



# HISTORIC PRESERVATION COMMISSION DOCKET

July 26, 2024

9:00 A.M.

The Historic Preservation Commission hearing will be held in Council Chambers on the 26<sup>th</sup> Floor of City Hall and remotely by video conference. Applicants and citizens wishing to participate virtually should do so through the video conference platform Zoom, using this link.

[https://us06web.zoom.us/webinar/register/WN\\_e5eIOaMNQreuvexVJ3mOoQ](https://us06web.zoom.us/webinar/register/WN_e5eIOaMNQreuvexVJ3mOoQ)

## COMMISSION MEMBERS

Dr. Walter Guth  
Amanda Loughlin, Acting Chair  
Sean Owens

Dona Boley  
Sarah Legg  
Jamie Maggard

## 9:00 A.M. – OTHER MATTERS

The Historic Preservation Commission may hold a closed session to discuss legal matters pursuant to Section 610.021 (1), RSMO.

Quarterly Litigation Report – 2024 Q2

## 9:00 A.M. – MINUTES

### 1. Minutes – May 31, 2024

## 9:05 A.M. – REPORT ON ADMINISTRATIVE APPROVALS

- 2. Case No. CH-DR-2024-00044: 3223 Gladstone Boulevard, ‘Scarritt Point Historic District’**  
(install sign)  
**Applicant:** Tom Skram, Reaching Solutions  
**Property Owner:** Jeffrey Neale Zumsteg Living Trust  
*Administratively Approved 7/2/2024*
- 3. Case No. CH-DR-2024-00049: 3620 Wyandotte Street, ‘Old Hyde Park Historic District’**  
(replace roofing)  
**Applicant:** Rey Sarate, Modern Construction Services  
**Property Owner:** Karen Costa and David Hansen  
*Administratively Approved 7/5/2024*
- 4. Case No. CH-DR-2024-00052: 941 West 32<sup>nd</sup> Street, ‘Coleman Highlands Historic District’**  
(paint exterior)  
**Applicant:** Ryan Mann  
**Property Owner:** Same as Applicant  
*Administratively Approved 7/24/2024*

9:15 A.M. – CERTIFICATE OF APPROPRIATENESS

*\*click on the case number to download the staff report*

5. **Case No. CH-DR-2024-00004: 22 East 39<sup>th</sup> Street, '39<sup>th</sup> & Main Historic District'**  
(amend scope to restore storefronts)  
**Applicant: Victor Ejelonu**  
**Property Owner: Church of Scientology**  
**QUORUM: Boley, Guth, Legg, Loughlin, Owens**
  
6. **Case No. CH-DR-2024-00039: 3226 Karnes Boulevard, 'Coleman Highlands Historic District'**  
(replace driveway and carriage house doors, construct retaining wall, landscape)  
**Applicant: Peter Gerolymatos**  
**Property Owner: Enikio LLC**  
**QUORUM: none**
  
7. **Case No. CH-DR-2024-00045: 3205 Karnes Boulevard, 'Coleman Highlands Historic District'**  
(construct retaining wall)  
**Applicant: Laura Stewart**  
**Property Owner: Same as Applicant**  
**QUORUM: none**
  
8. **Case No. CH-DR-2024-00046: 3620 Wyandotte Street, 'Old Hyde Park Historic District'**  
(replace siding)  
**Applicant: Rey Sarate, Modern Construction Services**  
**Property Owner: Karen Costa and David Hansen**  
**QUORUM: none**
  
9. **Case No. CH-DR-2024-00048: 213 Brooklyn Avenue, 'Pendleton Heights Historic District'**  
(install solar panels)  
**Applicant: Shinnova Solar, Brianna Coffey**  
**Property Owner: Etha Pellegrino**
  
10. **Case No. CH-DR-2024-00050: 1118 McGee Street, 'Louis Curtiss Studio'**  
(restore front façade, install window openings, replace fire escape, install new windows and doors on secondary facades)  
**Applicant: BOTI Architecture**  
**Property Owner: Gordos LLC**

- 11. Demolition Delay**
- 12. Main Street Survey**
- 13. HUD Programmatic Agreement**
- 14. Dangerous Building Notices**

**(New Cases Highlighted in yellow) (Green no longer on list) (Red buildings lost)**  
**The following properties on the Kansas City Register have open Dangerous Building cases.**

<b>Address</b>	<b>District</b>	<b>Date</b>	<b>Status</b>
531 Gladstone Blvd	Scarritt Point Historic District	11/22/2022	Ongoing Case
526 Benton Blvd	Scarritt Point Historic District	10/10/2023	Ongoing Case
1814 Vine St	18th & Vine Historic District	8/28/2019	On Hold
1816 Vine St	18th & Vine Historic District	8/28/2019	On Hold
1815 Paseo	18th & Vine Historic District	4/4/2017	Rehab By Owner In Progress
1510 E 19th St	18th & Vine Historic District	8/28/2019	On Hold
1511 E 18th St	18th & Vine Historic District	8/28/2019	On Hold
3427 Wyandotte St	Old Hyde Park	9/08/2021	Ongoing Case
3816 Walnut St	Old Hyde Park	3/09/2022	Ongoing Case
200 W 34 <sup>th</sup> St	Old Hyde Park	5/31/2023	Ongoing Case
4545 Kenwood Avenue	Rockhill	2/21/2023	Ongoing Case

**The following properties on the National Register have open Dangerous Building cases.**

<b>Address</b>	<b>District</b>	<b>Date</b>	<b>Status</b>
1814 Vine St	18th & Vine Historic District	8/28/2019	On Hold
1816 Vine St	18th & Vine Historic District	8/28/2019	On Hold
1815 Paseo	18th & Vine Historic District	4/4/2017	Rehab By Owner In Progress
1510 E 19th St	18th & Vine Historic District	8/28/2019	On Hold
1511 E 18th St	18th & Vine Historic District	8/28/2019	On Hold
911 E Linwood Blvd	Belmont Hotel	10/27/2017	On Hold
3035 Walrond Ave	Santa Fe Place Historic District	6/6/2018	Ongoing Case
2626 E 28th St	Santa Fe Place Historic District	5/29/2018	On Hold

**Agenda**  
**July 26, 2024**  
**Page #4**

2617 E 28 <sup>th</sup> St	Santa Fe Place Historic District	6/17/2024	Ongoing Case
2911 E 28 <sup>th</sup> St	Santa Fe Place Historic District	4/25/2022	Ongoing Case
2908 Prospect Ave	Santa Fe Place Historic District	11/7/2022	Ongoing Case
3024 Indiana Ave	Santa Fe Place Historic District	5/06/2021	Ongoing Case
3220 Lockridge Avenue	Santa Fe Place Historic District	12/19/2022	Ongoing Case
2950 Victor St	Santa Fe Place Historic District	8/31/2023	Ongoing Case
1500 St Louis Ave	West Bottom Historic District	10/31/2019	Rehab By Owner In Progress
935 Broadway	Wholesale Historic District	7/12/2021	Ongoing Case
526 Benton Blvd	Scarritt Point Historic District	10/10/2023	Ongoing Case
3927 Main Street	South Side Historic District	2/08/2024	Ongoing Case



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at **311**, 816-513-1313, TTY 513-1889 or by email at [actioncenter@kcmo.org](mailto:actioncenter@kcmo.org)