



CITY PLAN COMMISSION

City of Kansas City, Missouri
 City Planning & Development Department
www.kcmo.gov/cpc

Attachment #4 – Communications Received

	Name	Stance	Format of Receiving
A	Matthew and Steve Vawter (property owner) Revised 7/27/2023	Opposition	Email
B	Diane Faelber	Support	Email
C	Rockhill Homes Association	Support	Email
D	James Wanser	Support	Email
E	Historic Kansas City	Support	Email
F	Jamie Closson	Support	Email
G	Kent Dicus	Support	Email
H	Carol D McKay	Support	Email
I	Sally Smart	Support	Email
J	Sarilee Kahn	Support	Email
K	Margrot Sims	Support	Email
L	Beth Gottstein and Gary Thompson	Support	Email
M	Melanie Ball	Support	Email
N	Marilyn Stephenson	Support	Email
O	Mary Thompson	Support	Email
P	Kansas City Bungalow Club	Support	Email
Q	Karen Jaax	Support	Email
R	Renee VanErp	Support	Email
S	Alexander East	Support	Email
T	Barbara Mitchell	Support	Email
U	John Renshouse	Support	Email
V	Sidonie Garrett	Support	Email
W	Taylor Smith	Support	Email
X	Tyler Lindquist	Support	Email
Y	Kendra Keller	Support	Email Submitted 7/27/2023
Z	Evelyn Maddox	Support	Email Submitted 7/27/2023
AA	C&C White	Support	Email Submitted 7/27/2023
BB	Amy Owen	Support	Mail Received 8/1/2023
CC	Jeff Zumsteg	Support	Email

			Submitted 7/28/2023
DD	Tracey Herber		Email Submitted 7/27/2023



Leonard B. Rose
4600 Madison Avenue, Suite 700
Kansas City, Missouri 64112
Leonard.Rose@lewisbrisbois.com
Direct: 816.299.4257

July 21, 2023

File No. 55367.02

VIA U.S. MAIL

Coby Crowl
Chairman of the CPC
414 E. 12th Street, City Hall
Kansas City, MO 64106

Bradley Wolf
City Preservation Officer
City Planning and Development
414 E. 12th Street, 16th Floor, City Hall,
Room 1603
Kansas City, MO 64106

Re: 4526 Warwick, Kansas City, Missouri

Gentlemen:

I represent Steve and Matt Vawter, owners of the house and property located at 4526 Warwick, Kansas City, Missouri. Whether or not to recommend designating their house as an historic building is on the CPC docket for August 1, 2023.

My clients do not consent that the house be designated; on the contrary, they vigorously oppose such a designation and will take such actions as are necessary to prevent such a designation – or seek compensation if, despite their objection, the designation occurs.

I'm advised that it is the policy – or at least the practice-not to designate a residence over the objection of the owner(s). My clients' request, accordingly, that you do not recommend such a designation to the City Council.

Some facts that I believe are pertinent:

- The house is uninhabitable – it has not been lived in for some time. The cost for restoration (discussed below) renders the property economically non-viable on any reasonable basis.
- My clients have recently sent Mr. Wolf a copy of an estimate from a reliable contractor stating that the cost to restore the house is between \$150 and \$200 per square foot. That translates to \$1,500,000 to \$2,000,000. So give some thought to this: What will happen if the designation occurs? Does anybody think somebody will spend millions on it?

- Recently, my clients entered into a real estate sales contract with a well-known and reputable developer, George Birt, wherein Mr. Birt has agreed to buy the property for \$1,900,000 SUBJECT TO no historic designation. His plan is to demolish the house and build a quality multi-family project – consistent with the surrounding properties. My clients desire that there be no interference with the closing of that contract.
- The application to designate as an historic residence raises questions. It was originally filed by Ryan Hiser, but only after several efforts to buy the property cheap had failed and while the Vawters were seeking a demolition permit. Only after Mr. Hiser realized that he had no standing to make that application did the current applicant – the Soutmoreland HOA – substitute in. Yet, at a meeting between Steve Vawter and some homeowners held at City Hall on June 21, 2023 (at the instance of the historic preservation group) Mr. Hiser appeared – seems odd.

The house is pretty – nobody can deny that. But the applicant offers no actual expert evidence -just - opinion that it has such architectural significance that my clients right to do as they wish with their property should be abolished. Should you recommend designation, and should the City Council approve it, my clients will have no choice but to protect themselves. The applicable legal principals are clear - originally spelled out by the Supreme Court in Penn Central Transportation Co. v. New York City [438 U.S. 104; 98 S. Ct. 2646) but see also Lafayette Park Baptist Church v. Scott (553 S.W.2d 856); U-Haul Co. of E. Mo., Inc. v. St. Louis (855 S.W.2d 424); and Ballpark Lofts III, LLC v. City of St. Louis (395 S.W.3d 588). All those cases stand for the proposition that while some designations of use in zoning or historic designations passes constitutional requirement when, as here, the economic impact is so burdensome as to render the property economically not viable then, in those events, the designation is an unconstitutional “taking” for which just compensation must be paid. Here, fair market value has been recently established at \$1,900,000 in an arm’s length transaction.

The Court’s statements in the Lafayette case spell out the law on the issue. The Court said:

“There are limits to the extend to which the owner of property may be compelled to bear the cost of improving the general welfare.”

“If the general welfare demands that property be subjected to a burden of no effective (emphasis added) use, then the City and the public trust must bear that burden through condemnation.”

“In view of these principals it is necessary that the standards established governing demolition in an historic district take into account the economic impact upon a given parcel where demolition is sought.”

For the foregoing reasons my clients respectfully request that the commission decline to recommend the referenced application.

July 21, 2023
Page 3

Please refer to this letter and make it part of the record so that I don't have to read it into the record.

Very truly yours,

Leonard B. Rose of
LEWIS BRISBOIS BISGAARD & SMITH LLP

LBR



Steve Vawter <svawter@gmail.com>

4526 Warwick Remodel Costs

10 messages

john noblitdidier.com <john@noblitdidier.com>
To: "svawter@gmail.com" <svawter@gmail.com>

Sun, Jul 2, 2023 at 8:55 AM

Steve

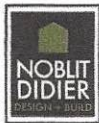
After discussing and talking thru the project above and seeing the interior condition of the home based on the following information for a home that has 22 rooms 8 bedrooms 5.5 baths and 9514 sq ft gross living area not including basement a reasonable expectation on the low end to gut and rehab the home and return to the current state would be \$150 on the low end up to \$200 sqft on the high end.

Scope would be to

Gut to the studs/new plumbing/new electrical system/new HVAC system/new insulation/new drywall, trim, tile/cabinets, tops/paint/refinish hardwoods, door knobs/hardware etc./fireplace liners

We are currently remodeling a home at 4605 Holmes Road and the total renovation budget is \$920,000

Best of luck with your project whether you remodel it or sell

**John Noblit**

Noblit Didier Development LLC

7201 Central St., Suite 100

Kansas City, MO 64114

816-365-4997

Vawter <svawter@gmail.com>

Sun, Jul 2, 2023 at 9:30 AM

Steve Vawter
4526 Warwick Blvd.
6720 Edgevale Rd.
Kansas City, MO 64113
816.753.4221
svawter@gmail.com

July 26, 2023

Mr. Bradley A. Wolf
City Historic Preservation Offices
Long Range Planning & Preservation
City Planning & Development
City of Kansas City, Missouri
16th Floor, Room 1603, City Hall
414 E. 12st St.
Kansas City, MO 64106

SENT VIA EMAIL: Bradley.wolf@kcmo.org

RE: August 1, 2023 City Plan Commission Hearing on historic property listing of 4526 Warwick Blvd.

Dear Brad,

My brother, Matt, and I are addressing this letter to you with the request that this communication and attachments be placed in the case file for the CPC Chairman Coby Crowl, and for each of his fellow City Plan Commission members. This is our formal request to the CPC to reject the listing of 4526 Warwick on the Historic Property Register.

It is our understanding that direct lobbying or solicitation of City Plan Commission members by us or others is not permitted, and that if lobbying takes place, the City Plan Commission involved is required to recuse himself from participation in the hearing.

A deliberate and wrongful action

This attempted historic listing of my brother's and my property occurred without our knowledge or permission. Mr. Ryan Hiser, the person who on April 26, 2023 listed our property with the City Historic Property Register, had tried on two separate occasions to buy our property with offers which were less than half of the appraisal value of our property. We rejected both of his tendered offers.

Mr. Hiser, and others in his group, told our real estate agent that the appraisals were too high, unrealistic, and that our agent was misleading us. When Mr. Hiser learned he did not have standing to list our property, he withdrew his application and enlisted the Southmoreland Homes Association as his replacement.

My brother and I, and before us, our parents and grandparents, have owned 4526 Warwick since 1961. We were the last owners to live in one of the old mansions along Warwick Boulevard and south of 44th Street. This area of impressive mansions was the home of William Rockhill Nelson, August Meyer, the

Thayer family, John Deer Velie, and many others beginning in the late 1880s and continuing to shortly before World War I.

It's transition to the Cultural Arts District and to fashionable multi-story residential apartments began with the Sophian Plaza over 100 years ago. About that same time "Marburg", August Meyer's mansion, became the administration building of the Kansas City Art Institute. After William Rockhill Nelson's death in 1915, Oak Hall remained in place until it was razed in 1930, making way for the Nelson-Atkins Museum of Art.

Nearly sixty years ago the twelve-story apartment complex and grounds known today as Oak Hall Apartments replaced several of the old mansions. Now those old families and their mansions are gone. Since Oak Hall was built, other apartment projects replaced mansions on Walnut Street, such as the Montreau Apartments contiguous to our property on the west, and others south on Walnut.

Today our property is zoned R-5, which has a height limitation of 35 feet, yet our 1913 house is already 42 feet in height. This restrictive height limitation is a relic of the Oak Hall rezoning fight of sixty years ago.

Our property is contiguous on the north to the All Souls Unitarian Church. The entire Church property is zoned for twelve-story buildings. Adjacent to our west boundary is the former Simpson House mansion, now used by the All Souls Unitarian Church property as event space, also zoned for a twelve-story residential building.

When we listed our property for sale in August 2020, we obtained appraisals of other contiguous and nearby land parcels zoned for multi-family residential land use. Recent land sales in our immediate neighborhood and in other areas near the Plaza range from \$65.00/SF to as high as \$73.00/SF. For a 39,000 SF parcel (like 4526 Warwick), that price range is from \$2,500,000 to \$2,845,000. We listed our property at \$2,500,000.

About nine months ago we reduced the price to \$1,900,000. On July 7, 2023 we signed contracts to sell our property to a well-known developer of apartment projects at the asking price of \$1,900,000. As a courtesy to the Southmoreland Homes Association, on that same day we notified them that we had a signed contract at \$1,900,000 and requested the Homeowners Association to withdraw their application to list our property on the local historic register. They refused our request at that meeting and persist in their efforts, now actively interfering in our signed contract. That is wrong!

We have met with the Southmoreland Homes Association on the following dates:

- Friday May 5, 2023, from 3:30pm to 5:00pm at 4600 Madison, the Cushman & Wakefield offices
- Friday May 26, 2023, 9:00am before the Historic Preservation Commission at City Hall, 26th floor. Despite our objection, the Preservation Committee voted 7-0 to recommend to the City Plan Commission that 4526 Warwick be listed on the Historic Property Register because 4526 Warwick represents a beautiful architectural style of the now vanished neighborhood houses.
- Wednesday June 21, 2023, 5:30pm Southmoreland Homes Association meeting at 3931 Main Street. Again, we requested the Homeowners Association to stop their efforts.

- Friday July 7, 2023, 1:00pm we signed a real estate contract to sell George Birt 4526 Warwick for \$1,900,000 and notified Laura Burkhalter, President of the Homeowners Association.
- Friday July 14, 2023, 5:00pm we met in person with Board Members of the Southmoreland Homes Association at the Plaza Library and requested them to withdraw the listing of our property on the historic preservation register. We also introduced the buyer of the property, Mr. George Birt, and presented many photos of his residential projects.
- Thursday July 18, 2023, 9:00am the City Plan Commission scheduled a hearing on the historic registry listing of 4526 Warwick. The hearing was cancelled, but City Plan Staff forgot to notify us until the 15th of July. The City Plan Hearing was then continued to August 1, 2023 at 8:30am.
- Wednesday July 26, 2023, 5:30pm Southmoreland Homes Association Board Members would not agree to a person-to-person meeting, instead insisted on a virtual meeting with no guarantee of their full board involvement.
- Tuesday August 1, 2023, 8:30am City Hall, 26th floor, City Plan Commission Meeting is scheduled to consider the listing of 4526 Warwick on the City registry.

Since April 26, 2023, over three months have passed since Mr. Hiser filed his unauthorized and unwanted effort to list our property. His action was taken in the hope that he could hold us up for three years and hopefully buy our property for \$1,200,000, \$700,000 less than the signed contract we now have with George Birt. We believe this is outrageous and wrong on Mr. Hiser's part.

We have patiently suffered with this interference, delay, and expense caused by people who have "no skin in the game". In the future we believe Historic Preservationists should be required to post a substantial bond if they list private property on a registry against the wishes of the property owner.

This action by Mr. Hiser and the Southmoreland Homes Association has now reached the point where we must protect our interests and seek a legal remedy against those persons who have ignored our contract of sale, and our repeated requests to stop their actions which are damaging us.

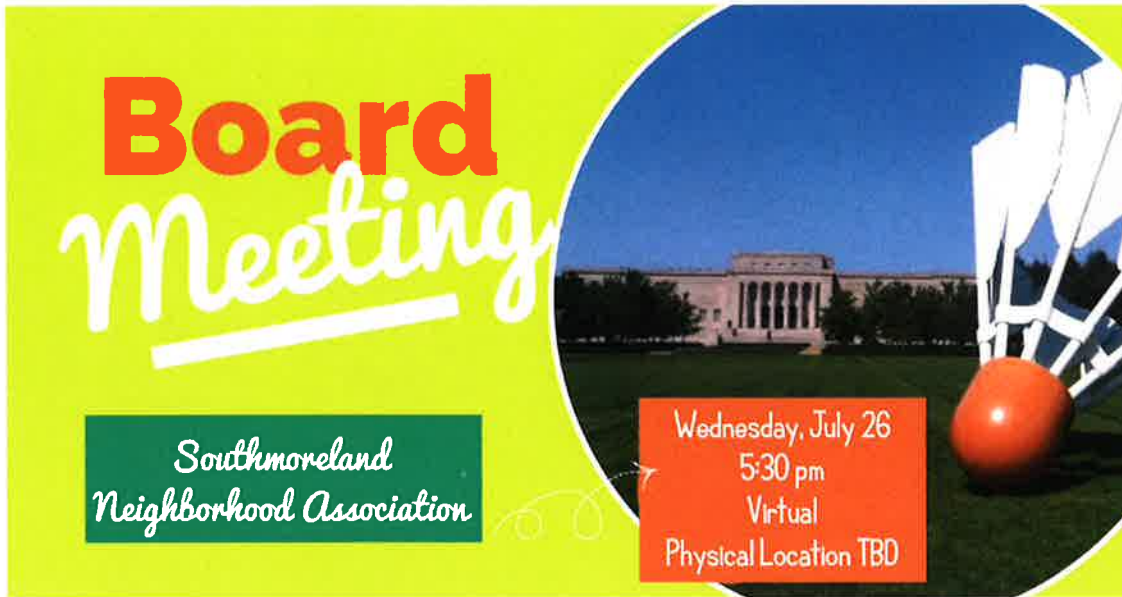
Please present the attached letter of Mr. Leonard Rose, our attorney, to the Commission and the letter of John Noblit regarding the needed repairs to 4526 Warwick. And please grant our request to end this wrongful effort, which is adverse and damaging to our interests.

Sincerely,



Steve Vawter

Enclosures



THIS WEDNESDAY: SPECIAL SOUTHMORELAND NEIGHBORHOOD ASSOCIATION BOARD MEETING

A Special Neighborhood Association Board of Directors

Meeting. Southmoreland residents are encouraged to attend, to learn about what's happening in and around the neighborhood. This specific meeting will be regarding 4526 Warwick, and the potential development plan for this site. 5:30 pm, virtually. *No physical location.*

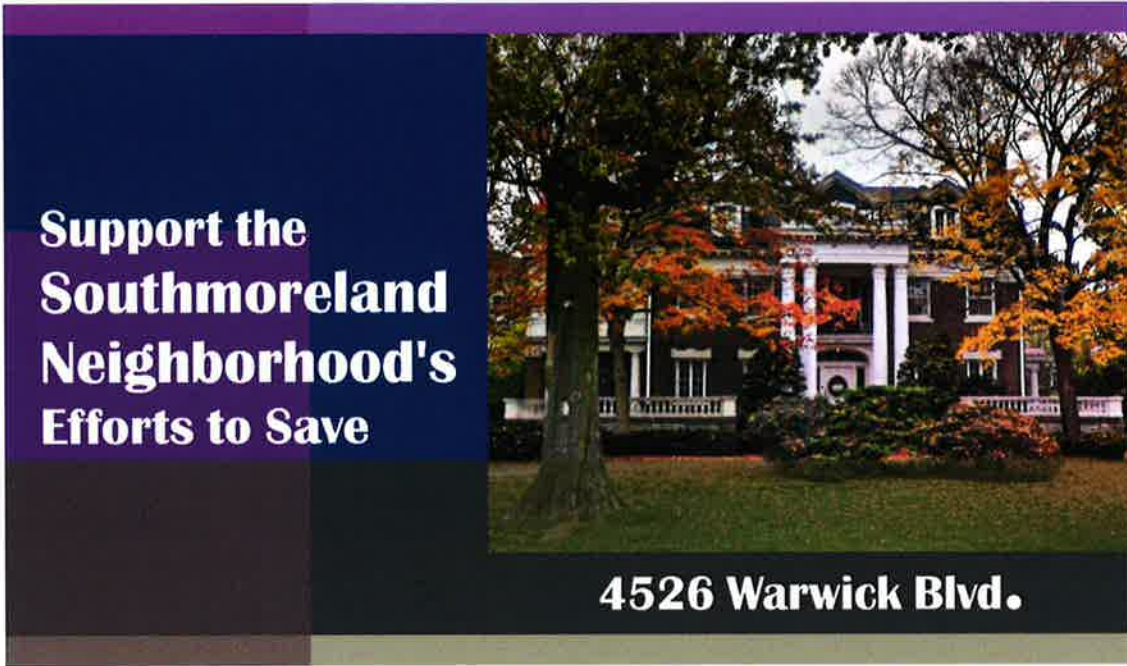
Special SNA Board Meeting

Wednesday, July 26 · 5:30 – 6:30pm

Time zone: America/Chicago

Google Meet joining info

Video call link: <https://meet.google.com/wwt-mcwm-wuj>



4526 WARWICK ADVOCACY ALERT!

The historic designation for 4526 Warwick Boulevard. will be heard by the CITY PLAN COMMISSION ON AUGUST 1ST, at 9 AM at City Hall and via Zoom.

THE SOUTHMORELAND NEIGHBORHOOD NEEDS YOUR HELP!!!!

Historic Designation Over "Owner Opposition" Has ONLY Been Approved TWICE in KCMO History.

WHAT YOU CAN DO: ACT BY THIS WEDNESDAY, JULY 26TH

Support the historic designation of 4526 Warwick Blvd. by submitting a letter of support to the City Plan Commission by no later than WEDNESDAY, JULY 26TH to publicengagement@kcmo.org Include case number CD-CPC-2023-00079 in your letter and the email subject line.

Letter template and background information is available [here](#).

Southmoreland Security Patrol



The proposal to add
Richards Residence at 4526 Warwick Boulevard
to the Kansas City Register of Historic Places
Case # CD-CPC-2023-00079
will be heard at the City Plan Commission

Hearing Date: Tuesday, August 1st, 2023

Hearing Time: 9:00 am

Hearing Location: City Hall, 414 E 12th Street, 26th Floor

Read more here at this [link](#).

Interested in getting involved? [Email us](#).



Spring 2023

Check out our latest newsletter! Click on the image above.

From: Diane Faelber <dfaelber@gmail.com>
Sent: Wednesday, July 26, 2023 9:26 AM
To: Public Engagement;
sna.membership@gmail.com; Nanoski,
Ahnna; bradly.wolf@kcmo.org;
lbrisco@historickansascity.org
Subject: CD-CPC-2023-0079

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

City Plan Commission Members,

In the past it was unheard of for your committee to stop the demolition of an historic property. Tilting at windmills. Twice now, brave members of the committee have stood up to the wanton destruction and stopped greedy property owners. I beg of you now to be brave and make it three times. Vote yes on the historic designation of 4526 Warwick Blvd.

When I lived in that area I often wondered what it must have been like to live in such a house of dreams. I pondered what the interior must look like. Now I have seen pictures of the interior and it exceeds all I imagined. That the interior survives intact is pretty amazing. The thought of it being demolished for scrap is an abomination. The Vawter family say they don't want to do it but they have not found a suitable buyer. I have been told, but cannot confirm, that they turned down two million dollars. If I had only won the lottery last night. Maybe the next one.

I'm pleading with you, be brave. Stop this. Keep the historic fabric of the city beautiful in tact. Vote yes. Make is official. Save this house. BE BRAVE!

Sincerely,
Diane Faelber
Kansas City, Missouri

816-699-7781
dfaelber@gmail.com

ROCKHILL HOMES ASSOCIATION (RHA)

July 25, 2023

City Plan Commission
publicengagement@kcmo.org
City Planning & Development Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor
Kansas City, MO 64106

RE: CD-CPC-2023-0079

Dear City Plan Commission Members:

On behalf of the Rockhill Homes Association Board of Directors, I respectfully request your support in voting YES on the local historic designation of the George B. Richards Residence at 4526 Warwick Boulevard, which abuts our neighborhood. In fact, at our annual meeting, the entire Rockhill Neighborhood voted unanimously to strongly support the Southmoreland Neighborhood Association's request that this house be recognized on the Kansas City Register of Historic Places as an absolutely beautiful example of the neoclassical style of early 20th Century architecture, as was also unanimously recognized by the Kansas City Historic Commission. Like Southmoreland, Rockhill has been fighting incursion for many decades, and this is but the latest example of an attempt to destroy an irreplaceable lovely historic building that adds immeasurably to the history and attractiveness of Kansas City.

How many chances does our city have to preserve its history, its beauty? Irreplaceable houses are just that, irreplaceable! This question absolutely must be viewed as a zero-sum game. Once gone, these beautiful old homes are gone forever. All of us in Rockhill have been acting as temporary stewards of our homes and our neighborhood for as long as we have lived here. Southmoreland is no different. We implore you to allow a new owner the opportunity to breathe new life into 4526 Warwick, not destroy it and replace the irreplaceable with the mundane.

Sincerely,



Gerald M. Carlson
President, RHA
4501 Holmes Street
Kansas City, MO 64110
816-382-5169
carlsonm@gmail.com

Cc: Southmoreland Neighborhood Association, sna.membership@gmail.com
Nanoski, ahnna.nanoski@kcmo.org
Brad Wolf, bradley.wolf@kcmo.org
Lisa Briscoe, lbriscoe@historickansascity.org



James Wanser
612 Brush Creek Blvd.
Kansas City, MO 64110



July 25, 2023

City Plan Commission
publicengagement@kcmo.org
City Planning & Development Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor
Kansas City, MO 64106

RE: CD-CPC-2023-0079

Dear City Plan Commission Members,

I am writing to request your support in voting YES on the local historic designation of the George B. Richards Residence at 4526 Warwick Boulevard. As a resident, preservationist, and community leader, I would ask you to recognize that the house reflects the essential character of the neighborhood and surrounding area. Kansas City's significant homes must be given the opportunity to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this home would impact this culturally rich neighborhood in negative ways. It is a beautiful historic home that merits

protection from the City, supporting the neighborhood and residents who have invested in Southmoreland and beyond.

- Keeping the home intact is essential to the value of the home. The highest and best use of this property is to keep the home on the site, and use it for single family use, or as adaptive reuse, such as the Jannes Library, at 4538 Warwick Boulevard.
- Our city founders designed our parks and boulevards to create beautiful neighborhoods. This is the only single-family home remaining on Warwick Boulevard near the historic Southmoreland Park.
- The owner and the prospective buyer have no material plans for the property beyond demolition of the home. No development plans have been shared with the neighborhood or filed with the City.
- The community will not accept another vacant lot. Southmoreland now has over six acres of vacant lots between 44th and 46th Street. Vacant lots in our neighborhood become places for tent encampments, which have spurred an increase in property crimes, and endangered the safety of students, visitors, and residents.

Please preserve the rich residential historic nature of the Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Thank you for your service.

Sincerely,
James Wanser, Ed.S.
816 582-8292
Wanserj@umkc.edu

Cc:

Southmoreland Neighborhood Association,

sna.membership@gmail.com

Ahnna Nanoski, ahnna.nanoski@kcmo.org

Brad Wolf, bradley.wolf@kcmo.org

Lisa Briscoe, lbriscoe@historickansascity.org



July 25, 2023

VIA ELECTRONIC MAIL

City Plan Commission
publicengagement@kcmo.org
City Planning & Development Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor
Kansas City, MO 64106

Re: CD-CPC-2023-00079 - 4526 Warwick Boulevard Historic Designation Nomination

To Members of the City Plan Commission:

We write on behalf of Historic Kansas City, and in support of the Southmoreland Neighborhood Associations nomination of 4526 Warwick Boulevard listing on the Kansas City Register of Historic Places. Since its founding in 1974, Historic Kansas City (HKC) has been the only greater Kansas City nonprofit organization dedicated to the preservation of the area's heritage, neighborhoods, and historic built environment. Through advocacy, public policy, outreach, and educational programming, HKC is an advocate for the thoughtful and meaningful preservation and rehabilitation of historic buildings, landscapes, and neighborhoods.

Criterion for Evaluation

In reviewing and making decisions on proposed historic landmark and historic district designations, the City Plan Commission must consider the following factors:

- a. **the criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, including the historic, cultural, aesthetic, or architectural significance of the building, structure, site, object, or district; and;**

The George B. Richards house, located at 4526 Warwick Boulevard in Kansas City, Jackson County, Missouri is eligible for listing to the Kansas City Register of Historic Places under Criterion C, in the area of Architecture as a good example of Classical Revival architecture design by the local firm of Root & Siemens. The house and the accompanying carriage house was completed in 1913 for George B Richards, the President of Richards & Conover Hardware Company. The house was designed by Walter C. Root and George M. Siemens of the local prominent firm Root & Siemens, in the popular Classical Revival style. The Richards house and carriage house are architecturally significant as high style examples of the Classical Revival style in Kansas City. Additionally, the George B. Richards house is an integral contributing structure to the historic and cultural fabric of this neighborhood. The primary house and the contributing carriage house retain their integrity and convey their architectural significance through workmanship, materials, placement and design.

- b. **conformance with the city's adopted plans and planning policies;**

*The proposed historic designation CONFORMS to the **Midtown Plaza Area Plan** as follows:*

LAND USE AND DEVELOPMENT GUIDING PRINCIPLES (page 25)

ENCOURAGE THE PRESERVATION AND ADAPTIVE REUSE OF HISTORIC BUILDINGS

Historic districts and structures exist throughout the Midtown / Plaza area and many significant historic buildings exist that are not formally designated. Retaining historic structures is important to the character of the Midtown / Plaza area and steps should be taken to ensure the buildings are preserved for future generations.

• To protect historically and/or architecturally significant structures, they should be listed on the National and/or Local Register of Historic Places (Local Register of Historic Places offers more "protection.")

- This Plan encourages the preservation and adaptive re-use of historic buildings. Historic buildings (whether designated or not) contribute to the area identity and should be preserved and integrated into new development. Even if the original intent of the structures is obsolete, reusing the buildings in new ways may be the best solution to retain the structure.
- When a historic building (designed or potentially eligible for historic designation) is part of a redevelopment, the Recommended Land Use map's recommendations should be flexible, in order to retain historic resources, while achieving the goals of this Plan. Any impacts should be minimized and the physical attributes of the structure should remain and appear to fit within the character of the Recommended Land Use and surrounding neighborhood.
- In order to maintain the historic fabric of the area, tools such as tax incentives, overlay districts or other appropriate measures should be utilized when a historic property is redeveloped.

SUBJECT PROPERTY IS LOCATED IN HIGH DENSITY RESIDENTIAL

Intended for single-family, townhome, two-unit houses, multiunit houses, multiplexes, and multi-unit buildings up to 29 units per acre. This land use classification generally corresponds with the "R-1.5" zoning category within the zoning ordinance.

SUBJECT PROPERTY IS LOCATED IN A 45 FT ZONE WITH MAXIMUM OF 3 STORIES

Referred to as the "bowl concept," this Plan recommends continuation of this design concept by the regulation of building heights in the plaza area. The bowl concept map on page 45 depicts the building height that is appropriate for locations in and around the country club plaza. (pages 48-51).

SUBJECT PROPERTY IS LOCATED IN MAINTAIN PREDOMINATE FORM

The Planning Recommendations Map and Matrix located on pages 38 and 39, provides direction for each property within the area:

Maintain Predominate Form - Yellow Designation – The predominate form of these properties and/or neighborhoods is consistent with good design practices and adds a unique character to the area. Properties should be maintained and rehabilitated. Redevelopment should fit within the existing urban form of the area.

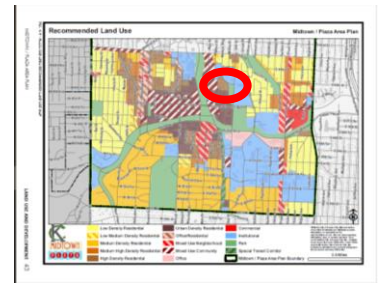
Building maintenance and rehabilitation are important for these areas. If infill development occurs, it should fit within the existing urban form of the area. The area form includes elements such as: building placement, building scale, building footprint, building articulation, quality and type of building materials, walkability, parking configuration, etc. Conformance with the predominate architectural style is not required.

Changing the zoning is acceptable only if the new zoning district (or land use if UR or MPD zoning) is consistent with the Recommended Land Use Map.

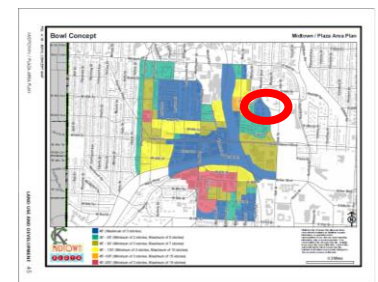
c. the economic impact of the designation on the subject property and the surrounding area.

It's important to understand and respect the existing context of the area that attracted the new streetcar line to Main Street in the first place, and the economic development factors that must be considered. This is an existing urban fabric where cultural institutions and residential opportunities can blend together into a truly transit oriented neighborhood. The City did not choose Main as the streetcar route in order to devastate what's already there! Or adversely impact neighborhoods that have stuck it out thru thick and thin in this area only to be adversely effected by a development decision that doesn't support their efforts and investment commitments. That's a formula for gentrification and inequitable economic development.

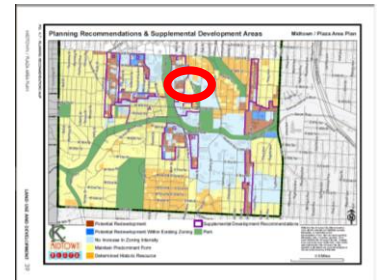
The neighborhood will not accept another vacant lot. Southmoreland now has over six acres of vacant lots between 44th and 46th Street. Vacant lots become places for tent encampments, which have spurred an increase in property crimes, and endangered the safety of students, visitors, and residents in the neighborhood.



Future Land Use



Height Restrictions



Retaining Predominate Form

Keeping the home intact is essential to the value of the home. The highest and best use of this property is to keep the home on the site, and use it for single family use, or as adaptive reuse, such as the Jannes Library, at 4538 Warwick Boulevard.

It is unusual to designate buildings without the owner's support, but this is an unusual circumstance. Demolishing this residence without any plan for its replacement makes no sense. **The owner and the prospective buyer have no material plans for the property beyond demolition of the home.** No development plans have been shared with the neighborhood or filed with the City.

Once this building is gone, - it's permanent. Should years of adopted city policy that addresses these exact situations be discarded without any viable supported plan for its replacement?

HKC recommends that the Commission vote to APPROVE Case CD-CPC-2023-00079, 4526 Warwick Boulevard for listing on the Kansas City Register of Historic Places.

Best regards,



Vicki Noteis
President



Lisa Lassman Briscoe,
Executive Director

cc (via email):

Southmoreland Neighborhood Association, sna.membership@gmail.com

Ahnna Nanoski, ahnna.nanoski@kcmo.org

Brad Wolf, bradley.wolf@kcmo.org

HKC Board of Directors



July 25, 2023

City Plan Commission
publicengagement@kcmo.org
City Planning & Development Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor
Kansas City, MO 64106

RE: CD-CPC-2023-0079

Dear City Plan Commission Members,

I respectfully request your support in voting YES on the local historic designation of the George B. Richards Residence at 4526 Warwick Boulevard. The Kansas City Historic Commission unanimously recognized this property as a good example of the Classical Revival Style. Kansas City's significant homes must be given the opportunity to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this home would impact on our culturally rich neighborhood in negative ways.

- Keeping the home intact is essential to the value of the home. The highest and best use of this property is to keep the home on the site, and use it for single family use, or as adaptive reuse, such as the Jannes Library, at 4538 Warwick Boulevard.
- Our city founders designed our parks and boulevards to create beautiful neighborhoods. This is the only single-family home remaining on Warwick Boulevard near the historic Southmoreland Park.
- The owner and the prospective buyer have no material plans for the property beyond demolition of the home. No development plans have been shared with the neighborhood or filed with the City.
- The community will not accept another vacant lot. Southmoreland now has over six acres of vacant lots between 44th and 46th Street. Vacant lots in our neighborhood become places for tent encampments, which have spurred an increase in property crimes, and endangered the safety of students, visitors, and residents.

Please preserve the fabric of our historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Sincerely,

Jamie Closson
dotloop verified
07/25/23 5:04 PM CDT
AKOM-OZ7D-ZEWM-PCXS

Jamie Closson, Rockhill Homes Association
627 E. 46th Street
Kansas City, MO 64110
816-694-9409
jamiec@kansascityhomes.com

Cc: Southmoreland Neighborhood Association, sna.membership@gmail.com
Ahanna Nanoski, ahnna.nanoski@kcmo.org
Brad Wolf, bradley.wolf@kcmo.org

From: Kent Dicus <chairman@nekchs.com>
Sent: Tuesday, July 25, 2023 10:24 AM
To: Public Engagement
Cc: sna.membership@gmail.com; Nanoski, Ahnna; Wolf, Bradley A; Jan Bentley; lbriscoe@historickansascity.org
Subject: CD-CPC-2023-0079

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Dear City Planning Commission Members:

I respectfully request your support in voting affirmatively on the local historic designation of the George B. Richards Residence at 4526 Warwick Boulevard. The Kansas City Historic Commission unanimously recognized this property as a primary example of the Classical Revival Style. Kansas City's significant homes must be given the opportunity to be restored, renovated, or repurposed. As we all know, once a significant structure is demolished, it is gone forever.

I am sure we can all cite examples of Kansas City architecture that was torn down, not only to be regretted by decision-makers, but also remembered vividly many years later by so many of its citizens.

With this proposal, your decision should not be a difficult one. Not supporting this home to be admitted onto the local historic register would result in many more people being disappointed in this outcome than those who stand against it.

Regardless of the voting tally of Kansas City citizens, preserving this home is the right thing to do. When people view Kansas City, residents and visitors alike are not typically enthralled by the new architecture; **it is the older, more classic and stately residences, churches and commercial buildings that have been preserved that derive the most interest. These--not new structures that look as if they could also be in any other city--are what make our city stand out among others and also characterize us.**

Neighbors and non-residents alike do not want this to be added to the ongoing list of Kansas City's lost architecture. This house is a major contributor to the intrigue and culture of the Southmoreland neighborhood and to Kansas City at large.

Please preserve this home by recommending it to be added to the list of others that derive protection as local landmark and advance this proposal to the Kansas City City Council for approval.

Sincerely,

Kent T. Dicus
Chairman, Northeast Kansas City Historical Society
PO Box 270193
Kansas City, MO 64127-0193

From: Carol D Mckay
<caroldmckay@gmail.com>
Sent: Tuesday, July 25, 2023 8:48 AM
To: Public Engagement
Cc: Wolf, Bradley A;
sna.membership@gmail.com; Nanoski,
Ahnna; lbriscoe@historickansascity.org
Subject: Support for the historic designation of
4526 Warwick Blvd.

Follow Up Flag: Follow up
Flag Status: Flagged

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July 24, 2023

City Planning & Development Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor
Kansas City, MO 64106

RE: CD-CPC-2023-0079

Dear City Plan Commission Members,

I respectfully request your support in voting YES on the local historic designation of the George B. Richards Residence at 4526 Warwick Boulevard. The Kansas City Historic Commission unanimously recognized this property as a good example of the Classical Revival Style. Kansas City's significant homes must be given the opportunity to be restored, renovated, or repurposed before resorting to drastic measures like demolition.

The demolition of this home would impact on our culturally rich neighborhood in negative ways.

Keeping the home intact is essential to the value of the home. The highest and best use of this property is to keep the home on the site, and use it for single family use, or as adaptive reuse, such as the Jannes Library, at 4538 Warwick Boulevard.

Our city founders designed our parks and boulevards to create beautiful neighborhoods. This is the only single-family home remaining on Warwick Boulevard near the historic Southmoreland Park.

The owner and the prospective buyer have no material plans for the property beyond demolition of the home. No development plans have been shared with the neighborhood or filed with the City.

Southmoreland now has over six acres of vacant lots between 44th and 46th Street. Vacant lots in our neighborhood become places for tent encampments, which have spurred an increase in property crimes, and endangered the safety of students, visitors, and residents.

Please preserve the fabric of our historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Sincerely,
Carol McKay
816-666-5295
4552 Mercier St
Kansas City, MO 64112

Cc:
Southmoreland Neighborhood Association, sna.membership@gmail.com

Ahnna Nanoski, ahnna.nanoski@kcmo.org

Brad Wolf, bradley.wolf@kcmo.org

Lisa Briscoe, lbriscoe@historickansascity.org

From: Sally <ssmart3@kc.rr.com>
Sent: Wednesday, July 26, 2023 11:52 AM
To: Public Engagement
Cc: Nanoski, Ahnna; Wolf, Bradley A;
lbriscoe@historickansascity.org;
sna.membership@gmail.com
Subject: CD-CPC-2023-00079

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Dear City Plan Commission Members:

I am so glad for this opportunity to express my concern for the beautiful house known as George B. Richards Residence at 4526 Warwick Blvd. I live close to the Southmoreland neighborhood and often walk over there. Strolling by the Richards home to admire its architecture is one of my greatest pleasures. You can't go just anywhere to see something like that home.

Therefore, I respectfully request your support in voting **YES** on the local historic designation of the Richards Residence, case #CD-CPC-2023-00079. As you know, developers and architects are not making homes like that now, which the Kansas City Historic Commission says is a good example of the Classical Revival Style. I was dismayed to learn the owner and prospective buyer have no material plans for the property beyond demolition. No development plans have been shared with the neighborhood.

Please consider the importance of granting the home the opportunity to be restored and renovated. If it cannot be a single family home, then it can be repurposed, and be an asset to the neighborhood in another form. It should not be demolished. I can think of several homes that were saved and made into wonderful useful places. For example, the old Rockhill Tennis Club across from the Nelson Art Gallery is family-owned now. Also, the old Harris Kearney House at 40th and Baltimore in Westport is now a museum. It was going to be demolished, but was made into a museum. That house is such an asset for the neighborhood, visiting school children, interested historians, and just a fun opportunity for volunteers. I know because I am a member of Westport Historical Society. There are many other places that could have been demolished, but were saved and the benefits of doing so have proven to be plentiful.

I believe it is important to keep the Richard's home intact and on the site it is located now. It is located in a lovely historic neighborhood where it belongs. Another vacant lot is not the answer for that area. I had no idea that the Southmoreland neighborhood now has 6 acres of vacant lots, which results in tent encampments and property crime.

Please preserve the fabric of the historic culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Blvd. to the City Council.

Sincerely,

Sally Smart
4545 Wornall, #112
Kansas City, MO 64111
ssmart3@kc.rr.com



Virus-free. www.avast.com

25th July 2023

City Plan Commission
City Planning and Development Department
Kansas City Missouri City Hall
414 East 12th St., 15th Floor (also publicengagement@kcmo.org)
Kansas City, MO 64106

re: CD-CPC-2023-0079, Historic Designation for 4526 Warwick Blvd.

Dear City Plan Commissioners:

I respectfully request that you vote YES on the historic designation application for the magnificent old home at 4526 Warwick Blvd. I will share below just a few of the reasons I feel so strongly about this issue before you.

- 1. Southmoreland already has over six acres of vacant lots between 44th & 46th Streets.** They are eyesores, and attract encampments, loitering, and crime. There was just a shooting in the neighborhood a few days ago.
- 2. If the current and prospective owners of the property are allowed to demolish the home, another vacant lot is inevitable.** Due to its landlocked placement among other properties; the small size of the lot; and zoning restrictions, there is no possible viable plan for a substantial structure on the lot.
- 3. As of the date of this letter, the prospective new owner of the property has no proposal or drawings of what he wishes to erect after demolition of the house**—at least none that he has shared. My guess is that by the August 1 hearing, some sort of rabbit will be pulled out of a hat for your consideration, but that poor little bunny will be DOA.
- 4. The prospective owner has acknowledged that development may not be possible, and has said that if that turns out to be the case, he will dig up the buried oil drums, grade the lot, and seed it with grass.** In other words he will create another vacant lot, where a majestic home and lawn once reigned among glorious structures like the Nelson-Atkins and Kemper Museums, and the Jannes Library. To me, this would be a travesty and negatively impact all of the current residents, including students, faculty, and staff at the Art Institute.
- 5. Why would we want to destroy this 113 year old gem in the heart of the Arts District?** The Historic Preservation Commission's unanimous decision to support historic designation speaks eloquently to the beauty, condition, character and significance of 4526 Warwick.

Please vote YES to include the home at 4526 Warwick on the Kansas City Historic Register.

Sincerely,

Sarilee Kahn, 4555 Main St., Apt. 1208 KCMO 64111 sarileek@yahoo.com (332) 201-0621

cc: Southmoreland Neighborhood Association, sna.membership@gmail.com
Ahanna Nanoski, ahanna.nanoski@kcmo.org Brad Wolf, bradley.wolf@kcmo.org

24 July 2023

City Plan Commission
City Planning and Development Department
Kansas City Missouri City Hall
414 East 12th St., 15th Floor
Kansas City, MO 64106

(also publicengagement@kcmo.org)

re: CD-CPC-2023-0079, Historic Designation for 4526 Warwick Blvd.

Dear City Plan Commissioners:

I respectfully request that you vote YES on the historic designation application for the magnificent old home at 4526 Warwick Blvd. I will share below just a few of the reasons I feel so strongly about this issue before you.

1. Southmoreland already has over six acres of vacant lots between 44th & 46th Streets.

They are eyesores, and attract encampments, loitering, and crime.

2. If the current and prospective owners of the property are allowed to demolish the home, another vacant lot is inevitable. Due to its landlocked placement among other properties; the small size of the lot; and zoning restrictions, there is no possible viable plan for a substantial structure on the lot.

3. As of the date of this letter, the prospective new owner of the property has no proposal or drawings of what he wishes to erect after demolition of the house—at least none that he has shared. My guess is that by the August 1 hearing, some sort of rabbit will be pulled out of a hat for your consideration, but that poor little bunny will be DOA.

4. The prospective owner has acknowledged that development may not be possible, and has said that if that turns out to be the case, he will dig up the buried oil drums, grade the lot, and seed it with grass. In other words he will create another vacant lot, where a majestic home and lawn once reigned among glorious structures like the Nelson-Atkins and Kemper Museums, and the Jannes Library.

5. Why would we want to destroy this 113 year old gem in the heart of the Arts District?

The Historic Preservation Commission's unanimous decision to support historic designation speaks eloquently to the beauty, condition, character and significance of 4526 Warwick.

Please vote YES to include the home at 4526 Warwick on the Kansas City Historic Register.

Sincerely,

Margot Sims, 4555 Main St., Apt. 104 KCMO 64111 simsmargot@gmail.com 816-561-5325

cc: Southmoreland Neighborhood Association, sna.membership@gmail.com
Ahna Nanoski, ahna.nanoski@kcmo.org Brad Wolf, bradley.wolf@kcmo.org

Beth Gottstein and Gary Thompson
4550 Warwick Boulevard, Unit 1111 and 1210, Kansas City, Missouri 64111
Beth.thompson.421@gmail.com/Gary.alan.thompson@gmail.com

July 24, 2023

City Plan Commission
City Planning & Development Department
City of Kansas City, Missouri, 414 East 12th Street, 15th Floor, Kansas City, MO 64106
Sent via email: publicengagement@kcmo.org

RE: CD-CPC-2023-0079

To the members of the City Plan Commission,

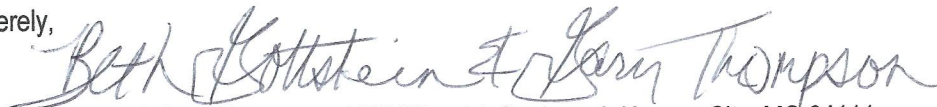
We write to request your support for local historic designation of the George B. Richards residence at 4526 Warwick Boulevard in Southmoreland Neighborhood. We believe that the historic designation would capture, honor and protect the design review process, and preserve this significant Kansas City architectural site and the character and value of our Southmoreland neighborhood.

The total size on which the property sits is less than one acre. Demolition of the historic George B. Richards residence to allow for what was originally proposed as a multifamily highrise rental property would permanently rupture the infrastructure and culture of the Southmoreland neighborhood. Some of our concerns about the proposed sale include:

- The owner of the Richards residence, his agent, and the property's potential buyer have provided no material plans for the property, beyond their proposed demolition of the home.
- Should development of a highrise development proceed, its implicit added density will create traffic congestion and deplete our already fragile, aging infrastructure. Parking and pedestrian safety are already regularly challenged by overflow traffic for the Art Institute and our museums. Increased density in this area would make impossible our already challenged traffic flow.
- With no assurance of a successful or agreeable development plan, the new buyer may demolish the building and leave Southmoreland with another vacant lot. This would add to the six acres of existing undeveloped parcels currently between 44th and 46th Streets in Southmoreland. As you know, vacant lots can attract increased blight and illegal activities, imperiling our quality of life and safety. Southmoreland is already facing an existing tent encampment which we believe has increased property thefts and endangered the safety of our neighborhood.
- George Kessler designed our parks and boulevards to create a better quality of life and improve the city's appearance. Warwick Boulevard exemplifies this vision. We recognize that our City's leaders are committed to enhancing our infill development. However, Southmoreland's existing institutions, such as the Nelson-Atkins, Kemper Museum of Contemporary Art and the Kansas City Art Institute and All Souls Unitarian Church, contribute to our character. A high density development project would violate the scale and character of our existing community.

We own and reside in our home at Oak Hall in Southmoreland Neighborhood. Please preserve the fabric of our historic, culturally rich Southmoreland neighborhood and the beautiful, architecturally significant George B. Richards residence at 4526 Warwick Boulevard in Southmoreland Neighborhood, and recommend its local historic designation of 4526 Warwick Boulevard.

Sincerely,



Beth Gottstein and Gary Thompson, 4550 Warwick Boulevard, Kansas City, MO 64111

Cc: Southmoreland Neighborhood Association, sna.membership@gmail.com
Ahna Nanoski, ahna.nanoski@kcmo.org Brad Wolf, bradley.wolf@kcmo.org
Joseph Rexwinkle, joseph.rexwinkle@kcmo.org

Thank you
for your
consideration

From: Melanie Ball <melaniejball@yahoo.com>
Sent: Monday, July 24, 2023 9:12 PM
To: Public Engagement
Cc: sna.membership@gmail.com; Nanoski, Ahnna; Wolf, Bradley A; lbriscoe@historickansascity.org
Subject: CD-CPC-2023-0079

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July 24, 2023

City Planning & Development Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor
Kansas City, MO 64106
RE: CD-CPC-2023-0079

Dear City Plan Commission Members,

I respectfully request your support in voting YES on the local historic designation of the George B. Richards Residence at 4526 Warwick Boulevard. The Kansas City Historic Commission unanimously recognized this property as a good example of the Classical Revival Style. Kansas City's significant homes must be given the opportunity to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this home would impact on our culturally rich neighborhood in negative ways.

- *Keeping the home intact is essential to the value of the home. The highest and best use of this property is to keep the home on the site, and use it for single family use, or as adaptive reuse, such as the Jannes Library, at 4538 Warwick Boulevard.*
- *Our city founders designed our parks and boulevards to create beautiful neighborhoods. This is the only single-family home remaining on Warwick Boulevard near the historic Southmoreland Park.*
- *The owner and the prospective buyer have no material plans for the property beyond demolition of the home. No development plans have been shared with the neighborhood or filed with the City.*
- *The community will not accept another vacant lot. Southmoreland now has over six acres of vacant lots between 44th and 46th Street. Vacant lots in our neighborhood become places for tent encampments, which have spurred an increase in property crimes, and endangered the safety of students, visitors, and residents. Please preserve the fabric of our historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.*

Sincerely,

*Melanie Ball
5644 Harrison St
Kansas City, MO 64110*

816.885.6708

[Melaniejball@yahoo.com](mailto:melaniejball@yahoo.com)

July 24, 2023

City Plan Commission
publicengagement@kcrno.org
City Planning & Development
Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor
Kansas City, MO 64106

RE: CD-CPC-2023-0079

Dear City Plan Commission Members,

I respectfully request your support in voting YES on the local historic designation of the George B. Richards Residence at 4526 Warwick Boulevard. The Kansas City Historic Commission unanimously recognized this property as a good example of the Classical Revival Style. Kansas City's significant homes must be given the opportunity to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this home would impact on our culturally rich neighborhood in negative ways.

Note: Even though I live in Kansas, KCAI was my second home for four years and I have enjoyed a couple decades of membership at Nelson Atkins Museum.

My former KCAI professor walked to his home one night and was followed into his apartment building by a vagrant. It was a scary situation. We need less, not more, of this type of thing.

I wish to support the effort to stop the purchase and tear-down of this single-family residence, leaving another vacant lot.

- **Keeping the home intact is essential to the value of the home.** The highest and best use of this property is to keep the home on the site, and use it for single family use, or as adaptive reuse, such as the Jannes Library, at 4538 Warwick Boulevard.
- **Our city founders designed our parks and boulevards to create beautiful neighborhoods.** This is the only single-family home remaining on Warwick Boulevard near the historic Southmoreland Park.
- **The owner and the prospective buyer have no material plans for the property beyond demolition of the home.** No development plans have been shared with the neighborhood or filed with the City.
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Please preserve the fabric of our historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Sincerely,

A handwritten signature in cursive script that reads "Marilyn Stephenson". The signature is written in black ink and is positioned above the typed contact information.

Marilyn Stephenson
4851 Meadowbrook Parkway, Apt. 188
Prairie Village, KS 66207
913-548-2064
Mstephenson0818@gmail.com

cc: Southmoreland Neighborhood Association, snamembership@gmail.com
Ahnna Nanoski, ahnna.nanoski@kcmo.org
Brad Wolf, bradley.wolf@kcmo.org



From: Mary Thompson
<mary@archcraftsmen.com>
Sent: Monday, July 24, 2023 5:57 PM
To: Public Engagement
Cc: sna.membership@gmail.com; Nanoski, Ahnna; Wolf, Bradley A; lbriscoe@historickansascity.org
Subject: CD-CPC-2023-0079

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July 24, 2023

City Plan Commission
publicengagement@kcmo.org
City Planning & Development Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor
Kansas City, MO 64106

RE: CD-CPC-2023-0079

Dear City Plan Commission Members,

I respectfully request your support in voting YES on the local historic designation of the George B. Richards Residence at 4526 Warwick Boulevard. The Kansas City Historic Commission unanimously recognized this property as a good example of the Classical Revival Style. Kansas City's significant homes must be given the opportunity to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this home would impact our culturally rich neighborhood in negative ways.

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Please preserve the fabric of our historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Sincerely,
Mary Thompson, CR, CRPM, UDCP
Architectural Craftsmen, Inc.
10312 Walmer St, Overland Park, KS 66212
913-963-2248
mary@archcraftsmen.com

Cc:
Southmoreland Neighborhood Association, sna.membership@gmail.com

Ahnna Nanoski, ahnna.nanoski@kcmo.org
Brad Wolf, bradley.wolf@kcmo.org
Lisa Briscoe, lbriscoe@historickansascity.org

Mary J Thompson, CR, CRPM, UDCCP

913.963.2248

www.archcraftsmen.com



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5724 Harrison Street
Kansas City, MO 64110
816.363.0349
www.kcbungalow.org

July 24, 2023

City Plan Commission at: publicengagement@kcmo.org
City Planning & Development Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor, Kansas City, MO 64106

RE: CD-CPC-2023-0079

Dear City Plan Commission Members,

I respectfully request your support in voting YES on the local historic designation of the George B. Richards Residence at 4526 Warwick Boulevard. The Kansas City Historic Commission unanimously recognized this property as a good example of the Classical Revival Style. Kansas City's significant homes must be given the opportunity to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this home would impact on our culturally rich neighborhood in negative ways.

- The owner and developer have refused to list the home for sale on the MLS. So potential residential buyers nationwide are not even aware of it and have not had a chance to bid.
- Keeping the home intact is essential to the value of the home. The highest and best use of this property is to keep the home on the site, and use it for single family use, or as adaptive reuse, such as the Jannes Library, at 4538 Warwick Boulevard.
- Our city founders designed our parks and boulevards to create beautiful neighborhoods. This is the only single-family home remaining on Warwick Boulevard near the historic Southmoreland Park.
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Please preserve the fabric of our historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Sincerely,

Jan Bentley
5724 Harrison, Kansas City, MO 64110
Phone 816-651-4187
jbentleyinkc@yahoo.com
www.kcbungalow.org

Cc:
Southmoreland Neighborhood Association, sna.membership@gmail.com
Ahnna Nanoski, ahnna.nanoski@kcmo.org
Brad Wolf, bradley.wolf@kcmo.org
Lisa Briscoe, lbriscoe@historickansascity.org

The Kansas City Bungalow Club is an advocacy & educational organization dedicated to promoting the restoration & preservation of early residential architecture in the Kansas City area.

From: Karen Jaax <kjaax80@gmail.com>
Sent: Monday, July 24, 2023 2:14 PM
To: Public Engagement
Cc: sna.membership@gmail.com; Nanoski, Ahnna; Wolf, Bradley A; lbriscoe@historickansascity.org
Subject: RE: CD-CPC-2023-0079

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July 24th, 2023

City Plan Commission

publicengagement@kcmo.org

City Planning & Development Department

Kansas City Missouri City Hall

414 East 12th Street, 15th Floor

Kansas City, MO 64106

RE: CD-CPC-2023-0079

Dear City Plan Commission Members,

I respectfully request your support in voting YES on the local historic designation of the George B. Richards Residence at 4526 Warwick Boulevard. The Kansas City Historic Commission unanimously recognized this property as a good example of the Classical Revival Style. Kansas City's significant homes must be given the opportunity to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this home would impact our culturally rich neighborhood in negative ways.

The above is the recommendation of the Kansas City Historic Commission

I would like to express my support for their recommendations and share some observations that support my decision to recommend preservation over demolition.

I live in the Simpson-Yeoman Historic District and I am very familiar with the historic commission's guidelines for historic preservation. As a homeowner, I had to make sacrifices to accommodate the guidelines. I feel the neighborhood is a better place because of it.

I am a genealogist and family history researcher. I have visited historic cities and towns throughout Europe and the United States.

I have noticed that cities that have maintained the historic integrity of their architecture over the years are thriving with tourism and stable property values.

Those cities that "modernize" are struggling to regain their identity and have dismal, bleak cityscapes, higher crime, and lower property values. It is devastating to tour a historic area and read signs that read "Once the location of..." .

Don't be duped by a developer who only sees the profit in the land value, they have no interest in the future of the neighborhood. It is time to set an example and honor the history of our city by saving the LAST of the most majestic homes in Southmoreland.

If you give into greed now, it will lead to a soulless, commercial district. Tourism will suffer, the Southmoreland neighborhood will suffer, The Nelson Atkins will suffer, and Kansas City will suffer.

Don't let that happen.

Be strong.

Do what is best for Kansas City now and in the future.

Kind Regards,

Karen Jaax

234 W 53 Ter

Kansas City MO 64112

816-536-9388

Kjaax80@gmail.com

July 24, 2023

City Plan Commission
publicengagement@kcmo.org
City Planning & Development Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor
Kansas City, MO 64106

RE: CD-CPC-2023-0079

Dear City Plan Commission Members,

I respectfully request your support for local historic designation of the George B. Richards residence at 4526 Warwick Boulevard. Demolition of this historic home to allow a multi-family high rise on less than an acre would impact our culturally rich neighborhood in negative ways.

- **The owner and the buyer have shared no material plans for the property beyond demolition of the home.** If development proceeds, added density would create serious traffic congestion and negatively impact our fragile, aging infrastructure.
- **With no assurance of a successful development plan, the possibility of another vacant lot raises concerns that this property will be added to the 6 acres of undeveloped parcels currently in Southmoreland between 44th and 46th Streets.** Vacant lots often attract more trash and illegal activities which imperil quality of life and safety. An existing tent encampment has increased property thefts and endangered the safety of KCAI students housed at the adjacent extended stay hotel and nearby campus.
- **Our city founders designed our parks and boulevards to create beautiful neighborhoods.** This is the only single-family home remaining on Warwick Boulevard near the historic Southmoreland Park.
- **Keeping the home intact is essential to the value of the home.** The highest and best use of this property is to market it appropriately as a home for single family use or as an adaptive reuse, such as the Jannes Library at 4538 Warwick Boulevard.

Please preserve the fabric of our historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Sincerely,

Renée VanErp, Safety Co-chair Southmoreland Neighborhood Association
4550 Warwick Boulevard, Kansas City, MO 64111
816-531-6745
rfvanerp@yahoo.com

Cc: Southmoreland Neighborhood Association, sna.membership@gmail.com
Ahna Nanoski, ahna.nanoski@kcmo.org
Brad Wolf, bradley.wolf@kcmo.org

From: Alexander East
<alexandereast@me.com>
Sent: Monday, July 24, 2023 12:59 PM
To: Public Engagement
Cc: sna.membership@gmail.com; Nanoski, Ahnna; Wolf, Bradley A; <lbriscoe@historickansascity.org>
Subject: RE: CD-CPC-2023-0079 (George B. Richards Residence at 4526 Warwick Boulevard"

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

July 24, 2023
City Plan Commission
City Planning & Development Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor
Kansas City, MO 64106
RE: CD-CPC-2023-0079

Dear City Plan Commission Members,

I respectfully request your support in voting YES on the local historic designation of the George B. Richards Residence at 4526 Warwick Boulevard. The Kansas City Historic Commission unanimously recognized this property as a good example of the Classical Revival Style. Kansas City’s significant homes must be given the opportunity to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this home would impact on our culturally rich neighborhood in negative ways.

- Keeping the home intact is essential to the value of the home. The highest and best use of this property is to keep the home on the site, and use it for single family use, or as adaptive reuse, such as the Jannes Library, at 4538 Warwick Boulevard.
- Our city founders designed our parks and boulevards to create beautiful neighborhoods. This is the only single-family home remaining on Warwick Boulevard near the historic Southmoreland Park.
- The owner and the prospective buyer have no material plans for the property beyond demolition of the home. No development plans have been shared with the neighborhood or filed with the City.
- The community will not accept another vacant lot. Southmoreland now has over six acres of vacant lots between 44th and 46th Street. Vacant lots in our

neighborhood become places for tent encampments, which have spurred an increase in property crimes, and endangered the safety of students, visitors, and residents.

Please preserve the fabric of our historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Sincerely,
Alexander East

3023 McGee **Street**

Kansas City, MO 64108

(816) 213-9400 cell
alexandereast@me.com

From: saxoleine@aol.com
Sent: Monday, July 24, 2023 12:45 PM
To: Public Engagement
Cc: sna.membership@gmail.com; Nanoski, Ahnna; Wolf, Bradley A; lbriscoe@historickansascity.org
Subject: Local Historic Designation for George B. Richards Residence at 4526 Warwick Boulevard

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July 24, 2023

City Plan Commission
publicengagement@kcmo.org
City Planning & Development Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor
Kansas City, MO 64106

RE: CD-CPC-2023-0079

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Please preserve the fabric of our historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Sincerely,
Barbara Mitchell
2 Janssen Place, KCMO 64109
816 756 0465
saxoleine@aol.com

Cc:
Southmoreland Neighborhood Association, sna.membership@gmail.com
Ahnna Nanoski, ahnna.nanoski@kcmo.org
Brad Wolf, bradley.wolf@kcmo.org
Lisa Briscoe, lbriscoe@historickansascity.org

From: John Rensenhouse
<renhouse@me.com>
Sent: Wednesday, July 26, 2023 2:00 PM
To: Public Engagement
Cc: sna.membership@gmail.com; Nanoski, Ahnna; Wolf, Bradley A; Sidonie Garrett
Subject: 4526 Warwick

City Plan Commission
publicengagement@kcmo.org
City Planning & Development Department
Kansas City Missouri City Hall
414 East 12- Street, 15- Floor
Kansas City, MO 64106

RE: CD-CPC-2023-0079

Dear City Plan Commission Members,

I respectfully request your support in voting **YES** on the local historic designation of the George B. Richards Residence at 4526 Warwick Boulevard. The Kansas City Historic Commission unanimously recognized this property as a good example of the Classical Revival Style. Kansas City's significant homes must be given the opportunity to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this home would impact on our culturally rich neighborhood in negative ways.

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Please preserve the fabric of our historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Sincerely,
John Rensenhouse
67 Janssen Pl
913-209-2838
renhouse@me.com

Cc: Southmoreland Neighborhood Association, sna.membership@gmail.com
Ahnna Nanoski, ahnna.nanoski@kcmo.org
Brad Wolf, bradley.wolf@kcmo.org

July 25, 2023

City Plan Commission
publicengagement@kcmo.org
City Planning & Development Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor
Kansas City, MO 64106

RE: CD-CPC-2023-0079

Dear City Plan Commission Members,

I respectfully request your support in voting **YES** on the local historic designation of the George B. Richards Residence at 4526 Warwick Boulevard. The Kansas City Historic Commission unanimously recognized this property as a good example of the Classical Revival Style. Kansas City's significant homes must be given the opportunity to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this home would impact on our culturally rich neighborhood in negative ways.

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Please preserve the fabric of our historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Sincerely,
Sidonie Garrett
6941 Oak Street
Kansas City, MO 64113
913-219-9072
sidonie_garrett@yahoo.com

Cc: Southmoreland Neighborhood Association, sna.membership@gmail.com
Ahnna Nanoski, ahnna.nanoski@kcmo.org
Brad Wolf, bradley.wolf@kcmo.org

July 26, 2023

City Plan Commission
publicengagement@kcmo.org
City Planning & Development Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor
Kansas City, MO 64106

RE: CD-CPC-2023-0079

Dear City Plan Commission Members,

I respectfully request your support in voting **YES** on the local historic designation of the George B. Richards Residence at 4526 Warwick Boulevard. The Kansas City Historic Commission unanimously recognized this property as a good example of the Classical Revival Style. Kansas City's significant homes must be given the opportunity to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this home would impact on our culturally rich neighborhood in negative ways.

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Please preserve the fabric of our historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Sincerely,
Taylor Smith
8004 Pennsylvania Ave. Kansas City, MO 64114
417.217.0015
rtsmithcreative@gmail.com

Cc: Southmoreland Neighborhood Association, sna.membership@gmail.com
Ahnna Nanoski, ahnna.nanoski@kcmo.org
Brad Wolf, bradley.wolf@kcmo.org

From: Tyler Lindquist
<tylerhlindquist@yahoo.com>
Sent: Wednesday, July 26, 2023 4:53 PM
To: sna.membership@gmail.com; Nanoski,
Ahnna; Wolf, Bradley A; Public
Engagement
Subject: City Plan Commission Decision

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July 26, 2023

City Plan Commission
publicengagement@kcmo.org
City Planning & Development Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor
Kansas City, MO 64106

RE: CD-CPC-2023-0079

Dear City Plan Commission Members,

I respectfully request your support in voting **YES** on the local historic designation of the George B. Richards Residence at 4526 Warwick Boulevard. The Kansas City Historic Commission unanimously recognized this property as a good example of the Classical Revival Style. Kansas City's significant homes must be given the opportunity to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this home would impact on our culturally rich neighborhood in negative ways.

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Please preserve the fabric of our historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Sincerely,

Tyler Lindquist
11349 Montgall Ave Unit 2005 Kansas City, MO 64137

(620) 481-1171

Tylerhindquist55@gmail.com

July 26, 2023

City Plan Commission
publicengagement@kcmo.org
City Planning & Development Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor
Kansas City, MO 64106

RE: CD-CPC-2023-0079

Dear City Plan Commission Members,

I respectfully request your support in voting **YES** on the local historic designation of the George B. Richards Residence at 4526 Warwick Boulevard. In addition to admiring this home from the outside, I have had the pleasure of being inside it. It is stunning, filled with charming architectural details, historically significant, well-preserved and maintained over generations, unique – truly a beautiful historic home in a historic neighborhood that deserves to continue its life as a beloved home to a family.

The Kansas City Historic Commission unanimously recognized this property as a good example of the Classical Revival Style. Kansas City's significant homes must be given the opportunity to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this home would impact on our culturally rich neighborhood in negative ways.

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Please preserve the fabric of our historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Sincerely,
Kendra Keller
7522 Terrace St.
Kansas City, MO 64114
816-536-6420
thekenj@aol.com

Cc: Southmoreland Neighborhood Association, sna.membership@gmail.com
Ahnna Nanoski, ahnna.nanoski@kcmo.org
Brad Wolf, bradley.wolf@kcmo.org

July 26, 2023

City Plan Commission
City Planning & Development Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor
Kansas City, MO 64106

Via: publicengagement@kcmo.org

RE: CD-CPC-2023-0079

Dear City Plan Commission Members,

I am writing to ask that the Commission,

- a) Approve the request for local historic designation of the George B. Richards residence at 4526 Warwick Boulevard, and,
- b) Disapprove any request for rezoning of the 4526 Warwick Boulevard property for construction of a high rise building.

I have a personal interest in the Commission's actions because I have owned and lived in a condominium at 4550 Warwick Boulevard since April 2008. I am also a long-time member of All Souls Unitarian Universalist Church which is adjacent to the Richards property on the north, and a member of the Southmoreland Neighborhood Association. I am, therefore, keenly aware of how the use of the Richards property would affect my neighborhood and also Kansas City's "Cultural Corridor".

Preservation of the Richards house should be a city-wide concern. Visitors to the annual Shakespeare Festival at Southmoreland Park are struck by the tranquil beauty of the area that includes the Richards property on the 4500 block of Warwick Boulevard. The block is visual representation of Kansas City's historical commitment to its aesthetic urban design.

I ask that you act to ensure that the Richards house and the property's zoning are preserved for adaptive re-use or single-family use.

Sincerely,

Evelyn Maddox
Owner, #202-4550 Warwick Boulevard, Kansas City, MO 64111
913.634.3976 - Emaddox64111@gmail.com

Cc:
Southmoreland Neighborhood Association, sna.membership@gmail.com
Ahanna Nanoski, ahnna.nanoski@kcmo.org
Brad Wolf, bradley.wolf@kcmo.org

From: C&C White <kcluddite@earthlink.net>
Sent: Wednesday, July 26, 2023 5:41 PM
To: Wolf, Bradley A; Nanoski, Ahnna;
sna.membership@gmail.com
Cc: 'Sidonie Garrett'
Subject: PLEASE SAVE THE GEO. B. RICHARDS
RESIDENCE IN SOUTHMORELAND PARK!
... Thank you.

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July 26, 2023

City Plan Commission
publicengagement@kcmo.org
City Planning & Development Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor
Kansas City, MO 64106

RE: CD-CPC-2023-0079

Dear City Plan Commission Members,

I respectfully request your support in voting **YES** on the local historic designation of the George B. Richards Residence at 4526 Warwick Boulevard. The Kansas City Historic Commission unanimously recognized this property as a good example of the Classical Revival Style. Kansas City's significant homes must be given the opportunity to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this home would impact on our culturally rich neighborhood in negative ways.

- **Keeping the home intact is essential to the value of the home.** The highest and best use of this property is to keep the home on the site, and use it for single family use, or as adaptive reuse, such as the Jannes Library, at 4538 Warwick Boulevard.
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- **The community will not accept another vacant lot.** Southmoreland now has over six acres of vacant lots between 44th and 46th Street. Vacant lots in our neighborhood become places for tent encampments, which have spurred an increase in property crimes, and endangered the safety of students, visitors, and residents.

PLEASE preserve the fabric of our historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Sincerely,

Cecilia and Connie White
633 W. 62nd Street
Kansas City, MO 64113
(816) 799.2467 / (816) 799.2468

Southmoreland Neighborhood Association, sna.membership@gmail.com

Ahnna Nanoski, ahnna.nanoski@kcmo.org
Brad Wolf, bradley.wolf@kcmo.org

From: jnzumsteg@aol.com
Sent: Friday, July 28, 2023 9:18 AM
To: Public Engagement
Cc: sna.membership@gmail.com; Nanoski, Ahnna; Wolf, Bradley A; Lisa Briscoe
Subject: RE: CD-CPC-2023-0079; George B. Richards Residence at 4526 Warwick Boulevard

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RE: CD-CPC-2023-0079

*Dear City Plan Commission Members,
I respectfully request your support in voting YES on the local historic designation of the George B. Richards Residence at 4526 Warwick Boulevard. The Kansas City Historic Commission unanimously recognized this property as a good example of the Classical Revival Style. Kansas City's significant homes must be given the opportunity to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this home would impact on our culturally rich neighborhood in negative ways.*

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Please preserve the fabric of our historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Sincerely,

Jeff Zumsteg
3223 Gladstone Blvd, KCMO 64123
jnzumsteg@aol.com

From: Tracy Herber
<therber@pembrokehill.org>
Sent: Thursday, July 27, 2023 1:02 PM
To: Public Engagement
Cc: sna.membership@gmail.com; Nanoski,
Ahnna; Wolf, Bradley A
Subject: 4526 Warwick Boulevard

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

July 26, 2023

City Plan Commission
publicengagement@kcmo.org
City Planning & Development Department
Kansas City Missouri City Hall
414 East 12 th Street, 15 th Floor
Kansas City, MO 64106
RE: CD-CPC-2023-0079

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Please preserve the fabric of our historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Sincerely,

Tracy Terstriep Herber

Cc: Southmoreland Neighborhood Association, sna.membership@gmail.com

Ahnna Nanoski, ahnna.nanoski@kcmo.org

Brad Wolf, bradley.wolf@kcmo.org

--



Tracy Terstriep-Herber

she . her . hers

Theatre Director / Performing Arts Chair

The Pembroke Hill School

816.936.1544

Respect | Compassion | Scholarship | Integrity

July 26, 2023

City Plan Commission
publicengagement@kcmo.org
City Planning & Development Department
Kansas City Missouri City Hall
414 East 12th Street, 15th Floor
Kansas City, MO 64106

RE: CD-CPC-2023-0079

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Please preserve the fabric of our historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Sincerely,
Amy M. Abels Owen
8831 Hadley St.
Overland Park, KS 66212
913.579.3209
abelsam@aol.com

Cc: Southmoreland Neighborhood Association, sna.membership@gmail.com
Ahna Nanoski, ahna.nanoski@kcmo.org
Brad Wolf, bradley.wolf@kcmo.org