



HISTORIC PRESERVATION COMMISSION DOCKET

February 28, 2025

9:00 A.M.

The Historic Preservation Commission hearing will be held on the 14th 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_hqQYcz9iQkKTdE2kfakUKA

COMMISSION MEMBERS

Dr. Walter Guth
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 – January 24, 2025

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

2. **Case No. CH-DR-2024-00091: 236 West 54th Street, 'Country Side Historic District'**

(construct accessory dwelling unit and pool)

Applicant: Piper-Wind Architects, Michael Blackledge

Property Owner: Paul & Catherine Damon

Administratively Approved 1/31/2025

3. **Case No. CH-DR-2025-00002: 2119 Tracy Ave, 'Western Baptist Bible College'**

(renew application to replace driveway and construct parking areas and sidewalks, install site lighting, clean and repoint masonry, replace windows and doors, remove chimneys, construct rear (east) entrance and patio, rebuild porches)

Applicant: Strata Architecture

Property Owner: Western Baptist Bible College of KCMO

Administratively Approved 2/3/2025

4. **Case No. CH-DM-2025-00002: 3619 Askew Avenue**

(proposed demolition of house at 3619 Askew Ave)

Applicant: Remco Demolition

Property Owner: Rosie L Diggs

Administratively Approved 2/3/2025

Agenda

February 28, 2025

Page #2

5. **Case No. CH-DM-2025-00025: 815 East 30th Street**
(proposed demolition of house)
Applicant: Permit Services
Property Owner: Stacy A Battle Revocable Trust
Administratively Approved 2/26/2025

6. **Case No. CH-DM-2025-00026: 11511 Blue Ridge Boulevard**
(proposed demolition of commercial building)
Applicant: Steve Nuhn, Steve Nuhn Architect
Property Owner: KC Proud LLC
Administratively Approved 2/26/2025

7. **Case No. CH-DM-2025-00027: 4918 North Wallace Avenue**
(proposed demolition of house)
Applicant: Heco
Property Owner: Joseph Degerald
Administratively Approved 2/26/2025

9:10 A.M. – CERTIFICATE OF APPROPRIATENESS

8. **Case No. CH-DR-2025-00001: 511 Gladstone Boulevard, 'Scarritt Point Historic District'**
(paint exterior and install steel fencing on side of property)
Applicant: Megan Duma
Property Owner: Megan Duma
Quorum: None

9:20 A.M. – DEMOLITION REVIEW

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

9. **Case Nos. CH-DM-2025-00003, 00004, 00005, 00006:**
Addresses: 3617 Summit St, 3525-27 Jefferson St, 3623 Summit St, 3629 Summit St
Neighborhood: Valentine
(Demolition of 3 Apartment Buildings and 1 House)
Applicant: Heco, Inc
Property Owner: Kansas City Life Ins Co.
Quorum: None

Agenda

February 28, 2025

Page #3

- 10. **Case Nos. CH-DM-2025-00008, 00009, 00010 ,00011, 00012, 00013, 00014, 00015, 00016, 00017, 00018, 00019, 00020, 00021 and 00022**
Addresses: 4524 Wornall Rd, 4528 Wornall Rd, 4534 Wornall Rd, 4538 Wornall Rd, 309-11 West 45th Terrace, 315-17 West 45th Terrace, 321-23 West 45th Terrace, 4525-27 Broadway, 4529-31 Broadway, 4535-37 Broadway, 4539-41 Broadway, 310-12 West 46th Street, 314-16 West 46th Street, 318-20 West 46th Street, and 322-24 West 46th Street
Neighborhood: Plaza Westport
(Demolition of 11 Apartment Buildings, 3 Houses and 1 Office Building)
Applicant: Heco, Inc
Property Owner: Lower Properties LP
Quorum: None

- 11. **Case Nos. CH-DM-2025-00023 and 00024:**
Addresses: 2200 & 2214 East Truman Road
Neighborhood: None
(Demolition of 2 Commercial Buildings)
Applicant: KAM Design Group
Property Owner: My Store III Inc
Quorum: None

10:00 A.M. – OTHER MATTERS

- 12. **Rules & Regulations Update**

- 13. **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.

Address	District	Date	Status
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

Agenda
February 28, 2025
Page #4

1511 E 18th St	18th & Vine Historic District	8/28/2019	On Hold
3816 Walnut St	Old Hyde Park	3/09/2022	Ongoing Case
200 W 34 th St	Old Hyde Park	5/31/2023	Ongoing Case

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

Address	District	Date	Status
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
2617 E 28 th St	Santa Fe Place Historic District	6/17/2024	Ongoing Case
2911 E 28 th St	Santa Fe Place Historic District	4/25/2022	Ongoing Case
2908 Prospect Ave	Santa Fe Place Historic District	11/7/2022	Ongoing Case
3220 Lockridge Avenue	Santa Fe Place Historic District	12/19/2022	Ongoing Case
2952 Victor St	Santa Fe Place Historic District	1/31/2025	Ongoing Case
1500 St Louis Ave	West Bottom Historic District	10/31/2019	Rehab By Owner In Progress
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