



## Wornall Homestead Physical and Image Plan

*Final approved November 2010*

*Wornall Homestead Homes Association Annual Meeting*

*Wornall Homestead Physical and Image Plan is a plan undertaken by the Wornall Homestead Homes Association's Planning Committee to be a guide for future actions, capital improvement, beautification and image efforts through the neighborhood association and its residents. This group has been meeting since the November 2009 annual meeting. The committee is made up of the following residents:*

*Tom Usher, Virgil Larson, Pierce Patterson, Eric Youngberg, Mark Forsythe*

*The following report is presented to inform the WHHA Board and general membership of our progress and to gain ratification to continue our efforts. The report provides a snapshot of the neighborhood from historical and demographic perspectives. It also identifies immediate, intermediate, and long-range neighborhood improvement projects and objectives.*

*The following common "master planning" objectives serve to communicate the goals which we feel are important to our WHHA neighborhood. While our focus is inside the WHHA boundaries, many of these objectives also address the greater Brookside community which we also consider our neighborhood:*

- *Provide a future vision for the neighborhood, a set of common goals for which to strive, and a pathway of steps to attain these desired goals.*
- *Encourage interaction and involvement amongst WHHA members and organizations within the WHHA boundaries.*
- *Foster the continuing improvement of property and businesses within WHHA boundaries.*
- *Encourage growth and development in a thoughtful and sustainable manner.*
- *Generate consensus among stakeholders throughout the neighborhood regarding the built environment, create a framework for future development, and communicate a clear vision for the neighborhood's future.*

- Consider the appropriate mix of land uses, architectural and urban design characteristics, transportation (including all modes), economic development opportunities, natural resource conservation, recreation, and other areas of concern.
- ☐☐Include an implementation section. This effort would detail public and private sector activities that would advance the recommendations in the plan, would identify methods of funding neighborhood improvements, and would prioritize actions.

WHHA is a wonderful, walkable neighborhood with a healthy diversity of people, homes, and businesses. We believe the goals and objectives identified in this report will only strengthen our neighborhood and its values.

**Process**

<i>April 2010</i>	<i>May-June 2010</i>	<i>July-November</i>	<i>December-on</i>
<i>Data collection</i>	<i>Initial projects</i>	<i>Committee work</i>	<i>Committee work</i>
<i>Draft strategy</i>	<i>Research</i>	<i>Resident input</i>	<i>Budget</i>
<i>Review w/board</i>	<i>Newsletter, blog</i>	<i>Budget approval</i>	<i>implementation</i>

**I. History**

Wornall Homestead is a historic neighborhood built on the grounds of the John Wornall Homestead built in 1858. Wornall Homestead is a part of the Country Club District, a group of neighborhoods comprising a historic upscale residential district in Kansas City, Missouri developed by noted real estate developer J.C. Nichols. The district was developed in stages between 1906 and 1950. Wide, manicured boulevards designed by George Kessler, traverse the district running south from the Country Club Plaza ([www.countryclubplaza.com](http://www.countryclubplaza.com)), the first suburban shopping center in the United States built beginning in 1922.

The Wornall House Museum is located within the neighborhood. Wornall house is one of only four pre-Civil War homes in Kansas City surviving the border war raids and Battle of Westport ([www.wornallhouse.org](http://www.wornallhouse.org)). The Wornall House actually served as a hospital for both union and confederate soldiers during the Civil War. The WHHA is now a corporate member of the Wornall House Museum.

## II. Philosophical Underpinnings

These comments are underlying assumptions driving this plan of action.

- Wornall House is our key landmark
- Wornall Homestead needs to differentiate itself from Brookside and build its own identity
- Wornall Homestead’s public identity is largely defined by Wornall Road, Brookside Boulevard and “Triangle Park”.
- A common streetscape on these roads, the park and the islands is essential to reinforce our identity
- This plan is consistent with our borders—Wornall Road on the west, 57<sup>th</sup> Street on the north, Brookside Boulevard and the Trolley Track on the east and 63<sup>rd</sup> Street on the south.
- For the sake of visibility, we consider BOTH SIDES of these borders in this plan.
- Our success will also depend on how well we collaborate with our adjacent neighborhoods and stakeholders including: St Teresa’s Academy, Children’s Place, Bryant School, Border Star School, the Trolley Trail and the Brookside Merchants Association.
- Our historic housing stock and our proximity in the Country Club District are strong assets
- Leveraging human and financial capital is key

## III. Strengths, Weaknesses, Opportunities, Threats

### Strengths

**Location-** walking distance to great Brookside Shops and Restaurants. Centrally located in the city 20-25 minutes from anywhere in KC Close to UMKC for that college town feel. Near the Country Club Plaza, Nelson, Kauffman Gardens. Desirable location, as the population ages and moves from the suburbs they are looking to land in the urban core.

**Historic Setting** – The Wornall Family Homestead from 1850’s

**Urban Living-** Living close to all types of services and businesses, creating the walk able tree lined sidewalks and neighborhoods, including the trolley track trail for walking and biking.

**Architecture** – Homes from the 1900's with front porches, sidewalks and detached garages create that neighborhood feel and encourage interaction among the neighbors.

**Stable Neighborhood** – Many long time residents, low home turn over, high homeownership, and the highest home value growth in the KC metro area contribute to its stability.

## **Weaknesses**

**Neighborhood identity-** Our Identity is tied to Brookside; Wornall Homestead is not highly recognized. New neighborhood banners help locate us, but our monuments are small and not well placed to identify our borders.

**Landscape Eye Sores-** Several neighborhood entry points that need updating could become warm welcoming entries into Wornall Homestead. Triangle Park could use some TLC, a sign, a new name and anchor the corners with landscaping to complement its new lighting. These entry points should be uniform in style to tie all borders together as WHHA.

**Education-** We can bring our neighborhood standards up by educating and bringing positive peer pressure on the few homes that attention. Heavy handed force should be avoided unless used as a last resort in extreme cases. Communicating the standards will bring us a long ways on the few issues we currently have. A small booklet with the following topics will help:

*Wornall Homestead History*

*Wornall House contacts*

*Homes Association Contacts / Website / Block Captains*

*Neighborhood Networking Suggestions.*

*Emergency Numbers – Vacation recommendations*

*Landscape Recommendations*

*Remodeling Recommendations*

*WHHA Association Activities*

*WHHA Meetings*

*Directory- Listing Optional*  
Voting districts

**Landscape Recommendations-** Publishing our neighborhood's landscape preferences for our residents to refer back to would be helpful both for appropriateness, longevity and low maintenance. These should have a theme that anchors back to our historic beginnings.

Use of native grasses, Kansas City list of street trees, native wild flowers would be preferred. The key is a mix of trees so not to be dramatically impacted by new insects and diseases. Use low maintenance plants well adapted to the area.

Offer and recommend landscape materials for thematic focus especially along corridors and entrances to the neighborhood.

**Aging of Population-** Special attention should be paid to the needs of the neighborhoods population as it ages in terms of housing accessibility, energy conservation, walkability and transport issues to sustain these home owners.

## **Opportunities**

Bryant School  
Border Star School  
Restoration of housing stock  
Light rail

## **Threats**

Border Star School  
Bryant school  
Light Rail  
Aging population special needs

## **IV. General Guidelines and Policies for Future Actions**

*From Plaza Area Plan, City of Kansas City*

*Note: Only those applicable are listed here by reference number from plan as approved by city*

***December 2017 – These provisions maybe revised to reflect the final version of the Country Club District / Waldo Area Plan now being formulated by City Planning Department and under public review.***

1. “Park-Like” setting of area should be maintained and preserved  
Actions Considered:
  - Endowment fund established at Greater Kansas City Community Foundation to fund public right of way maintenance and improvements (and Wornall House as well) limited to trees and landscaping
  - New island built at Huntington Road and Wornall Road
  - Landscaping of islands with unified theme and overall plan
  - Landscaping of Triangle Park with contributing theme and overall plan
  - Backyard tree program on Brookside, Wornall and 62<sup>nd</sup> Terrace adjacent to commercial areas will buffer noise, improve air quality and be visually appealing
  - Trolley Track R-O-W landscaped with unified theme and overall plan
  
2. Strict Code Enforcement  
Actions Considered:
  - Go after identified “eyesores” in cooperation with city
  - Develop an “old house guide” to help educate residents on recommended renovation and maintenance
  - Identify existing codes and development criteria as educational content
  
4. Intrusions into residential setting should be researched and pursued (traffic calming, commercial buffering)  
Actions Considered:
  - New island should be constructed at Huntington Road and Wornall Road

- Safer crosswalk with street narrowing should be explored at 62nd Terrace and the trolley Track Trail with a street tree canopy leading to Consentino’s market
- Adopt a “preferred method for traffic calming” – ( i.e., mini-traffic circles, narrow streets, etc as appropriate)

5. Landmarks should be researched, etc.

Actions Considered:

- Historic survey should be undertaken to document building stock and its historical, architectural or cultural importance
- Consider renaming of Triangle Park with historical reference (i.e. Wornall Homestead Park or Wolferman Park, etc.)
- Identify and sign additional neighborhood landmarks (like “Katz alley” on the alley behind CVS, Brookside theater, Wolfermans, Fire station, oldest business, for example)
- Create walking tour guide
- Way finder signs for Wornall House should be installed
- Identification of historic areas of original Wornall Farm should be researched and signed (ie, the barns, the orchard, etc)

6. Replacement / repair of infrastructure are needed:

Actions Considered:

- Bus Stop pads and benches need replacement and addition including covered shelters where appropriate (59<sup>th</sup> street?)
- Installation of lighting to match Triangle park should be added to islands where appropriate (short term) and throughout the neighborhood (long term)
- Trolley trail trash receptacles, signs and bollards need replacement
- Reserve fund for neighborhood maintenance (banners, art, etc.)
- Re-install tile street names in sidewalks throughout the neighborhood

7. Replacement of street trees needed

Actions Considered:

- Establish endowment fund referenced above, solicit matches, corporate contributions and resident memorials, contributions.
- Collaborate with Heartland Tree Alliance for pruning, workshops, planting tips, etc.

- Remove dead and diseased trees
- Replace trees in Triangle Park

## **V. Identification of issues by timeframes:**

### *Immediate Issues*

*These are low budget items that can be undertaken to gain visibility, engender support and demonstrate success toward the overall plan.*

- Landscaping and clean ups (island at Huntington, 2 monuments and 58<sup>th</sup> and Main)
- Trolley Trail clean up / inspection
- Education (through newsletter, flyers, website)
- Problem Properties
- Wornall House and St Teresa's relationships
- Triangle Park improvements and monitoring

### Intermediate Issues

These are issues that require planning, resource development and rapport building with residents

- Wornall and Huntington Island
- 62<sup>nd</sup> Terrace crosswalk and streetscape
- Historic survey
- Bus pads, benches and shelters where appropriate
- Tree endowment fund
- Education through "old house guide to renovation" and walking tour map

### Long Term Issues

These are issues that require substantial resource development and planning and collaboration over time to succeed.

- Historic District or overlay district
- 62<sup>nd</sup> Terrace streetscape

- Trolley trail plan
- Brookside commercial plan

## **VI. Partnering Strategies**

To increase leverage and help ensure greater success, WHHA will intentionally become involved with partners and collaborators on issues of interest as outlined in this plan. Stakeholders may include:

### **Institutional:**

Wornall House  
St Teresa's  
Children's Place  
Kansas City School District

### **Business:**

Cosentino's Brookside Market  
Commerce Bank  
Bank of America  
Bank Midwest  
Missouri Bank  
Brookside Business Association

Specific strategies will be developed with each sector to improve communication, awareness and involvement with each entity. To that end, WHHA has a corporate membership with the John Wornall House and board members that increase communication and collaboration.

## **VII. Funding Strategies**

### **Neighborhood Association Funds**

WHHA currently has surplus reserves which are being tapped into for the Huntington and Brookside sculpture renovation. Additional funds for continuing projects will be identified in the 2011 WHHA budget as ratified at the annual meeting in November 2010. This plan requires substantial efforts by the association to leverage funds for all work undertaken, both human and financial. With the current assessment structure in place, no additional major projects can be undertaken with association dues after 2011.

## **PIAC**

WHHA applied for and received PIAC funds from the city of Kansas City for improvements in Triangle Park including new lighting in 2009 and playground equipment which will begin installation in fall 2010. WHHA made applications in 2010 for special stimulus PIAC funding for street trees, a new island at Huntington and Wornall, new lighting on two islands, bus stop pads and benches, the Brookside and Huntington island renovation, crosswalk improvements, sidewalk park improvements, and way finder signs for the John Wornall House. We are awaiting word on these applications, but those not approved will roll over into 2011 PIAC applications. The board and planning committee of the WHHA will continue to manage these applications and report to the association of our success.

## **Private and Foundations**

WHHA intends to leverage these investments with applications to foundation and private sources as appropriate for this work. They will be identified and applications made in 2011 and beyond.

## **Association members**

To further leverage this work, WHHA intends to solicit contributions from individual members for specific projects (in fact more than two dozen individuals have donated more than \$2,000 for projects in 2010 alone to date!). This might resemble a “Friends of Wornall Homestead” or a Patrons group that would solicit contributions, memorials and celebrate accomplishments. This will be developed in 2011.

## **VIII. Management and Oversight of plan**

Planning Committee will oversee development of plan and will report to the board quarterly as well as presentations at the annual meeting each year. It will also be posted on the website [www.wornallhomestead.org](http://www.wornallhomestead.org). These activities will be budgeted and part of the annually approved WHHA budget.