

PRAIRIE VILLAGE HOMES ASSOCIATION NEWSLETTER

May 2008

ANNUAL GARAGE SALE

When: May 30th, 31st and June 1st.

Where: Your Garage, Driveway and/or Yard.

It's that time of year again. It's time to sell off your excess items in our annual PVHA garage sale. As usual, this 3 day event will run the same Friday, Saturday and Sunday as the Prairie Village Art Fair. We hope to take advantage of the extra traffic that the art fair, at the Village Shopping Center, draws through our neighborhood.

Banners announcing our sale will be placed at three prominent intersections. The rest is up to you. Good luck!

Village Vision 75:

Implementation of the Village Vision, our City's comprehensive redevelopment plan, is underway. The 75th St corridor between State Line Rd. and Lamar is targeted for a change. You should have already received notice from the City regarding the community workshops that are a part of this process. We strongly recommend that you attend as many workshops as possible. At them, ideas are shared. Those ideas are then weighted by those present. The ideas deemed most important, are recommended to the workshop facilitator. As only those in attendance have a say, you need to be present to be part of this process.

Why should this matter to you? It matters because the southern boundary of our Association is 75th St. Several ideas were brought up at the April 22nd workshop. One idea was to replace some homes and existing buildings along 75th St with new commercial and/ or multi family properties. Other ideas dealt with the traffic, green space and the overall appearance of 75th St. This is not written to promote any one idea over another. Nor is it to alarm anyone. It is to stress the importance of your participation in these early planning stages. By not making the time to attend these workshops, we are allowing people outside of our Association to decide what will become of our southern boundary.

Future workshops are held at Asbury Methodist Church on:

Tuesday **June 17** @ 7:00PM
Thursday **June 19** @ 7:00PM
Saturday **June 21** @ 9:00AM

Thursday **September 11** @ 7:00PM
Saturday **September 13** @ 9:00AM
Tuesday **October 14** @ 7:00PM

Learn more about the 75th St project at villagevision75.com.

Annual Meeting:

The PVHA annual business meeting was held February 20, 2008. **Sarah Martin** from the Kansas State Historical Society presented information on the benefits, misconceptions and financial incentives of designating our Association as a Historic District. We are please to say that a number of homeowners expressed an interest in filling the three open seats on our Board of Directors. Of that group, **Logan Gerken**, **Ron Nelson** and **Ashley Weaver** were elected to serve. Two Directors, **Susan Britton** and **Michelle Nash**, chose not to seek re-election. They leave with our best wishes and thanks for their service to the Association. The meeting concluded with an open discussion. Several members shared how they had adapted their homes to fill the needs of their families. They explained how an addition to the rear of their homes provided their desired living space without sacrificing the character their homes. They also explained how being unnoticeable from the street, these additions did not overwhelm or negatively impact the neighboring homes. Concern was expressed over the failure of some to rake, mow and otherwise maintain their properties. There were also complaints about unshoveled sidewalks. The Prairie Village Codes Enforcement Officer, who is also a member of our Association, was present at the meeting. She explained how the City is able to respond to these complaints. Another member suggested that the Association might network with volunteers who are willing to take care of these property maintenance issues for people who are unable to take on the jobs themselves. There was interest in the idea of designating our Association as a Historic District. A guest, who had researched J.C. Nichols planned neighborhoods, urged us not to miss this opportunity. In her words, our neighborhood is a national treasure that should be preserved. In general, everyone expressed a desire to keep our Association as desirable for future generations as it is today. The Board was complimented on a short businesslike meeting.

Board News:

At our March 19 Board Meeting, Director **Dick Haun** resigned from the Board. After 17 + years of service to the Association, Dick has certainly earned a break. We wish Dick all the best and thank him for his many years of service. The Board decided it was most democratic to fill this new vacancy with the next highest vote getter from the general election. **Britt Bieri** was appointed to fulfill the remaining year of this seat's term.

Board of Directors:

	<u>Email</u>	<u>Phone</u>
Ian Bartalos, President	ibartalos@yahoo.com	-----
Ashley Weaver, Vice President	arweaver02@yahoo.com	(913) 403-9154
Ron Nelson, Treasurer	ronels@nelsonbooth.com	(913) 469-5300
Susan Forrest, Secretary	skforrest1@hotmail.com	(913) 262-6312
Britt Bieri	jayhawkbieri@gmail.com	-----
Bill Chinnery	-----	(913) 831-4886
Sharon Chinnery	-----	(913) 831-4886
Logan Gerken	logangerden@gmail.com	-----
Jori Nelson	trucancerjan@kc.rr.com	-----
Susan Spencer	sspencer@nelson-atkins.org	(913) 722-6313

You may also contact a Director through our website at info@pvhomes.org. Please remember that board members are volunteers. They may not be able to return calls or emails immediately. Your patience is appreciated.

Committees, Chairpersons & Vice Chairpersons:

Architectural Review (Ad Hoc) – Logan Gerken & Ashley Weaver
Bylaws – Ian Bartalos & Ron Nelson
Communication – Susan Forrest & Ashley Weaver
Deed Restrictions – Ron Nelson & Ian Bartalos
Finance – Ron Nelson & Ian Bartalos
Home of the Month – Susan Forrest & Ashley Weaver
Island Beautification – Ashley Weaver & Susan Spencer
Social – Susan Spencer & Britt Bieri

If you are interested in participating on any committee, contact the committee chairperson at info@pvhomes.org. Your message will be forwarded to the appropriate person.

Welcome New Neighbors:

January:

David & Anna Hanson 4213 W 70 St
Chris Hendrix & Sarah Martin 4211 W 74 St

February:

Katie Whitman 4026 W 72 Ter
Clay & Laura Vanice 4001 W 73 St
Mark English 4130 W 73 Ter
Grant Wiens & Michelle Hassner 4410 W 70 Ter
David Ellis 5015 W 71 Ter
Erin Strausbaugh 4526 W 72 Ter

March:

Daslie Hardin 4221 Oxford
Wendy Rose 6822 Fontana

Ridgely & Danielle Harrison 4410 W 72 Ter
Patty Pasley 7119 Linden
Elwyn & Heather Grimes 4329 W 69 Ter
Mark Foglesong 7421 Roe
Robert Cooley 3903 W 74 Ter
Charles Tholl 4306 W 69 Ter

April:

Curtis McGeeney & Onalisa Winblad 4507 W 69 St
Susan Bryars 7154 Buena Vista
Charlie & Abigail Singleton 4423 W 70 Ter
Trevor Sullivan 4812 W 72 St
James Cook 4100 W 72 Ter
Sean Cordes 4012 W 72 Ter

The [Prairie Village Homes Association Newsletter](#) is published three times annually to report Association activities and to provide our members with information that may assist them in preserving the quality of our residential neighborhood. Members are responsible for informing the Association should their mailing information change or need correction. Please email us at [pvhomes.org](mailto:info@pvhomes.org) or write us c/o Homes Association of the Country Club District, 222 W. Gregory #201, Kansas City MO 64114. Back issues are available at haccd.org.

What is a Historic District and What Would That Designation Mean to Us:

What is a historic district? A historic district is a concentration of buildings united historically or aesthetically by plan or physical development. Common examples include downtown commercial areas and residential neighborhoods. Our Association, because of its age, unique architectural style and affiliation with J. C. Nichols, is eligible to apply for this designation.

Why list a district on the National Register? Listing our Association as a district, rather than as individual homes, streamlines the process and is more inclusive. For instance, some properties may not meet the criteria for individual listing in the National Register, yet they would be eligible to receive restoration tax credits and apply for the Heritage Trust Fund grant program because they contribute to the overall historic significance of the district.

Must every building within a proposed district be historic? No, the program guidelines recognize historic character-defining properties as contributors and modern or significantly altered properties as non-contributors. The National Park Service requires that at least 51% of home in a district be contributors, although a higher percentage is encouraged. Only contributors are eligible for rehabilitation incentives.

Who determines whether a building is contributing or non-contributing? A preservation consultant may provide recommendations. However, the State Historic Preservation Office (SHPO) staff makes the final determination.

Who prepares the National Register nomination form? Most neighborhoods hire a preservation consultant to produce the nomination document because it is rather lengthy and includes photography and mapping requirements. Our Association would likely use a consultant. As mentioned above, Historic Preservation Fund grants are available to help offset this expense.

How long would this take? One year is average.

What is the Kansas Preservation Act? The Kansas Preservation Act was originally enacted in 1977. The initial legislation declared historic preservation the policy of the state and required the activities of governmental entities which encroached on national or state register properties to be reviewed by the SHPO. In 1981 lawmakers widened the law to require review of all projects involving national and state register properties and their environs which needed local building permits. A 1988 amendment further defined the “environs” of historic properties as anything within 500 feet of a listed historic property located within the corporate limits of a city or within 1,000 feet of a listed historic property located in the unincorporated portion of a county. Thus, projects requiring a building permit from the city of Prairie Village, which are within 500 feet of our Historic District, would be subject to review by the SHPO.

Will this delay a proposed project? Although the SHPO has 30 days to return its finding to the contact person, it usually responds within a week. If the reviewer finds that the project will not “encroach upon, damage or destroy” a historic property or its environs, the project may proceed. If this is not the finding of the reviewer, the petitioner may appeal the decision.

What are the rehabilitation incentives? Homes listed on the Kansas State or National Register of Historic Places, or be a “contributor” to a state or nationally listed historic district are eligible for a **state income tax credit** equal to 25% of qualified rehabilitation expenses.

What are examples of qualified rehabilitation expenses?

- Building components such as walls, partitions, floors, ceilings, doors, windows, stairs, chimneys, roofing and fire escapes.
- Permanent coverings such as paneling, Tile, and glued down carpeting.
- Building and mechanical systems such as electrical wiring, lighting fixtures, central air and heating, plumbing, fire suppression systems, escalators, and elevators.
- Engineering fees, architect fees, and reasonable developer fees.
- Construction management costs.

By designating our neighborhood as a Historic District, we could provide a financial incentive for homeowners to maintain and preserve the homes in our Association. In exchange for clearing projects through the State Historic Preservation Office, homeowner would be eligible for a state income tax credit equal to 25% of their qualified rehabilitation expenses. Saving \$1250 on a \$5000 roof in exchange for a little more paper work would seem like a pretty good deal.

We’ve heard from many of our members the desire to protect the “charm” that our neighborhood is known for. Maintaining our homes is the key to that end. A Historic District designation may provide the incentive for homeowners to choose quality preservation, which could be more expensive, over a quick, less expensive fix or tear down. Let us know what you think of this idea at info@pvhomes.org. If we move ahead with this, your support will be needed.

PRAIRIE VILLAGE HOMES ASSOCIATION
Member of the
Homes Associations of the Country Club District
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Education – 10:45

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Of opportunities and events.

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