basement level shall be used for local community organization offices and meetings, toilet facilities, and mechanical equipment. This level has a separate outside entrance that permits its use independent from the first floor.

Tax Incentives

& Funding

Sources

The preservation of historic structures, commercial districts and residential neighborhoods has been given a dramatic boost with passage of the Economic Recovery Tax Act of 1981. Signed into law on August 13th, the act revised and simplifies Internal Revenue Code provisions regarding federal tax treatment of capital investment in the rehabilitation of old buildings.

While the law repeals the rehabilitation incentives of the Tax Reform Act of 1976 and the Revenue Act of 1978, it replaces them with substantially improved provisions, including a 25% investment tax credit for the rehabilitation of historic structures for income-producing use and a 15-year accelerated period of cost recovery. By increasing the profit margin for rehabilitation of historic buildings and erasing previous tax bias toward new construction, the act should stimulate investment in historic buildings and encourage the revitalization of historic neighborhoods.

Effective 1 January 1982, a three-tiered investment tax credit (ITC) became available for the substantial rehabilitation of old buildings. "Certified historic structures" receive the most favorable tax treatment, qualifying for a 25% ITC for rehabilitation for commercial, industrial or residential-rental use. Lesser credits are available for the rehabilitation of old, but non-historic buildings: 20% for buildings at least 40 years old and 15% for those at least 30 years old. Unlike the 25% credit, the 20% and 15% credits are allowed for commercial or industrial rehabilitations only.

In order to qualify for the 25%, 20% or 15% ITC, a rehabilitation must be "substantial," i.e., the cost of the rehabilitation must exceed the greater of \$5,000.00 or the adjusted basis of the property (adjusted basis = cost in the building minus any depreciation already taken). The monetary test for the substantial rehab requirement must be met within two years ordinarily. However, an alternative 5-year period is allowed for phased projects where complete architectural plans and specifications are prepared prior to rehabilitation.

Only certified historic structures qualify for the 25% ITC. A "certified historic structure" is a building listed individually in the National Register of Historic Places or a building located within and certified by the Secretary of the Interior as contributing to a Registered Historic District. Registered Historic Districts include both districts listed in the National Register and districts created by local ordinance. In the latter case, both the ordinance establishing the district and the district itself must be certified by the Secretary of the Interior.

Rehabilitation work as well must be certified by the Secretary of the Interior in order to qualify for the 25% ITC. Rehabilitations are reviewed in accordance with the Secretary of the Interior's "Standards for Rehabilitation," broad guidelines designed to encourage the preservation of a structure's significant historic features.

Another key provision of the Economic Recovery Tax Act of 1981 is the Accelerated Cost Recovery System (ACRS). This provision eliminates the former class-life method of depreciation, substituting a fixed cost recovery period of 15 years regardless of the expected life of the building. Applying retroactively to properties placed in service after 31 December 1980, the ACRS is available for new construction or for the rehabilitation of old buildings. Taxpayers who claim the 25%, 20% or 15% ITC may also claim deductions via the ACRS; however, owners claiming the tax credit are limited to a straight-line method of depreciation over the 15-year period.

The law provides further impetus for rehabilitation of certified historic structures by exempting certified rehabilitations from basis reduction. Only

taxpayers electing the 25% ITC for certified rehabilitation are allowed to depreciate full rehabilitation expenditures; those claiming the 20% or 15% ITC are required to subtract the amount of the credit from the basis of the property before depreciating.

The recapture problems associated with early disposal of real estate under the previous tax provisions are alleviated under the new law. If a property is held for more than five years, no recapture of the ITC will occur; 100% recapture will occur if a property is held for less than one year after the rehabilitated structure is placed in service. For buildings held between one and five years, the amount subject to recapture will be reduced by 20% a year. In addition, as neither the investment tax credit nor the straight-line method of cost recovery is considered a tax preference item, taxpayers investing in certified rehabilitations are no longer subject to the minimum tax penalty.

Former tax incentives for rehabilitation, including the 10% ITC (Internal Revenue Code Sec. 38 and 48), 5-year amortization (IRC Sec. 191) and accelerated depreciation (IRC Sec. 167(o)) were repealed as of 1 January 1982, as was the disincentive provision denying accelerated depreciation for the cost of new construction on the site of a demolished, certified historic structure (IRC Sec. 167(n)). The disincentive provision denying costs or losses incurred in the demolition of a certified historic structure as current expenses (IRC Sec. 280B) remains in force.

Qualified expenditures incurred in certified rehabilitation prior to 1 January 1982, may qualify for the previous tax provisions (either the 10% ITC plus accelerated depreciation or the 5-year amortization). However, in situations where costs are incurred before and after the transition date, both old and new methods must be used. Current provisions must be used for expenditures made after 31 December 1981, while the old incentives will apply to qualified costs incurred before 1 January 1982.

Sources of Funding

The purpose of this section of the report is to summarize the principal sources of funding and the appropriate incentives available for the Santa Fe Neighborhood.

The identified sources include local, state and federal programs which can be combined with private funding to restore the historic area.

The Missouri Neighborhood Assistance Program (NAP)

This program leverages resources from the business community that would be very beneficial to the Santa Fe neighborhood. The 1977 Missouri legislature passed the Neighborhood Assistance Act (sections 32.100 - 32.125, V.A.M.S., 1978 supplement) establishing a program that would permit the granting of tax credits to certain business firms who contribute to neighborhood organizations or who engage in activities which tend to upgrade impoverished areas. Although the Act was passed in 1977, it did not become effective until January 1, 1978. Therefore, there is limited project experience with the Act. Regulations to guide businesses in utilizing the Act and to specify in greater detail the procedures necessary will be developed by the State of Missouri, Community Development Division, with the assistance of the State Revenue Department. The regulations will also develop standards and criteria for the approval or disapproval of proposed programs.

The Neighborhood Assistance Program is a proposal to give greater flexibility to local interest to help solve local problems. It does not involve any use of direct local, state or federal financial resources; rather, the incentive is provided in the form of a tax credit for businesses participating in

approved programs in authorized areas. One of the principal advantages to this type of program are the local involvement, selection, planning and control of projects designed to meet specific local needs. This enables a close coordination between private efforts under this program and other public and private plans and programs. It also allows for greater responsiveness to the specific needs that may be identified within a targeted neighborhood area.

The program actually permits for profit business firms to directly undertake programs or to fund programs being undertaken by authorized agencies in designated areas, and to receive state corporate income tax credit of 50% of their costs, and in some cases, up to 70%. This is a substantial incentive, particularly to large, established business firms that already have a corporate policy of allocating a portion of funds to charitable, civic and related causes. This program enables them to participate in a civic activity of their own design; that may benefit the overall area in which they are located and which gives them a substantial tax credit for such participation.

Successful use of the program will require creative and innovative thinking from local leaders and businessmen to identify potential projects; and will require diligent planning and organizing to see the program through. However, the Act is quite flexible in terms of programs that would qualify under the Act, so that innovation is possible and encouraged.

Analysis of the Neighborhood Assistance Act

Under the Act, business firms which engage in approved activities of providing neighborhood assistance, job training or education for individuals, community services, or crime prevention in an "impoverished area" may receive a tax credit against state corporate income taxes otherwise due and owing. The business can qualify either by developing, proposing and running the program or by contributing to a designated neighborhood organization which is already administering an approved program. (section 32.110)

Eligible Business Firms: An eligible business firm may include any for profit business entity authorized to do business in the State of Missouri and subject to state income tax, or an insurance company paying an annual tax on its gross premium receipts, or an express company which pays an annual tax on its gross receipts (section 32.105(1)). A Local Development Corporation (LDC) or other corporation organized under the Missouri General Not For Profit Corporation Law would not qualify since it would pay no state income tax and could receive no tax credit benefits under the Act.

Definition of "Impoverished Areas": Since programs can be operated only in "impoverished areas," the statutory definition of this term is of prime importance. An impoverished area is any area designated as a "blighted area" under subdivision (2) of section 353.020, RSMo. (Any area designated as blighted for Chapter '353' status should also be eligible for development of a Neighborhood Assistance Program.) Any other area which is certified as an "impoverished area" by the Community Development Division of the Missouri Department of Consumer Affairs, Regulation and Licensing (CARL) and approved by the Governor may also be eligible under this program. The Community Development Division regulations will have to specify the procedures for certification and the substantive standards and criteria for determining whether an area is "impoverished." The criteria will undoubtedly include census data and current indices of social and economic conditions (e.g. unemployment rate), but it is hoped that a broad spectrum of qualifying criteria will be developed so that commercial and industrial as well as residential areas can be included.

Eligible Neighborhood Organizations: A neighborhood organization (which may receive contributions under the Act) includes any organization performing

community services in an impoverished area and:

- (a) holding a ruling from the Internal Revenue Service that the organization is tax exempt; and
- (b) incorporated in the State of Missouri as a not for profit corporation under the provisions of Chapter 355, R.S. Mo.; or
- (c) designated as a community development corporation under the provisions of the Economic Opportunity Act of 1964.

The definition requires compliance in two ways: 1) performing "community services" and, 2) one of the above. "Community services" are defined as any type of counseling and advice, emergency assistance or medical care, furnished to individuals or groups in an impoverished area.

Eligible Program Activities: Qualifying programs under the Act include "community services", as defined above and "crime prevention" (any activity which aids in the reduction of crime in an impoverished area); "education" (any type of scholastic instruction that enables an individual to acquire vocational skills so that he can become employable or be able to seek a higher grade of employment); and "neighborhood assistance" (furnishing financial assistance, labor, material, and technical advice to aid in the physical improvement of any part or all of an impoverished area). (section 32.105) The latter category would appear to be most relevant to the needs associated with the Primary Study Area.

Application Process: The business firm's proposal must be approved by the Director of the (Missouri) Community Development Division, ". . .except that, no proposal shall be approved which does not have the endorsement of the agency of local government within the area in which the business firm is engaging in such activities which has adopted an overall community or neighborhood development plan (and) that the proposal is consistent with such plan." (section 32.110) Thus, the Act requires public/private coordination to the extent that a local plan is adopted and local approval is required. The approval of the Kansas City Plan Commission and City Council would be required.

The activity proposed shall be submitted to the Director in the form of a proposal which sets forth the program details, identifies the impoverished area, sets forth an estimate of the amount of money to be invested in the program and the outlined plans for implementing the program. The Director will then determine whether or not to approve such proposal and whether the business firm's investment can more consistently meet the Act's objectives by a direct contribution to a neighborhood organization rather than through a new program. The decision of the director shall be in writing and if approved he shall state the maximum credit allowable to the business firm. (section 32.120) (Reference should be made to the sample application forms included as exhibits in this report.)

Amount of Tax Credit: The actual tax credit is granted by the Missouri Department of Revenue against taxes due by the business firm under the provisions of Chapter 143 of the Missouri Statutes - (the state income tax); or Chapter 148 - (tax on gross receipts of express companies). The amount of the credit shall not exceed 50% of the total invested during the taxable year by the business firm in approved programs under the Act. However, tax credits of up to 70% may be allowable for investment in programs where activities fall within the scope of "special program priorities" as defined in the regulations to be promulgated. Such credit may be granted to a bank, bank and trust company, national bank, savings association, or building and loan association for activities that are a part of its normal course of business. Any tax credit

not used in the period the investment was made may be carried over for the next five succeeding years until the full credit has been allowed. (section 32.115)

The business firm need not itself be in the impoverished area, only the program or activity that it intends to undertake. The firm benefits by being able to contribute or undertake a program of like dollar amount to a charitable contribution while getting a 50%-70% tax credit instead of a simple deduction. The net effect is to have contributed only half the actual amount. A further incentive is that the business firm itself can select the program and can either operate or contribute to a program operating in their area where the investment can reap promotional and civic benefits to themselves, as well as aid in the implementation of public/private planning strategies for the area.

In a related analysis, the question was asked as to whether the State of Missouri will allow the tax credit as a direct credit against the Missouri Corporation Income Tax if the contribution to the Missouri Neighborhood Assistance Program is claimed on the Federal Income Tax return as a contribution deduction of 100%. In this regard, the Missouri Department of Revenue has advised that there is no negative modification on the Missouri return for tax deductible contributions allowed on the Federal return. In other words, a Federal tax deductible contribution at 100% would have no effect on the tax credit allowed by the Missouri Department of Revenue.

In order to illustrate the relative cost of contribution to a Missouri business participating in the Neighborhood Assistance Program, an example computation is illustrated on page 9-23. The illustrative example is for a firm with \$250,000 before tax income in a single year wanting to make a \$10,000 charitable contribution. The computation shows that it would normally "cost" the firm \$5,246 to make a \$10,000 contribution, but the cost goes down to approximately \$2,485 when the contribution is made through Neighborhood Assistance. In other words, for every dollar it contributes to a non-profit agency or program, the firm would normally "spend" .52¢ but under the Neighborhood Assistance Program, it spends only .25¢. Thus, in general, the cost of a contribution to a Neighborhood Assistance Program is less than the cost of a normal charitable contribution because of the large write-off permitted on state corporate taxes.

Overview of Missouri Business Participation in the Program

In order to gain perspective of current participation of Missouri businesses in the Neighborhood Assistance Program, the Division of Community Development of the Missouri Department of Consumer Affairs, Regulation and Licensing was consulted. As a result of this interview, the following facts in this regard are presented.

- * Sears, Roebuck & Co. in St. Louis, Missouri is currently contributing \$219,000 during this fiscal year to the Urban League of St. Louis. Indications are that Sears will increase this contribution to \$300,000 during the next fiscal year. It was noted that a portion of this contribution is provided "in-kind" through the provision of building space and maintenance at no cost to the Urban League.

This is accomplished through an appraisal of fair market rent for the building provided by Sears to the Urban League, with the use of the building donated at the appraised rate. This estimated value constitutes an "in-kind" contribution. For further information, it is suggested that we contact Mr. Leland Stalker, with Sears-Roebuck & Co. in St. Louis.

- * Monsanto has been the largest cash contributor to the Neighborhood Assistance Program thus far. In St. Louis, Monsanto has donated \$300,000 over the past fiscal year to a variety of Neighborhood groups in the community. It is estimated that they have participated in six to seven neighborhood projects through the City of St. Louis. Each of the projects has an individual budget of between \$40,000-\$60,000. For further information, it was suggested that we contact Dr. Bill Symes. His telephone number is 694-4391.
- * In Kansas City, it was noted that the Commerce Bank was contributing \$30,000 this year to an Independence, Missouri Neighborhood group. Other similar contributions to a variety of neighborhood donations are being made by the following: Allis Chalmers, Butler Manufacturing and Hallmark Cards. Most of the programs are apparently targeted toward residential rehabilitation and associated projects.
- * It was also learned that technical assistance could be provided to neighborhood groups by a contributing Missouri business. However, the State of Missouri would reserve the right to approve the detailed work program to be provided as well as the qualifications of consultants and professional staff involved in the project.

It is of particular interest to note that a Missouri Business can acquire a building, donate its use to a not-for-profit neighborhood organization for their selected purposes and deduct the appraised fair market rent for that facility each year as an "in-kind" contribution under the provisions of the Missouri Neighborhood Assistance Program. Presumably this donated facility, while remaining within the ownership of the sponsoring corporation, could be utilized for any number of functions.

PROGRAM

Urban Park and Recreation Recovery Program, Heritage Conservation and Recreation Service, Department of the Interior. Authorized under the UPRR Act of 1978 Title X, Public Law 95-625.

TYPE OF ASSISTANCE

Matching project grants for rehabilitation of existing recreation facilities, innovative ways to enhance recreation opportunities, development of recreation plans, and Recovery Action Programs. Matching grants for rehabilitation are 70% federal and 30% local. As an incentive for state involvement, the federal government will match dollar for dollar the state contribution up to 15% of the approved grant. The federal share will not exceed 85% of the approved grant.

DESCRIPTION

Rehab grants (70-30) may be used for rebuilding, remodeling, expanding, or developing existing outdoor or indoor recreation facilities. Funds may not be used for maintenance or acquisition. Innovation grants (70-30) may not be used for costs of personnel, facilities, equipment, supplies and services designed to demonstrate innovative and cost-effective ways to enhance recreation opportunities at the neighborhood level. Funds may not be used for operations or maintenance. Recovery grants (50-50) may be used for resource and needs assessment, coordination, citizen involvement and planning, and program development activities. Used primarily to assist local efforts to develop priorities and strategies for overall recreation system recovery plans.

ELIGIBILITY

Cities and counties listed in the October 9, 1979 Federal Register may apply. Eligibility is based on need, economic and physical distress, and the quality and condition of urban recreation facilities and systems. Jurisdictions not on the eligibility listing may apply if these grants are in accord with the intent of the program. After October 1, 1980, Jurisdictions must have an approved Recovery Action Program on file with HCRS in order to compete for rehabilitation and innovation grants.

APPLICABILITY

The recovery grants under this program may be the most appropriate application for the Santa Fe area; however, all three aspects of the program represent viable sources of funding for neighborhood park and recreation development and improvement. Kansas City, MO is an eligible city.

OTHER INFORMATION

Headquarters:

Heritage Conservation and Recreation Service
Michael Rogers
Division of State, Local & Urban Programs
440 G Street NW
Washington, DC 20243
(202)343-5971

average range for grants:

rehab: \$12,500 - 2,100,000
innovation: \$7,000 - 669,800
recovery: \$3,350 - 175,000

State HPO

Fred A. Lafser, Director
Dept. of Natural Resources
1014 Madison Street
Jefferson City, MO 65101
(341)751-4422

Regional HCRS Office
Denver Federal Center
Building 41
P. O. Box 25387
Denver, CO 80225
(303)234-2534

Program is still operating under the National Park Service; however, there is currently a moratorium on funding new projects.

PROGRAM

Neighborhood Self-Help Development under the Assistant Secretary for Neighborhoods, Voluntary Associations, and Consumer Protection, under the Dept. of Housing and Urban Development. Authorized by the Neighborhood Self-Help Development Act of 1978, Public Law 95-557.

TYPE OF ASSISTANCE

Project grants. HUD funding can only partially support the costs of project implementation. Applicants are expected to contribute self-help resources from the neighborhood and leverage appropriate to public and private sector resources.

DESCRIPTION

The purpose is to assist neighborhood organizations in undertaking housing, economic, or community development, or other conservation and revitalization projects in low to moderate income areas. A secondary purpose of the program is to increase the capacity of organizations to utilize and coordinate resources available from public and private sectors and from the residents and neighborhoods. Funds can be used only for projects that have advanced to the preparation stage of project development and are clearly tied to project implementation.

ELIGIBILITY

The criteria for applicants are: (1) an existing voluntary neighborhood organization; (2) broadly representative of area in which project is to be located; (3) accountable to neighborhood residents; (4) proven record or demonstrable capacity for developing resources for and implementing conservation and revitalization projects; (5) incorporation as a nonprofit organization; (6) board of directors composed chiefly of elected persons other than paid staff; (7) auditable financial records. Applications are available from and approved by HUD headquarters. Letter of certification from the chief elected local government official is required.

APPLICABILITY

To encourage local creativity in meeting neighborhood needs, there are very few restrictions on the use of funds. The community development and revitalization projects of the Santa Fe Project are appropriate. Ineligible activities are: (1) planning functions not directly related to project implementation; (2) public works projects not specifically associated with the project being funded; (3) operating social services; (4) economic development which will not primarily benefit the neighborhood residents; (5) operating costs of a community group not specifically associated with the funded project.

OTHER INFORMATION

Headquarters:

Program Support Division
Office of Neighborhood Development
HUD
451 7th Street, N.W.
Washington, DC 20410
(202)755-7979

Neighborhood and Consumer
Affairs Representative

Deadlines vary - announcements are in the Federal Register or available from Headquarters.

Steve Israelite
KC Regional HUD Office
300 Federal Office Bldg.
911 Walnut St.
Kansas City, MO 64106
374-2661

The Regional Office has budgeted zero dollars for FY '82 and is not taking on any new projects; however, Mr. Israelite is willing to discuss alternatives with neighborhoods who seek assistance.

PROGRAM

Mini-Grant Program, ACTION. Authorized under the Domestic Volunteer Service Act of 1973, Public Law 93-113.

TYPE OF ASSISTANCE

Mini-project grants up to \$5,000. Grants over \$2,000 must be accompanied by a dollar-for-dollar match of non-federal funds for each dollar over \$2,000.

DESCRIPTION

The purpose is to provide small amounts of money to local public and private nonprofit organizations for mobilizing relatively large numbers of part-time, uncompensated volunteers to work on human, social, and environmental needs, particularly those related to poverty.

ELIGIBILITY

State or local governments or public or private nonprofit institutions are eligible.

Sponsors applying for ACTION mini-grant should initially coordinate development of a proposal with the state program office. Application is made through the state office.

APPLICABILITY

See Special Volunteer Programs.

FY '82 funding for Missouri is \$7,500. This money has already been committed. Application on hand.

OTHER INFORMATION

Headquarters:

Director, Office of Volunteer Citizen Participation
Suite 907
ACTION
806 Connecticut Ave., N.W.
Washington, DC 20525
(202)254-7262

Regional ACTION Office
Two Gateway Center
Suite 330
4th and State
Kansas City, KS 66101
758-4486

no deadlines

Title I flexible funds for this program have been rescinded by Congress.

PROGRAM

Special Volunteer Programs (Demonstration Grants) under the federal agency ACTION. Authorized under Domestic Volunteer Service Act of 1973, Public Law 93-113.

TYPE OF ASSISTANCE

Project grants.

DESCRIPTION

The purpose is to strengthen and supplement efforts to meet a broad range of human, social, and environmental needs, particularly those related to poverty, by encouraging and enabling persons to perform volunteer services. The grants support innovative projects which can be tested and possibly replicated. Grantees cannot use funds for religious, labor or anti-labor, or political activities.

ELIGIBILITY

State and local government agencies and private nonprofit organizations are eligible. The organizations must be concerned with human, social, and environmental problems and must be capable of administering federal funds.

Availability of grants are announced periodically in the Federal Register. Unsolicited applications should be submitted to headquarters.

APPLICABILITY

Appropriateness of this program to the Santa Fe project may be somewhat limited; however, there is a potential opportunity to receive funding for mobilizing community involvement.

Examples of funded projects: Demonstration grants have been awarded to projects using volunteers to: (1) organize community residents and assist them in planning, developing, and implementing businesses in the local community; (2) assist low-income persons in taking advantage of weatherization assistance available. An innovative program utilizing volunteers to assist in commercial and neighborhood revitalization may be eligible for funding.

OTHER INFORMATION**Headquarters:**

Policy Development Division
Office of Policy and Planning
ACTION
806 Connecticut Ave., N.W.
Washington, DC 20525
(202)254-8420

Regional ACTION Office
Two Gateway Center
Suite 330
4th & State
Kansas City, KS 66101

Title I flexible funds for this program have been rescinded by Congress.

PROGRAM

Weatherization Assistance for Low-Income Persons, Department of Energy. Authorized under the Energy Conservation and Production Act, Public Law 94-385; the Department of Energy Organization Act, Public Law 95-91; the National Energy Conservation Policy Act, Public Law 95-619.

TYPE OF ASSISTANCE

Project grants. No matching is required.

DESCRIPTION

The purpose of the program is to assist low-income persons with insulating their dwellings to conserve energy and to aid those least able to afford higher utility costs. Funds may be used to install weatherization materials such as weather-stripping and storm windows, and to modify furnaces for better efficiency. 30% of each grant may be used for program support costs such as tools and equipment and on-site supervisory personnel. Up to 10% of each grant may be used for administrative expenses.

ELIGIBILITY

States may apply, but in the event that a state doesn't apply, a unit of local government or a Community Action Agency within the state becomes eligible to apply.

All low-income households are eligible to receive weatherization assistance.

APPLICABILITY

After a notice and a public hearing, the state must adopt a plan describing the proposed funding distribution and recipients. The plan must accompany the grant application. Projects under this program may assist Santa Fe developers in minimizing dislocation of residents. Funding for weatherization may be granted as one component of overall rehabilitation.

OTHER INFORMATION

Headquarters:

Weatherization Special Projects Office
Conservation and Solar Energy
Department of Energy
Forrestal Building
Washington, DC 20585

Donna Chandler
Regional Representative
324 E. 11th Street
Kansas City, MO 64106
374-3815

Ron Wyse
Division of Energy
Dept. of Natural Resources
Jefferson City, MO 65102
(314)751-4000

The U.S. Dept. of Energy awards grants to states, which in turn award grants to local agencies, public and private. In Kansas City, the program is operated through Urban Affairs (contact Jerry Schecter).

As of September 30, 1981, the weatherization program will no longer be offered or funded by DOE. Consequently, the Kansas City operations are in the process of closing out all weatherization grants. Whether the program functions and monies will be transferred to another agency is not yet known - pending on Congressional budget and appropriations.

State applications are due within 90 days of eligibility notification.

PROGRAM

Section 312/Rehabilitation Loans under Community Planning and Development, HUD. Authorized under the Housing Act of 1964, Public Law 88-560.

TYPE OF ASSISTANCE

Direct Loans. Priority consideration is given to communities using Community Development Block Grants. Funds are allocated by formula based on three factors: (1) community development and housing need; (2) priority being placed on rehabilitation; (3) capacity to commit program funds. Loans have up to 20 year maturity. 3% interest rate.

DESCRIPTION

The purpose is to promote the revitalization of neighborhoods by providing funds for rehabilitation of residential, commercial, and other nonresidential properties. Properties must be brought up to at least the local code standards.

ELIGIBILITY

Residential or nonresidential property owners or tenants of non-residential property in neighborhood development, urban renewal, or code enforcement areas, CDBG areas, or urban homesteading areas. Priority is given to low to moderate income persons. Applicant must have the ability to repay and the loan and security for the loan must be adequate.

APPLICABILITY

The program is most appropriate for Santa Fe if the area is considered a federally assisted code enforcement area or an urban renewal area or a CDBG area or an urban homesteading area. Santa Fe qualifies since it has been targeted by the city as an NSA.

OTHER INFORMATION

Headquarters:

Community Planning and Development
Office of Urban Rehabilitation and Community Reinvestment
HUD
Washington, DC 20410
(202)755-5970

Application must be submitted while a federally assisted project is being carried out.

The office is waiting final resolution regarding 312 loans. It is anticipated that there will be no new appropriations.

Clyde Kempe
Bill Boyd
K.C. Regional HUD Office
300 Federal Office Building
911 Walnut Street
Kansas City, MO 64106

maximum residential loan = \$27,000 per unit

maximum nonresidential loan = \$50,000

HUD Minimum Design Standards for Rehabilitation in HUD Handbook 4940.4

PROGRAM

Urban Development Action Grants under Community Planning and Development, HUD. Authorized by Title I of the Housing and Community Development Act of 1974, Public Law 93-383 (amendments in 1977 and 1979).

TYPE OF ASSISTANCE

Project grants. Projects which include financial assistance from the state or other public entities receive priority consideration. No activity will be funded unless there is a firm commitment of private resources to the proposed project. Private funding must be secured at a ratio of 2.5 (private) to 1 (federal).

DESCRIPTION

The purpose is to assist severely distressed cities and urban areas in alleviating physical and economic deterioration through economic development and neighborhood revitalization, job creating, and strengthening the tax base. Funds may be used for activities eligible under the Community Development Block Grant program as well as to support new housing construction. Funds may not be used for planning the project or for developing the application.

While the Block Grant program is well-suited to provide communities with a basic level of assured, ongoing financial support for fundamental community and economic development activities, the Action Grant program is a strategic, complementary tool which can be used to:

- (a) provide "front-end" funding (immediately available start-up money) that allows communities to capture and leverage significant private investments;
- (b) respond to unique, perhaps one-time opportunities while they are current, and,
- (c) make substantial resources available when needed to join other Federal departments in meeting distressed cities' reinvestment needs.

ELIGIBILITY

Distressed cities or urban counties which meet the following criteria may apply: (1) minimum standards of physical and economic distress; (2) demonstrated results in providing housing for low to moderate income persons; (3) demonstrated results in providing equal housing and employment opportunities to minorities and low moderate income persons.

Applicant must submit a Request for Determination of Eligibility.

APPLICABILITY

The Santa Fe developers working with the city or the county should be able to receive monies under UDAG funding.

Examples: The City of Boston received an action grant for land acquisition, and site preparation. San Antonio received a grant for land acquisition and retail space for minority entrepreneurs as part of a comprehensive revitalization project.

FY '82 funding = \$500 million

OTHER INFORMATION

Headquarters:

Margaret B. Sowell
Deputy Director
Office of Urban Development Action Grants
Community Planning and Development
HUD
451 7th Street, SW
Washington, DC 20410
(202)472-3947

Regional HUD Office
300 Federal Office Bldg.
911 Walnut Street
Kansas City, MO 64106

Deadline for metropolitan cities or urban counties is the first month of each quarter (January, April, July, October).

Additional information, definition of "distressed community" on hand.

PROGRAM

Economic Opportunity Loans for Small Business (EOL) under the Small Business Administration. Authorized by the Small Business Act, Public Law 93-386.

TYPE OF ASSISTANCE

Direct loans; guaranteed/insured loans; immediate participation loans; advisory services and counseling.

DESCRIPTION

The program provides loans up to \$100,000 with maximum maturity of 15 years to small businesses owned by low-income or socially or economically disadvantaged persons. Funds may be used to assist in establishing, preserving, and strengthening small businesses. Funds may not be used for publishing media, non-profit enterprises, speculators in property, lending or investment enterprises, or for real property held for investment purposes.

ELIGIBILITY

People with income below basic needs or people who have been denied the opportunity to acquire business financing through normal lending channels due to social or economic disadvantage.

Applications are filed in the field offices serving the area in which the business is or will be located. Required information: statement of personal history; personal financial statement; company financial statements; summary of collateral.

APPLICABILITY

Loans available to individuals under this and similar programs will probably be crucial to the commercial revitalization component of the Santa Fe project. Such a program provides business opportunities otherwise not available to those in the community. Santa Fe developers have much to gain by educating area businessmen and potential businessmen of such SBA programs.

OTHER INFORMATION

Headquarters:

Director, Office of Financing
SBA
1411 L Street, N.W.
Washington, DC 20416
(202)653-6570

SBA Regional Office
911 Walnut Street
24th Floor
Kansas City, MO 64106
374-7000

Literature available from field offices:

Economic Opportunity Loan Programs (OPI-22)

Key Features of SBA's Principal Lending Programs (OPI-7)

PROGRAM

Small Business Loans (Regular Business Loans - 7 (a) Loans)
under the Small Business Administration. Authorized under the
Small Business Act, Public Law 85-536.

TYPE OF ASSISTANCE

Direct loans; guaranteed/insured loans, including Immediate
Participation Loans.

DESCRIPTION

The purpose is to aid small businesses which are unable to obtain
financing in the private credit marketplace. Funds may be used
to construct, expand, or convert facilities; to purchase building
equipment or materials; for working capital. Funds may not be
used to indiscriminately relocate businesses or to pay off loans
to an unsecured creditor who is in a position to sustain loss.

ELIGIBILITY

A small business which is independently owned and operated and
which is not dominant in its field, excluding gambling establish-
ments, publishing media, nonprofit enterprise, speculators in
property, leading or investment enterprises, and real property
held for investment purposes.

APPLICABILITY

This program is especially appropriate for Santa Fe businessmen
and potential businessmen to rehabilitate existing structures for
commercial use.

OTHER INFORMATION

Director, Office of Financing
SBA
1441 L Street, N.W.
Washington, DC 20416
(202)653-6570

Regional SBA Office
911 Walnut St.
24th Floor
Kansas City, MO 64106
374-7000

PROGRAM

State and Local Development Company Loans (501 and 502 Loans)
under the Small Business Administration. Authorized under the
Small Business Investment Act of 1958, Public Laws 85-699.

TYPE OF ASSISTANCE

Direct loans; guaranteed insured loans. Usually 10% of the
project cost must be provided by the local development company.
The 10% may be obtained from the sale of securities or from
membership fees to local people or from Community Development
Block Grants. Loans to local CDCs are generally on a progress
payment basis.

DESCRIPTION

The purpose is to make federal funds available to state and local
development companies to provide long-term financing to small
business concerns located in their areas. Loans to state develop-
ment companies are used to assist small businesses with equity,
capital, and long-term financing. Loans to local development
companies are used to purchase land, buildings, machinery, and
equipment, or for constructing, expanding, or modernizing buildings.
Local development companies cannot provide small businesses with
working or refinancing capital. Loans to states up to 20 years;
to local development companies up to 25 years.

ELIGIBILITY

A state development company must be incorporated under a special
state law with the authority to assist small businesses throughout
the state.

*** Loans are available to local development companies which are
incorporated under the general state statute, either on a profit
or nonprofit basis, for the purpose of promoting economic growth
in a particular community within the state.

APPLICABILITY

Impact Development should qualify as a recipient for monies to be used for commercial redevelopment of the Santa Fe Area. This program is an outstanding one for both rehabilitation and revitalization.

Application should include the development company's charter, by-laws, list of membership, and all prescribed financial data.

OTHER INFORMATION**Headquarters:**

Office of Financing
SBA
1441 L Street, N.W.
8th Floor
Washington, DC 20416

SBA Regional Office
911 Walnut Street
24th Floor
Kansas City, MO 64106
374-7000

Funding can potentially be used as an incentive for businesses to rehabilitate buildings or to relocate their facilities.

No deadlines

1981 direct funds have been exhausted. It is anticipated that direct funds for these programs will be reduced or eliminated in FY '82.

Application for Certification
as a Certified Development Company on hand.

PROGRAM

Appropriate Energy Technology: Small Grants Program for Region VII,
Department of Energy. Authorized under Energy Research and
Development Administration Appropriation Authorization of 1977,
Public Law 95-39.

TYPE OF ASSISTANCE

Project grants up to \$10,000 for Concept Projects, up to \$50,000
for Development and Demonstration Projects.

DESCRIPTION

The purpose of the program is to encourage research and development
of small scale technologies. Funds are provided for a wide range
of projects that fall into three categories: (1) Concept Develop-
ment - ranging from new concepts of energy sources to new applica-
tions of existing procedures and systems; (2) Development - including
design, assembly, and laboratory testing to determine the feasibility
and application of a concept; (3) Demonstration - testing a
technology under operating conditions to show that its commercial
application is feasible.

ELIGIBILITY

Individuals, small businesses, nonprofit organizations, local
agencies may apply.

APPLICABILITY

Application to the Santa Fe Project is somewhat limited; demonstra-
tion grants may be a possibility if the developers use innovative
technologies in the rehabilitation commercial and housing structures
that can then be tested under operating conditions.

For example, under the category of Conservation Projects, funds
may be awarded for innovations in building design and construction
methods, building products and materials, lighting, waste heat
recovery, recycling and reclamation of energy.

OTHER INFORMATION

Application deadline April 20.

Appropriate Technology Program
U.S. Department of Energy
324 E. 11th Street
Kansas City, MO 64106
374-3481

Dwain H. Skelton, Director
Office of Program Operations
Dept. of Energy
324 E. 11th St.
Kansas City, MO 64106
374-2061

Application on hand.

Projects must be small in scale; conserve non-renewable energy; use
renewable resources; be simple to install, operate, and maintain;
use local labor and local resources; be environmentally sound.

Ron Wyse
Mo. Dept. of Natural Resources
Division of Energy
P. O. Box 176
Jefferson City, MO 65102
(314)751-4000

PROGRAM

Young Adult Conservation Corps - Grants to States under the Forest
Service, Department of Agriculture, Dept. of Interior. Authorized
under the Youth Employment and Demonstration Project Act of 1977,
Public Law 95-93.

TYPE OF ASSISTANCE

Project grants. Fund allocations are based upon the total youth
population within each state. State YACC programs will be 100%
funded and do not require matching funds.

DESCRIPTION

The main purpose is to provide employment and other benefits to youth who would otherwise not be productively employed by using their services in conservation work and other projects on federal and non-federal public lands and waters. Funds may be used for operating costs, enrollee wages and benefits, recruitment and selection and placement, transportation, annual capital replacement, start-up costs (including rehabilitation, construction, purchasing real property, equipment, furnishing, and initial planning).

ELIGIBILITY

All states may apply. Private nonprofit organizations, local governments, and public agencies which have been in operation at *** least 2 years may apply to the state for a YACC sub-grant or contract.

Preapplication conference is recommended but not required. All applications must be submitted by the governor's designated agency to the regional representative.

Youths between the ages of 16 and 23 who are unemployed can be recruited.

APPLICABILITY

The value of involving youth with the Santa Fe project under this program is the same as that under the YCC program; however, the YACC program is probably more applicable since Impact can apply directly to the state for sub-grants or sub-contracts.

OTHER INFORMATION

Deadline: July 1

Headquarters

James M. Rawlinson, Human Resources Prgms.	Regional Office
Forest Service	Clark Building
Dept. of Agriculture	633 West Wisconsin Ave.
P. O. Box 2417	Milwaukee, WI 53203
Washington, DC 20013	(414)224-3640
(202)447-7783	

YACC is operated under a tripartite agreement among the departments of Labor, Agriculture, and Interior. Enrollees are involved in all types of conservation work; including development, rehabilitation, and maintenance of recreational facilities and clerical work to support conservation efforts.

YACC Program is scheduled to be phased out by September 30, 1982.

PROGRAM

Youth Conservation Corps-Grants to States under the Forest Service, Department of Agriculture, Department of Interior. Authorized under Youth Conservation Corps Act of 1970, Public Laws 91-378, 92-597, and 93-408.

TYPE OF ASSISTANCE

Project grants. States may receive grants for up to 80% of the cost of a project from the federal government. Payments may be in the form of partial advances or reimbursements.

DESCRIPTION

The purpose is three-fold: (1) accomplish needed conservation on public lands; (2) provide employment for 15 to 18 year olds; (3) develop appreciation and understanding in participating youths of the nation's natural environment and heritage. Grants are awarded to assist states in meeting the costs of projects for the employment of young people to develop, preserve, and maintain non-federal public lands and waters within the states. Funds are not available for construction other than to provide necessary temporary facilities or necessary renovation or modification of existing facilities.

OTHER INFORMATION

Headquarters:

Director, Office of Technical Assistance
EDA
Dept. of Commerce
Washington, DC 20230
(202)377-5111

Regional EDA Office
909 17th Street
Suite 505
Title Bldg.
Denver, CO 80202

Applicant should coordinate with the regional EDA office serving the state. Applications are subject to state and areawide clearing-houses. An environmental impact statement as well as an assessment is necessary for this program.

No deadlines.

Representative serving Missouri:

Forrest Koch
1114 Market Street
Suite 648
St. Louis, MO 63101
(314)425-4312

FY '82 appropriations: \$8 million

Jackson County is an EDA designated area.

PROGRAM

Grants to States for Supplemental and Basic Funding of Titles I, II, III, IV, and IX Activities (Section 304 Grants) under the Economic Development Administration, Dept. of Commerce. Authorized by the Public Works and Economic Development Act of 1965, Public Law 89-136.

TYPE OF ASSISTANCE

Project grants and direct loans. Supplemental grants or loan funds may be used by the governor to supplement any EDA grant or loan authorized under the titles above. Governors may also authorize direct grants or loans under these titles. State must make a contribution of at least 25% of the 304 funds used for grants or loans.

DESCRIPTION

To provide funds which will enable governors to select projects needed to initiate or enhance long-term economic growth in areas where such growth is lagging. Funds may be used for public works, industrial parks, access roads, public tourism facilities, vocational schools, business development loans, and technical assistance.

ELIGIBILITY

States and local subdivisions may apply. Public and private non-profit organizations representing a designated redevelopment area or a designated economic development center are eligible to receive public works grants and loans.

APPLICABILITY

Any project meeting EDA criteria may be eligible to receive a funding from the state. Funds may be used to supplement local EDA money. Qualified projects must fulfill a pressing need in an area and must improve opportunities for establishment or expansion of commercial facilities, assist in creating additional long-term employment opportunities, or benefit the long-term unemployed and low-income families.

OTHER INFORMATION

Headquarters:

Director, Office of Public Investments
EDA
Dept. of Commerce
Washington, DC 20230
(202)377-5265

EDA Regional Office
909 17th Street
Title Bldg., Suite 505
Denver, CO 80202
(303)837-4717

Preapplication conference is required.

The State Economic Development Representative will meet with applicant to go over procedures.

No deadlines

Representative
Forrest Koch
1114 Market Street
Room 648
St. Louis, MO 63101
(314)425-4312

This program is scheduled to be deleted.

PROGRAM

Design Arts under the National Endowment for the Arts, National Foundation on the Arts and the Humanities. Authorized by NFAH Act of 1965, Public Laws 89-209, 93-133, 90-348, 91-346, 94-462.

TYPE OF ASSISTANCE

Matching grants, at least dollar-for-dollar with non-federal funds.

DESCRIPTION

The program provides grants for projects, including research, professional education, and public awareness in architecture, urban, interior, fashion, industrial, and environmental design, and landscape architecture. There are no funds for construction; however, funds are available for urban planning, neighborhood design, central business district design, and park and open space design.

ELIGIBILITY

Nonprofit organizations, state and local governments, state art agencies, as well as individuals with exceptional talent may apply. Application guidelines and forms are available upon request from the headquarters.

APPLICABILITY

A program to enhance public awareness in architecture and urban design seems most appropriate for the Santa Fe Project. This could be a stepping stone to creating the kind of community involvement that will be necessary to receive funding under other programs. Another potential application for additional restoration research and revitalization planning that will be part of Phase II.

Examples of funded projects: 1) study exploring the possibility of restoring the Bangor Maine Opera House; 2) development of strategy for revitalizing the oldest commercial area in Lincoln, NE.

OTHER INFORMATION

Deadline: different deadlines for various projects. Up-to-date information is available from headquarters.

Headquarters:

Director, Design Arts Program
NEA
2401 E Street, N.W.
Washington, DC 20506
(202)634-4276

Funding level for FY 82 is uncertain.

Application on hand.

PROGRAM

Museums and Historical Organizations Humanities Projects under the National Endowment for the Humanities funded by the National Foundation on the Arts and the Humanities. Authorized by the NFAH Act of 1965, Public Law 89-209.

TYPE OF ASSISTANCE

Project grants for planning and implementation support. Average grant awarded for interpretive programs = \$20,000. Significant cost sharing by the grantee institution may be required.

DESCRIPTION

The general purpose of the program is to provide financial assistance to museums and historical organizations to implement effective and imaginative programs which convey and interpret knowledge of America's and other nations' cultural legacies to the general public. Support is available for internal institutional assessment, short and long term exhibits, sharing collection resources, historic site interpretation, and courses of study.

ELIGIBILITY

State and local governments, nonprofit museums, historical organizations, historic sites, and other institutions capable of implementing public programs in the humanities may apply. Applicants should submit a preliminary draft of a few pages at least one month prior to the deadline. Application guidelines and forms are available upon request.

APPLICABILITY

The most appropriate application for the Santa Fe Project is the category for historic site interpretation. A project designed to inform the public of the historical and cultural significance of a site or area may receive funding under this program. Another possible application is the planning and assessment for making Impact Development a historic preservation resource center for the Santa Fe area.

Example: Grant was awarded for public projects in conjunction with the Stonewall Jackson House in Lexington, VA, interpreting Jackson's life in the context of Lexington's history.

OTHER INFORMATION

Deadline: July 15 or January 15

Headquarters:

Division of Public Programs
National Endowment for the Humanities
Washington, DC 20506
(202)724-0327

PROGRAM

Youth Projects under the National Endowment for the Humanities, National Foundation on the Arts and the Humanities. Authorized by NFAH Act of 1965, Public Law 89-209.

TYPE OF ASSISTANCE

Project grants for: 1) planning and/or pilot projects; and
2) major projects.

DESCRIPTION

To support humanities projects which provide educational opportunities beyond those of in-school programs for large groups of young people under the direction of experienced professionals. Grants are awarded for research, education, film, and community projects in one or more of the humanities fields. Funds may be used for salaries, consultant fees, clerical support, travel, supplies and materials, and rental of space and equipment.

ELIGIBILITY

State and local governments and nonprofit organizations may apply. Projects may be sponsored by educational, cultural, scholarly, civic, or media, or youth organizations.

For major project grants, a preliminary proposal should be submitted at least 6 weeks prior to application deadline. Application forms and proposal guidelines will be provided if preliminary draft indicates sound basis for application.

APPLICABILITY

The most likely application is for projects designed specifically for young people to encourage them to become more aware of and involved in Santa Fe's rich history.

Example: In Atlanta, a grant award expanded a CETA program for young people to include work in local history. Youths researched an important historic neighborhood and prepared tours and brochures on the neighborhood's history.

OTHER INFORMATION

Deadlines: preliminary proposals = December 1
major project grants = January 15
planning and pilot grants = April 15

Application material on hand.

Headquarters:

Director, Office of Youth Programs
MS 103
NEH
Washington, DC 20506
(202)724-0396

PROGRAM

Neighborhood Housing Services, a home and neighborhood improvement program promoted and established by the National Neighborhood Reinvestment Corporation, formerly the Urban Reinvestment Task Force. The Housing and Community Development Act of 1978 makes NNRC a public, nonprofit corporation with direct Congressional funding. Directors of the agency are the heads of the federal financial regulatory agencies.

TYPE OF ASSISTANCE

Organizing and funding NHSs until they are incorporated and established as independent organizations. Conferences and seminars for board members and staff directors of NHSs. Training programs for rehab specialists. Support services: materials, newsletter, annual meetings, etc. NHSs provide rehabilitation and financial counseling and assistance to neighborhood residents.

DESCRIPTION

Neighborhood Housing Services are local, private, nonprofit organizations based on partnership of citizens, city officials, and lending institutions. The city government makes public improvements in the targeted neighborhood; lending institutions provide funds to operate the NHS; area residents take an active role in operating the NHS and promoting the program in the neighborhood.

ELIGIBILITY

A city that wants an NHS must enter into a development contract with NNRC, which then hires a local coordinator and conducts a series of meetings with residents, city officials, and lenders. Once an NHS incorporates, it is legally an independent organization. Kansas City has a Neighborhood Housing Service.

APPLICABILITY

Santa Fe residents can receive housing and loan counseling from the NHS staff. Qualified applicants can receive home improvement and mortgage loans from the lending institutions in the partnership. An important element is a special loan fund established by the NHS for residents who do not have access to commercial credit or do not qualify for bank loans. The NHS has the flexibility to adjust interest rates and repayment schedules to meet individual needs.

OTHER INFORMATION

Local NHS Executive Director:

Nancy L. Seelen
3944 Forest
Kansas City, MO 64110

National Headquarters:

1120 19th Street, N.W.
Washington, DC 20036

NNRC also operates a Neighborhood Preservation Projects program, which has some demonstration funds to encourage innovative projects.

To contact the federal financial regulators or their district offices, request addresses or phone numbers from the Federal information Center.

Informational brochures on hand with application.

Neighborhood Reinvestment Corporation
1700 G Street, NW
Washington, DC 20552
(202)377-6360

Jan Janis, Chairman
Timothy S. McCarthy
Associate Director
for Communications

PROGRAM

Endangered Properties Program, National Trust for Historic Preservation, a private nonprofit organization chartered by Congress in 1949.

TYPE OF ASSISTANCE

Loans and limited grants. Emphasis is given to solutions or programs that ultimately return capital to the trust fund for reuse on behalf of other endangered properties.

DESCRIPTION

The purpose of the program is to respond to genuine and immediate threats to significant landmarks. Funds provide the National Trust and communities throughout the country with greater capacity to protect the nation's most distinctive properties.

ELIGIBILITY

Government entities, profit and nonprofit corporation, associations, and individuals may apply. To be eligible for funds under this program, properties must be National Historic landmarks, must meet criteria for national significance, must be threatened by demolition, abandonment, adverse alteration, owner neglect, etc. Historic properties may include buildings, sites, structures, objects, districts or buildings within districts that contribute to historical significance.

APPLICABILITY

Opportunities for funding of the historic preservation component of the Santa Fe project are relatively good; however, certain criteria must be met: (1) authoritative evidence that the property is of national significance; (2) statement of the precise type of immediate threat to the property; (3) appraised value; (4) present or proposed use of the property; (5) indication of community support for or resistance to preservation of the property; (6) feasibility studies of the property; (7) name of consultant for proposed work; (8) photos of the property; (9) level of financial assistance required; (10) exact purposes for which fund assistance will be used; (11) articles of incorporation for the sponsoring organization; (12) financial statements.

OTHER INFORMATION

Headquarters:

Director, Endangered Properties Program
Office of Historic Properties
National Trust for Historic Preservation
1785 Massachusetts Ave., N.W.
Washington, DC 20036
(202)673-4000

Midwest Regional Office
407 S. Dearborn St., #710
Chicago, IL 60605
(312)353-3419 or 353-3424

Application information on hand.

PROGRAM

Inner-City Ventures Fund under the National Trust for Historic Preservation.

TYPE OF ASSISTANCE

Grants and low-interest loans. Grants will range from \$20,000 - \$50,000 and each grant will be matched by a loan from the National Trust's Preservation Revolving Fund.

DESCRIPTION

This is a newly-established financial assistance program to help nonprofit organizations involved in neighborhood revitalization. Targeted to assist 10 to 12 neighborhoods over the next year, the Fund has been established to give neighborhood groups wide latitude in establishing creative approaches to local housing problems. Funds can be used for acquisition and rehab of rental units, establishment of tenant cooperatives to buy housing units, or acquisition of vacant property for resale to area residents, etc.

ELIGIBILITY

Community organizations with the staff and board capabilities and financial resources to manage the project may apply. The organization must be able to multiply the Fund assistance several times with additional grants and/or conventional loans. Projects should demonstrate the abilities and potential of community organizations to work with city officials, preservationists, and others to undertake neighborhood revitalization projects initiated and controlled by the residents themselves. Eligible projects must be located in National Register Historic Districts or areas eligible for the National Register. Projects must directly aid low to moderate income groups, especially minorities.

APPLICABILITY

This new program provides an outstanding opportunity for Santa Fe developers to obtain funds for housing rehabilitation. Those involved with the project must pursue the planning and surveying initiated for the purpose of identifying the historic significance of the area. Recognition of this kind for the Santa Fe area is crucial for funding under several different programs. The sooner historical recognition established, the better for the Santa Fe Project.

OTHER INFORMATION

Procedures for applying are now being developed and will be available in May.

Funds will be administered by:
Neighborhood Office
National Trust for Historic Preservation
1785 Massachusetts Ave., N.W.
Washington, DC 20036
(202)673-4000

Midwest Regional Office
407 S. Dearborn Street, #710
Chicago, IL 60605
(312)353-3419, 353-3424

deadlines: July 1 and December 1

Application sent in July 1, 1981

PROGRAM

National Preservation Revolving Fund under the National Trust for Historic Preservation.

TYPE OF ASSISTANCE

Low interest loans and guarantees to nonprofit and public agency member organizations of the National Trust. These low interest loans are short-term (1-5 years) with repayment commencing within 15 months. Most are challenge loans which require the recipient to provide some ratio of matching funds determined on a case by case basis.

DESCRIPTION

Funds are used to assist organizations in establishing and operating local revolving funds within districts or areas of recognized historical and architectural significance.

ELIGIBILITY

Nonprofit and public agency member organizations of the National Trust may apply. A concise letter of intent must be sent to the national office; an application will be forwarded if the staff determines that the project falls within the Fund's guidelines and purposes. Supportive material should be included.

APPLICABILITY

The National Fund is itself primarily a revolving fund with somewhat limited resources. Prototype projects are supported -- for example, the initiation of local revolving funds where no such programs have previously existed or the expansion of an existing local revolving fund's undertaking. Monies may be available to support the Santa Fe revolving fund; however, the historical and/or architectural significance of the area must first be recognized, and impact as the sponsoring organization must become a member of the National Trust.

OTHER INFORMATION

Headquarters:

Office of Preservation Services
National Trust for Historic Preservation
1785 Massachusetts Ave., N.W.
Washington, DC 20036

deadlines: June 30 and December 31

Additional information and membership forms are on hand.

Midwest Regional Office
407 S. Dearborn St., #710
Chicago, IL 60605
(312)353-3419 or 353-3424

PROGRAM

Preservation Services Fund, National Trust for Historic Preservation.

TYPE OF ASSISTANCE

Grants in three areas: (1) consultant services; (2) preservation education; (3) co-sponsorship of conferences. Grants may be used to pay no more than half of the expenses. Applicant must have ability to match funds on at least a dollar-for-dollar basis from non-federal monies. Grants are dispersed in single installments.

DESCRIPTION

(1) Consultant Services - grants enable local nonprofit organizations to obtain professional advice on specific preservation projects. Consultants may represent a variety of professions, architecture, law, planning, economics, archeology, graphic design, etc. No grant will exceed \$5,000.

(2) Co-sponsored Conferences - grants to support conferences that address subjects of particular importance to historic preservation nationally or in a particular region. No grant will exceed \$1,000.

ELIGIBILITY

Nonprofit incorporated organizations and public agencies are eligible to apply. Applicants must be members of the National Trust at the associate level or above (\$25.00).

Applications are sent to the regional office responsible for the state in which the program will take place. Final approval rests with the national office.

APPLICABILITY

The most appropriate application for Santa Fe is the Consultant services category. Funding available under this program will facilitate locating and obtaining the professional advice and technical assistance required for implementing historic preservation and rehabilitation projects.

OTHER INFORMATION

Deadlines: January 31, May 31, September 30.

Midwest Regional Office
407 S. Dearborn Street, #710
Chicago, IL 60605
(312)353-3419 353-3424

National Headquarters
National Trust for Historic
Preservation
1785 Massachusetts Ave, NW
Washington, DC 20036

Consultant Services Category application on hand.

PROGRAM

State and Local Government Fiscal Assistance - General Revenue Sharing, Office of Revenue Sharing, Department of Treasury.
Authorized by the State and Local Fiscal Assistance Act of 1972, amended 1976, and Public Laws, 92-512, 94-488.

TYPE OF ASSISTANCE

Formula grants - no matching is required. Federal funds are allocated to state areas on the basis of population, tax statistics, and relative income. The state government receives one-third of the allocation and all local governments divide the remaining two thirds.

DESCRIPTION

Revenue sharing funds may be used by the recipient government for any authorized purpose following two public hearings held specifically to allow the public to discuss possible uses of the funds and a proposed budget of the funds. Notices of hearings are published in local newspapers at least 10 days in advance. These hearings or the "Public Participation Process" provide opportunities for individuals and groups to influence the distribution of revenue sharing funds at the local level.

ELIGIBILITY

State governments or general purpose local governments may apply. Any person, group, or agency may seek funds from the recipient government and participate in the two required hearings on the use of the funds.

APPLICABILITY

Preservation groups have succeeded in securing funds for their projects through the "Public Participation Process". Santa Fe developers, with community involvement and participation, could do the same.

OTHER INFORMATION

Headquarters:

Intergovernmental Relations Division
Office of Revenue Sharing
2401 E Street, N.W.
Washington, DC 20226
(202)634-5200

Phillip C. Perry
Missouri State Coordinator

Jack Kehoe
Kansas City, MO
Budget Office

Kansas City funding levels =	FY 80-81	\$11,192,000
	FY 81-82	11,421,000

Locally, the Budget Office, the Finance Department, the Finance and Audit Committee, and the City Council are involved.

Budget Workshops will be held in the Fall of '82, October and November. The City Council will hold hearings regarding the budget as part of the "Public Participation Process".

Announcements for the workshops and hearings are published in the KC Star and are distributed through the Community Development Office to neighborhood organizations.

Last year, three public hearings were held to serve north, central, and south communities.

The final adopted budget which is approved following the public hearings is also published in the paper.

PROGRAM

Special Economic Development and Adjustment Assistance Program: Long-Term Economic Deterioration (LTED), under the Economic Development Administration, Department of Commerce. Authorized under the Public Works and Economic Development Act of 1965, Public Law 89-136.

TYPE OF ASSISTANCE

Project grants for 75% of costs: a 25% matching share, cash or in-kind, is generally required.

DESCRIPTION

General purpose is to assist state and local areas in developing and implementing strategies designed to arrest and reverse the problems associated with long-term economic decline. Grants may be used for public facilities, public services, business development, technical assistance, training, and revolving fund activities.

ELIGIBILITY

Cities and counties may apply. Public and private nonprofit organizations may apply if these represent redevelopment areas designated under the PW&ED Act of 1965, economic districts established under Title IV of the Act. To receive assistance under the LTED program, an area must be an EDA designated redevelopment area. These areas are characterized by outmigration or decline of industries, erosion of tax base, loss of employment opportunities, dislocation of workers, physical deterioration, decline of economic base. Jackson County qualifies.

APPLICABILITY

Grants have been awarded for neighborhood and commercial revitalization, new construction and rehabilitation, which qualify as eligible development activities. LTED monies have also been used to establish revolving loan funds as a component of the overall adjustment strategy. Both of these applications are most appropriate for the Santa Fe Project.

OTHER INFORMATION

Headquarters:

Director, Office of Public Investment
EDA
Dept. of Commerce
Washington, DC 20230
(202)377-5265

EDA Regional Office
909 17th Street
Title Building - Suite 505
Denver, CO 80202
(303)837-4717

Preapplication conference is required with state or regional EDA representative. Applications are subject to state and areawide clearinghouses.

No deadlines

FY '82 appropriations = \$30 million

PROGRAM

Community Economic Development (Special Impact), under the Community Services Administration. Authorized by the Economic Opportunity Act of 1964, Title VII, Public Law 95-568.

TYPE OF ASSISTANCE

Project Grants. The community organization must provide at least 10% of the total budget in matching non-federal monies or gifts in kind.

DESCRIPTION

The purpose is to promote special programs of assistance to private, locally-initiated community development corporations (CDCs). Special Impact Programs include three basic categories of activities: (1) Business Development Programs to provide residents in the Impact area with opportunities for employment, community ownership, entrepreneurial and managerial training; (2) Community Development Programs to improve the area physical environment in order to provide the necessary base for business development; (3) Training, Public Service, and Social Service Programs to support or administer secondary programs in conjunction with the primary programs (#1 and 2).

ELIGIBILITY

All funds are granted directly to CDCs. To be eligible, a CDC must be incorporated, have a broad base of community support, and must be controlled by residents of the impact area to be served.

APPLICABILITY

Both the Santa Fe developers and the CDC can benefit from a cooperative relationship under this program. The special impact area and the coordination with existing programs are important criteria for evaluating proposals.

Examples: funds have been used by the New York CDC for housing renovation, and commercial leasing; funds have been used by a Los Angeles CDC for a Minority Enterprise Small Business Investment Company and a Thrift and Loan Association.

OTHER INFORMATION

Headquarters:

Administrative Services Division
Office of Economic Development
Community Services Administration
1200 19th Street, N.W.
Washington, DC 20506
(202)254-6180

CSA Regional Office
911 Walnut Street
Kansas City, MO 64106
374-2171

Deadlines vary - information available from headquarters.

State Office of Economic Opportunity
Department of Social Services
Broadway State Office Building
Jefferson City, MO 65101
(314)751-3828

PROGRAM

Mortgage Insurance for Condominiums - (234 (c) for purchase of units) and (234 (d) for construction or substantial rehabilitation of projects) under Housing, HUD. Authorized by National Housing Act 1964, Public Laws 87-70; 90-448; 91-152; 88-560.

TYPE OF ASSISTANCE

Guaranteed/insured loans to enable families to purchase units or to enable sponsors to develop projects in which units will be sold to home buyers.

DESCRIPTION

HUD insures mortgages made by private lending institutions to finance ownership of individual units or to finance the construction or rehabilitation of condominiums. Projects must contain at least 4 dwelling units.

ELIGIBILITY

All families are eligible to apply for purchasing individual unit. Eligible sponsors for construction or rehab include investors, builders, developers, public bodies, and nonprofit organizations. Pre-application with local HUD office is required. Processing time ranges from 6 to 9 months.

OTHER INFORMATION:

headquarters:
Director, Single Family Development Division
Housing
HUD
Washington, DC 20410
(202)755-6720

literature:

"Financing Condominium Housing" free
"Comparison of Cooperative and Condominium Housing" free
HUD Handbook 4580.1
"Home Mortgage Insurance - Condominium Units" free

deadlines: none for purchase (234 (c))
established on a case-by-case basis for development (234 (d))

PROGRAM

Supplemental Loan Insurance - Multifamily Rental Housing -
Section 241 under Housing, HUD. Authorized under the
National Housing Act 1968, Public Laws 90-448 and 94-375.

TYPE OF ASSISTANCE

Guaranteed/insured loans not to exceed 90% of the estimated
value of improvements or additions.

DESCRIPTION

This program provides Federal loan insurance to facilitate
financing of improvements to multifamily housing and health
care facilities. HUD insures loans made by private lending
institutions.

ELIGIBILITY

Owners of multifamily housing or facility may apply for
insured loans after conferring with HUD. Pre-application
conference with local office and environmental impact state-
ment are required.

APPLICABILITY

Loans may be used to pay for improvements to apartment
projects, nursing homes, hospitals, or group practice facili-
ties that carry FHA insured mortgages. Loans may also be
used to expand housing opportunities or provide fire and
safety equipment or movable equipment for nursing homes,
hospitals.

OTHER INFORMATION:

headquarters:
Director, Multifamily Development Division
Housing
HUD
Washington, DC 20411
(202)755-9280

literature:

HUD Handbook 4585.1
"Supplemental Loans for Project Mortgage Insure" free

deadlines:

Established on a case-by-case basis by the local HUD Field Office.

PROGRAM

Mortgage Insurance for Purchase or Refinancing of Existing
Multi-family Housing (Section 223 (f)) under Housing, HUD.
Authorized under the National Housing Act and the Housing
and Community Development Act of 1974.

TYPE OF ASSISTANCE

Guaranteed/insured loans up to 85% of estimated value.
Mortgage term from 10 to 35 years.

DESCRIPTION

HUD insures mortgages to purchase or refinance and repair
and update existing multi-family projects originally financed
with or without Federal mortgage insurance. Only moderate
rehabilitation is eligible.

ELIGIBILITY

Investors and owners, private or public are eligible.

Property must meet following criteria:

- 1) at least 5 living units
- 2) at least 3 years old
- 3) required repairs do not exceed 15% of estimated value
- 4) remaining economic life must permit at least 10 year
mortgage

OTHER INFORMATION:

headquarters:
Director, Office of Multi-family Housing Development
Housing
HUD
Washington, DC 20410
(202)755-9280

literature:
HUD Handbook 4565.1

deadlines: case-by-case basis

PROGRAM

Mortgage Insurance - Housing in Older, Declining Areas
(Section 223(e)) under HUD. Authorized under the National
Housing Act, 1968, Public Law 90-448.

TYPE OF ASSISTANCE

Guaranteed/insured loans

DESCRIPTION

HUD insures lenders against loss on mortgage loans in consideration of the need for adequate housing for low to moderate income families.

ELIGIBILITY

All families are eligible to apply.

APPLICABILITY

Loans may be used to finance the purchase, repair, rehabilitation, and construction of housing in older declining areas. The urban areas must still be viable, but with conditions such that normal requirements for mortgage insurance cannot be met. The property must be an "acceptable risk."

OTHER INFORMATION:

headquarters:
Director, Single Family Development Division
Housing
HUD
Washington, DC 20410
(202)755-6720

literature:
HUD Handbook 4260.1
"Miscellaneous Type Home Mortgage Insurance" free

deadlines: none

PROGRAM

Housing for the Elderly or Handicapped - Section (202) under Housing, Dept. of HUD. Authorized under the Housing Act of 1959, the Housing and Community Development Act of 1974, Title II, Public Law 86-372.

TYPE OF ASSISTANCE

Long-term direct loans. In addition to receiving direct financing, sponsors also receive a set-aside of Section 8 housing assistance to subsidize on-going operations. The loan period may not exceed 40 years; the current interest rate is based on the average U.S. Treasury borrowing rate during the preceding fiscal year. Section 8 payments may not exceed 20 years.

DESCRIPTION

The purpose of this program is to provide rental or cooperative housing and related facilities (such as a central dining area) for the elderly and handicapped. Direct loans may be used to finance the construction or rehabilitation of rental or cooperative detached, semi-detached, row, walk-up, or elevator type structures.

ELIGIBILITY

Private nonprofit corporations and consumer cooperatives may qualify as sponsors. The nonprofit applicant must receive certification of eligibility from HUD. The applicant must submit financial statements to support its ability to provide a capital investment of 1/2 of 1% of the mortgage amount, up to a maximum of \$10,000.

A general announcement of fund availability is published in the Federal Register early in each fiscal year. Applicants must submit a Request for Fund Reservation in response to an invitation published by the local HUD field office.

APPLICABILITY

This program could work effectively in the comprehensive effort to revitalize Santa Fe in that it provides a viable alternative for housing for those elderly who want to remain in the area but who do not wish to maintain the upkeep on their homes. This program can provide a choice of housing in Santa Fe that has been previously unavailable or limited.

OTHER INFORMATION

Headquarters:

Elderly, Cooperative and Health Facilities Division
Office of Multi-Family Housing
Housing
HUD
Washington, DC 20410
(202)755-6142

deadlines:

Applications must be submitted within the time period specified in the announcement/invitation - usually 6-10 weeks. Interested project sponsors should contact the area HUD office for specific application deadlines.

PROGRAM

Title I Property Improvement Loan Insurance under Housing, Department of HUD. Authorized under the National Housing Act, Title I, Section 2; Public laws 73-479, 84-1020, and 90-448.

TYPE OF ASSISTANCE

Guaranteed/insured loans up to \$15,000 for single-family dwelling or nonresidential structure; \$5,000 per unit up to \$25,000 for multi-family dwelling. Maximum loan term is 15 years.

DESCRIPTION

HUD provides insurance to private lenders for loans made to individuals who wish to make home improvements. The purpose is to facilitate the financing of improvements to homes and other existing structures and the erection of new nonresidential structures. Private lenders make loans from their own funds at market interest rates up to 12% and HUD insures the lender against loss for up to 90% of each loan.

ELIGIBILITY

Eligible borrowers include credit-worthy owners of property to be improved and/or tenants whose leases extend at least 6 months beyond the maturity date of the loan. Private lenders determine eligibility and process the loans and are responsible for the credit approval of the borrower. Apply at any HUD (FHA) approved lender.

APPLICABILITY

Santa Fe property owners and tenants can apply for loans to finance alterations, repairs, and improvements of existing structures and/or the erection of new nonresidential structures which substantially protect or improve the basic livability of the properties. This program can be used effectively in conjunction with local CDBG property rehabilitation programs. Loans can also be used to repair properties with local code deficiencies to bring units up to compliance.

OTHER INFORMATION

headquarters:

Title I Insured and 312 Loan Servicing Division
Office of Single Family Housing
Housing
HUD
Washington, DC 20410
(202)755-6880

no application deadlines

literature available:

"Fixing up Your Home" F/MP-29 free
"One of HUD's Roles in Home Improvement" HUD-29-F free
Fact Sheet: Property Improvements Loan Insurance 24 CFR 201.1(j)
free

PROGRAM

Single-Family Home Mortgage Coinsurance. Under Housing, Dept. of HUD. Authorized under the National Housing Act, Section 244, Public Law 73-479; the Housing and Community Development Act of 1974, Public Law 93-383.

TYPE OF ASSISTANCE

Guaranteed/insured loans. Maximum insurable loans for an occupant mortgagor are: one family, \$67,500; two-family, \$76,000; three-family, \$92,000; four-family, \$107,000. Terms may extend for 30 years or for 3/4 of the remaining economic life of the property, whichever is less.

DESCRIPTION

The objective of the program is to help families undertake home-ownership. HUD insures lenders against loss on mortgage loans. HUD offers an additional and optional method of insuring lenders against losses on loans that they make to finance the purchase of one to four family homes. In return for the right to expedite preliminary procedures (property appraisal, underwriting, home inspection, etc.) by performing them himself, the lender assumes responsibility for a portion of the risk (10% of the insurance premium for five years) and handles property disposition in the event of a foreclosure. Thus coinsurance is expected to result in faster service to the buyer and to improve the quality of loan origination and servicing.

For borrowers, the program operates just like the full insurance programs. The major differences affect the lending institution which performs the loan underwriting and property disposition functions normally carried out by HUD alone.

ELIGIBILITY

All persons are eligible to apply. The coinsuring lender (any mortgagee approved by FHA) determines whether to make the loan, based on the characteristics of the property and the credit qualifications of the borrower.

APPLICABILITY

Santa Fe residents and developers may apply for loans to finance the purchase of proposed, under construction, or existing one to four family housing, as well as to refinance indebtedness of existing housing.

OTHER INFORMATION

Headquarters	
Director, Single-Family Development Division	
Office of Single Family Housing	
Housing	K.C. Regional HUD Office
HUD	300 Federal Office Building
Washington, DC 20410	911 Walnut St.
(202)755-6720	Kansas City, MO 64106

regulations and literature:

"Single Family Coinsurance Program" Handbook 4205.1 Free
24 CFR 204.1

PROGRAM

Interest Reduction - Homes for Lower Income Families under Housing, Dept. of HUD. Authorized under the National Housing Act, 1968, Section 235(i), Public Law 90-448; Public Law 94-375.

TYPE OF ASSISTANCE

Direct Payments for specified use; guaranteed/insured loans. Mortgage limits for a three-bedroom home are \$32,000 up to \$38,000 in high costs areas; for a four-bedroom home, \$38,000 up to \$44,000 in high cost areas. Mortgage term may extend for 30 years.

DESCRIPTION

This program enables eligible low to moderate income families to buy new or rehabilitated homes that meet HUD standards. HUD insures mortgages and makes direct monthly payments to lenders on behalf of lower income families to reduce interest to as low as 4%. The homeowner must contribute at least 20% of his adjusted income to monthly mortgage payments and must make a down payment of 3% of the total cost of buying the home.

ELIGIBILITY

Handicapped persons or single persons 62 years or older are eligible to receive the benefits of the subsidies and the mortgage insurance. For families, the income limit for initial eligibility is 95% or less of the area median income for a family of four. There is no restriction on assets.

APPLICABILITY

These loans may be used to finance the purchase of a new or substantially rehabilitated single-family dwelling or condominium unit approved prior to beginning of construction or beginning of rehabilitation. Insured loans may also be used to finance the purchase of mobile homes consisting of two or more modules and the lot on which such a mobile home is to be situated.

Application conference with the mortgage lender submitting the application is recommended. Documentation regarding the characteristics of the property and the qualifications of the purchaser is assembled by the mortgage lender. The lender submits the application and the local HUD office informs the lender of approval or disapproval.

OTHER INFORMATION

Production Information
Director, Single Family Development Division
Office of Single Family Housing
Housing
HUD
Washington, DC 20410
(202)755-6720

Management Information:
Director, Single Family Loan Servicing Division
Office of Single Family Housing
HUD
Washington, DC 20410
(202)755-6700

K.C. Regional HUD Office
300 Federal Office Building
911 Walnut
Kansas City, MO 64106

Literature:
HUD Handbook 4210.1
"Homeownership for Lower Income Families"
"Fact Sheet: HUD's Homeownership Subsidy Program"

PROGRAM

Lower-Income Housing Assistance (Section 8) - Moderate and Substantial Rehabilitation Projects, under Housing, Department of HUD. Authorized under the Housing Act of 1937, Public Law 75-412; Housing and Community Development Act of 1974, Public Law 93-383; Supplemental Housing Authorization Act of 1977, Public Law 95-24; Public Laws 95-128, 95-557.

TYPE OF ASSISTANCE

Direct payments for specified use; Project Grants. Funds are provided directly to private owners of the rehabilitated dwelling and/or to Public Housing Agencies on behalf of the eligible occupant. Assisted families are required to contribute not less than 15% but not more than 25% of their adjusted income toward rent. Owners will receive rehabilitation assistance and rents which are high enough to offset the costs of rehab but which are within the range of fair market rents as determined by HUD. In certain circumstances, owners will be eligible to receive vacancy payments and compensation for tenant damages and unpaid rent.

DESCRIPTION

This program provides a rent subsidy to aid lower-income families in obtaining decent, safe, and sanitary housing in the private market. The subsidy is designed to cover the difference between what the tenant can afford to pay and the contract rent established for the unit. Objectives of the program are: to increase freedom of housing choice by providing assisted housing in areas where low-income and minority families have not previously been able to find housing; to assist low-income families to remain in areas where private rehabilitation is increasing rents and decreasing the amount of rental housing; to supplement a local government's efforts to preserve or revitalize a neighborhood.

ELIGIBILITY

Project sponsors/applicants may be private owners, nonprofit or profit or cooperative, or an authorized public housing agency or a government entity authorized to engage in development or operation of housing for low income families.

Eligible tenants are: single person who is elderly, handicapped, displaced, or disabled; a family whose income is 80% or less of the area median income.

APPLICABILITY

With careful planning, Section 8 housing can be incorporated appropriately with other projects for the revitalization of Santa Fe. For Substantial Rehabilitation projects, nonprofit and profit-motivated developers, alone or together with public housing agencies, submit proposals in response to invitations from HUD. For Moderate Rehabilitation, a public housing agency submits an application in response to an invitation from HUD and then announces the availability of funds so that owners of rental property can submit proposals.

OTHER INFORMATION

Headquarters:
for Existing Housing and Moderate Rehabilitation
Public Housing and Indian Programs
Housing
HUD
Washington, DC 20410
(202)755-6522

for New Construction and Substantial Rehabilitation
Multi-family Housing
Housing
HUD
Washington, DC 20410
(202)755-6495

Deadlines:

New construction and substantial rehabilitation within 35 days from the date of invitation published in a newspaper of general circulation

Existing Housing - within 30 days of invitation
Moderate Rehabilitation - within 60 days of invitation

For Substantial Rehab projects, contact the HUD area office.
For Moderate Rehab projects, contact the local PHA

PROGRAM

Urban Homesteading under the Office of Community Planning and Development, HUD. authorized under the Housing and Urban Development Act of 1974, Public Law 93-383.

TYPE OF ASSISTANCE

Sale, exchange, or donation of property and goods. In addition, section 312 rehabilitation loans are available to homesteaders as funding permits.

DESCRIPTION

The purpose is to provide homeownership opportunities to individuals and families and to revitalize neighborhoods. HUD provides properties to units of general local government. The localities establish boundaries for urban homesteading areas.

ELIGIBILITY

States and all units of local government are eligible. The jurisdiction must have either Secretary-held or locally-owned properties available for homesteading. Jurisdictions must also have the authority to accept properties from HUD and to conditionally convey these to homesteaders. Criteria for eligibility and selection of individual homesteaders is determined locally.

APPLICABILITY

In Kansas City, a lottery system is used to match properties with owners. To attain ownership, residents must occupy the property for at least five years and make needed repairs (note that rehab assistance is available for this). The impact of this program on the Santa Fe project rests upon the availability of earmarked properties in the area and upon individuals interested in homesteading opportunities.

OTHER INFORMATION

Headquarters:

Director, Urban Homesteading Division
Office of Urban Rehabilitation and Community Reinvestment
HUD
Washington, DC 20410
(202)755-5324

HDCIC
Argyle Building
306 E. 12th
Kansas City, MO
842-7740

Administered locally by the Housing Development Corporation and Information Center.

The next likely drawing for the lottery is May.

Urban Homesteading Guide on hand.

PROGRAM

Mortgage Insurance for Single-family Housing for Low and Moderate Income Families under Housing, HUD. Authorized under the National Housing Act 1954, Section 221(d)(2), Public Law 83-560.

TYPE OF ASSISTANCE

Guaranteed/insured loans up to 97% of appraised value.
Mortgage term is usually for 30 years.

DESCRIPTION

The purpose of the program is to make homeownership more readily available to families displaced by urban renewal or other government actions as well as other low-income and moderate-income families.

HUD insures lenders against loss on mortgage loans.

ELIGIBILITY

All families are eligible to apply. Displaced families qualify for special terms. Certification of eligibility as a displaced family is made by the appropriate local government agency.

Income level for initial occupancy is 95 percent of the area median income.

APPLICABILITY

These loans may be used to finance the purchase of proposed or existing low-cost one- to four-family housing or the rehabilitation of such housing.

ADDITIONAL INFORMATION

Headquarters Office: Director, Single Family Development Division, Housing, Department of Housing and Urban Development, Washington, DC 20410. Telephone: (202) 755-6720.

No deadlines.

PROGRAM

Section 207 Mortgage Insurance for Multifamily Rental Housing under Housing, HUD. Authorized under the National Housing Act 1938, Public Law 75-424.

TYPE OF ASSISTANCE

Guaranteed/insured loans up to 90% of the estimated value. Mortgage term up to 40 years or 3/4 of the remaining economic life.

DESCRIPTION

This program provides Federal mortgage insurance to facilitate constructing and financing of a broad cross section of multifamily rental housing. Insured mortgages may be used to finance the construction or rehabilitation of rental detached, semidetached, row, walk-up, or elevator type structures with 5 or more units.

The project must be located in an area approved by HUD for rental housing and in which market conditions show a need for such housing. Housing financed under this program, whether in urban or suburban areas, should be able to accommodate moderate- and middle-income families (with or without children) at reasonable rents.

ELIGIBILITY

Eligible mortgagors include investors, builders, developers, and others who meet FHA requirements for mortgagors. All families are eligible to occupy a dwelling in a structure whose mortgage is insured under the program, subject to normal tenant selection.

OTHER INFORMATION

Director, Multifamily Development Division, Housing, Department of Housing and Urban Development, Washington, DC 20410.
Telephone: (202) 755-9280.

Deadlines: Deadlines are established on a case-by-case basis by the local Office and are mutually agreed to by both parties.

PROGRAM

Mortgage Insurance for Multifamily Rental or Cooperative Housing under Housing, HUD. Authorized under the National Housing Act, 1954, Section 221; Public Law 83-560.

TYPE OF ASSISTANCE

Guaranteed/insured loans up to 100% of estimated replacement cost; 40 year mortgage term.

DESCRIPTION

This is HUD's main nonsubsidized mortgage insurance program to finance rental or cooperative multifamily housing for low- and moderate-income households. To help finance construction or substantial rehabilitation of multifamily (5 or more units) rental or cooperative housing for low- and moderate-income or displaced families, HUD conducts two related programs Section 221(d)(3) and Section 221(d)(4). Both may insure project mortgages at the HUD ceiling interest rate. Projects in both cases may consist of detached, semi-detached, row, walk-up, or elevator structures. The insured mortgage amounts are controlled by statutory dollar limits per unit which are intended to assure moderate construction costs. Units financed under both programs may qualify for assistance under Section 8 if occupied by eligible low-income families.

ELIGIBILITY

Eligible sponsors include public, nonprofit, and profit motivated agencies. Section 221(d)(3) mortgages may be insured up to 100% and obtained by public agencies, nonprofits, limited divided, or cooperative organization. Section 221(d)(4) mortgages may be insured up to 90% and obtained by profit motivated agencies.

APPLICABILITY

Mortgages may be used for construction or rehabilitation of multifamily housing or to finance the purchase of such properties which have been rehabilitated by a local public agency. Tenant occupancy is not restricted by income limits, except in the case of tenants receiving subsidies, but rental rates must permit occupancy by moderate income families. Low income families may qualify for rent supplement benefits when the mortgagor has qualified for this assistance. The 221(d)(4) program has provided the bulk of the financing assistance for Section 8 projects although this program is also used independently of rent supplement.

OTHER INFORMATION

headquarters
Director, Multifamily Development Division
Housing
HUD
Washington, DC 20410
(202) 755-9280

Preapplication coordination with local HUD area office is required.

Deadlines: established on case-by-case basis.

literature:

"Fact Sheet: Rental Housing for Low and Moderate
Income Families"
HUD Handbook 4560.1

PROGRAM

Rehabilitation Mortgage Insurance under Housing, HUD.
Authorized under the National Housing Act, Section 203(K);
Public Law 95-557.

TYPE OF ASSISTANCE

Guaranteed/insured loans up to 95% of appraised value.
Value is determined by either (a) the value of the property
before rehabilitation plus the cost of rehabilitation, or
(b) the appraised value of the property after rehabilitation,
whichever is less. The loan may be subordinated to an
existing first mortgage, or there may be insured advances
during the rehabilitation period if the loan is a first
lien.

DESCRIPTION

HUD insures lenders against loss on loans to help families
repair or improve, purchase and improve, or refinance and
improve existing residential structures more than one year
old.

ELIGIBILITY

All families are eligible to apply.

APPLICABILITY

These loans may be used to: (1) Rehabilitate an existing
1 to 4 unit dwelling which will be used primarily for
residential purposes; (2) rehabilitate such a structure and
refinance the outstanding indebtedness; or (3) purchase and
rehabilitate such a structure.

ADDITIONAL INFORMATION

Headquarters Office: Director, Single Family Development
Division, Housing, Department of Housing and Urban Develop-
ment, Washington, DC 20410. Telephone: (202) 755-6720.

No deadlines

REGULATIONS, GUIDELINES, AND LITERATURE: HUD Residential
Rehabilitation Program, no charge; Fact Sheet: Rehabilitation
Mortgage Insurance, no charge.

PROGRAM

Nonprofit Sponsor Assistance. Nonprofit Sponsor Loan Fund
(Section 106(b)) under Housing, HUD. Authorized under the
Housing and Development Act of 1968; Public Law 90-448.

TYPE OF ASSISTANCE

Direct loans up to 80% of development costs. Borrower must
spend all of the remaining 20% share before any Federal
funds are disbursed. Loan term is usually 18 months.

DESCRIPTION

The purpose is to assist and stimulate prospective nonprofit sponsors of Section 202 housing to develop sound housing projects for the elderly or handicapped. HUD may make interest free loans to nonprofit sponsors to cover 80 percent of pre-construction expenses for planning housing projects to be developed under programs designated by the Secretary. The only program which is eligible is the Section 202 loans for the elderly or handicapped.

ELIGIBILITY

Nonprofit organizations as defined by HUD which will qualify as proposed mortgagor corporations. Sponsors/borrowers eligible for low and moderate income housing projects for the elderly or handicapped.

APPLICABILITY

Eligible expenses include but are not limited to organization expenses, legal fees, consultant fees, architect fees, preliminary site engineering fees, and fee attributable to attaining site control.

ADDITIONAL INFORMATION

Headquarters Office: Director, Elderly, Cooperatives and Health Facilities Division, Office of Multifamily Housing Development, Housing, Department of Housing and Urban Development, Washington, DC 20410. Telephone: (202) 755-6142.

Preapplication conference with local HUD area office is required.

Deadlines: case by case basis.

PROGRAM

Mortgage Insurance - Rental Housing in Urban Renewal Areas under Housing, HUD. Authorized under the National Housing Act 1954, Section 220; Public Law 560.

TYPE OF ASSISTANCE

Guaranteed/insured loans up to 90% of estimated replacement cost. Mortgage is usually for 40 years.

DESCRIPTION

By insuring private lenders against loss, HUD encourages them to make mortgage and property improvement loans. HUD insures mortgages on new or rehabilitated home or multifamily structures located in federally designated areas. HUD also insures supplemental loans to finance improvements that will enhance and preserve salvageable homes and apartments in federally designated areas.

ELIGIBILITY

Eligible mortgagors include investors, builders, developers, public bodies, and others who meet FHA requirements for mortgagors.

All families are eligible to occupy a dwelling in a structure whose mortgage is insured under the program, subject to normal tenant selection.

APPLICABILITY

Insured mortgages may be used to finance proposed construction or rehabilitation of detached, semi-detached, row, walk-up, or elevator type rental housing or finance purchase of properties which have been rehabilitated by a local public agency. Property must consist of two or more units and must be located in an urban renewal area, urban redevelopment project, or code enforcement program area, or urban receiving rehabilitation assistance as a result of natural disaster.

In general, the property must be at least 10 years old. Newer properties can be improved with an insured loan only if they are in need of major structural improvements, damaged by fire, flood, or other casualty, or defective in a way not known at the time of completion. That includes new work, structural alterations and reconstruction, planning and changes for improved functions and modernization, and changes for aesthetic appeal and elimination of obsolescence. There are certain restrictions on nonessential or luxury work items. Properties improved must be brought into conformance with property standards adopted for the project area.

ADDITIONAL INFORMATION

Headquarters Office: For production information: Director, Multifamily Development Division, Office of Multifamily Housing Development, Housing, Department of Housing and Urban Development, Washington, DC 20410. Telephone: (202) 755-9280; For management information: Director, Office of Multifamily Housing Management and Occupancy, Housing, Department of Housing and Urban Development, Washington, DC 20410. Telephone: (202) 755-9280.

Deadlines: Deadlines are established on a case by case basis by the local HUD Office.

PROGRAM

Section 234 Mortgage Insurance for Condominiums under Housing, HUD. Authorized under the National Housing Act.

TYPE OF ASSISTANCE

Guaranteed/insured loans.

DESCRIPTION

This program provides Federal mortgage insurance to finance ownership of individual units in multifamily housing projects. HUD insures mortgages made by private lending institutions for the purchase of individual family units in multifamily housing projects. Sponsors may also obtain HUD-insured mortgages to finance the construction or rehabilitation of housing projects which they intend to sell as individual condominium units. A project must contain at least four dwelling units; they may be in detached, semi-detached, row, walkup, or elevator structures.

ELIGIBILITY

Any qualified profit-motivated or nonprofit sponsor may apply for a blanket mortgage covering the project after conferring with his local HUD insuring office; any credit-worthy person may apply for a mortgage on individual units in a project.

ADDITIONAL INFORMATION

For purchase:
Headquarters Office: Director, Single Family Development Division, Office of Single Family Housing, Housing, Department of Housing and Urban Development, Washington, DC 20410. Telephone: (202) 755-6720.

For construction or rehab:

Headquarters Office: Director, Elderly, Cooperatives and Health Facilities Division, Office of Multifamily Housing Development, Housing, Department of Housing and Urban Development, Washington, DC 20410. Telephone: (202) 755-6528.

REGULATIONS, GUIDELINES, AND LITERATURE: HUD-77-f(2).

"Financing Condominium Housing", no charge;

HUD-321-F, "HUD-FHA Comparison of Cooperative and Condominium Housing", no charge.

PROGRAM

Historic Preservation Grants-in-Aid, Heritage Conservation and Recreation Service, Dept. of Interior. Authorized under the National Historic Preservation Act of 1966, Public Laws 89-665, 94-442.

TYPE OF ASSISTANCE

Matching project grants; 50% state (public and/or private funds and/or allowable gifts-in-kind) and 50% federal.

DESCRIPTION

General purpose is to expand and maintain the National Register of Historic Places; to provide financial assistance to identify, evaluate, and protect historic properties; to preserve National Register listed properties. Funds can be used to help finance state plans and surveys for historic preservation, salaries, equipment, materials, and travel. Funds can be used to match the cost of acquisition and development of historic property.

ELIGIBILITY

The National Trust for Historic Preservation, states and territories operating programs administered by a state Historic Preservation Officer may apply. Public and private organization and individual owners of historic properties may receive a transfer of funds from the State HPO.

For Acquisition and Development Projects, applicants are owners of properties listed in the National Register prior to request for financial assistance for acquisition and development. Acquisition and development work for registered properties must be completed in accordance with the Secretary of the Interior's Standard for Historic Preservation.

APPLICABILITY

This program is most appropriate for the Santa Fe Project with official recognition of the historic significance of the area. Funds transferred from the state HPO may be used to identify properties, etc. that may qualify for historic rehabilitation funding.

OTHER INFORMATION

Headquarters:

Chief, Grants Administration
HCRS
Dept. of Interior
Washington, DC 20243
(202)343-4941

State HPO
Dept. of Natural Resources
P. O. Box 176
Jefferson City, MO 65101

Fred A. Lafser
State Dept. of Natural Resources
1014 Madison Street
Jefferson City, MO 65101
(341)751-4422

"The Historic Grants-in-Aid Catalog" describes grants awarded to states. Available from the U.S. Government Printing Office, Washington, DC 20402 for \$3.15.

Have a copy on hand.

Descriptive brochure on hand.

PROGRAM

Land and Water Conservation Funds provided by the U.S. Department of the Interior. Missouri funds are allocated by the State Agency Council for Outdoor Recreation. Staff services for the Council are provided by the Department of Natural Resources, Outdoor Recreation Assistance Program. Program is authorized under the Land and Water Conservation Fund Act of 1965, Public Law 88-578.

TYPE OF ASSISTANCE

Federal funding for planning acquisition, and/or development project grants to be allocated by the state and administered by the Dept. of Natural Resources. Each year approximately 60% of the fund is allocated to states and territories to be utilized as reimbursable grant for up to 50% of incurred costs for outdoor recreation projects.

DESCRIPTION

Acquisition and development grants for outdoor projects such as inner city parks, bike trails, picnic areas, etc. and for support facilities such as roads, water supply. Facilities must be open to the general public. Monies are not available for operation and maintenance of facilities. Grants are available to the states only for planning and surveys.

ELIGIBILITY

For planning grants, only the state agency is eligible to apply. For acquisition and development, the state agency may apply on behalf of cities, counties, or park districts, etc. To be eligible, each state must prepare and maintain a State Comprehensive Outdoor Recreation Plan and designate an official as the State Liaison Officer.

APPLICABILITY

For Santa Fe outdoor recreation projects to be eligible for assistance from the LWC Fund, each project must be in accordance with the State Comprehensive Outdoor Recreation Plan. Also, sponsorship of projects must be provided by one of the following agencies; cities, counties, school districts, or soil and water districts. Even though restoration and preservation of historic sites or structures are not eligible for assistance, the acquisition and development of land adjacent to such structures is eligible when it can be demonstrated that its primary purpose is to be for outdoor recreation. Priority consideration is given to projects serving urban areas.

OTHER INFORMATION

Deadline for application = June 12, 1981
Mail completed application to:
Outdoor Recreation Assistance Program (Wayne Gross, Director)
Department of Natural Resources
P. O. Box 176
Jefferson City, MO 65102

Staff will review application and submit it to the State Inter-Agency Council.

An A-95 Project Notification and Review Form must be completed for each project and filed with both the regional planning council and the State A-95 clearinghouse. Reviews require 30 to 60 days. Letters of reviews must accompany application for funding.

Application on hand.

Funding for FY 82 is uncertain - information regarding the funding level will not be available until October 1981.

PROGRAM

Youth Community Conservation and Improvement Projects under the Employment and Training Administration, Department of Labor. Authorized under CETA Title IV. (YCCIP)

short name: Community Improvement Program

TYPE OF ASSISTANCE

Funds are provided to local CETA Prime Sponsors (Kansas City).

DESCRIPTION

The purpose of the program is to develop the vocational potential of unemployed youth by providing them with employment and training opportunities having tangible benefits to the community. Priority is given to projects operated by community and neighborhood-based organizations in order to increase community involvement.

ELIGIBILITY

CETA Prime Sponsors may apply.

Projects are organized by private nonprofit organizations and agencies that are sensitive to the needs of youth. Unemployed youths from ages 16 to 19 may participate unless there is evidence that the youth dropped out of high school in order to do so.

APPLICABILITY

This program can provide Santa Fe's redevelopment effort with viable manpower resources as well as involve the young people in improving their community while gaining employment and training opportunities. Any project that produces tangible benefits to the community should be appropriate.

The range of projects can include weatherization and rehabilitation of the homes of low income families, vacant lot gardening, park conservation, and clean-up projects.

OTHER INFORMATION

Administered by the Department of Urban Affairs
Kansas City
Director, Samella Gates
274-2397

Headquarters:

Office of Youth Programs
Employment and Training Administration
U.S. Department of Labor
Room 6000
601 D Street, NW
Washington, DC 20213
(202)376-6905

PROGRAM

Challenge Grants under the National Endowment for the Arts, National Foundation for the Arts and the Humanities. Authorized by NFAH Act of 1965, Public Laws 89-209, 90-348, 91-346, 94-462.

TYPE OF ASSISTANCE

Project grants which must be matched on at least a three to one basis with "new and/or increased" contributed income of a continuing nature.

DESCRIPTION

The program is designed to help cultural organizations develop continuing financial support and long range planning; to increase audience participation; and to foster greater citizen involvement in planning the cultural development of a community. Grants may be used to initiate or add to a cash reserve or endowment, to help eliminate a deficit, to meet increased operating costs, to assist a special one time project, or to provide capital improvements for cultural facilities.

ELIGIBILITY

Nonprofit organizations, local governments, and state art agencies may apply. Applicants must have recognized aesthetic quality and impact in the community. Must have evidence of local support and ability to accomplish a meritorious project.

APPLICABILITY

Since Impact is not a cultural organization per se, application is somewhat limited. However, it may be possible to obtain matching grants to rehab an old building for use as a headquarters for arts groups or as a community cultural center.

OTHER INFORMATION

Headquarters:

Challenge Grants Coordinator
Office of Special Projects
National Endowment for the Arts
2401 E Street, N.W.
Washington, DC 20506
(202)632-4783

Funding and deadlines have been deferred for FY '82 - Headquarters will advise when further info is available.

Application on hand.

deadline: June 15, 1981 (deferred)

PROGRAM

Challenge Grant Program under the National Endowment for the Humanities, National Foundation on the Arts and the Humanities. Authorized by the NFAH Act of 1965, Public Law 89-209, Humanities and Cultural Affairs Act of 1976, Public Law 94-462.

TYPE OF ASSISTANCE

Direct Payments for Specified Use
Challenge grants on a 3 to 1 basis; three private dollars to be used for every federal grant dollar.

DESCRIPTION

To provide assistance to institutions that store, research and disseminate the humanities. Grant funds are available to improve management and administration, to strengthen development and fund-raising apparatus, and to cover general institutional expenses.

ELIGIBILITY

Any nonprofit humanities institution, association, or organization may apply. Local, county, and state governments may apply on behalf of institutions in their jurisdictions. Institutions whose scope encompasses activities outside the humanities may apply for a grant to cover the costs of only the humanities component.

APPLICABILITY

Application to the Santa Fe project is somewhat limited since funds may not be used to support any non-humanities projects or any humanities projects that may be funded under other NEH programs. If application for a challenge grant is submitted, the cost of only the humanities component of Santa Fe activities must be clearly identified. One possible application is the formation of a local historical society which could apply for a grant to establish a development office to broaden its membership base. Such a grant was awarded to an historical society in Illinois.

OTHER INFORMATION

Deadline: May 1, 1981

Headquarters:

Challenge Grant Program
MS 800 - 806 15th Street, NW
NEH
Washington, DC 20506
(202)724-0267

Application on hand.

Funding has been deferred.

FOUNDATIONS AND TRUST FUNDS NATIONAL

Aetna Life and Casualty Foundation, Inc.
151 Farmington Avenue
Hartford, CT 06156
(203)273-2235
Edwin B. Knauft
Jay C. Ripps
William Bailey

Alcoa Foundation
1501 Alcoa Building
Pittsburg, PA 15219
(412)553-4696
Charles L. Griswold
Ronald R. Hoffman

America the Beautiful Fund
219 Shoreham Building, NW
Washington, DC 20005
(202)638-1649

American Express Foundation
65 Broadway
New York, NY 10006
(212)480-3476
Howard L. Clark
Joyce B. Coleman

Amoco Foundation, Inc.
200 East Randolph Drive
Chicago, IL 60601
(312)856-6305
Don Schroeter - Executive Director
John E. Swearingen
George V. Myers

The Arca Foundation
100 East 85th Street
New York, NY 10028
(212)861-8300
Frank D. Dobyns
Jane Bagley Lehman

Archer-Daniels-Midland Foundations
4666 Faries Parkway
Decatur, IL 62526
Richard E. Burkett

Atlantic Richfield Foundation
515 South Flower Street
Los Angeles, CA 90071
(213)486-3342
Walter D. Eichner

Avon Products Foundation, Inc.
Nine West 57th Street
New York, NY 10019
(212)593-5605
Glenn S. Clarke
David W. Mitchell

The Frederick W. Beinecke Fund
Sperry and Hutchinson Company
330 Madison Avenue
New York, NY 10017
(212)983-7884
Paul B. Mott, Jr.

Bell and Howell Foundation
7100 McCormick Road
Chicago, IL 60645
(312)262-1600
James D. Ritchie
Horace J. Schwartz

Bird Companies Charitable Foundation
Washington Street
East Walpole, MA 02032
(617)688-2500 ext. 507
Joseph C. K. Breiteneicher

J. Walton Bissell Foundation
29 Ten Acre Lane
West Hartford, CT 06107
D. M. Rockwell
W. C. Fenniman

The Bristol-Myers Fund
345 Park Avenue
New York, NY 10022
(212)644-2403
William M. Bristol
Patrick F. Crossman

Campaign for Human Development
United States Catholic Conference
1312 Massachusetts Avenue, NW
Washington, DC 20005
(202)659-6650
Timothy Collins - Assistant Director
Mr. Luis A. Solis - Area E Program Officer
Rev. Norman F. Rotert - Diocesan Director
for KC/St. Joseph 363-2320

The Carrier Corporation Foundation, Inc.
Carrier Tower
P. O. Box 4800
Syracuse, NY 13221
(315)424-4850
Richard Morris
Melvin C. Holm

Coalition for Human Needs
Episcopal Church Executive Council
815 Second Avenue
New York, NY 10017
(212)867-8400
Rev. Earl A. Neil - Staff Officer

Cooperative Assistance Fund
2021 K Street, NW
Washington, DC 20006
Herman Wilson - Managing Director
David C. Rice - Associate Managing Director

Copernicus Society of America
5830 Henry Avenue
Philadelphia, PA 19128
(215)483-4000
Edward J. Piszczek, Sr.
Richard J. Baker

Cummins Engine Foundation
1000 Fifth Street
Columbus, IN 47201
(812)379-8004
Edwin W. Booth
Henry B. Schacht

Dayton Hudson Corporation

777 Nicollet Mall
Minneapolis, MN 55402
(612)370-6554

William A. Andres
Kenneth A. Macke

Dayton Hudson Foundation

777 Nicollet Mall
Minneapolis, MN 55402
(612)370-6554

Wayne F. Thompson - Chairman
Richard S. Contee - President

Disney Foundation

500 South Buena Vista Street
Burbank, CA 91525
(213)845-3141

Donn B. Tatum
Leland L. Kirk
Roy E. Disney

Nellie Dobson Trust

c/o Bank of Oklahoma

P. O. Box 2300

Tulsa, OK 74192

Bank of Oklahoma - Trustee

Eaton Charitable Fund

100 Erieview Plaza
Cleveland, OH 44114
(216)523-5000

Gene E. Turnham

Charles Edison Fund

101 South Harrison Street
East Orange, NJ 07018
(201)675-9000

Paul J. Christiansen
Roger M. Dolan

Exxon USA Foundation

800 Bell Avenue
Houston, TX 77002
(713)656-3008

Harold A. Reddicliffe
W. Allen Harrison

The Field Foundation, Inc.

100 East 85th Street
New York, NY 10028
(212)535-9915

Mrs. Ruth P. Field
Leslie Dunbar

First National Bank of Chicago Foundation

One First National Plaza
Chicago, IL 60670
(312)732-6948

Neil McKay
Robert D. McEvers

The Ford Foundation

320 East 43rd
New York, NY 10017
(212)573-5000

Franklin A. Thomas - President
Louis Winnick
Howard R. Dressner

Gebhard-Gourgaud Foundation

55 Liberty Street
New York, NY 10005

George B. Cameron
Robert A. Sincerbeaux

International Harvester Foundation

401 North Michigan Avenue
Chicago, IL 60611
(312)836-2100

Elizabeth J. Kuck
Keith R. Potter

International Paper Company Foundation

220 East 42nd Street
New York, NY 10017
(212)490-6580

Constance B. Young
F. Lee Foster

Interreligious Foundation for Community Organization

348 Convert Avenue
New York, NY 10031

Negail Riley - Chairman

The Johnson's Wax Fund, Inc.

1525 Howe Street
Racine, WI 53403
(414)554-2267

Harland N. Cisney
Samuel C. Johnson

Keebler Company Foundation

One Hollow Tree Lane
Elmhurst, IL 60126

A. E. Larkin, Jr.
T. M. Garvin

F. M. Kirby Foundation

17 De Hart Street
Morristown, NJ 07960
(201)538-4800

Fred M. Kirby, II
Allan P. Kirby, Jr.

Kresge Foundation

2401 West Big Beaver Road
P. O. Box 3151

Troy, MI 48084

(313)643-9630

William H. Baldwin
Alfred H. Taylor
Bruce A. Kresge

Fred L. Lavanburg Foundation

277 Park Avenue

Room 4702

New York, NY 10017

L.A.W. Fund, Inc.

High Winds

Byram Lake Road, RFD #2

Mount Kisco, NY 10549

(212)972-6070

W. B. McHenry
Lila Acheson Wallace

The Henry Luce Foundation

111 West 50th Street

New York, NY 10020

(212)489-7700

Robert E. Armstrong
Henry Luce III

The Andrew W. Mellon Foundation

140 East 62nd Street

New York, NY 10021

(212)838-8400

J. Kellum Smith, Jr.
John E. Sawyer

Meyer-Ceco Foundation

5601 West 26th Street

Chicago, IL 60650

Mrs. Joseph L. Davidson

Elmer T. Gustafson

Mrs. Wallace W. O'Neal

Minority Group Self Determination Fund

General Commission on Religion and Race

The United Methodist Church

110 Maryland Avenue NE

Box 48-49

Washington, DC 20002

(202)547-2271

Santa Fe Neighborhood

108

Motor Enterprises, Inc.
c/o General Motors Corporation
3044 West Grand Blvd.
Suite 13-152
Detroit, MI 48202
(313)556-4260
Frank Schweibold
J. R. Edman

Charles Stewart Mott Foundation
500 Mott Foundation Building
Flint, MI 48502
(313)238-5651
William S. White
C. S. Harding Mott

National Committee for the Self-Development of People
United Presbyterian Church
475 Riverside Drive - Room 1260
New York, NY 10027
(212)870-2563
Fredric T. Walls - Director
Christina Bellamy - Program Administrator

National Council for Equal Business Opportunity, Inc.
1211 Connecticut Avenue NW
Washington, DC 20036
Linda Skrzypczak

The New World Foundation
100 East 85th Street
New York, NY 10028
(212)249-1023
Karl Mathiasen, III - President
David Ramage, Jr. - Executive Director

The Norcliffe Fund
1001 Fourth Avenue
Seattle, WA 98154
(206)682-4820
Theiline M. McCone
Theiline P. Wright

The Norman Foundation, Inc.
730 Fifth Avenue, Suite 2001
New York, NY 10019
(212)582-7590
Andrew E. Norman
Judy A. Austermilller

Oscar Mayer Foundation, Inc.
175 West Jackson Boulevard
Room A-2101
Chicago, IL 60604
(312)922-8050
John W. Huck
Oscar G. Mayer
Harold M. Mayer

Ellis L. Phillips Foundation
420 Jericho Turnpike - Suite 224
Jericho, NY 11753
(516)433-4234
George C. Thompson
Ellis L. Phillips, Jr.

Phillips Petroleum Foundation, Inc.
1270 Adams Building
Bartlesville, OK 74004
(918)661-6248
Ruth Munsch
M. E. Kissell

The Procter & Gamble Fund
301 East 6th Street
Cincinnati, OH 45202
(513)562-1100
Mr. B. J. Nolan
W. W. Abbott

The Prudential Foundation
Prudential Plaza
Newark, NJ 07101
(201)877-7354
Constance O. Garretson
William H. Tremayne

Richardson-Merrill, Inc.
10 Westport Road
Wilton, CT 06897
Nick Halloway

Rockefeller Brothers Fund
30 Rockefeller Plaza
New York, NY 10020
(212)397-4800
Russell A. Phillips, Jr.
William M. Dietel
Laurance S. Rockefeller

Rockwell Fund, Inc.
P. O. Box 52548
Houston, TX 77052
(713)659-7204
Joe M. Green, Jr.
Betty A. Rockwell

Sachem Fund
360 Orange Street
New Haven, CT 06510
(203)787-0104
Timothy Mellon
Susan T. Mellon

L.J. and Mary C. Skaggs Foundation
United California Bank Building
1330 Broadway
Suite 1730
Oakland, CA 94612
(415)451-3300
Philip M. Jelley
Jill D. Steiner
Mary C. Skaggs

Alfred P. Sloan Foundation
630 Fifth Avenue
New York, NY 10020
(212)582-0450
Albert E. Rees
Richard C. Gerstenberg

The Tectron Charitable Trust
P. O. Box 878
Providence, RI 02901
(401)421-2800
Delores A. Carlson
Robert S. Eisenhauer

Twenty-First Century Foundation
112 West 120th Street
New York, NY 10027
Robert S. Browne - President
E. Tamu Bess - Executive Director

William E. Weiss Foundation, Inc.
One Fairchild Court
Plainview, NY 11803
William E. Weiss, Jr.
P. Tate Brown

Westinghouse Electric Fund
West Building
Gateway Center
Pittsburg, PA 15222
(412)255-3017
Richard W. Dittener
E. W. Seay

John Hay Whitney Foundation
111 West 50th Street
New York, NY 10020
(212)582-5252
Robert Gangi
John Hay Whitney
Archibald L. Gillies

United States Steel Foundation
600 Grant Street
Room 2068
Pittsburg, PA 15230
(412)433-5238
James T. Hosey
Edgar B. Speer
David M. Roderick

FOUNDATIONS AND TRUST FUNDS MISSOURI

Walter S. Blue Memorial Trust

Commerce Bank of Kansas City
P. O. Box 248
922 Walnut
Kansas City, MO 64106
234-2000

Vernon B. Kassebaum
John R. Owen

Ralph L. Smith Foundation

First National Bank of Kansas City
14 West 10th Street
Kansas City, MO 64105
(816)221-2800

David P. Ross
Ralph L. Smith, Jr.

N. Clyde Degginger Trust

First National Bank of Kansas City
14 West 10th Street
Kansas City, MO 64105
221-2800

Edward Swinney Trust

406 Board of Trade Building
10th and Wyandotte
Kansas City, MO 64105
(816)842-0944

Charles E. Curran
Arthur Mag

Hallmark Educational Foundation

P. O. Box 437
Kansas City, MO 64141
(816)274-5615

Sarah Hutchison
Joyce C. Hall
Donald J. Hall

Kemper Foundation

United Missouri Bank
10th & Grand
Kansas City, MO 64106
556-7000

James M. Kemper
R. Crosby Kemper

R. A. Long Foundation

127 West 10th Street
Suite 500
Kansas City, MO 64105
(816)842-2315

James H. Bernard
R. A. L. Ellis

McDonnell Aerospace Foundation

P. O. Box 516
St. Louis, MO 63166
(314)232-0232

James S. McDonnell
Sanford N. McDonnell

John M. Olin Foundation

7701 Forsyth Boulevard
St. Louis, MO 63105
(314)863-2266

Constance B. Josse
William E. Simon
John M. Olin

Ralston Purina Company

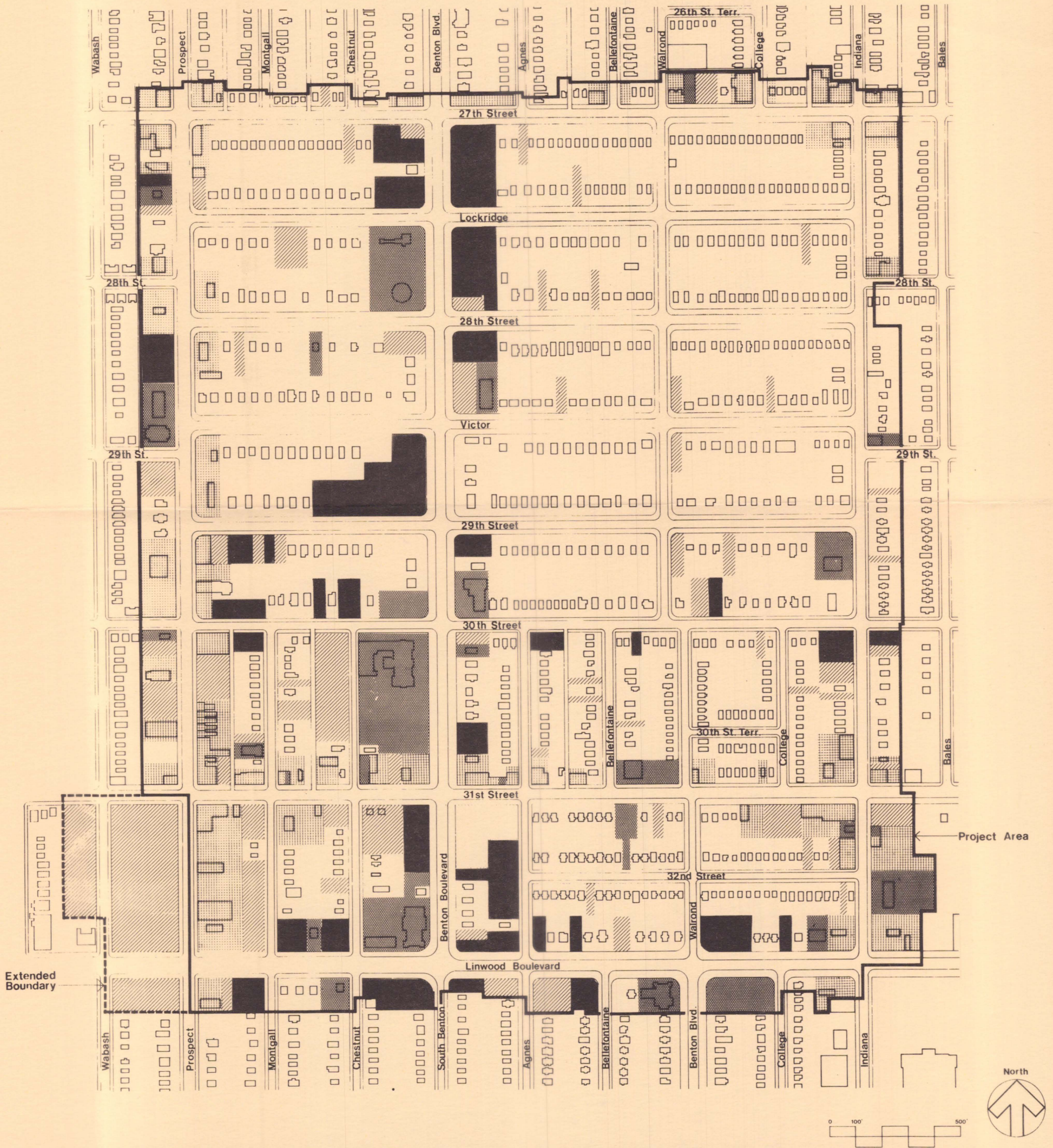
Urban Programs Department
Checkerboard Square
St. Louis, MO 63188
(314)982-3227

R. Hal Dean - Chairman of the Board, CEO
Earlyne McCalister Thomas - Manager of Urban Programs

J. B. Reynolds Foundation

3520 Broadway
P. O. Box 139
Kansas City, MO 64141
(816)753-7000

Joseph Reynolds Bixby
Walter E. Bixby



Santa Fe Neighborhood
Survey and Planning Project

Kansas City, Missouri

Land Use

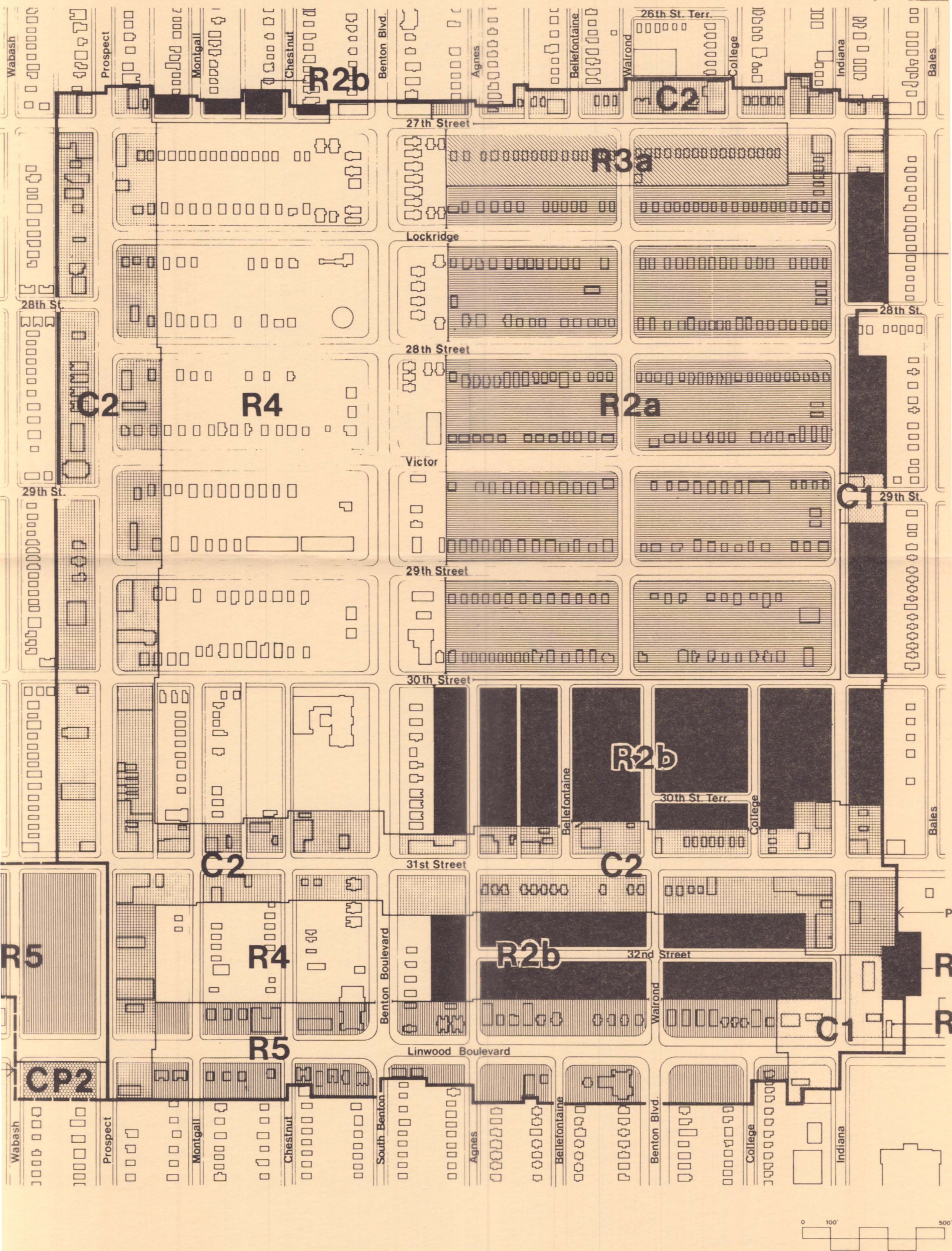
- | | |
|---------------------------|-----------------------------|
| Single-family residential | Civic/Educational/Religious |
| Multi-family residential | Recreational |
| Commercial | Vacant |

Restoration Associates

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Solomon Claybaugh Young Architects Inc.

20 West 9th Street
Kansas City, Missouri 64105

Craig T. Watson
Design and Planning Consultant



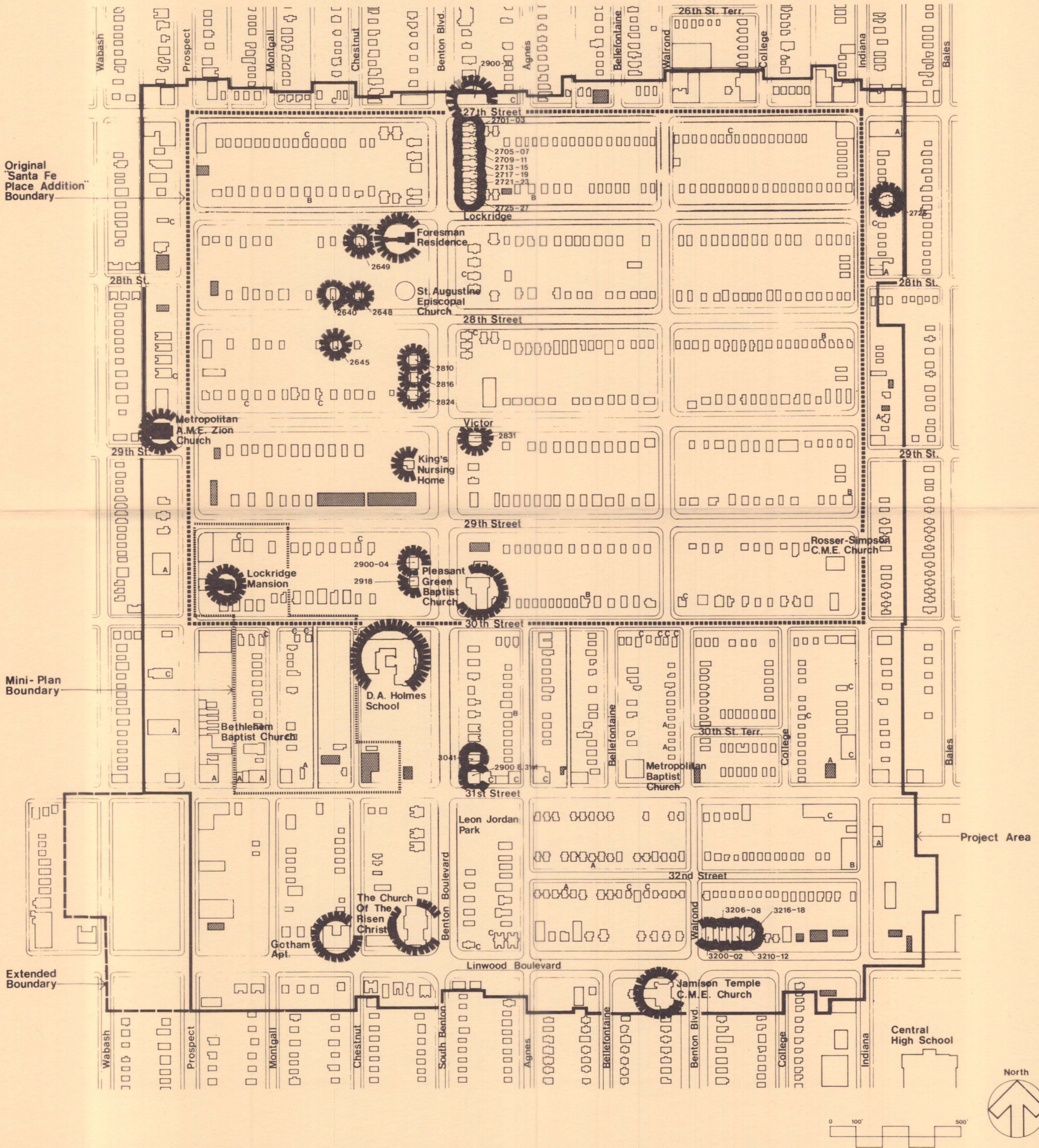
Neighborhood
Planning Project

Zoning

C1 - Neighborhood Retail	R2b - 2-Family	R5 - High Apt.
C2 - Local Retail	R3a - Low Apt. (Low Density)	CP2 - Local Planned Retail
R2a - 2-Family (Low Density)	R4 - Low Apt.	

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Kansas City, Missouri 64105

Craig T.
Design and P.



Santa Fe Neighborhood
Survey and Planning Project

Kansas City, Missouri

Visual Analysis of Structures

- Key Landmark
- Landmark

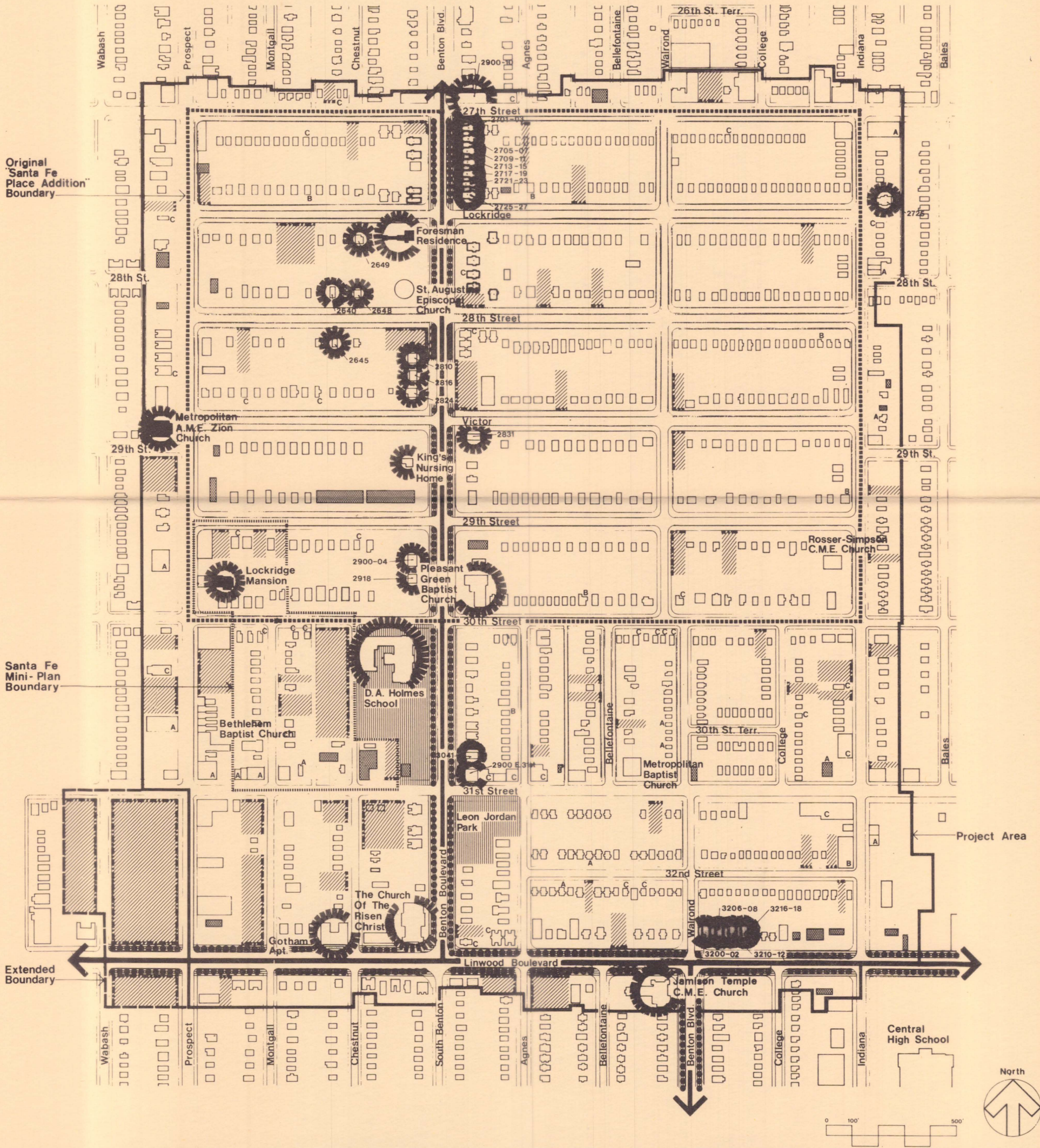
- Background Contributor
- Non-Contributor

- A Abandoned
- B Blighted
- C Abandoned/Blighted

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Craig T. Watson
Design and Planning Consultant



Santa Fe Neighborhood Survey and Planning Project

Kansas City, Missouri

Visual Analysis of Streetscape

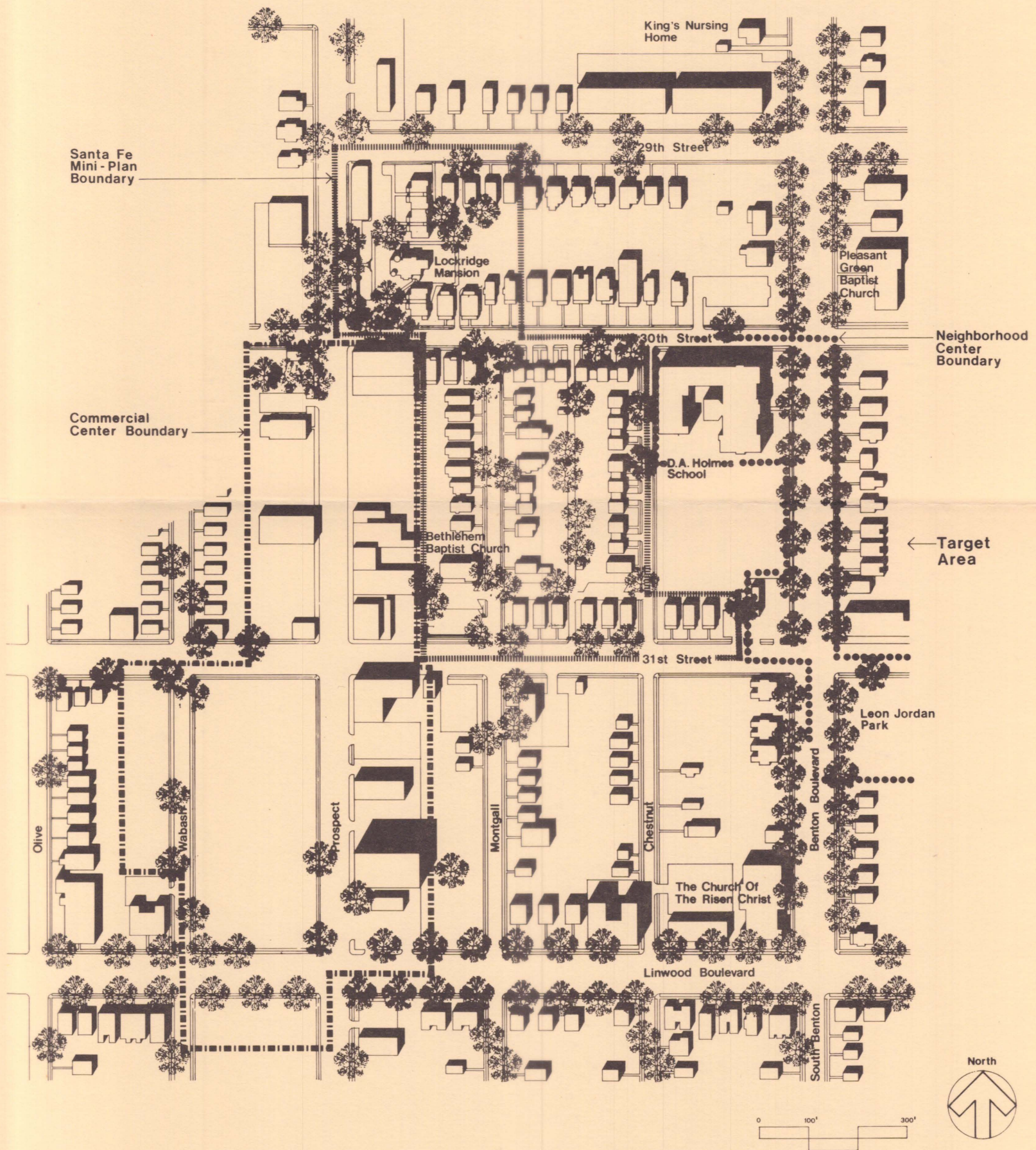
- ← Boulevard Route
- "Kansas City Porch" Style Apartments
- Boulevard Experience
- Vacant Lots
- Open Space

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Craig T. Watson
Design and Planning Consultant



Santa Fe Neighborhood
Survey and Planning Project

Kansas City, Missouri

**Recommendations/Stabilization
of Target Area**

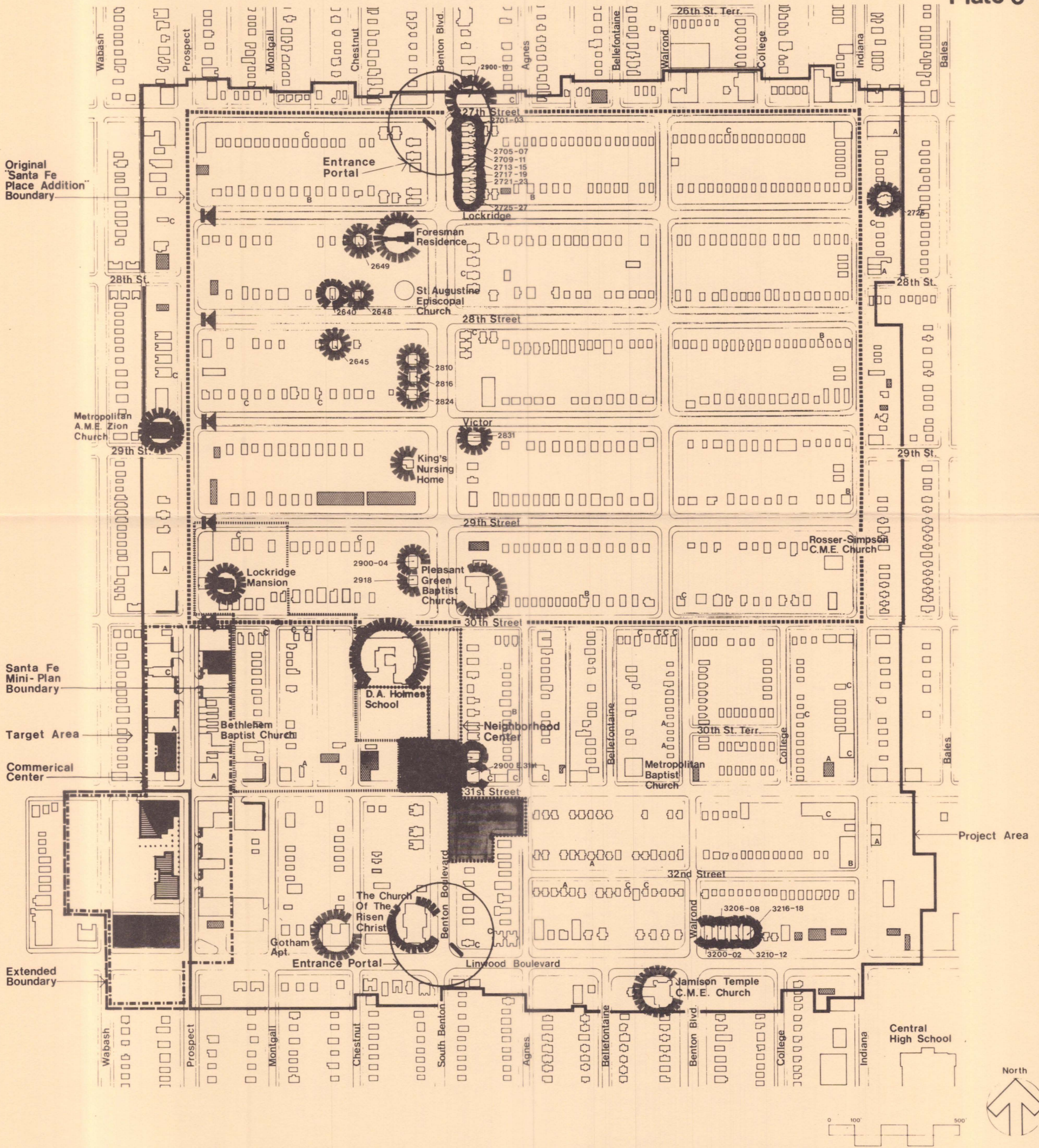
●●● Neighborhood Center ■■■■■ Santa Fe Mini-Plan
■ ■ ■ Commercial Center

Restoration Associates

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Kansas City, Missouri 64105

Craig T. Watson
Design and Planning Consultant



Santa Fe Neighborhood Survey and Planning Project

Kansas City, Missouri

Recommendations

- Private Street / Traffic Restrictor
- Park Development
- Screened Parking
- Portal Marker With Landscape Development
- Infill Building With Arcade

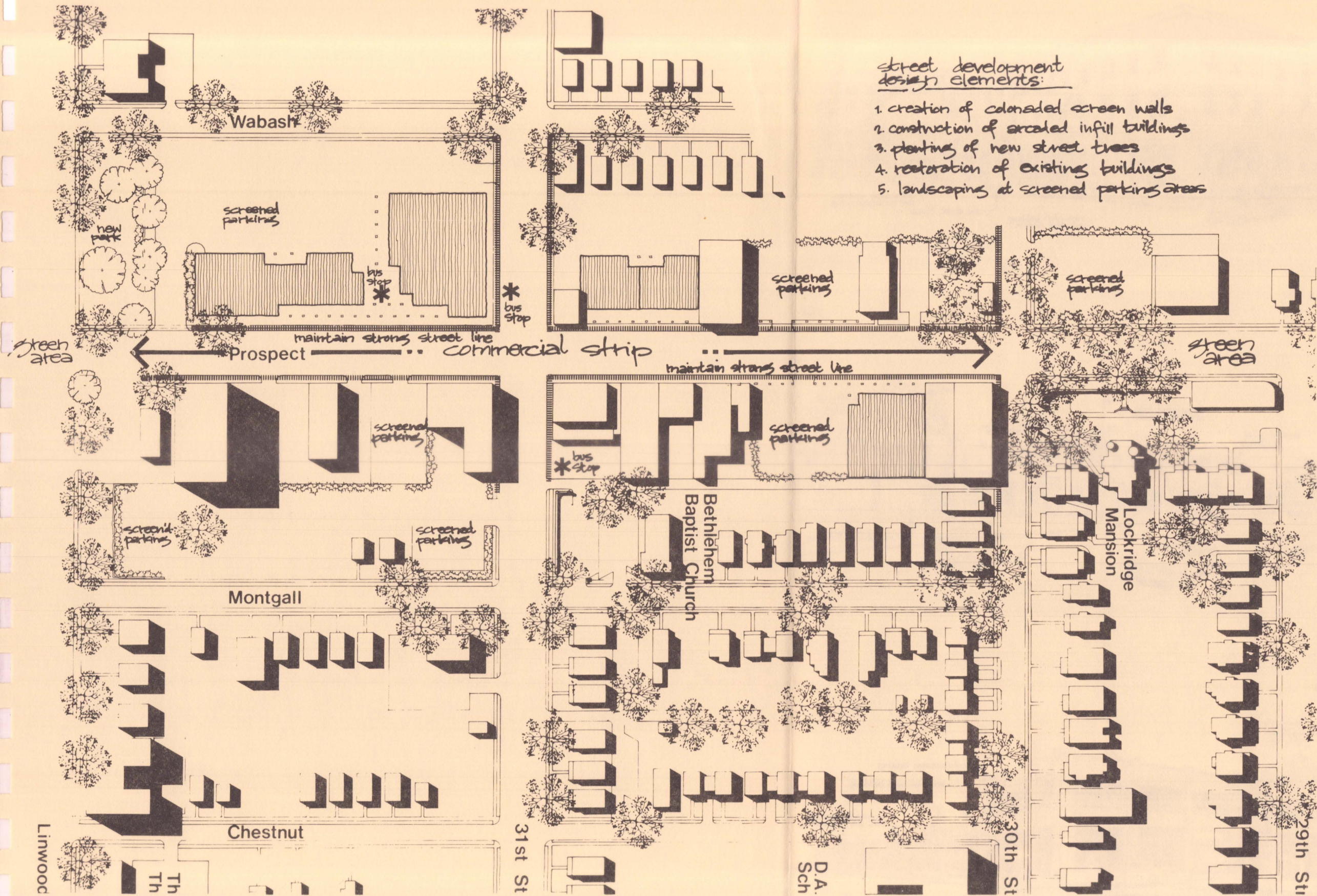
Restoration Associates

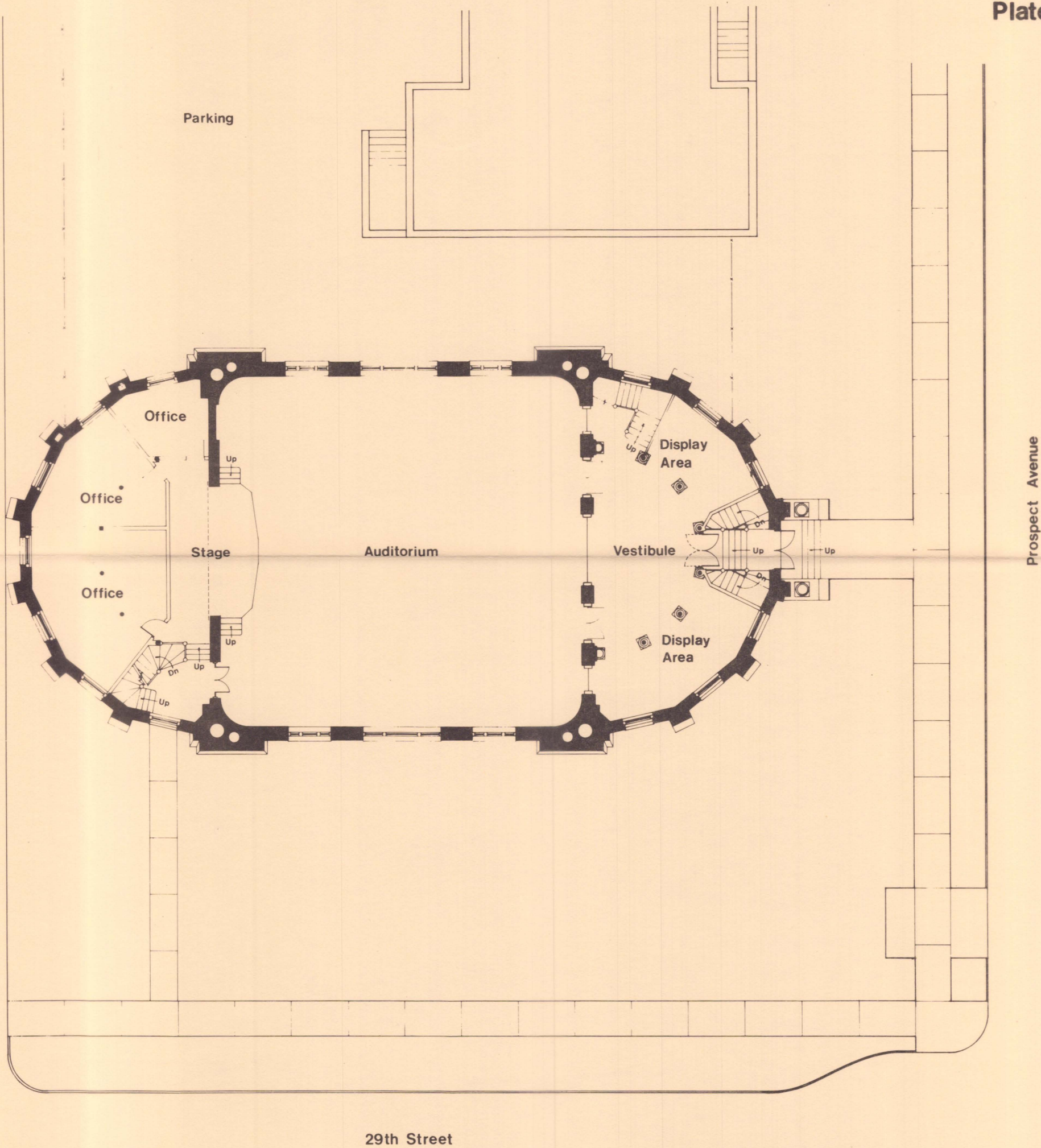
Craig T. Watson
Design and Planning Consultant

a division of
**Solomon Claybaugh Young
Architects Inc.**
20 West 9th Street
Kansas City, Missouri 64105

street development design elements:

1. creation of colonaded screen walls
2. construction of arched infill buildings
3. planting of new street trees
4. restoration of existing buildings
5. landscaping at screened parking areas





29th Street

FIRST FLOOR PLAN

SCALE : 1/8" = 1' - 0"

Santa Fe Neighborhood
Survey and Planning Project

Kansas City, Missouri

6-1-81

Metropolitan A.M.E. Zion Church

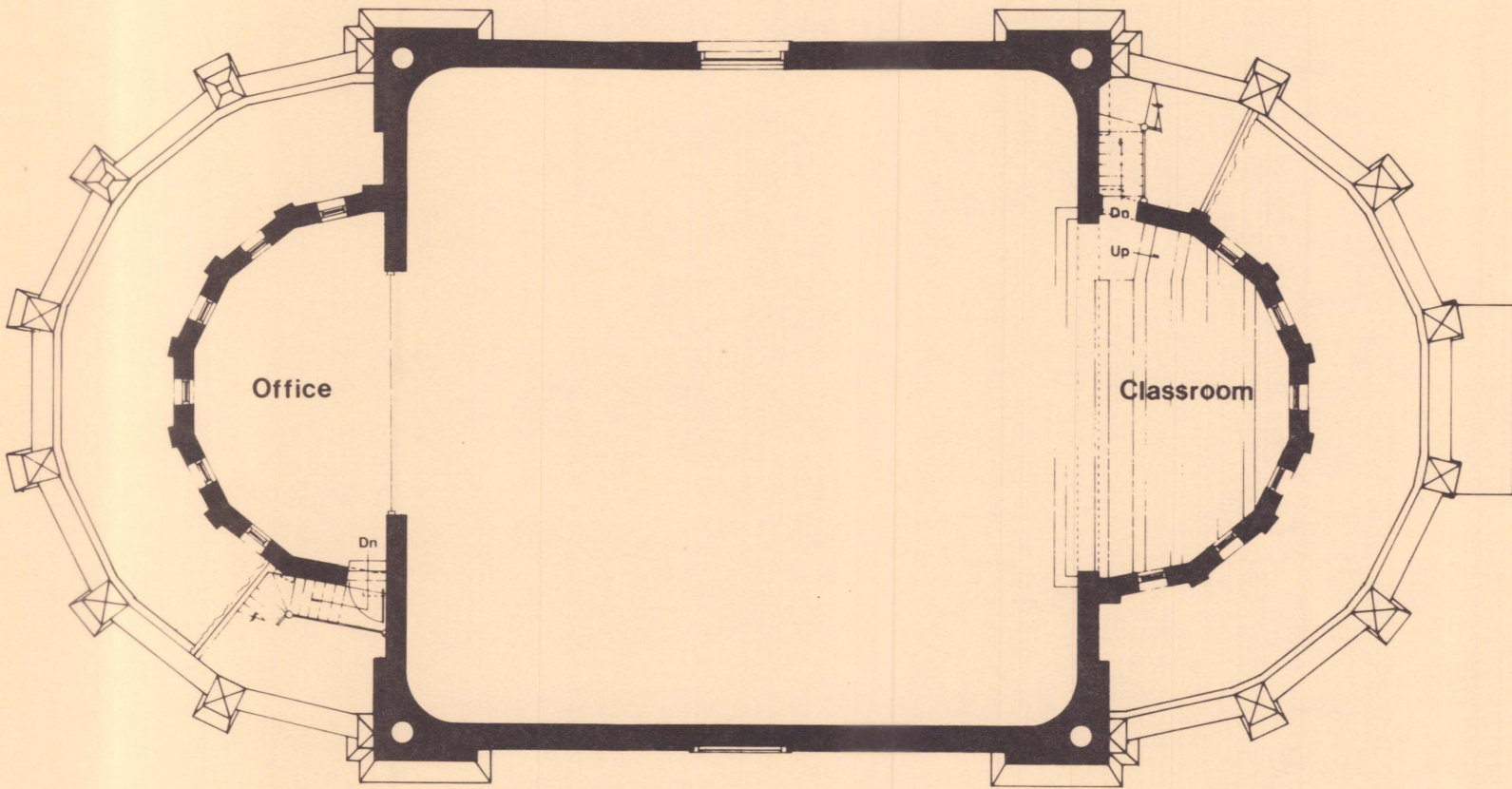
29th Street & Prospect Ave.
Kansas City, Missouri

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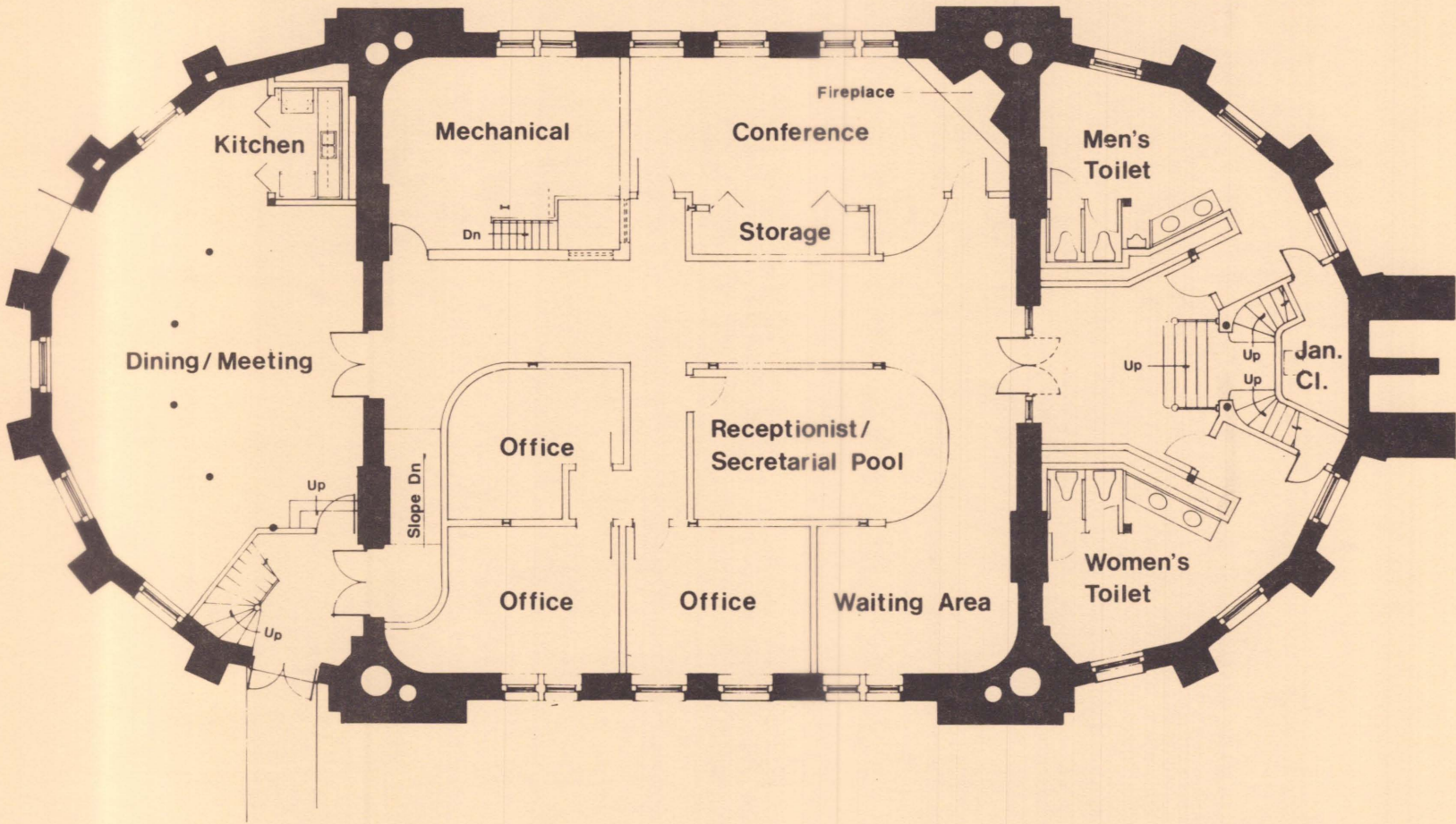
20 West 9th Street
Kansas City, Missouri 64105

Craig T. Watson
Design and Planning Consultant



BALCONY PLAN

SCALE : 1/8" = 1'-0"



BASEMENT PLAN

SCALE : 1/8" = 1'-0"

Santa Fe Neighborhood
Survey and Planning Project

Kansas City, Missouri

6-1-81

Metropolitan A.M.E. Zion Church

29th Street & Prospect Ave.
Kansas City, Missouri.

Restoration Associates

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Solomon Claybaugh Young Architects Inc.

20 West 9th Street
Kansas City, Missouri 64105

Craig T. Watson
Design and Planning Consultant

(Survey: Santa Fe Place as model)

URBAN RESIDENTIAL

PROFILE / DESCRIPTION / EVALUATION

HISTORIC KANSAS CITY FOUNDATION

20 WEST 9th ST.

KANSAS CITY, MISSOURI

PATRICIA BROWN GLENN

SURVEY COORDINATOR

6/3

SFP: Distribution & Chronology of APT. TYPES

	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980	T
Indiana																				0
Walrond																				0
Benton						16	2													18
Prospect								1												1
E. 30th St.				2	2		3	1												8
E. 29th St.					2											1	1			4
Victor																				0
E. 28th St.					3						1									4
Lockridge					4		1													5
E. 27th St.					2		2													4
T	0	0	0	0	15	16	8	2	0	0	1	0	0	0	0	1	1	0	0	44

1	3 sty 30 unit
1	3 sty 12 unit
39	3 sty 6 unit
3	2 sty 4 unit

SFP: Distribution & Chronology of HOUSE TYPES

	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980	T
Indiana				2	10	1										1				14
Walrond																				0
Benton				6	2	3	1									1				13
Prospect																				0
E. 30th St.				5	1	6	4	1	4	3	1									32
E. 29th St.				4	1	2	1	1												62
Victor				13	3	31	1	9	1	1	1									77
E. 28th St.				5	1	4	10													82
Lockridge	1			2	1	66	1	6	2				1							85
E. 27th St.				3	32		1													49
T	1	0	27	280	61	12	27	3	0	0	0	0	1	0	0	2	0	0	0	414

1	3 sty
304	2 1/2 sty
33	2 sty
69	1 1/2 sty
6	1 sty
1	split level

SFP: Distribution & Chronology of COMMERCIAL TYPE

	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980	T
Indiana																				0
Walrond																		1		1
Benton																				0
Prospect					2		3				1						2			8
E. 30th St.																				0
E. 29th St.																				0
Victor																				0
E. 28th St.																2				2
Lockridge																				0
E. 27th St.					1															1
T	0	0	0	0	3	0	3	0	0	0	1	0	0	0	0	2	2	1	0	12

SANTA FE PLACE: STYLE CHART

11	Style A	High Style (7 variations)
7	Style B	Modified High Style (5 variations)
14	Style C	Modified Prairie Style (1 variation)
40	Style D	Vernacular Classical Revival (3 variations)
26	a)	3 sty; straight front
12	b)	3 sty; triple portico
2	c)	2 sty; double portico
8	Style E	Vernacular Cottage (2 variations)
7	a)	2-2 1/2 sty; gambrel; front porch
1	b)	1 sty; gable, front porch
37	Style F	Bungalow (6 pattern variations)
1	a)	1 sty; cont. tract; front porch
2	b)	1 1/2 sty; staggered double gable w attic window; front porch
3	c)	1 1/2 sty; steep E/W bellcast gable w front dormer; front porch
5	d)	1 1/2 sty; hip w front dormer; front porch
7	e)	1 1/2 sty; centered double gable w attic window; front porch
20	f)	1 1/2 sty; gable w window(s) gable end; front porch
37	Style G	Bungaloid (6 pattern variations)
1	a)	2 sty; cont. tract
2	b)	1 1/2 sty; E/W gable; front porch
13	c)	1 1/2 sty; E/W gable or bellcast gable w one or more front dormers; front porch
4	d)	1 1/2 sty; E/W gable w front wall dormer; front porch
5	e)	1 1/2 sty; gable w window(s) in gable end; front porch
6	f)	1 1/2 sty; bellcast gable w window(s) in gable end; front porch w low hip or gable
269	Style H	Shirtwaist (11 variations)
36	a)	2 1/2 sty; stone/frame; bellcast gable; front porch
33	b)	2 1/2 sty; brick/frame; bellcast gable; front porch w roof
34	c)	2 1/2 sty; stone/frame; gable; front porch w roof
16	d)	2 1/2 sty; brick/frame; gable; front porch w roof
2	e)	2 1/2 sty; hipped gable; front porch w roof
1	f)	2 1/2 sty; bellcast cross gambrel; front porch w roof

A

SFP: Distribution & Chronology HIGH STYLE

	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980	T
Indiana																1				1
Walrond																				0
Benton					2											1				5
Prospect	1																			2
E. 30th St.																				1
E. 29th St.																				0
Victor				1																2
E. 28th St.																				0
Lockridge																				0
E. 27th St.																				0
T	1	0	0	1	3	0	1	3	0	0	0	0	0	0	0	2	0	0	0	11

1	Victorian Queen Anne
1	Elizabethan / Half Timber
2	Eclectic
1	Georgian Revival
2	Colonial Revival
2	Spanish Colonial Revival
2	Contemporary

B

SFP: Distribution & Chronology MODIFIED HIGH STYLE

	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980	T
Indiana																				0
Walrond																				0
Benton																				0
Prospect																				0
E. 30th St.																				2
E. 29th St.																				2
Victor																				1
E. 28th St.																				1
Lockridge																				1
E. 27th St.																				0
T	0	0	0	2	1	0	3	1	0	0	0	0	0	0	0	0	0	0	0	7

2	Modified Colonial Revival
2	Modified Mission Style
1	Modified Tudor
1	Modified Late Gothic Revival
1	Modified Neo-Classical Revival

[illegible]

SFP: Distribution & Chronology VERNACULAR CLASSICAL REVIVAL

	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980	T
Indiana																				0
Walrond																				0
Benton						1		2												18
Prospect																				0
E. 30th St.						2	2	1												7
E. 29th St.						2		2												2
Victor																				0
E. 28th St.								3			1									4
Lockridge						4		1												5
E. 27th St.						2	2													4
T	0	0	0	0	0	28	8	3	0	0	1	0	0	0	0	0	0	0	0	40

26	3 sty straight front
12	3 sty triple portico
2	2 sty double portico

SFP: Distribution & Chronology VERNACULAR COTTAGE

	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980	T
Indiana				1																1
Walrond																				0
Benton																				0
Prospect																				0
E. 30th St.								1												1
E. 29th St.				1				1												2
Victor				1																1
E. 28th St.																				0
Lockridge																				0
E. 27th St.				3																3
T	0	0	0	6	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	8

7	2 - 2 1/2 sty ; gambrel ; fp
1	1 sty ; gambrel ; fp offset

F SFP: Distribution & Chronology BUNGALOW

	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980	T
Indiana				2	1															3
Walrond																				0
Benton																				0
Prospect																				0
E. 30th St.				1			1													2
E. 29th St.																				0
Victor					4	1	1													6
E. 28th St.				3	1		6													11
Lockridge							1	1					1							3
E. 27th St.				1	3	1	3	2												12
T	0	0	0	13	13	1	9	0	0	0	0	0	1	0	0	0	0	0	0	37

1	1	sty	contemporary tract
2	1 1/2	sty	staggered double gable w attic window; fp
3	1 1/2	sty	steep E/W bc gable w front dormer; fp
5	1 1/2	sty	hip w front dormer; fp
7	1 1/2	sty	centered double gable w attic window; fp
19	1 1/2	sty	gable w window in gable end of facade; fp

	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980	T
Indiana					1															7
Walrond																				0
Benton																				0
Prospect																				0
E. 30th St.								4												4
E. 29th St.				4	1	2		1												8
Victor				2		1	1													4
E. 28th St.				5	5															10
Lockridge				2		1	1													4
E. 27th St.																				0
T	0	0	0	18	10	3	5	1	0	0	0	0	0	0	0	0	0	0	0	37

1	2	sty	untemperary built
2	1 1/2	sty	E/w gable; fp w shed roof
13	1 1/2	sty	E/w gable or bc gable w 1 or more dormer; fp
4	1 1/2	sty	E/w gable w front wall dormer; fp
5	1 1/2	sty	gable w window(s) in gable end; fp
12	1 1/2	sty	bc gable w window(s) in gable end; fp

	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980	T
Indiana																				0
Walrond																				0
Benton																				1
Prospect																				0
E. 30th St.																				5
E. 29th St.																				19
Victor																				32
E. 28th St.																				22
Lockridge																				29
E. 27th St.																				14
T	0	0	5	97	18	2	0	0	0	0	0	0	0	0	0	0	0	0	0	122

36	2 1/2 sty	stone frame; bu gable; fp w roof
33	2 1/2 sty	brick frame; bu gable; fp w roof
34	2 1/2 sty	stone frame; gable; fp w roof
16	2 1/2 sty	brick frame; gable; fp w roof
2	2 1/2 sty	hipped gable; fp w roof
1	2 1/2 sty	br. cross gambrel; fp w roof

	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980	T
Indiana																				0
Walrond																				0
Benton						1														1
Prospect																				0
E. 30th St.				1	1															10
E. 29th St.				2	1	1														17
Victor				3	1															25
E. 28th St.				2	1	6	4													32
Lockridge				3	1	5														44
E. 27th St.				7	2	4	2	1												18
T	0	0	16	113	14	1	3	0	0	0	0	0	0	0	0	0	0	0	0	147

2	2 1/2 sty	cross gable; fp w roof
13	2 1/2 sty	brick/frame; ped. bc gable; fp w roof
39	2 1/2 sty	stone/frame; ped bc gable; fp w roof
42	2 1/2 sty	brick/frame; bc hip; fp w roof
51	2 1/2 sty	stone/frame; bc hip; fp w roof

I SFP: Distribution & Chronology MODIFIED SHIRTWAIST

	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980	T
Indiana																				0
Walrond																				0
Benton				2																3
Prospect																				3
E. 30th St.																				0
E. 29th St.				2	1	2														12
Victor				1		1														5
E. 28th St.				2	1	2	1													6
Lockridge					1															2
E. 27th St.						1	1													2
T	0	0	6	21	4	1	1	0	0	0	0	0	0	0	0	0	0	0	0	33

8	2 1/2 sty; stone; fp
4	2 1/2 sty; frame w wood veneer; fp
6	2 1/2 sty; frame w wood: stucco or stucco veneer; fp
15	2 1/2 sty; brick; fp

[illegible]

	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980	T
Indiana																				0
Walrond																		1		1
Benton																				0
Prospect																	2			2
E. 30th St.																				0
E. 29th St.																1	1			2
Victor																				0
E. 28th St.																2				2
Lockridge																				0
E. 27th St.																				0
T	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	1	0	7

	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980	T
Indiana								1												1
Walrond																				0
Benton															1					1
Prospect							1				1									2
E. 30th St.																				0
E. 29th St.							1													1
Victor																				0
E. 28th St.																				0
Lockridge																				0
E. 27th St.																				0
T	0	0	0	0	0	0	2	1	0	0	1	0	0	0	1	0	0	0	0	5

1	1 1/2	sty; frame, brick, shingle; cross gable
1	2	sty; frame, stone; flat roof
1	3	sty; brick; gable
1	1	sty; concrete block; gable
1	1	sty; brick; flat roof

Santa Fe Place

	(11)	STYLE A - HIGH STYLE	(7 variations)
1890-1894	1.	2949 Prospect	1890 Victorian Queen Anne
1905-1909	2.	3221 Victor	1908 Elizabethian or Half Timber
1910-1914	3.	2732 Benton Blvd.	1910 Eclectic
	4.	2649 Benton Blvd.	1910 Eclectic
	5.	2906 Benton Blvd,	1910 Georgian Revival Style
1920-1924	6.	2831 Benton Blvd. c.1923	Colonial Revival Style
1925-1929	7.	2800-02 E. 30th Street c.1925	Colonial Revival Style
1925-1929	8. .	2943 Prospect	1926 Spanish Colonial Revival
	9.	3239 Victor	1926 Spanish Colonial Revival
1965-1969	10.	2942 Indiana Ave.	1965 Contemporary: Sub Ranch Style
	11.	2843 Benton Blvd.	1969 Contemporary: Split Level

Santa Fe Place

(7)

STYLE B - MODIFIED HIGH STYLE (5 variations)

1905-1909	1.	2648 E. 28th Street	1908	Modified Colonial Revival
1920-1924	2.	3230-32 E. 30th Street	1922	Modified Colonial Revival
1905-1909	3.	3217 E. 29th Street	c.1909	Modified Mission Style
1925-1929	4.	2722-24 E. 30th St.	c.1926	Modified Mission Style
1910-1914	5.	2650 Lockridge	1910	Modified Tudor
1920-1924	6.	2910 E. 30th St.	1924	Modified Late Gothic Revival
1925-1930	7.	2910 Victor	c.1925	Modified Neo-Classical Revival

Santa Fe Place

(14)

STYLE C - MODIFIED PRAIRIE STYLE

1905-1909	1.	2838 Indiana	1907
1910-1914	2.	2810 Benton Blvd.	1913
	3.	3236 E. 30th St.	1913
	4.	2955 E. 29th St.	1910
	5.	3206 Victor	1910
1915-1919	6.	2938 E. 30th St.	1915
	7.	2958 E. 30th St.	1915
	8.	3200 E. 30th St.	1916
	9.	3216 E. 30th St.	1915
	10.	2600 Victor	1916
1920-1924	11.	2718 E. 30th St.	c.1922
	12.	2914 E. 30th St.	1922
	13.	3207 Victor	1920
1925-1929	14.	3240 E. 30th St.	c.1926

(40)

STYLE D - VERNACULAR CLASSICAL REVIVAL (3 variations)

a - THREE STORY STRAIGHT FRONT

1915-1919	1.	2720-22 Benton Blvd.	1918
	2.	2724-26 Benton Blvd.	1918
	3.	2735-37 Benton Blvd.	c.1916
	4.	2739-41 Benton Blvd.	c.1916
	5.	2743-45 Benton Blvd.	c.1916
	6.	2747-49 Benton Blvd.	c.1916
	7.	2801 Benton Blvd.	1917
	8.	2805-07 Benton Blvd.	1917
	9.	2809-11 Benton Blvd.	1917
	10.	2907-09 E. 28th St.	1917
	11.	2910-12 E. 28th St.	c.1916
	12.	2911-13 E. 28th St.	1917
	13.	2660-62 Lockridge	c.1918
	14.	2903-05 Lockridge	c.1916
	15.	2908-10 Lockridge	c.1917
	16.	2912-14 Lockridge	1917
	17.	2903-05 E. 27th St.	1917
	18.	2907-09 E. 27th St.	1917
1920-1924	19.	2704-06 Benton Blvd.	1921
	20.	2708-10 Benton Blvd.	1921
	21.	3204-06 E. 30th St.	1922
	22.	3210-12 E. 30th St.	1922
	23.	2656-58 Lockridge	1921
	24.	2757-59 E. 27th St.	1921
	25.	2761-65 E. 27th St.	1921
1940-1944	26.	2922 E. 28th St.	c.1940

b. THREE STORY TRIPLE PORTICO

1910-1914	27.	2614-16	E. 30th St.	1914
	28.	2611-13	E. 29th St.	1914
	29.	2615-17	E. 29th St.	1914
1915-1919	30.	2701-03	Benton Blvd.	1916
	31.	2705-07	Benton Blvd.	1916
	32.	2709-11	Benton Blvd.	1916
	33.	2713-15	Benton Blvd.	1916
	34.	2717-19	Benton Blvd.	1916
	35.	2721-23	Benton Blvd.	1916
	36.	2725-27	Benton Blvd.	1916
	37.	2618-20	Benton Blvd.	1915
1920-1924	38.	2712-2714	E. 30th St. c.1923	

c. THREE STORY DOUBLE PORTICO

1910-1914	39.	2606-08	E. 30th St.	1914
	40.	2610-12	E. 30th St.	1914

Santa Fe Place

STYLE E - VERNACULAR COTTAGE (2 variations)

(8)

a - TWO or TWO: ONE HALF STY, GAMBREL; FRONT PORCH

1905-1909	1.	2836 Indiana	1907
	2.	3248 E. 29th St.	1907
	3.	2345 Victor	1907
	4.	2615 E. 27th St.	1908
	5.	2623 E. 27th St.	1908
	6.	3215 E. 27th St.	1907
1920-1924	7.	3220 E. 30th St.	c.1922

b - ONE STY; GABLE; FRONT PORCH

1920-1924	8.	3239 E. 29th St.	1922
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Santa Fe Place

STYLE F - BUNGALOWS (6 variations)

a - ONE STY; CONTEMPORARY TRACT; FRONT PORCH

1950-1954 1. 2916 Lockridge c.1951

b - ONE: ONE HALF STY; STAGGERED DOUBLE GABLE WITH
ATTIC WINDOW; FRONT PORCH

1905-1909 2. 2704 E. 30th St. c.1907

1920-1924 3. 2708 E. 30th St. c.1921

c - ONE: ONE HALF STY; STEEP E/W BELLCAST GABLE
WITH FRONT DORMER; FRONT PORCH

1905-1909 4. 2934 E. 28th St. 1909

1910-1914 5. 3017 E. 27th St. 1910

6. 3023 E. 27th St. 1910

d - ONE: ONE HALF STY; HIP WITH FRONT DORMER;
FRONT PORCH

1905-1909 7. 3216 E. 28th St. 1907

8. 3227 E. 27th St. c.1906

1910-1914 9. 3244 Victor 1910

10. 3021 E. 27th St. c.1910

11. 3201 E. 27th St. 1913

e - ONE: ONE HALF STY; CENTERED DOUBLE GABLE WITH
ATTIC WINDOW; FRONT PORCH

1905-1909	12.	3217	E. 28th St.	1908
	13.	3219	E. 28th St.	1908
	14.	3225	E. 28th St.	1908
	15.	3107	E. 27th St.	1908
	16.	3229	E. 27th St.	c.1907
	17.	3231	E. 27th St.	c.1906
1920-1924	18.	3204	Lockridge	1922

f - ONE: ONE HALF STY; GABLE WITH WINDOW(S) IN GABLE
END; FRONT PORCH

1905-1909	19.	2732	Indiana	1908
	20.	2814	Indiana	1908
	21.	3105	E. 27th St.	c.1908
1910-1914	22.	2812	Indiana	1910
	23.	3233	Victor	1912
	24.	3242	Victor	1910
	25.	3248	Victor	1910
	26.	3250	Victor	1910
	27.	3027	E. 27th St.	1910
	28.	3031	E. 27th St.	1910
	29.	3103	E. 27th St.	1910
1915-1919	30.	3217	Victor	1915
1920-1924	31.	2917	E. 28th St.	1923
	32.	2919	E. 28th St.	1923
	33.	2925	E. 28th St.	c.1921
	34.	2927	E. 28th St.	c.1921
	35.	3200	E. 28th St.	1922
	36.	3211	E. 28th St.	1921
	37.	2944	Lockridge	1921

(37)

STYLE G - BUNGALOID (6 variations)

a - TWO STY; CONTEMPORARY TRACT

1910-1914 1. 2947 Lockridge c.1914

b - ONE: ONE HALF STY; E/W GABLE; FRONT PORCH
WITH SHED ROOF

1905-1909 2. 3228 Victor 1908

1920-1924 3. 2953 Victor 1920

c - ONE: ONE HALF STY; E/W GABLE OR BELLCAST
GABLE WITH ONE OR MORE FRONT DORMERS;
FRONT PORCH

1905-1909 4. 2958 E. 29th St. 1909

5. 3204 E. 29th St. 1909

6. 3206 E. 29th St. c.1906

7. 3246 E. 29th St. c.1907

8. 2958 Victor 1908

9. 3215 Victor c.1907

10. 2909 Lockridge c.1906

11. 2950 Lockridge c.1907

1910-1914 12. 3235 E. 29th St. 1912

13. 3225 Lockridge c.1912

1915-1919 14. 3227 E. 29th St. 1919

15. 3241 E. 29th St. 1915

1925-1929 16. 3216 E. 29th St. 1925

d - ONE: ONE HALF STY, E/W GABLE WITH FRONT WALL
DORMER; FRONT PORCH

1920-1924 17. 2922 E. 30th St. 1921

18. 2924 E. 30th St. 1921

19. 2928 E. 30th St. 1921

20. 2932 E. 30th St. 1921

e - ONE: ONE STY; GABLE WITH WINDOW(S) IN
GABLE END; FRONT PORCH

1905-1909	21.	2931	E. 28th St.	1909
	22.	2935	"	1909
	23.	2937	"	1909
	24.	3221	"	1908
	25.	3227	"	1908

f - ONE: ONE HALF STY; BELLCAST GABLE WITH
WINDOW(S) IN GABLE END; FRONT PORCH
WITH LOW HIP OR GABLE

	26.	2706	Indiana	1909
	27.	2708	"	1909
	28.	2710	"	1909
	29.	2712	"	1909
	30.	2714	"	1909
	31.	2734	"	1908
	32.	2750	"	1908
	33.	3204	"	c.1907
	34.	3212	"	1908
	35.	3232	"	c.1907
	36.	3234	"	1909

1910-1914	37.	2947	E. 28th St.	1911
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Santa Fe Place

(268)

STYLE H - SHIRTWAIST

(11 variations)

a - TWO: ONE HALF STY; STONE/FRAME; BELLCAST
GABLE; FRONT PORCH WITH ROOF

1900-1904	1.	2631	Victor	
1905-1909	2.	2918	E. 29th St.	1906
	3.	2924	"	1906
	4.	2935	"	1909
	5.	2947	"	c.1908
	6.	3228	"	1908
	7.	2634	Victor	1907
	8.	2640	"	1905
	9.	2923	"	1905
	10.	2620	E. 28th St.	c.1906
	11.	2637	"	1909
	12.	2644	"	1908
	13.	2954	"	1909
	14.	2955	"	c.1908
	15.	2626	Lockridge	c.1906
	16.	2639	"	1909
	17.	2642	"	c.1907
	18.	2919	"	c.1907
	19.	2922	"	c.1907
	20.	2932	"	c.1907
	21.	2933	"	1908
	22.	2948	"	1908
	23.	2952	"	1908
	24.	2958	"	1909
	25.	3205	"	c.1906
	26.	3213	"	c.1907
	27.	3219	"	1908
	28.	2619	E. 27th St.	1908
	29.	2703	"	c.1909
	30.	2721	"	c.1909
	31.	3205	"	1907
	32.	3207	"	c.1907
1910-1914	33.	2641	Victor	1911
	34.	2915	"	1910
	35.	2625	"	1910
	36.	2960		1910

b - TWO: ONE HALF STY; BELLCAST GABLE;
FRONT PORCH WITH ROOF

1900-1904	37.	2610	E. 28th St.	c.1903
	38.	2628		c.1903
1905-1909	39.	2700	E. 30th St.	c.1905
	40.	2915	E. 29th St.	1906
	41.	2941	"	1906
	42.	3230	"	c.1906
	43.	3232	"	c.1909
	44.	2914	Victor	c.1907
	45.	3218	"	1908
	46.	3225	"	1908
	47.	3247	"	1908
	48.	3249	"	1908
	49.	2948	E. 28th St.	1908
	50.	3235	"	c.1908
	51.	2646	Lockridge	c.1908
	52.	2930	"	c.1907
	53.	2940	"	c.1907
	54.	2956	"	1909
	55.	3208	"	c.1907
	56.	3211	"	1908
	57.	3226	"	c.1906
	58.	3233		c.1906
	59.	2701	E. 27th St.	c.1908
	60.	2711	"	c.1909
	61.	2917	"	1908
	63.	3011	"	c.1906
	64.	3233	"	c.1906
	65.	3239	"	c.1906
1910-1914	66.	2948	E. 30th St.	c.1911
	67.	3208	"	1912
	68.	2952	Victor	1913
	69.	2920	E. 28th St.	1910

c - TWO: ONE HALF STY; STONE/FRAME; GABLE; FRONT PORCH
WITH ROOF

1900-1904	70.	2623	Victor	c.1903
1905-1909	71.	2915	Benton	c.1905
	72.	2944	E. 30th St.	c.1906
	73.	2942	E. 29th St.	1909
	74.	2946	"	c.1909
	75.	3205	"	1909
	76.	2606	Victor	1909
	77.	2918	"	c.1907
	78.	2921	"	c.1908
	79.	2925	"	1907
	80.	2926	"	c.1907
	81.	2942	"	c.1907
	82.	2948	"	1908
	83.	2949	"	1909
	84.	3216	"	1908
	85.	3229	"	1909
	86.	3230	"	1908
	87.	2632	E. 28th St.	1908
	88.	2649	"	1909
	89.	3201	"	1909
	1910-1914	90.	2603	Lockridge
91.		2611	"	1908
92.		2618	"	c.1905
93.		2717	E. 27th St.	c.1909
94.		2954	E. 50th St.	1910
95.		2929	E. 29th St.	c.1910
96.		2939	"	c.1910
97.		2954	"	1910
98.		2621	E. 28th St.	1910
99.		2941	"	1912
1915-1920	100.	2945	"	1912
	101.	2607	Lockridge	c.1910
	102.	2918	"	1912
103.	2943	Lockridge	c.1916	

d - TWO: ONE HALF STY; BRICK/FRAME; GABLE;
FRONT PORCH WITH ROOF

1900-1904	104.	2615	Victor	c.1904
1905-1909	105.	2928	E. 29th St.	c.1907
	106.	3252	"	c.1908
	107.	2922	Victor	c.1907
	108.	2930	"	c.1907
	109.	2938	"	c.1907
	110.	2944	"	c.1907
	111.	2950	"	1909
	112.	3210	"	c.1909
	113.	3226	"	c.1909
	114.	2942	E. 28th St.	1909
	115.	3215	"	1908
	116.	3229	"	1908
	117.	3249	"	c.1909
	118.	3003	E. 27th St.	c.1906
1915-1919	119.	2915	Lockridge	1916

e - TWO: ONE HALF STY; HIPPED GABLE; FRONT PORCH
WITH ROOF

1905-1909	120.	2615	Lockridge	c.1905
1910-1914	121.	2626	E. 28th St.	1910

f - TWO: ONE HALF STY; BELLCAST CROSS GAMBREL;
FRONT PORCH WITH ROOF

1905-1909	122.	3221	E. 29th St.	c.1906
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g - TWO: ONE HALF STY; CROSS GABLE; FRONT PORCH
WITH ROOF

1905-1909	123.	2941	Victor	c.1909
	124.	2614	Lockridge	c.1905

h - TWO: ONE HALF STY; BRICK/FRAME; PED. BELLCAST
GABLE END; FRONT PORCH WITH ROOF

1905-1909	125.	2622	E. 30th St.	c.1905	
	126.	2925	E. 29th St.	c.1907	
	127.	2961	E. 28th St.	c.1909	
	128.	3222	"	1908	
	129.	3238	"	1908	
	130.	3239	"	1908	
	131.	3247	"	1909	
	132.	2939	Lockridge	c.1909	
	133.	3200	"	1909	
	134.	3201	"	1909	
	135.	3227	"	1908	
	136.	3239	"	c.1907	
	1910-1914	137.	3224	E. 30th St.	1911

i - TWO: ONE HALF STY; STONE/FRAME; PED. BELLCAST
GABLE END; FRONT PORCH WITH ROOF

1900-1904	138.	2612	E. 28th St.	c.1903
	139.	3230	Lockridge	c.1901
1905-1909	140.	2910	E. 29th St.	1906
	141.	2921	"	1906
	142.	3225	"	1909
	143.	2933	Victor	c.1909
	144.	3209	"	1908
	145.	3236	"	1908
	146.	2938	E. 28th St.	c.1909
	147.	2940	"	1909
	148.	2952	"	c.1907
	149.	2956	"	c.1909
	150.	3203	"	1908
	151.	3236	"	c.1909
	152.	3245	"	1909
	153.	3251	"	1909
	154.	2604	Lockridge	1909
	155.	2634	"	c.1907
	156.	2907	"	c.1909
	157.	2937	"	1909
	158.	2941	"	c.1909
	159.	2961	"	c.1908
	160.	3216	"	c.1907
	161.	3217	"	c.1907
	162.	3222	"	c.1907
	163.	3228	"	c.1907
	164.	2621	E. 27th St.	1908
	165.	2723	"	c.1909
	166.	3007	"	c.1906
	167.	3015	"	c.1907
1910-1914	168.	2628	Victor	1912
	169.	2637	"	1910
	170.	2638	"	1910
	171.	2650	"	1910
	172.	2951	"	
	173.	2633	E. 28th St.	1910
	174.	2915	"	1910
	175.	2935	Lockridge	1910
	176.	3242	"	1910

J - TWO: ONE HALF STY; BRICK/FRAME; BELLCAST HIP;
FRONT PORCH WITH ROOF

1900-1904	177.	2624	E. 29th St.	c.1902
	178.	2635	Victor	c.1903
	179.	2647	"	c.1904
	180.	2618	E. 28th St.	c.1904
	181.	3244	Lockridge	1902
1905-1909	182.	2914	E. 29th St.	1906
	183.	2917	"	1906
	184.	2922	"	1906
	185.	3224	"	c.1906
	186.	2624	Victor	c.1906
	187.	2651	"	1905
	188.	2953	E. 28th St.	1908
	189.	2959	"	1909
	190.	3226	"	1908
	191.	3233	"	c.1908
	192.	3237	"	1908
	193.	3240	"	1908
	194.	3241	"	1908
	195.	3244	"	1908
	196.	3246	"	c.1908
	197.	3248	"	1908
	198.	3250	"	1908
	199.	3210	Lockridge	c.1907
	200.	3214	"	c.1908
	201.	3220	"	c.1907
	202.	3223	"	1908
	203.	3234	"	c.1907
	204.	3235	"	c.1907
	205.	3236	"	c.1907
	206.	3252	"	c.1907
	207.	2617	E. 27th St.	1908
	208.	2709	"	c.1909
	209.	2913	"	c.1906
	210.	3009	"	c.1906
	211.	3203	"	c.1907
	212.	3213	"	c.1907
	213.	3237	"	c.1906
	214.	3241	"	c.1906
1910-1914	215.	2835	Benton Blvd.	c.1914
	216.	3228	E. 30th St.	1911
1915-1919	217.	2934	E. 30th St.	c.1916
1920-1924	218.	2926	E. 30th St.	1921

k - TWO: ONE HALF STY; STONE/FRAME; BELLCAST HIP;
FRONT PORCH WITH ROOF

1900-1904	219.	2629	E. 29th St.	c.1904
	220.	2632	"	c.1904
	221.	2610	Victor	c.1904
	222.	2611	"	c.1904
	223.	2614	"	c.1904
	224.	2618	"	c.1904
	225.	2619	"	c.1902
	226.	2620	"	c.1904
	227.	2627	"	c.1903
1905-1909	228.	2918	E. 30th St.	c.1907
	229.	2940	"	1909
	230.	2909	E. 29th St.	c.1906
	231.	2923	"	c.1906
	232.	2932	"	1908
	233.	2949	"	c.1909
	234.	2950	"	1909
	235.	2951	"	c.1906
	236.	2927	Victor	1907
	237.	2645	E. 28th St.	1909
	238.	2715	"	c.1909
	239.	2931	"	1908
	240.	3207	"	1908
	241.	3208	"	1908
	242.	3222	"	1908
	243.	3224	"	1907
	244.	3251	"	1908
	245.	2610	Lockridge	c.1905
	246.	2619	"	c.1905
	247.	2622	"	c.1905
	248.	2623	"	c.1906
	249.	2630	"	c.1906
	250.	2638	"	c.1906
	251.	2643	"	c.1907
	252.	2645	"	c.1907
	253.	2654	"	c.1905
	254.	3240	"	c.1907
	255.	3245	"	c.1907
	256.	3248	"	c.1907
	257.	3249	"	c.1907
	258.	3253	"	c.1907
	259.	3256	"	c.1907
	260.	3257	"	c.1907
	261.	2607	E. 27th St.	1908
	262.	2611	"	1908
	263.	2707	"	c.1909
	264.	3303	"	c.1907
	265.	3305	"	c.1907
1910-1914	266.	2806	E. 30th St.	c.1911
	267.	3240	Victor	c.1910
1920-1924	268.	2920	E. 30th St	1921
	269.	2930	"	1921

Santa Fe Place

STYLE I - MODIFIED SHIRTWAIST (4 variations)

a - TWO: ONE HALF STORY; STONE

1900-1904	1.	2610	E. 29th St.	c.1904
	2.	2637	"	c.1904
1905-1909	3.	2816	Benton Blvd.	c.1906
	4.	2836	"	1907
	5.	2616	E. 29th St.	1905
	6.	3236	"	1909
	7.	2640	E. 28th St.	1907
	8.	2916	"	c.1907

b - TWO: ONE HALF STY; FRAME WITH WOOD VENEER

1905-1909	9.	3200	E. 29th St.	c.1908
	10.	3220	E. 28th St.	c.1908
	11.	2926	Lockridge	1909
1910-1914	12.	3307	E. 27th St.	c.1910

c - TWO: ONE HALF STY; FRAME WITH WOOD;
STUCCO OR STUCCO VENEER

1905-1909	13.	2940	E. 29th St.	1909
	14.	3213	Victor	1908
	15.	3234	"	1908
1910-1914	16.	3209	E. 29th St.	1910
	17.	2943	E. 28th St.	c.1912
1915-1919	18.	3005	E. 27th St.	c.1916

c - TWO: ONE HALF STY; BRICK

1900-1904	19.	2630	E. 29th St.	c.1902
	20.	2642	Victor	c.1904
	21.	2611	E. 28th St.	c.1902
	22.	2617	"	c.1902
1905-1909	23.	2824	Benton Blvd	c.1905
	24.	2839	"	1909
	25.	2918	"	1905
	26.	2635	E. 29th St.	1908
	27.	2639	"	1908
	28.	2645	"	c.1906
	29.	2653	"	1908
	30.	2646	Victor	c.1905
	31.	2945	Lockridge	c.1907
1910-1914	32.	2712	Benton Blvd.	1912
1920-1924	33.	2906-08	E. 29th St.	1923

Santa Fe Place

(4)

STYLE J - COMMERCIAL 1900-1925

(1 variation)

1909-1914	1.	2701-05	Prospect	1912/1922
	2.	2901-03	"	1912
	3.	3349-55	E. 27th St.	c.1910
1920-1924	4.	2717	Prospect	1924

Santa Fe Place

(7)

STYLE K - CONTEMPORARY

(1 variation)

1965-1969	1.	2901-05	E. 29th St.	1965
	2.	2600	E. 28th St.	c.1965
	3.	2603	"	c.1967
1970-1974	4.	2831	Prospect	1970
	5.	2855	"	1974
	6.	2644-50; 2700-18	E. 29th St.	c.1971
1975-1980	7.	2711	Walrond	c.1976

Santa Fe Place

(5)

STYLE L - VERNACULAR

(5 variations)

1920-1924	1.	2823	Prospect	c.1920	1 1/2	STY; FRAME; BRICK, SHINGLE; CROSS GABLE
	2.	2623	E. 29th St.	1921	2	STY; FRAME, STONE; FLAT ROOF
1925-1929	3.	2908	Indiana	1925	3	STY; BRICK; GABLE
1945-1949	4.	2915	Prospect	1948	1	STY; CONCRETE BLOCK; GABLE
1960-1964	5.	2748	Benton	1960	1	STY; BRICK; FLAT ROOF

S F P: HOUSING UNITS VS. TIME

YEARS	S F R	APT.	TOTAL
1890	1		1
1895			
1900	27		27
1905	280		280
1910	61	86	147
1915	12	96	107
1920	27	48	75
1925	3	10	13
1930			
1935			
1940		6	6
1945			
1950	1		1
1955			
1960			
1965	2	12	14
1970		30	30
1975			
1980			
	414	288	702

63% house
37% apt
1.7% house = 1 apt.

SANTA FE PLACE: Formula for Selection Process

STYLE CATEGORY	# WITHIN STYLE CATEGORY	# OF UNIQUE STYLES PATTERN VARI.	# OF STYLES TO BE DESCR. APPROX. 20% of 472
A - High Style	11	7	2
B - Mod. High Style	7	5	2
C - Mod. Prairie Style	14	1	3
D - Vern. Class. Rev.	40	3	8
E - Vern. Cottage	8	2	2
F - Bungalow	37	6	8
G - Bungaloid	37	6	8
H - Shirtwaist	269	11	56
I - Mod. Shirtwaist	33	4	7
J - Comm. 1900-1925	4	1	1
K - Contemporary	7	1	1
L - Vernacular	5	5	1
T O T A L:	472	53	99

CRITERIA BY WHICH TO SELECT "STRUCTURES FOR DESCRIPTION" IN URBAN RESIDENTIAL NEIGHBORHOOD

- * 1. Representation of all basic styles (inclusion of variation on basic style when particularly illustrative).
- 2. At least 1 example of basic style per 5 year period.
- 3. Consideration of frequency with which basic style occurs within each 5 year period so that at least 20% but not more than 25% sampled.
- 4. If more than 1 basic style in 5 year period, street distribution considered.

5. "Additional structures" may be selected for description on the basis of their architectural, historical or environmental significance. This is to be determined by the surveyor and appointed survey committee. The total number of "additional structures" can amount to no more than 15% of those selected by formula for the description process.

* basic style being that style from which variations or patterns are derived

CRITERIA: ADDRESS LOG

Arrange addresses:

- | | |
|--------------|--|
| STYLE | 1. Basic Style |
| CHRONOLOGY | 2. Style variation or pattern |
| DISTRIBUTION | 3. 5 Year intervals (include exact date) |
| | 4. Street and block groupings w/in 5 year interval |

TYPES & THEIR STYLES

	STYLE A	10	1		
sfr		apt	comm.		church
A	STYLE B	A	J		B
B	STYLE C	B	K		L
C	STYLE D	D	L		
E	STYLE E	K			
F	STYLE F	37			
G					
H	STYLE G	37			
I	STYLE H	269			
J	STYLE I	33			
L	STYLE J			4	
	STYLE K		2	5	
	STYLE L	1		2	2