

WESTHEIGHT

HISTORIC WESTHEIGHT NEIGHBORHOOD NEWSLETTER

JOIN US!

HWNA is NOT a homeowners association – we’re a 501(c)3 charitable organization created to promote Westheight and our nationally- recognized historic district. So, whether you’re a property owner, or a renter, or even just someone who loves grand old neighborhoods like ours, you can participate. We’d love for you to become an “official member” of HWNA as well. Annual membership is just \$10 per adult, so join now at www.historicwestheight.org

HWNA GENERAL MEETING

WEDNESDAY NOVEMBER 9 @ 7PM

Potluck starts at 6:30

Bring a dish to share!

The next general meeting of HWNA, and the annual business meeting, will be held at St. Paul's Episcopal Church on Wednesday, November 9, 2022. This annual business meeting is where we elect the Board Members for the 2023 calendar year. Please be sure to attend. All dues-paid members will vote for the Board positions.

The meeting will begin at 7 p.m., with a potluck dinner to begin at 6:30 p.m. Location: 1300 N. 18th St, KCK.

(The Mayor will not be attending. We are rescheduling with his office for 2023.)

Historic Westheight Annual Neighborhood Clean-up & Bow Hanging *Sunday November 6, 2022 1pm (Date and Time Change)*



It is time to prepare our neighborhood for the holidays. We need volunteers with trucks and ladders to help hang bows. We also need volunteers to help walk the streets and pick up trash.

Westheight Homeowners Frequently Asked Questions

CAN I GET INCOME TAX CREDITS FOR FIXING UP MY WESTHEIGHT HOME?

Yes, Perhaps

Because our Westheight Manor Historic District is listed in the Kansas Register of Historic Places, many homes within the district are eligible to qualify for State Tax Credit equal to 25% of your qualified expenses on the project.

However, only those properties within Westheight listed in the state records as “Contributing” to the historic district may qualify.

Is My Home “Contributing”?

Use the Kansas Historic Resource Inventory or KHRI (www.khri.kansasgis.org) to check how your house within the historic district is recorded in state records. Open “Search” tab and a long list of fill-in boxes appear. Just fill in the top 7 boxes to include your complete address, being sure to utilize each pull-down menu. Then scroll to the bottom of the page to press “Search.” The listing for your home should come up highlighted. Click on it and the complete detailed listing with record photos should appear. Note: What got put online initially was a 1980s paper database.

- Look for “Register Status” – Note that homes need to be marked “Contributing” to the historic district to be able to qualify for the state’s historic rehabilitation income tax credits
- You can also look for “Physical Description/Remarks” – This data is often what regulators use when determining what may or may not have been “original” regarding your home
- Look for “Images” as well – Similar to what’s listed under “Physical Description/Remarks,” the earliest photos often will be what will be used when determining what may or may not be “original.”

If My Home is Non-Contributing, Am I Out of Luck?

Perhaps not. Often the reason a structure is listed as “Non-Contributing” is fairly well outlined. There have been recent instances in Westheight where the “offending” reasons were able to be rectified, allow a non-contributing home to be changed to “Contributing.”

What Kind of Work Qualifies

(https://www.kshs.org/preserve/pdfs/qualified_expenses_9-2017.pdf):

The State Historic Preservation Office (SHPO) often uses this analogy – If you can pick up your house, turn it upside down, and shake it, anything that does NOT fall out can qualify as an expense to submit for the 25% tax credit. Just a few examples of submitted expenses (Qualifying vs. Non-Qualifying):

Building Exteriors (Qualifying) Landscaping & Fencing (Non-Qualifying)
Walls, Ceilings, & Floors (Qualifying) Paving & Retaining Walls (Non-Qualifying)
Electrical, Plumbing, & HVAC (Qualifying) Appliances (Non-Qualifying)
Architect & Engineering Fees (Qualifying) Any Enlargement of Building (Non-Qualifying)

Other Requirements Summarized (State Historic Rehabilitation Tax Credit):

- The expense must be on a building (no site work, landscaping, work outside the building footprint).
 - The qualified expenses must be more than \$5,000 & paid by the owner of the building.
 - Only property owners of the building or long-term leasees are may receive the credits.
- Insurance proceeds, grant money and any other money not charged to a capital account, may not be counted towards the qualified project total.
- Multiple projects within your home may be combined to reach the minimum requirement.
 - The application must be submitted BEFORE work begins.
 - All work must meet the Secretary of the Interior's Standards for Rehabilitation.
- The project must be reviewed before the work starts to ensure the work meets The Standards.
- If ANY portion of the project work does NOT meet the Standards for Rehabilitation, no credits will be awarded for the entire project.

“Secretary of the Interior's Standards for Rehabilitation”?

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. Rehabilitation work must be determined to be consistent with the historic character of the structure. The Standards state that they are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

(www.nps.gov/tps/standards/rehabilitation.htm)



SAVE THE DATE: 2022 Holiday Homes Tour

We are in full swing planning for our first Historic Westheight
Holiday Homes Tour since 2018!

Saturday December 10, 2022 & Sunday December 11, 2022

1 pm to 6 pm

Admission - \$10 for all ages

Tickets available at www.HistoricWestheight.org



*Scan code
for tickets!*

Please help us showcase our neighborhood during the homes tour. Now is a great time to tidy up your yard and sweep the curbside.

Interested in volunteering? We need volunteers for our holiday homes tour. If interested, please reach out to Board@HistoricWestheight.org or sign up in person at our meeting.



It is your duty to pick up after your dog!

Not only is it common courtesy, but it is your responsibility. When you plan to be out and about with your dog, be prepared to clean up after them. Bring a bag with you. Also remember, dogs are to be on a leash and accompanied by the owner at all times.

Be respectful of your neighbors.
Be a responsible pet owner.
Clean up after your pets!



Have you see the new sign toppers in the neighborhood?
Thank you again to our anonymous donor for making this happen!

Newsletter Ideas?

Do you have any topics or events you'd like to see in the next issue of the HWNA Newsletter? You can submit ideas via e-mail to board@historicwestheight.org

WE ARE ALL HAPPY TO SERVE OUR
GROWING COMMUNITY IN 2022 and
into 2023. PLEASE LET US KNOW IF
YOU HAVE ANY IDEAS, CONCERNS, OR
QUESTIONS! YOU CAN EMAIL THE
ENTIRE BOARD AT:
BOARD@HISTORICWESTHEIGHT.ORG

* BE ALERT ! *

- If you see a crime happen, CALL 911.
- If you see something suspicious or hear gunshots call CALL 911 and give them as much information as you can (description of person, how many shots you heard and your location.)
- Do your part in helping keep Westheight safe and secure.



Historic Westheight Neighborhood Association

e. info@historicwestheight.org
w. www.historicwestheight.org

Helpful Numbers

Sabin Evans
Community Police Officer
sevans@kckpd.org
913-573-8703

Community Policing
913-573-8720

Non-Emergency Police
913-596-3000

Drug Enforcement
913-573-6280

Traffic Enforcement
913-596-7004

Unified Government (general number)
311

Codes Enforcement
913-573-8600

Waste Management
Trash / Recycling Pick-up
913-631-3300

Waste Management Complaint Line
866-570-4702

KCK Animal Service
913-321-1445

Report a Power Outage
913-573-9522

Report a Water Problem
913-573-9622

Report a Gas Leak
888-482-4950

Report Potholes
913-573-8307

Liveable Neighborhoods
913-573-8737