



Old Hyde Park Historic District

August 21, 2023

Neighborhoods, Planning, and Development Committee
Kansas City Missouri City Hall
414 East 12th Street
Kansas City, MO 64106

RE: Ordinance # 230705, Case # CD-CPC-2023-0079

Dear Neighborhoods, Planning, and Development Committee 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 the 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, or the Truitt at 4320 Oak Street. A home like this can never be replaced.
- **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 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 the historic, culturally rich Southmoreland neighborhood and recommend local historic designation of 4526 Warwick Boulevard to the City Council.

Sincerely,

Nadja Karpilow, President
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