



# HISTORIC PRESERVATION COMMISSION DOCKET

March 22, 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\\_rxPhf\\_Q-RqOxP2-ayrucsg](https://us06web.zoom.us/webinar/register/WN_rxPhf_Q-RqOxP2-ayrucsg)

## COMMISSION MEMBERS

Dr. Walter Guth  
Amanda Loughlin, Acting 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 – February 23, 2024

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

#### 2. Case No. CH-DR-2024-00012: 3530 Walnut St, 'Old Hyde Park Historic District' (install flagpole)

**Applicant:** Brad Wolf

**Property Owner:** Brad Wolf and Philip Webb

*Administratively Approved 3/22/2024*

#### 3. Case No. CH-DR-2024-00013: 612 Brush Creek Boulevard, 'Rockhill Historic District'

(repair front porch in-kind)

**Applicant:** James Wanser

**Property Owner:** Same as Applicant

*Administratively Approved 3/22/2024*

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

#### 4. John Hancock Building

800 West 47<sup>th</sup> Street

**Nomination Preparer:** Rosin Preservation

**Property Owner:** Prom Motor Hotel Inc% Triad Capital Advisors

**QUORUM:** None

9:15 A.M. – CERTIFICATE OF APPROPRIATENESS

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

5. **Case No. CH-DR-2023-00081: 200 West 36<sup>th</sup> Street, 'Old Hyde Park Historic District'**  
( paint trim and unpainted masonry)  
**Applicant:** Ragz Properties LLC, Roger Espinoza  
**Property Owner:** Ragz Properties LLC  
**QUORUM:** none
6. **Case No. CH-DR-2024-00004: 22 East 39<sup>th</sup> Street, '39<sup>th</sup> & Main Historic District'**  
(restore storefronts)  
**Applicant:** Victor Ejelonu  
**Property Owner:** Church of Scientology  
**QUORUM:** none
7. **Case No. CH-DR-2024-00006: 3719 Jarboe Street, 'Roanoke Historic District'**  
(construct driveway, sidewalk, retaining wall; remove sidewalk and steps, extend front porch, replace windows)  
**Applicant:** Scott Burnett  
**Property Owner:** Same as Applicant  
**QUORUM:** none
8. **Case No. CH-DR-2024-00007: 3022 Grand Avenue, 'Union Hill Historic District'**  
(replace all doors and windows)  
**Applicant:** Jeffrey Altendorf  
**Property Owner:** Same as Applicant  
**QUORUM:** none
9. **Case No. CH-DR-2024-00008: 300 West Armour Boulevard, 'Old Hyde Park Historic District'**  
(replace doors)  
**Applicant:** SWD Architects, John Davis  
**Property Owner:** Historic Ellison LP the Eagle Pointe Companies  
**QUORUM:** none
10. **Case No. CH-DR-2024-00010: 1120 West 38<sup>th</sup> Street, 'Roanoke Historic District'**  
(replace porch and construct new porch)  
**Applicant:** Hunt Midwest, Connie Kamps  
**Property Owner:** Same as Applicant  
**QUORUM:** none

10:30 A.M. – KANSAS CITY REGISTER OF HISTORIC PLACES (H/O OVERLAY)

11. **Case No. CH-PRES-2024-00001**: 101 West Linwood Boulevard ‘Carmen Building’  
Applicant: Old Hyde Park Neighborhood Association  
Property Owner: Kansas 101 Linwood LLC  
QUORUM: None

11:10 A.M. – SECTION 106 EXEMPT

12. **106 Case No. 2024-HUD-0001**: 7924 NE 56th St  
‘7924 NE 56th St NNI CS Program’  
(repair siding, repair decks in kind, add hand rails, replace cabinet pulls)  
**Exempt by Section III.B.2.f.6 and 7 of the Programmatic Agreement**
13. **106 Case No. 2024-HUD-0002**: 712 NE 44th St  
‘712 NE 44th St NNI CS Program’  
(replace roofing, gutters and downspouts and repair and paint stucco)  
**Exempt by Section III.B.2.f.4 and 8 of the Programmatic Agreement**

11:10 A.M. – SECTION 106 NONEXEMPT

14. **106 Case No. 2024-HUD-0030**: 4643 N Oakley Ave  
‘NNI CS Program’  
(replace windows, upgrade electrical service, rewire house, insulate attic)
15. **106 Case No. 2024-HUD-0022**: 18<sup>TH</sup> & Vine  
‘18<sup>th</sup> & Vine Streetscape and Pocket Park’  
(replace sidewalks, streets, lighting and redesign pocket park)
16. **106 Case No. 2024-HUD-0023**: 23<sup>rd</sup> to 26<sup>th</sup>, Woodland to Wabash  
‘UNI Infill Housing Phase II’  
(construct single family housing)

11:10 A.M. – OTHER MATTERS

17. **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

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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
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)