

**From:** [christina boveri](#)  
**To:** [Public Testimony](#); [West, Daliah](#)  
**Cc:** [Amelia McIntyre](#); [Robert Martin](#); [Michael Unger](#); [Matt Fuoco](#); [Tom Davis](#)  
**Subject:** Public Testimony-Opposition to Ordinance No. 240814, History and value of homes  
**Date:** Monday, September 23, 2024 12:27:40 PM  
**Attachments:** [History and values of homes.pdf](#)

---

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

---

Thank you,

Christina Boveri

--

Christina Boveri  
Owner/Broker  
Boveri Realty Group  
p:816-606-1398  
[www.MoveDowntownKC.com](http://www.MoveDowntownKC.com)  
<http://www.linkedin.com/pub/christina-boveri/2/922/846>  
[Check us out on Facebook](#)



christina boveri &lt;christina.boveri@gmail.com&gt;

## Sale of properties: 4438-4450 Washington

History

**VanDerhoef, Mike K** <mvanderhoef@saint-lukes.org>

Wed, Feb 5, 2020 at 9:32 AM

To: Robert Martin <plazawestport.association@gmail.com>

Cc: Katheryn Shields <katheryn.shields@kcmo.org>, Eric Bunch <eric.bunch@kcmo.org>, Mark Turner <lordandmaster23@hotmail.com>, Michael Unger <Michaelungerpe@yahoo.com>, Thomas Davis <thomashdavis59@gmail.com>, Gary Shirley <gary@shirleycg.com>, Jim Starr <jamespstarr@att.net>, Matt Fuoco <matt\_fuoco@yahoo.com>, Cathy Ford <cford495@sbcglobal.net>, Christina Boveri <christina.boveri@gmail.com>

Hello to all of you, and thank you Robert for your email and the additive comments from many of you.

I look forward to meeting with you in a couple of weeks, but in the meantime let me allay your fears about the future of the Washington Street properties. We have sold the properties, after a competitive bidding process, to Doug Weltner of Weltner Equities. I know that many if not all of you have gotten to know Doug over the years as he has had projects in the neighborhood.

We had bids from Doug and Ken Block, and the Westport Today board was very mindful of the issues you raised in your email as they considered the bids. In the end, the Westport Today board decided to sell to Doug Weltner because he proposed the development of a townhouse project, similar in aesthetic to the Plaza Heights homes. Mr Block was proposing an apartment project, additive to his current project, at a much higher density and scale.

Our Westport Today Board focuses first and foremost on being a good neighbor and landowner in the neighborhood, and we are intent on stewarding our properties in a way that strengthens the neighborhood, not in a way that merely maximizes our returns.

I encourage you to contact Doug and talk with him about his plans, I know that we would be more than willing to discuss this with you.

Thanks again, and I look forward to seeing you later this month,

Mike

Get [Outlook for iOS](#)

**From:** Robert Martin <plazawestport.association@gmail.com>

**Sent:** Friday, January 31, 2020 1:35:00 PM

**To:** VanDerhoef, Mike K <mvanderhoef@saint-lukes.org>

**Cc:** Katheryn Shields <katheryn.shields@kcmo.org>; Eric Bunch <eric.bunch@kcmo.org>; Mark Turner <lordandmaster23@hotmail.com>; Michael Unger <Michaelungerpe@yahoo.com>; Thomas Davis <thomashdavis59@gmail.com>; Gary Shirley <gary@shirleycg.com>; Jim Starr <jamespstarr@att.net>; Matt Fuoco <matt\_fuoco@yahoo.com>; Cathy Ford <cford495@sbcglobal.net>; Christina Boveri <christina.boveri@gmail.com>

**Subject:** Sale of properties: 4438-4450 Washington

WARNING: This message originated from outside of SLHS' email system. DO NOT click links or open attachments unless you recognize the sender (plazawestport.association@gmail.com) and know the content is safe.

Dear Mike,

We are looking forward to meeting with you Feb 18 about several matters of mutual concern.

Right now I am writing about the properties that are for sale on Washington St: 4438-4450. We are aware that there are several contenders for the property, and we wish you well in the sales process. However, speaking on behalf of the neighborhood, which has discussed recent and future development at length, we want to voice our concern and preference for the type of development for that property.

Acknowledging that Westport Today has every right to do as it sees fit, the PWNA's position on future development is that we support single-family residence projects, and for now we will oppose multifamily and large office projects. We have

spoken to both Councilpersons about this stance, who are cc'd.

To date, the neighborhood has struggled mightily with the damage, inconvenience, and density that major development brings. In addition, the neighborhood needs time to recover from recent and current development, and we need to see how those projects will affect infrastructure, traffic, and parking. We are also advocating for a comprehensive traffic study before any new large development is approved by the City.

The stock of single-family dwellings has dwindled significantly over the past decade in the Plaza Westport area with the construction of large apartment complexes. As you well know, home ownership is a significant driver of neighborliness, and one of the reasons the PW area is attractive is its distinctive neighborhood feel. The purpose of the PWNA is to preserve and improve the quality of life in our neighborhood, and our prime directive is to preserve and improve single-family residences.

Given this, we encourage WT to take our concerns and interests to heart and use the sale of the Washington properties to bolster single-family (single dwelling or townhouse, etc) residences in the neighborhood. Please sell the Washington properties to a developer who will commit to building single-family dwellings.

The PWNA appreciates your consideration of this important issue, and we eagerly anticipate productive collaborations in the future.

All the best,  
Robert

---

Robert Martin  
President, Plaza Westport Neighborhood Association



Saint Luke's Health System Confidentiality Notice

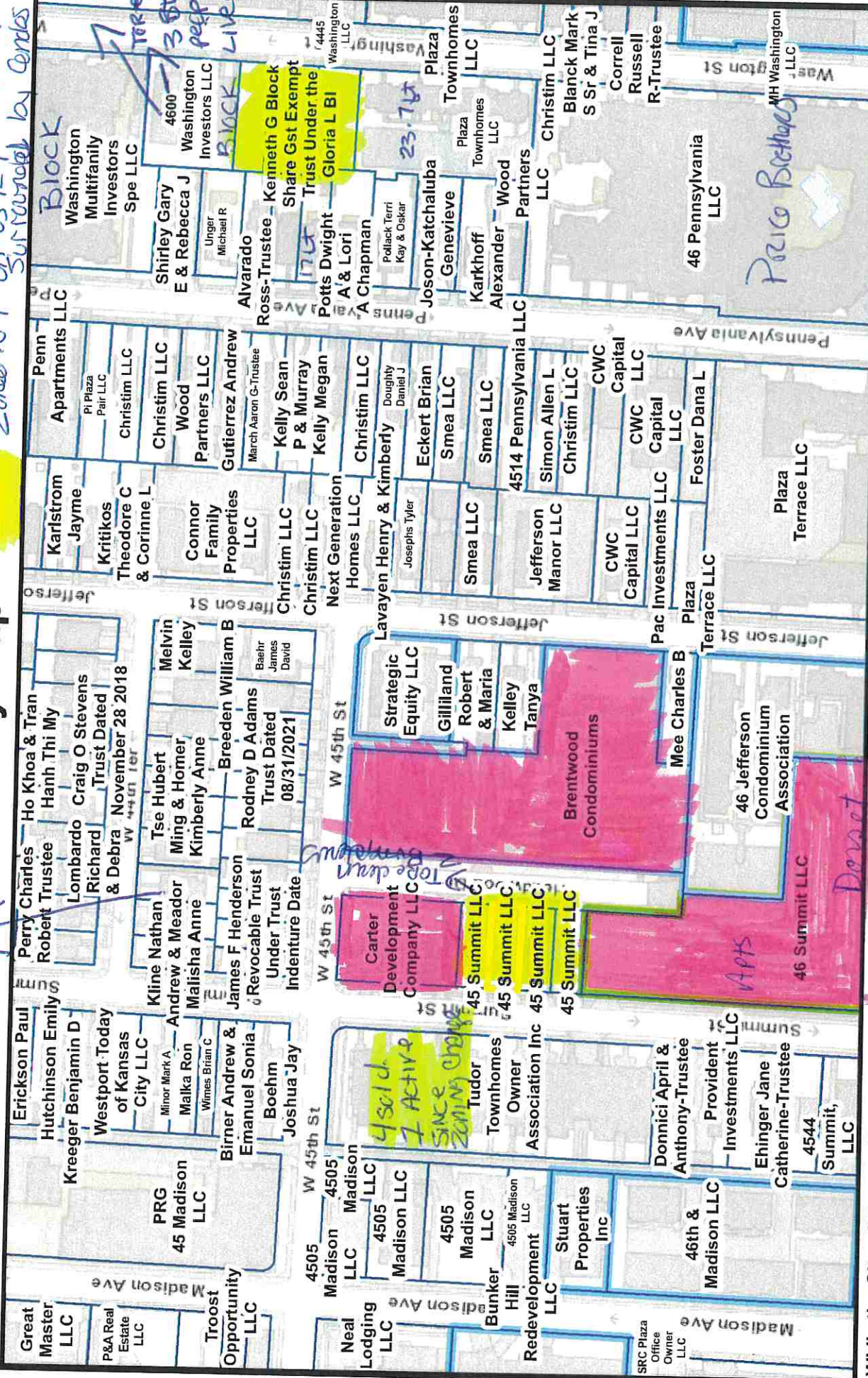
This message is for the designated recipient only. It may contain privileged, proprietary, or otherwise private information and is legally protected. If you have received it in error, please notify the sender immediately and delete the original. You are prohibited from distributing this email without permission. Please consider the environment before printing any e-mail.



Davis Welton Plaza Heights

# My Map

Zoned .07 in 03/24 Apt A  
Surrendered by Certificates



Printed Date: 9/19/2024

While the City of Kansas City, Missouri makes every effort to maintain and distribute accurate information, no warranties and/or representations of any kind are made regarding information, data or services provided. In no event shall the City of Kansas City, MO, be liable in any way to the users of this data. Users of this data shall hold the City of Kansas City, MO harmless in all matters and accounts arising from the use and/or accuracy of this data.



July 29, 2024

Christina Boveri

RE: Elevation Verification for Building Heights.

Dear Ms. Boveri:

This letter is to inform you that on July 24, 2024 and July 29, 2024 we completed observations of various building heights for the following locations:

- 4400 Washington Avenue – Southeast building corner:  
Southeast building corner to ground – 60.0 feet } Block
- 4434 Washington Avenue – Southeast building corner and Southwest building corner:  
Southeast building corner to ground – 53.7 feet } → Code 45  
Southwest building corner to ground – 49.4 feet. } Block
- 4452 Washington Avenue – North face of building Roof Peak:  
Roof Peak to ground – 23.7 feet.
- 4515 Washington Avenue – West face of building Roof Peak:  
Roof Peak to ground – 24.2 feet.
- 4525 Washington Avenue – West face of building Roof Peak:  
Roof Peak to ground – 18.1 feet.
- 4447 Pennsylvania Avenue – West face of building Roof Peak:  
Roof Peak to ground – 17.2 feet.

Sincerely,



Robert J. Anderson, PLS  
Anderson Survey Company, Inc.

45 Summit

TORN DOWN

Google





**Christina Boveri**  
 Boveri Realty Group L L C  
 christina.boveri@gmail.com



September 19, 2024

## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

### Active Listings

Address	Price	Lot Size	\$/Acre	SqFt	\$/SqFt	List Date
4512 Summit Street	\$1,075,000	2,390.00	\$450	3,397	\$316.46	08/20/2024
<i>Averages:</i>	<b>\$1,075,000</b>	<b>2,390.00</b>	<b>\$450</b>	<b>3,397</b>	<b>\$316.46</b>	

### Pending Listings

Address	Price	Lot Size	\$/Acre	SqFt	\$/SqFt	Pend Date
4528 Summit Street	\$1,199,000	3,459.00	\$347	3,861	\$310.54	09/02/2024
<i>Averages:</i>	<b>\$1,199,000</b>	<b>3,459.00</b>	<b>\$347</b>	<b>3,861</b>	<b>\$310.54</b>	

### Sold Listings

Address	Price	Lot Size	\$/Acre	SqFt	\$/SqFt	Sold Date
4512 Summit Street	\$905,000	2,395.00	\$378	3,397	\$266.41	09/05/2023
4502 Summit Street	\$990,000	2,371.00	\$418	3,400	\$291.18	04/12/2024
4506 Summit Street	\$1,025,000	3,545.00	\$289	3,861	\$265.48	12/16/2023
<i>Averages:</i>	<b>\$973,333</b>	<b>2,770.33</b>	<b>\$362</b>	<b>3,553</b>	<b>\$274.35</b>	

*274.35 p/ft*

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$905,000	\$1,025,000	\$1,038,800	\$1,199,000	5
<b>Adjusted Comparable Price</b>	\$905,000	\$1,025,000	\$1,038,800	\$1,199,000	5

On Average, the 'Sold' status comparable listings sold in 62 days for \$973,333

*Depreciated \$3 p/ft*

*5 UNITS*

*The Tudors 2023-2024*  
**SINCE ZONING PASSED ON 4500 SUMMIT**

*Construction hasn't even started yet*

**2023 - 2024**



**Christina Boveri**  
 Boveri Realty Group L L C  
 christina.boveri@gmail.com

September 19, 2024

## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

*Plaza Heights  
 2023-2024*

### Sold Listings

Address	Price	Beds	Bth F	Bth H	SqFt	\$/SqFt	Sold Date
728 W 45 Street	\$749,000	3	2	1	2,097	\$357.18	05/12/2023
711 W 44th Terrace	\$749,950	3	2	1	2,077	\$361.07	07/24/2024
717 W 44th Terrace	\$750,000	3	2	1	1,957	\$383.24	09/25/2023
732 Corbin Terrace	\$760,000	3	2	1	2,032	\$374.02	07/27/2023
733 W 44th Terrace	\$765,000	3	2	1	2,077	\$368.32	09/27/2023
721 W 44th Terrace	\$765,000	3	2	1	2,077	\$368.32	05/09/2023
736 Corbin Terrace	\$772,757	3	2	1	2,097	\$368.51	07/17/2023
728 W 45 Street	\$780,000	3	2	1	2,097	\$371.96	04/01/2024
<b>Averages:</b>	<b>\$761,463</b>	<b>3.0</b>	<b>2.0</b>	<b>1.0</b>	<b>2,064</b>	<b>\$369.08</b>	

*Doug Weltner*

*\$369.08 per sq ft*

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$749,000	\$762,500	\$761,463	\$780,000	8
<b>Adjusted Comparable Price</b>	\$749,000	\$762,500	\$761,463	\$780,000	8

On Average, the 'Sold' status comparable listings sold in 4 days for \$761,463

*2023-2024*

*Appreciated  
 \$69 per ft  
 Single Family  
 Next to Single  
 Family*