



November 16, 2023

Submitted via email

RE: Case No. CH-DR-2023-00079
4526 Warwick Boulevard
'George B. Richards Residence'

To Members of the Preservation Commission:

Historic Kansas City has a mission-based commitment to the preservation of our city's historic resources. This application requests a Certificate of Appropriateness to demolish the house and garage on the property at 4526 Warwick Boulevard, an individually listed landmark known as the 'George B. Richards Residence.' HKC feels strongly that the demolition of 4526 Warwick Boulevard, would be a significant loss to the historic fabric of Kansas City and to the Southmoreland Neighborhood and we object to its demolition.

As outlined in the Staff Report, the commission reviews the request to demolish a historic structure by assessing the basis of designation, the condition of the building, and the impact of demolition of designation.

BASIS OF DESIGNATION: The George B. Richards Residence was designated on September 28, 2023 for its architectural significance as an excellent example for the Classical Revival style designed by the firm of Root & Siemens. The associated carriage house is also considered a contributing structure.

CONDITION OF THE BUILDING: The applicant has submitted photos of break ins and trash on the property, which do not demonstrate that the house has been altered to the point that it has lost its historic integrity. The house and carriage house would still be considered a contributing structures.

The National Register Bulletin No. 15: How to Apply the National Register Criteria, defines *integrity* as the ability of the property to convey its significance. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. There are seven aspects to integrity, location, design, setting, materials, workmanship, feeling and association.

Location is the place where the historic property was constructed or the place where the historic event occurred. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of place.

- *The property retains its integrity of Location as it has not been moved.*

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

- *The design of the house from when it was constructed remains intact, including such elements as proportion, scale, massing, pattern of fenestration, ornamentation, textures and materials. Therefore, the house design in relation to the period of significance retains its integrity.*

Setting is the physical environment of a historic property.

- *The residential character of the property and its placement on the site has been retained; thus retaining its integrity of setting.*

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

- The property retains the key exterior materials dating from the period of historic significance; thereby contributing to the historic districts sense of time and place. Therefore the property retains integrity of materials.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history of prehistory.

- The artisan labor and skill used in construction of the property is evident in its design, construction, materials, and ornamental detailing, expressing the aesthetic principles of the historic period. Therefore the property retains integrity of workmanship.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

- The property was constructed in 1913 and has not been significantly altered. Many of the original materials remain; therefore it retains its integrity in the category of feeling.

Association is the direct link between an important historic event or person and a historic property.

- The property retains the majority of original physical features that, taken together, convey the property's historic character, thus retaining integrity of association.

Based upon the review of photographs submitted by the applicant of the property and photographs associated with the application to designate the property in 2023, the house still retains the essential physical features and historic integrity that enable it to convey its historic identity for which it was designated.

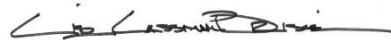
IMPACT OF DEMOLITION ON DESIGNATION: If the commission approves the demolition of the house and carriage house, then there would be no historic structures left on the property and the site would be delisted from the historic register.

Therefore, the proposed demolition will remove any significant historic features to the district in violation with the *Secretary of the Interior's Standard for Rehabilitation #2*. HKC recommends that the Commission vote to deny the application to demolish the home at 4526 Warwick Boulevard, 'George B. Richards Residence'

Best regards,



Vicki L. Noteis
President



Lisa Lassman Briscoe
Executive Director

cc (via email): HKC Board of Directors
Southmoreland Neighborhood Association