



Kansas City

414 E. 12th Street
Kansas City, MO 64106

Agenda - Final

Historic Preservation Commission

Friday, November 19, 2021

9:00 AM

https://us06web.zoom.us/webinar/register/WN_nCUioD1aQO24SyY3OHheLQ

HISTORIC PRESERVATION COMMISSION DOCKET

November 19, 2021 9:00 A.M.

The Historic Preservation Commission hearing will be held remotely by video conference. Applicants and citizens wishing to participate should do so through the video conference platform Zoom, using this link.

https://us06web.zoom.us/webinar/register/WN_nCUioD1aQO24SyY3OHheLQ

We have also updated our webpage with important information about how to join and participate in the video conference.

COMMISSION MEMBERS Mike Hardin, Chair

Dona Boley

Dr. Walter Guth

Sarah Legg Amanda Loughlin Jamie Maggard Sean Owens

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 – October 22, 2021

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

2. Case No. CH-DR-2021-00109: 5400 Main Street, 'Simpson Yeomans/Country Side Historic District'

(replace fencing)

Applicant and Owner: Eric Evans

Administratively Approved 11/01/2021

3. Case No. CH-DR-2021-00110: 3 Janssen Place, 'Janssen Place Historic District' (replace green tile roof, copper guttering, flashing, trim, downspouts, and conductor heads)

Applicant: Piper-Wind Architects, Michael Blackledge

Owner: Molly Lush

Administratively Approved 11/01/2021

4. Case No. CH-DR-2021-00111: 2215 Elma Street, 'Pendleton Heights Historic District' (paint mural)

Applicant and Owner: Monica Phinney

Administratively Approved 11/05/2021

5. Case No. CH-DR-2021-00114: 3612 Wyandotte Street, 'Old Hyde Park Historic District'
(replace siding on dormers)
Applicant and Owner: Madelaine Feliciano
Administratively Approved 11/17/2021

6. Case No. CH-DR-2021-00117: 3419 West Coleman Road, 'Coleman Highlands
Historic District'
(replace roofing)
Applicant: Jason Flannery
Owner: Thomas & Mary Williamson
Administratively Approved 11/17/2021

9:10 A.M. – KANSAS CITY REGISTER OF HISTORIC PLACES

7. Case No. CH-PRES-2021-00001: 2628 Victor Street
'Aiken, Austin, Miller & Donahue House'
part of Santa Fe Place Historic District
Applicant: Kiva N. Miller & Jewell Donahue
Property Owner: Same as Applicant
QUORUM: None

9:20 A.M. – CERTIFICATES OF APPROPRIATENESS
*click on the case number to download the staff report

8. Case No. CH-DR-2021-00105: 1 West 53rd Street, 'Simpson Yeomans/Country Side
Historic District'
(replace windows)
Applicant: David Donaldson
Property Owner: Same as Applicant
QUORUM: None

9. Case No. CH-DR-2021-00108: 611 East 46th Street, 'Rockhill Historic District'
(replace roofing)
Applicant: Sonya Harshbarger
Property Owner: Same as Applicant
QUORUM: None

10. Case No. CH-DR-2021-00112: 5163 Wornall Road, 'Simpson Yeomans/Country Side
Historic District'
(replace garage doors, deck, and railing)
Applicant: Charles Tietgen, Remodel with Grace
Property Owner: Patrick & Beth Moylan
QUORUM: None

11. Case No. CH-DR-2021-00113: 3209 Karnes Boulevard, 'Simpson Yeomans/Country
Side Historic District'

(paint exterior, replace roofing and gutters, replace concrete driveway, steps and walkway, construct retaining wall, install solar panels)

Applicant: Chris Bengston

Property Owner: Same as Applicant

QUORUM: None

9:50 A.M. – SECTION 106 REVIEW EXEMPT ACTIVITIES

*click on the case number to download the staff report

12. 106 Case No. 2021-HUD-0139: 5306 N White Ave
'5306 N White Ave NNI CS Program'
(install concrete block retaining walls, concrete steps and landing)
Exempt by Section III.B.1.a & b. of the Programmatic Agreement

13. 106 Case No. 2021-HUD-0142: 5216 NW 82nd Terrace
'5216 NW 82nd Ter NNI CS Program'
(replace roofing, gutters and downspouts, grate and drain tile)
Exempt by Section III.A.1 of the Programmatic Agreement

14. 106 Case No. 2021-HUD-0140: 204 NE Evansdale Rd
'204 NE Evansdale Rd NNI CS Program'
(replace garage door in kind, water heater, awning and pipe rails, install window well covers, repair fascia & gutter, repair ceiling in kind)
Exempt by Section III.B.2.f.7 & 8, III.B.2.g, III.B.3.a and e of the Programmatic Agreement

15. 106 Case No. 2021-HUD-0149: 4723 N Winchester Ave
'4723 N Winchester Ave NNI CS Program'
(replace roofing, gutters and downspouts, repair siding)
Exempt by Section III.A.1 of the Programmatic Agreement

16. 106 Case No. 2021-HUD-0150: 2203 E 34th St
'2203 E 34th St Ivanhoe MHR'
(replace roofing)
Exempt by Section III.B.2.f.8 of the Programmatic Agreement

17. 106 Case No. 2021-HUD-0151: 3304 Woodland Ave
'3304 Woodland Ivanhoe MHR'
(repair roof leak, repair and replace drywall, replace kitchen flooring, repair basement handrail, seal east basement window)
Exempt by Section III.B.2.f.8 and 9, III.B.3.f and g of the Programmatic Agreement

18. 106 Case No. 2021-HUD-0152: 3402 Flora Ave
'3402 Flora Ivanhoe MHR'
(replace kitchen countertops, sink, faucet and plumbing, replace front porch stairs in kind, upgrade electrical service repair dining room ceiling)
Exempt by Section III.B.2.f.7 and 8, III.B.3.b and l of the Programmatic Agreement

19. 106 Case No. 2021-HUD-0153: 3421 Paseo Blvd
'3421 Paseo Ivanhoe MHR'
(seal foundation and repaint, repair concrete porch, replace front walkway and steps in kind, replace furnace, replace cold air grill, repair front porch handrails)
Exempt by Section III.B.1.b and; III.B.2.f.1 and 7; III.B.3.c of the Programmatic Agreement
20. 106 Case No. 2021-HUD-0154: 4024 Flora Ave
'4024 Flora Ivanhoe MHR'
(repair chimneys, replace roofing and gutters, replace plywood over second floor windows, trim tree, repair front door entry ramp)
Exempt by Section III.B.2.f.1, 7, 8 and 10 of the Programmatic Agreement
21. 106 Case No. 2021-HUD-0155: 4225 Wayne Ave
'4225 Wayne Ivanhoe MHR'
(remodel bathroom, replace sidewalk in kind, replace exterior rear light)
Exempt by Section III.B.3.b and I; III.B.1.b of the Programmatic Agreement
22. 106 Case No. 2021-HUD-0156: 3526 Woodland Ave
'3526 Woodland Ave Ivanhoe MHR'
(replace tub surround, replace door trim in kind, rebuild front porch, steps, and threshold, repair and paint eaves, install security door, regrade north side house, repair water lines)
Exempt by Section III.B.1; III.B.2.f.4 and 7; III.B.3.g; III.B.3.a and I of the Programmatic Agreement
23. 106 Case No. 2021-HUD-0157: 3607 Flora Ave
'3607 Flora Ivanhoe MHR'
(upgrade electrical service, replace furnace and a/c)
Exempt by Section III.B.3.b and c of the Programmatic Agreement
24. 106 Case No. 2021-HUD-0158: 4306 Flora Ave
'4306 Flora Ivanhoe MHR'
(upgrade electrical service, repair back porch and deck)
Exempt by Section III.B.2.f.7 and III.B.3.b of the Programmatic Agreement
25. 106 Case No. 2021-HUD-0160: 3547 Flora Ave
'3547 Flora Ivanhoe MHR'
(replace a/c system, repair wheelchair ramp, paint front porch and ramp, replace basement stairs, repair basement window)
Exempt by Section III.B.2.f.4, 7, 9 and 10; III.B.3.c; III.B.2.h of the Programmatic Agreement
26. 106 Case No. 2021-HUD-0161: 4235 Highland Ave
'4235 Highland Ave Ivanhoe MHR'
(replace concrete steps and sidewalk, front porch and steps, remodel bathroom)
Exempt by Section III.B.1.b; III.B.2.f.7; III.B.3.i of the Programmatic Agreement

27. 106 Case No. 2021-HUD-0162: 3224 Woodland Ave
'3224 Woodland Ave Ivanhoe MHR'
(upgrade electrical service, repoint house, paint exterior)
Exempt by Section III.B.2.f.1 and 4; III.B.3.b of the Programmatic Agreement

9:30 A.M. – SECTION 106 REVIEW NONEXEMPT ACTIVITIES

*click on the case number to download the staff report

28. 106 Case No. 2021-HUD-0141: 5114 N Highland Ave
'5114 N Highland Ave NNI CS Program'
(Install smoke detectors, window, new garage wall, new exterior door, new concrete landing and step and electrical fixtures)

29. 106 Case No. 2021-HUD-0159: 3714 Wayne Ave
'3714 Wayne Ave Ivanhoe MHR Program'
(upgrade electrical service, install circuit in garage, replace front porch and steps)

10:15 A.M. – OTHER MATTERS

30. KC Spirit Playbook – Preservation Plan Update

31. Certified Local Government Report

32. 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

3303 Harrison St North Hyde Park 10/23/2017 Rehab By Owner In Progress

3427 Wyandotte St Old Hyde Park 09/08/2021 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 27th St Santa Fe Place Historic District 4/20/2021 Ongoing Case

3005 E 27th St Santa Fe Place Historic District 2/18/2020 Pre-Bid Process Ongoing

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
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 / 2 1 / 2 0 1 9
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.