



HISTORIC PRESERVATION COMMISSION DOCKET

September 22, 2023

9:00 A.M.

The Historic Preservation Commission hearing will be held in Council Chambers on the 26th 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_ZMY39v82RnO0zxF8zduNKQ

COMMISSION MEMBERS

Dr. Walter Guth
Amanda Loughlin, Vice Chair
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 – August 25, 2023

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

- 2. Case No. CH-DR-2023-00061: 209 Park Avenue, 220 Olive Street, 221 Park Ave, 210 Olive St, 225 Park Ave, 124 Olive Street, and 129-31 Olive Street 'Pendleton Heights Historic District'**
(paint murals in on outbuildings and walls in alleyway)
Applicant: Hector Casanova
Property Owner: Multiple
Administratively Approved 8/25/2023
- 3. Case No. CH-DR-2023-00063: 3334 Harrison St 'North Hyde Park Historic District'**
(Exterior painting of main house and carriage house)
Applicant: Michael Marshal
Property Owner: Same As Applicant
Administratively Approved 9/05/2023
- 4. Case No. CH-DR-2023-00065: 3147 Central Street 'Greystone Historic District'**
(replace roofing)
Applicant: American Contracting LLC
Property Owner: Herman Ayala & Ophelia Garcia
Administratively Approved 9/06/2023

9:10 A.M. – NATIONAL REGISTER OF HISTORIC PLACES

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

5. **Heim Fire Station No. 20**
2701 Guinotte Avenue
Nomination Preparer: Historic, LLC; Kelsey Lutz
Owner: Wizard of 2612-8 Guinotte LLC

6. **Southwestern Bell Kansas City South District Headquarters**
6500 Troost Avenue
Nomination Preparer: Mason Martel, Rosin Preservation
Owner: 6500 Troost LLC

9:10 A.M. – CERTIFICATES OF APPROPRIATENESS

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

7. **Case No. CH-DR-2023-00047: 3810 Warwick Boulevard 'Old Hyde Park Historic District'**
(replace front and side porches, repoint masonry, replace roofing and gutter, repair soffits, replace dormer window)
Applicant: Johann Naylor
Property Owner: Same as Applicant
QUORUM: none

8. **Case No. CH-DR-2023-00059: 1818 East 19th Street, '18th & Vine Historic District'**
(amend previous application to install fencing)
Applicant: BNIM
Property Owner: Zhou B Art Center of Kansas City
QUORUM: none

9. **Case No. CH-DR-2023-00064: 3660 Madison Avenue, 'Roanoke Historic District'**
(replace doors)
Applicant: Architectural Craftsman, Mary Thompson
Property Owner: Charles & Alison Eblen
QUORUM: none

10. **Case No. CH-DR-2023-00066: 3418 Wyandotte Street, 'Old Hyde Park Historic District'**
(demolish garage and construct garage)
Applicant: Patrick Cox
Property Owner: Same as Applicant
QUORUM: none

10:05 A.M. – SECTION 106 EXEMPT

11. **106 Case No. 2023-HUD-0056: 14220 E 49th Ter**
'Cardinal Ridge Senior Housing'
(rehabilitate housing units)
Exempt by Section III.A.1 of the Programmatic Agreement

12. **106 Case No. 2023-HUD-0060: 2828 Mersington Ave**
'2828 Mersington Ave Healthy Homes'
(service and clean HVAC, pest control, repair waste line, repair floors in kind,)
Exempt by Section III.B.3.a, b, c and I of the Programmatic Agreement

13. **106 Case No. 2023-HUD-0061: 2001 Liberty Dr**
'2001 Liberty Dr Healthy Homes'
(clean HVAC, clean carpets, clean waste line, replace ceiling tile in kind,
replace outlet covers, install cabinet lock)
Exempt by Section III.B.3.a, b, c and I of the Programmatic Agreement

10:05 A.M. – SECTION 106 NONEXEMPT

14. **106 Case No. 2023-HUD-0053: 2909 Belleview Ave**
'29 Belle Townhouses'
(construct nine townhomes)

15. **106 Case No. 2023-HUD-0057: 5631 N Delta Ave**
'5631 N Delta Ave NNI CS Program'
(replace concrete step, level back deck stairs, replace entry doors)

16. **106 Case No. 2023-HUD-0058: 5821 NE Vivion Rd**
'5821 NE Vivion Rd NNI CS Program'
(repair vinyl siding, reroute down spout, repair storm door, replace roof and gutters)

17. **106 Case No. 2023-HUD-0059: 2429-59 Charlotte Street**
'UMKC Healthcare Innovation and Delivery Building'
(construct education building)

18. **106 Case No. 2023-HUD-0063: 2451 and 2506 Park Ave**
'UNI Infill Housing Phase 1'
(construct single family house at 2451 Park and 2506 Park)

10:15 A.M. – OTHER MATTERS

19. 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
526 Benton Blvd	Scarritt Point Historic District	2/6/2012	Repair Case w/Enforcement
531 Gladstone Blvd	Scarritt Point Historic District	11/22/2022	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
1906 Maple Ct	Pendleton Heights	3/9/2022	Ongoing Case
405 Prospect Blvd	Pendleton Heights	11/30/2022	Ongoing Case
3427 Wyandotte St	Old Hyde Park	9/08/2021	Ongoing Case
3816 Walnut St	Old Hyde Park	3/09/2022	Ongoing Case
4545 Kenwood Avenue	Rockhill	2/21/2023	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
2911 E 28 th St	Santa Fe Place Historic District	4/25/2022	Ongoing Case
2617 E 28th St	Santa Fe Place Historic District	7/29/2020	On Hold
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

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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
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
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



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.