



CITY PLAN COMMISSION STAFF REPORT

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

8/01/2023

Project Name
George B. Richards Residence Local
Landmark

Docket 3

Request
CD-CPC-2023-00079
Overlay District

Applicant
Southmoreland Neighborhood
Association
Laura Burkhalter

Owner
Matthew and Steve Vawter
4526 Warwick Blvd

Location 4526 Warwick Blvd
Area About .9 acres
Zoning R-5
Council District 4
County Jackson
School District KCMO 110

Surrounding Land Uses
North: Institutional, zoned R-.5
South: Institutional, zoned R-5
East: Institutional, zoned R-5
West: Institutional, zoned R-.5

Major Street Plan
Warwick Blvd is identified on the City's
Major Street Plan. Warwick Blvd is an
established boulevard.

Land Use Plan
The Midtown/Plaza Area Plan
recommends Residential High Density for
this location.

APPROVAL PROCESS1



PROJECT TIMELINE

The application for the subject request was filed on 05/04/2023. Scheduling deviations from 2023 Cycle L have occurred.

- The case did not pass out of Quality Control Review till 5/26/23

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Southmoreland Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 6/21/23. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

A detached dwelling unit (single-family home) occupies the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a local landmark to designate the George B. Richardson Residence at 4526 Warwick Boulevard to the Kansas City Register of Historic Places (H/O Overlay).

CONTROLLING + RELATED CASES

CH-PRES-2023-00001 APPROVED
To consider the nomination to the Kansas City Register of Historic Places (H/O Overlay) at 4526 Warwick Blvd.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION

Docket #3 Recommendation
Approve

PLAN REVIEW

Historic Overlay Districts are used to identify sites, structures, and areas within the City that are historic, stylistic or have thematic significance, or identified by historic resources survey. This designation is intended to help protect, preserve, and enhance places, districts, sites, buildings, structures, and other features having a special historical, architectural, cultural, or aesthetic value.

This Classical Revival brick house was built for George B. Richards, the President of the Richards & Conover Hardware Company in 1913. It sits on its original lot that is adjacent to Southmoreland Park. The house exemplifies the classical revival style in its strict symmetry, multi-paned windows, central portico with free-standing Corinthian columns, entrance with fanlight set in a tabernacle frame, and generous white balustrades. It was designed by the prominent Kansas City-based architectural firm Root & Siemens and built by Long Construction Company. The nomination also includes the 1913 carriage house in the northeast corner of the property. The large front lawn is marked with a grand circular drive leading to the portico and is landscaped with a variety of trees.

PLAN ANALYSIS

Residential Lot and Building (88-110), Use- Specific (88-300), and Development Standards (88-400)

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110)	No	-	-
Accessory or Use- Specific Standards (88-305 – 385)	No	-	-
Boulevard and Parkway Standards (88-323)	No	-	-
Parkland Dedication (88-408)	No	-	-
Parking and Loading Standards (88-420)	No	-	-
Landscape and Screening Standards (88-425)	No	-	-
Outdoor Lighting Standards (88-430)	No	-	-
Sign Standards (88-445)	No	-	-
Pedestrian Standards (88-450)	No	-	-

SPECIFIC REVIEW CRITERIA**Zoning and Development Code Map Amendments, Rezonings (88-515-08)**

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

- A.** Conformance with adopted plans and planning policies;
The property is located within the Midtown Plaza Area Plan. BW

Midtown Plaza Area Plan Guiding Principle: Encourage the Preservation and Adaptive Reuse of Historic Buildings.

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".) *The H/O Overlay supports this Guiding Principle of the Midtown Plaza Area Plan. BW*

Midtown Plaza Area Plan Future Land Use Recommendations

The recommended future land use of the plan is RESIDENTIAL HIGH, which is 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. *The proposed H/O Overlay would not conflict with the future land use recommendation. BW*

Midtown Plaza Area Plan Planning Recommendations Matrix

The planning recommendations matrix lists this parcel as Maintain Predominate Form.

The predominant 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. *The proposed H/O Overlay would maintain the predominant form of the area. BW*

Midtown Plaza Area Plan Rezoning Recommendations

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. The recommended land use is high-density residential which includes single-family, townhome, two-unit houses, multiunit houses, multiplexes, and multi-unit buildings. *The proposed H/O Overlay would preserve the existing building and allow for its reuse as single or multifamily. BW*

Midtown Plaza Area Plan Height Recommendations

The area is part of the Plaza Bowl Concept and recommends a maximum height of 45 feet (3 stories). *The existing house is 2 ½ stories and the proposed H/O Overlay would comply with the height requirement of the Plaza Bowl Concept of the plan. BW*

KC Spirit Playbook Recommendation

Goal: Preserve and celebrate community character, history, art, and culture. *The proposed H/O overlay supports this goal. BW*

B. Zoning and use of nearby property;

There is one historic landmark located within 500 of the subject site, the August Meyer Residence (national listing). AN

C. Physical character of the area in which the subject property is located;

The home is situated on a gently sloping lot with an expansive lawn and green space facing Southmoreland Park. Mature trees remain intact and contribute to the larger green space in the immediate surroundings toward the southern end of the Southmoreland neighborhood. It's bordered by

Warwick Boulevard and Southmoreland Park to the east, the KCAI Jannes Library to the south, the All Souls Unitarian Church to the north, and the Burnett Simpson Residence to the west. Further south of the house is Oak Hall and other multifamily buildings. BW

- D.** Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

N/A. AN

- E.** Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The proposed historic overlay zoning would not affect the single-family use of the property. BW

- F.** Length of time the subject property has remained vacant as zoned;

The property has been vacant for approximately two years. BW

- G.** The extent to which approving the rezoning will detrimentally affect nearby properties; and

The proposed H/O Overlay will have no effect on the adjacent properties. BW

- H.** The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The Historic Overlay will allow for the preservation of the historic property and allow for its reuse that is in keeping with the character of the Southmoreland neighborhood. BW

ATTACHMENTS

1. Conditions Report [N/A]
2. Applicants Submittal
3. Public Engagement Materials
4. Additional documents, if applicable
 - Written Public Testimony, see CompassKC for full document

HISTORIC PRESERVATION COMMISSION RECOMMENDATION

City staff recommends **APPROVE** as stated in the conditions report.

Respectfully Submitted,

Ahnna Nanoski, AICP
Lead Planner

Brad Wolf, AICP
City Historic Preservation Officer



**City Planning and Development Department
Long Range Planning & Preservation Division
Historic Preservation Office**

16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

(816) 513-2902
Fax (816) 513-2899

***Before the
Historic Preservation Commission
of
Kansas City, Missouri***

May 26, 2023

***In the Matter of:
Case No. CH-PRES-2023-00001
4526 Warwick Boulevard
George B. Richards Residence***

FINDINGS OF FACT

1. That the application was filed by the Southmoreland Neighborhood Association to designate the George B. Richards Residence at 4526 Warwick Boulevard to the Kansas City Register of Historic Places(H/O Overlay)
2. That the following exhibits were admitted as evidence:

EXHIBIT A - Historic Preservation Commission Ordinance
EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code
EXHIBIT C - Rules and Regulations of the Historic Preservation Commission
EXHIBIT D - Affidavit of Publication
EXHIBIT E - Affidavit of Mailing
EXHIBIT F - Staff PowerPoint Presentation
EXHIBIT G - Designation Nomination
EXHIBIT H – Designation Map
EXHIBIT I - Photographs
EXHIBIT J - Survey Form
EXHIBIT K - Letter of Opposition from Property Owner
EXHIBIT L – Southmoreland Letter of Support

Findings of Fact

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EXHIBIT M – Rockhill Letter of Support
EXHIBIT N – Letter of Support VanErp
EXHIBIT O – Letter of Support Spiking
EXHIBIT P – Letter of Support Grisby
EXHIBIT Q – Letter of Support Corwin
EXHIBIT R – Letter of Support Jordahl
EXHIBIT S – Letter of Support Edelman
EXHIBIT T – Letter of Support Hof-Miller
EXHIBIT U – Letter of Support Shields
EXHIBIT V – Letter of Support Capps
EXHIBIT W – Letter of Support Hawley
EXHIBIT X – Letter of Support Reitz
EXHIBIT Y – Letter of Support Sims
EXHIBIT Z – Letter of Support Maddox
EXHIBIT AA – Letter from Whitney Kerr to Eric Bunch and Katheryn Shields
EXHIBIT BB – Letter of support from Beth And Gary Thompson
EXHIBIT CC – Letter of support from Orloff
EXHIBIT DD – Letter of support from Ballew-Jennings
EXHIBIT EE – Letter of support from Alec Jennings
EXHIBIT FF - Letter of Support Jurcyk
EXHIBIT GG – Letter of Support Historic Kansas City
EXHIBIT HH – Letter of Support Closson
EXHIBIT II – Letter of Support Brennan
EXHIBIT JJ – Letter of Support Miller
EXHIBIT KK – Letter From KC Art Institute to Southmoreland Neighborhood
EXHIBIT LL – Letter From KC Art Institute to Rockhill Neighborhood
EXHIBIT MM – Letter of Support Westra
EXHIBIT NN - Letter of Support Capps
EXHIBIT OO – Packet from owner and Whitney Kerr
EXHIBIT PP – Email from Southmoreland Neighborhood

3. That the applicant, Laura Burkhalter, President of the Southmoreland Neighborhood Association was present and duly sworn and talked to the character of the neighborhood and how this house was a significant part of the character and hope the home could be creatively reused.
4. That the property owners, Steve and Matt Vawter were opposed to the designation. They talked to the changing nature of the neighborhood and how the publicity has led to several break in attempts.
5. That Whitney Kerr was present and duly sworn talked to the sale of the property and that the sales prices was determine by the price per square foot of other comparable properties in the area. They talked to the offers for the property and how serious buyers with rehabilitation experience looked at the property and thought it needed more work than the

Findings of Fact

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property was worth. He also talked to the potential for the site to be part of a large cultural area that connects the streetcar with the museum and art institute.

6. That the Commission discussed the style and character of the building, the other houses designed by Root & Siemens, the classical revival style of the house, the character of the neighborhood and the setting of the house.
7. That Meg Reuter spoke in support of the designation.
8. That Jim Wanser spoke in support of the designation.
9. That Lisa Lassman Briscoe, Executive Director of Historic Kansas City, spoke in support of the designation.
10. That Ryan Hiser and David Tran spoke in support of the proposal.
11. That the property is legally described as:

Lot 7, Clarke's Southmoreland, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, save and except the following described part of same: Beginning at the Northeast corner of said Lot 7, running thence in a Southwesterly direction along the Northern line of said lot 102.85 feet to a point; thence continuing in a Westerly direction along said Northern Line 88.46 feet to the Northwest corner of said Lot 7; thence in a Southerly direction along the West line of said Lot 7 24.7 feet to a point, which is 24 feet South (measured at right angles) from the North line of said Lot 7; thence East along a line parallel to the North Line of said Lot 7, 86.36 feet to a point, thence in a Northeasterly direction 136.8 feet to a point in the Westerly line of Warwick Boulevard, that is 80.98 feet Southeast of the Northeast corner of said Lot 7, as per the course of said boulevard; thence Northwesterly along said Westerly line of Warwick Boulevard to the place of beginning, a subdivision in Kansas City, Jackson County, Missouri.

12. That the Historic Preservation Commission is a duly authorized Commission pursuant to Section 2.911-923, Administrative Code, Kansas City, Missouri.

CONCLUSIONS

Amanda Loughlin made a motion that the commission recommend approval of Case No. CH-PRES-2023-00001 for the designation of the George B. Richards Residence at 4526 Warwick Boulevard to the Kansas City Register of Historic Place (H/O Overlay) as a good example of the Classical Revival Style that is eligible under the National Register of Historic Places Criterion C in the area of architecture.

Sean Owens seconded the motion and the Historic Preservation Commission **approved** the motion by a vote of 7/0.

Quorum: Hardin, Boley, Guth, Legg, Loughlin, Maggard, Owens

In Favor of Decision

Dona Boley, Walter Guth, Sarah Legg, Amanda Loughlin, Jamie Maggard, Sean Owens

Against Decision

none

ATTESTED TO:

Date: June 2, 2023

A handwritten signature in blue ink that reads "Bradley Wolf". The signature is written in a cursive style with a large, sweeping 'B' and 'W'.

Bradley Wolf
City Historic Preservation Officer

Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Meeting Sign-In Sheet

Project Name and Address

Richards Residence at 4526 Warwick Boulevard

Richards Residence at 4526 Warwick Boulevard

Name	Address	Phone	Email
Amelia McIntyre	4545 Wornall RD #701 Kansas City MO	(816) 863 4063	mcintyre.amelia@gmail.com
Lisa Berra	3514 Oaks		lberra@kumc.edu
Jinle Warner	612 Brush Creek Blvd	816- 582-8292	warnerj@kumc.edu
Gail Claire	4550 Warwick Blvd	816 820 1098	gailclaire@gmail.com
Patricia Parton	4550 Warwick Blvd	816 718 7401	pparton7377@gmail.com
Renée Van Erp	"	816-536-6745	rfranerp@yahoo.com
Mary Jo Droper	3625 Penn	816-516-2446	maryjo@droper.com
Rudena Mallory	4550 Warwick Blvd #813	816-377-6236	rmjaml0@gmail.com
Jayna Holloway	4550 Warwick #1010 KCMO LeHill	816-510-0235	gholloway1@gmail.com
Patti Dunlay	4550 Warwick Blvd #1108 KCMO 64111	816-309-6521	pdunlay@icloud.com
Steve Vawter	4526 Warwick	816 753-4271	svawter@gmail.com

John Mallory	4550 Wierwida #813	(816) 605-6846	
Daniel Suddeth			
Theresa VoCillor			
Chris Quinn			
David Tran	206 E 44th St KCMO 64111	(760) 473-7366	
Evelyn Maddox	4550 Wierwida	913-634-3976	
Heather Davis	127 E. 46th Street Kansas City, MO 64114	913-378-5471	
Laura Bumbhatra			
	850		

Meeting Sign-In Sheet

Project Name and Address

Richards Residence at 4526 Warwick Boulevard

Richards Residence at 4526 Warwick Boulevard

Name	Address	Phone	Email
Cheryl Westra	4111 Warwick KC MO 64111	816 509 5883	Cheryljwestra @gmail.com
Rita C. Schafer	4111 Warwick KC MO 64111		rcschafer@gmail.com
Tom Pratt	300 Weymouth KCMO 64111	(816) 529-5884	thmspratt@4400.com
LEIGH BLUMENTHAL	MIDTOWN KC NOW 3931 MAIN		LEIGH MIDTOWNKCNOW.ORG
Don MAXWELL	4328 McGee KC, MO 64111	(816) 931-7853	donmax@gmail.com
Paul Holmer	4131 Oak KCMO	(816) 739-4053	paulholmer@sbc global.net
Christine Omer	4131 Oak St. KCMO 64111	(816) 406-6125	christineAT986@ gmail.com
JAN BENTLEY	5124 HARRISON	816-651-4187	jbentleyjnr@qpkoo
Nancy Powell	421 E 73rd St	816-916-1056	NLP338@mail.wmke.edu
David Anderson	4300 Warwick KCMO 64111	816-621- 5801	kebecabrato gmail.com
JAMIE CLOSSON	427 E 46 St KCMO 64110	8-694-9409	jamiec@kansascity homes.com

SNA Public Forum on 4526 Warwick, 6/21/23
 Sign-in sheet.

Name (please print)	Address	Email or Phone
1. Margot Sims	4555 Main, #104	sims margot@gmail.com
2. Tom PLATT	300 Westport Ave	thmspltt@yahoo.com
3. DON MAXWELL	4328 McGee, KC, MO 64111	donaldmax@gmail.com
4. GEORGE BIRT	1210 W. 69th St, KC MO 64112	gbirt@cdp.kc.us
5. STACEY KENYON	COVENANT HIGHLANDS	
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CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2023-00079

Meeting Date: 06.21.2023

Meeting Location: Midtown KC Now, 3931 Main Street, Kansas City, MO 64111

Meeting Time (include start and end time): 5:30 pm - 7:00 pm

Additional Comments (optional):

See attached audience participation responses.

PUBLIC PARTICIPATION




slido



Do you believe this property is deserving of being included to the Kansas City Register of Historic Places?

① Click **Present with Slido** or install our [Chrome extension](#) to activate this poll while presenting.

A U D I E N C E R E S P O N S E

 Do you believe this property is deserving of being included to the Kansas City Register of Historic Places?

Multiple Choice Poll  22 votes  22 participants

Yes - 17 votes



No - 1 vote



I Don't Know - 4 votes



slido



**Do you believe this property
should be saved from
demolition, and preserved?**

① Click **Present with Slido** or install our [Chrome extension](#) to activate this poll while presenting.

A U D I E N C E R E S P O N S E



Do you believe this property should be saved from demolition, and preserved?

Multiple Choice Poll 25 votes 25 participants

Yes - 22 votes



No - 0 votes



I don't know - 3 votes



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How do you envision this property to be best utilized?

① Click **Present with Slido** or install our [Chrome extension](#) to activate this poll while presenting.

A U D I E N C E R E S P O N S E



How do you envision this property to be best utilized?

Open text poll 21 responses 21 participants

- Anonymous
Maintained as a residential property or repurposed as a B & B or converted to office space for neighborhood museums or schools.
- Anonymous
Institutional use, possibly for St Luke's Hospital
- Anonymous
Single family home is first preference. If not that, then a boutique hotel or another business that would retain the original and architectural details.
- Anonymous
Ideally it would be converted to a bed and breakfast or some other use that is not single family. I understand that it is impractical to keep as a single family residence.
- Anonymous
Neighbors buy collectively with an art or social organization.
- Anonymous
Maintain as single family. Maintain building architectural integrity
- Anonymous
Single family residence Bed and breakfast Office conversion
- Anonymous
Preserve, restore, and use as a b&b or similar accommodations.
- Anonymous
Boutique hotel, private residence
- Anonymous
Within neighborhood guidelines as residential property
- Anonymous
Bed and Breakfast Co-housing Maintain a single family residence
- Anonymous
Single family
- Anonymous
Let owner decide
- Anonymous
A small hotel.
- Anonymous
Residential use or Adaptive reuse of the historic structure
- Anonymous
Bnb or institutional use
- Anonymous
Single family.
- Anonymous
?
- Anonymous
As a Bed & Breakfast
- Anonymous
Single family or Bed and Breakfast

slido



Audience Q&A Session

① Click **Present with Slido** or install our [Chrome extension](#) to show live Q&A while presenting.

A U D I E N C E R E S P O N S E



Anonymous

👍 1 🕒 21 Jun, 6:16pm

Could we delay a decision for six months to see if we can find an owner / use for house? If we tear it down now then we have no options. ...



Anonymous

👍 0 🕒 21 Jun, 6:15pm

In your family's residence at 4526 for the last 35 years, were you unable to keep it updated? ...



Anonymous

👍 0 🕒 21 Jun, 6:22pm

2,000,000 divided by 6,100 (signatures) = \$328.00 each. Can Southmoreland Neighborhood Assoc. do a go-fund me and use as a community space? ...



CITY PLAN COMMISSION

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

Attachment #4 – Communications Received

	Name	Stance	Format of Receival
A	Matthew and Steve Vawter (property owner)	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 Rensenhous	Support	Email
V	Sidonie Garrett	Support	Email
W	Taylor Smith	Support	Email
X	Tyler Lindquist	Support	Email