



The Hyde Parker



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September/October 2023

Meetings & More

Monthly Meetings –

HPNA Board: Second Mondays, 6:30 p.m.

Neighborhood Meetings:

Third Tuesdays, odd-numbered months, 7:00 p.m. at Pilgrim Chapel, 3801 Gillham Rd.

Crime and Safety: Officers meet with neighbors monthly at 7:00 p.m. on the last Thursday of the month from Jan–Oct at Central Patrol, 1200 E. Linwood Blvd.

The HP Playgroup: For updates, join the Facebook group at: facebook.com/groups/167822493269853.

Your 2023 HPNA Board

President	Open		president@hydeparkkc.org
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Support Local This Thanksgiving—and All Year 'Round

Many residents of the Hyde Park neighborhood drive right by the Pilgrim Chapel every day. Sometimes you'll catch a glimpse of a wedding spilling out the arched doorway, everyone shining in celebration. If you've run or walked Hyde Park's Thanksgiving Day 5K race, now called the Gillham Road GobbleTrot, you know this local gem.

Nestled on the corner of Gillham Road and 38th Street is the little chapel, built from stone in 1941 and shaped with Gothic inspiration. Originally the Pilgrim Lutheran Church for the Deaf, it is charmingly miniature and seats only seventy-five. It was intended to house a one-time small, local congregation of deaf Lutherans.

Long abandoned by the church, the stone sanctuary is now operated by the Pilgrim Center, a 501(c)(3) organization founded in 1997 by past neighbor and outstanding human Roger Coleman. Since then, the Pilgrim Chapel has been open to all, serving a larger community.

The Pilgrim Center partners with local organizations to strengthen the mental, emotional, and spiritual resilience of the urban Kansas City community. During warmer months, the center fulfills this mission via free outdoor programming, bringing people together to encourage engagement with one another, the natural environment, and the seasons. In winter, the season of waiting, the center invites visitors to retreat inside the chapel for a chance to gather and ground themselves.

Most outdoor programming takes place in the park thanks to the Pilgrim Center's partnership with Kansas City's Parks and Recreation Department. (Other partners include Missouri Organic Recycling, the Shawnee Mission School District, and Good Oak, a regenerative agriculture company.) Through its work with organizations, the Pilgrim Center has installed thousands of native plants in Hyde Park between 36th and 38th Streets, including those in the Pilgrim Labyrinth & Butterfly Garden at 3701 Gillham Road, one block north of the chapel.

The Pilgrim Center is supported by neighbors like you. Want to get involved? Here are five easy ways:

- (1) Register for or sponsor the Thanksgiving Gillham Road GobbleTrot 5k by visiting pilgrimcenterkc.org/gillham-gobbletrot;
- (2) Volunteer to help maintain native planting areas;
- (3) Refer a group in need of a Sunday-morning meeting space;
- (4) Donate at pilgrimcenterkc.org; and
- (5) Save the date for the upcoming winter solstice concert on Thursday, December 21, at 7:00 p.m., featuring The Wires, an alternative strings duo.

Tickets for the free community winter solstice concert are available beginning Friday, November 24. Always an intimate listening experience, the annual performance brings listeners a peace that will linger into the New Year.

Beginning October 2023, the chapel is open to visitors from 12:00 p.m. to 4:00 p.m. on Thursdays and Fridays, with other hours by appointment.

Or visit online at pilgrimcenterkc.org and, on social media, [@pilgrimcenterkc](https://twitter.com/pilgrimcenterkc).

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Hyde Park Neighborhood Assoc. Inc.
P.O. Box 32551
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HPNA Annual Meeting



The Hyde Park Neighborhood Association's Annual Meeting will be held on Tuesday, November 21, 2023, from 7:00 p.m. to 8:00 p.m. at the Pilgrim Chapel (3801 Gillham).

Agenda items include voting on the 2024 budget and holding elections for open board positions.

2023 Report of the Nominating Committee

This year's nominations are as follows:

President: vacant (1-year term)

1st VP: Chris Koch

2nd VP: Derek Moore (1-year term)

Treasurer: Warren Green

Corresponding Secretary: Tara Karaim

1st North Area Rep: Erin Falker

1st Central Area Rep: Christian Huffman

1st South Area Rep: Troy Batson

Thanks to Bob Russell, Patrick Kappelman, Amelia McDaniel, Marty Hackleman, and Stacy Lake for their assistance in assembling the list of nominations for the 2023 HPNA election cycle.

Pam Gard Sells Hyde Park



3519 HOLMES | SOLD



Pam Anderson Gard

Realtor and Hyde Park Resident
ReeceNichols Country Club Plaza
President's Circle 2022
Pamgard@reecenichols.com



3719 GILLHAM | SOLD

M. 816-729-1241
O. 816-420-5180



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Important Dates for Nov. 7 Special Election



Tuesday, September 26: In-Person Absentee Voting begins

Wednesday, October 11: Voter Registration Deadline

Wednesday, October 24: No-Excuse In-Person Absentee (Early) Voting opens

Tuesday, November 7: Special Election Day! Polls are open from 6:00 a.m. to 7:00 p.m.

A sample ballot is available at kceb.org.

The Balloon Frame

In the 1830s, the city of Chicago had a housing problem. The post-and-beam structures that Americans had been using since Colonial days could not be built fast enough to meet demand. Such structures consisted of timbers cut from large trees, and large trees were hard to find on the plains around Chicago. Experienced craftsmen were also needed to make the complicated joints that held posts and beams together, and they, too, were in short supply in the then-frontier town.

Enter George Shaw. In 1830, he used a new type of frame to build a warehouse near the mouth of the Chicago River: the balloon frame.

The balloon frame had a number of distinguishing characteristics. One was dimensional lumber. Unlike posts and beams, which varied in size, every piece of framing lumber in the balloon was, for the most part, the same size as every other piece that served the same function. (As an example, the studs in a row house my wife and I owned in Pennsylvania were 4½ inches wide and anywhere from 2½ to 3½ inches thick.) This uniform width created the even nailing surface required for installing lap siding on exterior walls, and plaster and lath on interior walls.

Another characteristic of the balloon frame? The number of structural members. Instead of a small number of posts and beams spaced at wide intervals, the balloon frame had many pieces spaced at close intervals, typically 16 inches on center. However, just like the posts they replaced, the studs ran from the top of the foundation to the top of the house in a continuous unit, hence their name. (For context, the continuous studs in our two-and-a-half-story Hyde Park home are 28 feet long.)

One additional difference: instead of using wooden pegs or nails to secure mortise-and-tenon joints in post-and-beam structures, cut nails fastened the individual members of the balloon frame.

These characteristics had a dramatic effect on home construction. Dimensional lumber was lighter and easier to handle than posts and beams. Cuts were simpler and easier to make compared to complicated connections like mortise-and-tenon joints. And cut nails were easy to set. As a result, the construction of a balloon frame was straightforward and fast, and it could be done by craftsmen with moderate

skills. Perhaps most important, the balloon frame was sturdy and affordable.

None of these advancements would have been possible without vast quantities of dimensional lumber produced by the circular saw or huge quantities of cut nails made in factories.

Many—perhaps most—of the wood-framed houses in the Hyde Park neighborhood have a balloon frame. And some of those homes with a brick facade have a balloon frame behind the facade.

Much of the information presented in this article was researched in preparation for a to-be-published book by Grant Mallett.

Author Grant Mallett grew up on construction crews and has restored nine old houses, three of which are listed on the National Register of Historic Places. He has worked on redevelopment/historic preservation projects in Arkansas, Colorado, Florida, Kansas, Massachusetts, Missouri, and Pennsylvania. He is also the Hyde Park Neighborhood Association Historian.



Give your home the protection it deserves.

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Your home is where you make some of your best memories, and that's worth protecting. I'm here to help. LET'S TALK TODAY.



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