

BEFORE THE HISTORIC PRESERVATION COMMISSION

KANSAS CITY, MISSOURI

IN THE MATTER OF THE DESIGNATION)
OF THE PROPERTY AT 10804 Grandview Road) Case No. CH-PRES-2026-00002
AVENUE TO THE KANSAS CITY REGISTER)
OF HISTORIC PLACES KNOWN AS)
H/O OVERLAY ZONING)

FINDINGS OF FACT AND CONCLUSIONS OF LAW

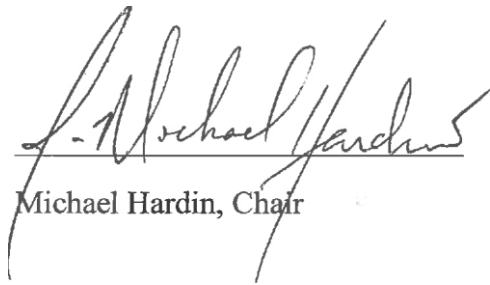
A hearing was conducted on the above-referenced matter on April 3, 2026. The case was heard by the Historic Preservation Commission ("Commission") and after considering the testimony and evidence presented, the Commission makes the following findings of fact and conclusions of law, and hereby recommends approval of the application:

FINDINGS OF FACT

1. The applicant for Case No. CH-PRES-2026-00002, Carlene Simmons submitted an application on January 7, 2026 to designate the building at 10804 Grandview Road known as Dunford Place (the "Property") to the Kansas City Register of Historic Places (H/O Overlay).
2. That the owner of the Property, Carlene Simmons, supports the designation of the building to the Kansas City Register of Historic Places (H/O Overlay).
3. Sec. 88-580-01 of the Code of Ordinances of the City of Kansas City, Missouri (the "Code") outlines the regulations for the Commission's review of applications to designate a property to the Kansas City Register of Historic Places (H/O Overlay). Specifically, Sec. 88-580-01-F of the Code requires the Commission to consider the follow factors in making a recommendation to designate a property: 1) the criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, including the historic, cultural, aesthetic or architectural significance of the building, structure, site, object or district; 2) the economic impact of the designation on the subject property and the surrounding area; and 3) conformance with the city's adopted plans and planning policies.

CONCLUSIONS OF LAW

The Historic Preservation Commission finds that pursuant to Sec. 88-580-01-F of the City's Code of Ordinances, the standard for recommending approval of a property to the Kansas City Register of Historic Places (H/O Overlay) to the City Council. The Commission finds that the Property meets the review criteria set out in the U.S. Department of Interior's National Register of Historic Places under Criterion B in for its association with Frank Walsh, a prominent Kansas City attorney that advocated for labor unions and served on my local and national commissions. Accordingly, the Commission recommends approval of the designation of the Property at 10804 Grandview Road to the Kansas City Register of Historic Places (H/O Overlay).

A handwritten signature in black ink, appearing to read "Michael Hardin", is written over a horizontal line. The signature is fluid and cursive, with a long, sweeping underline that extends to the left and then curves back under the name.

Michael Hardin, Chair