



HISTORIC PRESERVATION COMMISSION DOCKET

November 18, 2022

9:00 A.M.

The Historic Preservation Commission hearing will be held on the 10th 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_oibCZaqRRO-Q5z6OJVI63Q

COMMISSION MEMBERS

Mike Hardin, Chair
Dr. Walter Guth
Amanda Loughlin
Sean Owens

Dona Boley
Sarah Legg
Jamie Maggard

9:00 A.M. – OTHER MATTERS

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

9:00 A.M. – MINUTES

1. Minutes – September 23, 2022

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

2. **Case No. CH-DR-2022-00081: 421 Prospect Boulevard ‘Pendleton Heights’**
(replace front deck and porch roof)
Applicant: Saint Enterprise, LLC, Craig Davis
Property Owner: Emily & Maxx Woodring
Administratively Approved 10/10/2022
3. **Case No. CH-DR-2022-00083: 4618 Warwick Boulevard, ‘Sophian Plaza’**
(install storm windows)
Applicant and Property Owner: Sophian Plaza Condominiums
Administratively Approved 10/18/2022
4. **Case No. CH-DR-2022-00084: 827 Valentine Road, ‘Roanoke Historic District’**
(install cast iron fence and retaining wall)
Applicant: The Greensman II, Tatiana Bailey
Property Owner: Tatiana Gregorian Bailey
Administratively Approved 10/28/2022

10:00 A.M. – CERTIFICATES OF APPROPRIATENESS

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

5. **Case No. CH-DR-2022-00059: 3722 Central Street, 'Old Hyde Historic District'**
(amend application to construct multifamily dwelling)
Applicant: Entrepreneurs Enterprises, LLC; Maximillian Howell
Property Owner: Ee Devco LLC
QUORUM: none

6. **Case No. CH-DR-2022-00072: 3600 Walnut Street, 'Old Hyde Park Historic District'**
(construct townhomes, parking lot)
Applicant: US Insourcing, LLC; Gregory Bair
Property Owner: 36W Partners LLC
QUORUM: Loughlin, Boley, Guth, Maggard, Owens

7. **Case No. CH-DR-2022-00074: 1818 East 19th Street, '18th & Vine Historic District'**
(amend previous application to construction addition)
Applicant: BNIM, Rosin Preservation
Property Owner: Zhou B Art Center of Kansas City
QUORUM: Hardin, Boley, Guth, Legg, Owens

8. **Case No. CH-DR-2022-00085: 421 Park Avenue, 'Pendleton Heights Historic District'**
(construct fence)
Applicant: Elizabeth Aguayo
Property Owner: Same as Applicant
QUORUM: none

9. **Case No. CH-DR-2022-00086: 109-11 West Armour Boulevard, 'Old Hyde Park Historic District'**
(replace rear porch and stairs, construct fence, reset steps, replace sidewalk, stairs and wall, install new porch railings)
Applicant: Kenneth Graham
Property Owner: MCH Freeholds II LLC
QUORUM: none

10. **Case No. CH-DR-2022-00087: 508 Prospect Boulevard, 'Pendleton Heights Historic District'**
(replace windows, door, siding, porch railings, paint exterior)
Applicant: Grant Hartwig, H&H Custom Homes
Property Owner: K2c Investments, LLC
QUORUM: none

11. **Case No. CH-DR-2022-00089: 1701 East 18th Street, '18th & Vine Historic District'**
 (clean and repoint masonry, repair and replace stucco in kind, remove infill and construct storefronts, replace windows, replace doors and install new door, modify non-historic awning, install lighting)
Applicant: Jonathan Taylor, Reach Collaborative
Property Owner: Vine Street Collaborative LLC
QUORUM: none

10:15 A.M. – OTHER MATTERS

12. **Certified Local Government Report**

13. **Dangerous Building Notices**

(New Cases Highlighted in yellow) (Green no longer on list)

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

Address	District	Date	Status
526 Benton Blvd	Scarritt Point Historic District	2/6/2012	Repair Case w/Enforcement
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	09/08/2021	Ongoing Case
3816 Walnut St	Old Hyde Park	03/09/2022	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
925 Grand Ave	Federal Reserve	3/11/2020	Rehab By Owner In Progress
2922 E 27 th St	Santa Fe Place Historic District	4/20/2021	Ongoing Case
3016 E 27 th St	Santa Fe Place Historic District	1/24/2022	Ongoing Case

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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
2911 E 28 th St	Santa Fe Place Historic District	4/25/2022	Ongoing Case
2910 E 29th St	Santa Fe Place Historic District	9/23/2016	On Hold
2617 E 28th St	Santa Fe Place Historic District	7/29/2020	Pre-Bid Process Ongoing
3024 Indiana Av	Santa Fe Place Historic District	5/06/2021	Ongoing Case
526 Benton Blvd	Scarritt Point	2/6/2012	Repair Case w/Enforcement
4306 Holmes St	South Hyde Park Historic District	4/22/2019	Pre-Bid Process Ongoing
1705 Walnut St	Walnut Street Warehouse and Commercial Historic District	5/21/2019	Repair Case w/Enforcement
1500 St Louis Ave	West Bottom s North Historic District	10/31/2019	Rehab By Owner In Progress
935 Broadway	Wholesale Historic District	7/12/2021	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.