



# Neighbors

January 2008 Vol. 34 No. 1

**ASTOR PLACE CRESTWOOD ROCKHILL CREST ROCKHILL RIDGE SOUTH PARK TROOST PLATEAU TROOSTWOOD**

## Handy Information

Area code 816 unless specified

EMERGENCIES ..... 911  
 49/63 office & CAN... 333-4963  
 City website ... [www.kcmo.org](http://www.kcmo.org)

Abandoned cars ..... 311  
 Animal Control ..... 311  
 Fire Dept non-emergency 513-1700  
 Gas leak ..... 800-582-0000  
 Landlord-tenant issue ..... 311  
 Power line down ... 888-544-4852  
 Property code violations ..... 311  
     Steven King, inspector... 590-2226  
 Street light out/damaged..... 311  
 Street repair ..... 311  
     or after hours ..... 513-0431  
 Traffic signals/signs ..... 311  
 Utility assistance ..... 211  
 Water/Sewer break ..... 311  
 Weatherization funds... 822-7703x219  
 Weeds on vacant prop..... 311  
 48h before you dig... 800-DIG-RITE

### Police and crime info:

Community police ..... 719-8199  
 Aaron Shillcutt, Chris DeFreece  
 KCPD non-emergency . 234-5000  
 Report a crime tip..... 474-TIPS  
 Complaint about police 889-6640

### Trash:

Trash/bulky/recycling ..... 311  
 Report illegal dumping ..... 311  
 Hazardous waste ..... 311

[www.4963.org](http://www.4963.org)

(816) 333-4963

*49/63 General Meeting, Tuesday, January 22*

## Historical Status for Neighborhoods

*When should a neighborhood be considered a historic landmark?*

About ten years ago, the Crestwood neighborhood in western 49/63 received a listing on the National Register of Historic Places. Its application was based on its status as a well-preserved example of the work of visionary Kansas City developer JC Nichols, who also designed and built the Plaza.

The National Register is not the only option for a neighborhood seeking historic designation. Kansas City's Landmarks Commission, a division of the city's Planning and Development Department, maintains the Kansas City Register of Historic Places. These two registers differ slightly in the protections afforded to listed properties and in the guidelines laid out for property maintenance and alteration.

Besides Crestwood, other Midtown neighborhoods listed on one or both of these registries include the Rockhill neighborhood east of the Nelson-Atkins Museum, Hyde Park near 39th & Main, and the Countryside district near 55th & Main.

*Why would a neighborhood seek historic registry listing?*

One benefit to National Registry status is the availability of Federal and state tax credits, for both homeowners and investors. Adherence to the design and maintenance standards required by listing also stabilizes property values.

In addition, historic designation offers neighborhoods a degree of protection from destructive encroachment by agents such as nearby businesses and institutions.

The process of securing registry listing is long and complex—more so for neighborhoods than for individual sites. Structures must be inventoried, and then a nomination document is created and submitted to the registry organization.

A number of 49/63 residents are interested in exploring the idea of historic designation for parts of our neighborhood. **At our January meeting, Brad Wolf of the Kansas City Landmarks Commission will talk about this process and try to answer your questions.**

We will meet on **Tuesday, January 22, at 7:30 pm** in the **Rockhurst Community Center, 5401 Troost**. As always, the meeting will include a crime and safety update from our CAN team members.

Remember that you can bring your safety concerns to the 49/63 CAN public forum, at 6:30 before the general meeting.

## Trash & Recycling Schedule

Sat Jan 26 - Fri Feb 1 - Fri Feb 8 - Fri Feb 15 - Sat Feb 23 - Fri Feb 29

**Bulky items: SE of 54th & Troost only: Mon Jan 28**

**All of 49/63: Thu Feb 28**



49/63

**NEIGHBORHOOD  
COALITION**

**BOARD OF DIRECTORS**

Renee Neades, *President*  
Fritz Hirter, *Vice-President*

Ruth Ann Cartwright,  
*Corporate Secretary*

Steve Eklund,  
*Recording Secretary*

Beth Brubaker

Josh Hamm

Don McClain

David Meinhold

Pecolia Owens

Jason Peters

Mary-Margaret Saxon

Dan Willis

Floyd Wiggins

Ericka Wright

The 49/63 Neighborhood Coalition publishes *49/63 Neighbors* to inform readers of local events, Coalition activities, and community issues. Our thanks to the City of Kansas City, Missouri which prints this newsletter. The City of Kansas City is not responsible for content. Copyright 49/63 Neighborhood Coalition, 2007.

**EDITOR**

Steve Eklund  
*news@4963.org*

49/63 Neighborhood Coalition  
5309 Woodland Ave  
Kansas City, Missouri 64110  
Voice: (816) 333-4963  
[www.4963.org](http://www.4963.org)



**COMBAT**

COMMUNITY BACKED ANTI-DRUG TAX

[WWW.JCCOMBAT.ORG](http://WWW.JCCOMBAT.ORG)

*The 49/63 Neighborhood Coalition is a COMBAT funded agency.*



**Got  
news?**

Call 333-4963 or send it to *news@4963.org*.

Issue	Deadline	Delivered
Feb	Feb 7	Feb 21
Mar	Mar 6	Mar 20
Apr	Apr 3	Apr 17

*From the President:*

# Neighborhood Crime Is Down

*A recent Kansas City Star article reported that crime has fallen in much of Kansas City (KC Star, Dec 23, 2007). The article presented an analysis of the data for 2001 compared to 2006 by per-capita crime, total number of crimes and by percent decrease in crime.*

*49/63 and all of our next-door neighborhoods experienced a decrease in crime, with 49/63 posting a 30% decrease in total crime.*

*The Star article went on to look at the reasons for the drop in crime. One reason given was that we have had an increase of about 200 police officers in the city. Another is that the police department has worked out better ways to deploy officers and has made problem solving a focus.*

*Police say organized neighborhoods help because they form relationships with officers and are a resource for them because "they know what's normal in their neighborhood and what's not." The Star also reported a strong connection between crime declines and what they called "neighborhood vigilance."*

*I believe both our strong relationship with our CAN Center police officers and neighborhood vigilance are largely responsible for the crime decline in 49/63. Our CAN Center has helped us learn what to do when we see something odd happening. That education has really paid off as observant neighbors helped police solve multiple property crimes last year.*

*And we are getting better at preventing crime by putting into action our officers' advice on securing our homes, cars and belongings. If we keep vigilant and work together, five years from now we will likely enjoy a further decrease in crime.*

*— Renee Neades, President  
49/63 Neighborhood Coalition*

*From Your COMBAT Coordinator and CAN Center*

## Truancy Concerns

*If you know of, or see young people between the ages of 7 and 16 that you believe should be in school, please call Ms.*

**Jacqueline Watts, Truancy Officer Supervisor for the Kansas City School District, at 418-5310.** Report how many young people were seen, their gender(s), what direction they were going, and their approximate



age and cloth-

ing description.

Recently, Ms Watts and KC school district truancy officers discussed this problem with the CAN Team and some residents.

Keeping young people in school is good for the community and in the best interest of the children themselves. We can be good neighbors by reporting errant students to the Truant Officers.

**COMBAT/CAN, continued on p 3...**

## It's Not Art—It's Vandalism!



Someone knows who carried out the act of property destruction shown in this picture. If you know who did it, please call the 49/63 CAN Center at **333-4963**.

*Graffiti is illegal.* Help us find these offenders. A few of the markings around our neighborhood are gang-related. But even if it's not gang-related, graffiti is never an acceptable form of "artistic expression". Graffiti is vandalism; it is an attack on someone else's property. Tolerance for graffiti is proven to be harmful to a community.

The culprits will be spotted and caught eventually. All residents and business owners are asked to keep watch, and to call 911 if they have video surveillance tapes or see the crime happening.

Parents and other responsible adults should

be checking spray paint cans, suspicious doodling on notebooks, etc. Kansas City's city ordinances (Sec 50-125) forbids persons under the age of 17 from buying or possessing spray paint except under direct adult supervision. Violators may be fined up to \$1,000 and/or serve up to 120 days in jail.

We cannot be sure that the graffiti in 49/63 and the surrounding area is necessarily being committed by a minor, but often minors are involved.

Some of the recent graffiti has been removed, but weather has hampered its removal from private property, bus stops, City sites, and Kansas City Power & Light property. This vandalism is eating up hours of people's time, and graffiti removal supplies are costly.

Residents and business owners are urged to watch for possible graffiti activity and call 911 with a description of anyone who looks suspicious. If you see fresh graffiti, please call the CAN Center at **333-4963** to let the police know.

Businesses with **surveillance cameras** that might have recorded a graffiti perpetrator are asked to bring your tapes for review by CAN officers; call 333-4963 for information.

## News & Announcements

### Wary Eye on Condo Plans

Troostwood residents are keeping a close watch on the progress of an announced conversion of the apartments at 49th & Paseo to condominiums.

This small three-building complex, now called "University Meadows," was bought by California-based developers last summer, who have stated that they want to refurbish the units and offer at least half of them for sale as condos.

The neighborhood's concern focuses on three issues. First, city ordinances require that a condominium development have at least one off-street parking space per unit. University Meadows has 52 living units and only 24 parking slots, less than half the number needed. The lot does not provide space to add the other 28 parking spots.

The owners plan to ask the city for a vari-

ance to this parking requirement. They believe that many buyers of these units would use public transportation and not even own cars. Neighborhood residents are not so sure.

Second, neighborhood leaders are skeptical of the viability of the project. The apartments are small (averaging about 700 square feet) and in need of extensive modernization in order to compete in Kansas City's real estate market. If this conversion founders, Troostwood residents wonder what will become of the site.

Finally, one of the project leaders, Aandrea Carter, gives neighborhood residents cause for concern. Under her ownership and management, the Fairhaven apartment building on Armour Boulevard adjacent to the Hyde Park neighborhood was so much of a magnet for crime and disorder that the leadership of Hyde Park convinced a local television sta-

*News & Announcements, continued on p 4..*

## Calendar

*RUCC— Rockhurst Community Center, 5401 Troost*



### January

22nd (Tue): 48/63 General Meeting, 7:30 pm, RUCC.

**Topic: Historical designation for neighborhoods,** presented by Brad Wolf, KCMO Landmarks Commission

28th (Mon): Bulky pickup only S of 54th & E of Troost

### February

2nd (Sat): Troost Plateau meeting, 9 am, RUCC

2nd (Sat): Troostwood meeting, 10 am, Coffee Break, 5400 Troost

13th (Wed): 49/63 Board meeting, 7:30 pm, RUCC

26th (Tue): 48/63 Volunteer Appreciation meeting, 6:30 pm, RUCC

28th (Thu): Bulky pickup

### March

1st (Sat): Troost Plateau meeting, 9 am, RUCC

1st (Sat): Troostwood meeting, 10 am, Coffee Break, 5400 Troost

12th (Wed): 49/63 Board meeting, 7:30 pm, RUCC

25th (Tue): 48/63 General Meeting, 7:30 pm, RUCC. Topic to be announced

28th (Thu): Bulky pickup only S of 54th & E of Troost



Check our website, [www.4963.org](http://www.4963.org), for updates and additional events

Please Deliver By January 19, 2008

*...News & Announcements, continued from p 3*

tion to run a three-minute news story on their plight. The Kansas City *Star* cited the Fairhaven situation as an illustration of what motivated the City Council to enact new ordinances dealing with disorderly properties.

On December 6, several Troostwood and 49/63 leaders met with the apartment owners and management. Neighborhood leaders listened to the owners' explanation of their goals and strategies for the project, and expressed their concerns and expectations regarding the plans. The owners and the neighborhood leaders made a commitment to stay in touch throughout the project.

## Tools for Home Buyers and Owners

Neighborhood Housing Services offers an array of financial tools to persons wanting to buy a house, refinance their home, or make repairs and improvements to their property.

Whether you plan to **purchase** a home, **refinance** your house to get out from under an adjustable-rate mortgage, or finance a **repair or rehab** project on your home, NHS has

competitively priced, fixed-rate mortgage products to help you accomplish your goals. NHS mortgages *never* impose prepayment penalties on borrowers.

You can also use NHS's **exterior home improvement loan** to finance a range of repairs to the outside of your house and yard. These loans are limited to \$5,000 (or \$10,000 if roof replacement is needed). The current interest rate is only 3%, or 2% for homes located on certified NHS "Building Blocks." Repayment terms can be up to 10 years, and there is no prepayment penalty.

NHS can also help you prepare for home ownership through its **Homebuyer Education** program. For a \$30 fee, you attend a group training session at the Rockhurst Community Center, receive a credit report and score, and subsequent mortgage planning sessions. The training you receive will simplify and speed up the process of obtaining a mortgage you can live with. You can sign up by calling NHS at **822-7703 x225**.

NHS is located at 5835 Troost right here in 49/63, and its general phone number is **822-7703**. You can find out more about NHS and its services and products at its website, **[www.nhsofkcmo.org](http://www.nhsofkcmo.org)**.

