



HISTORIC PRESERVATION COMMISSION DOCKET

January 28, 2022

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_bhwe-hmDTQOTOoFKUePrNA

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

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 – December 10, 2021

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

2. Case No. CH-DR-2021-00127: 3310 Karnes Boulevard, 'Coleman Highlands Historic District'

(add stone knee walls on steps and garden wall)

Applicant: Chris Polsak

Owner: Same as Applicant

Administratively Approved 12/13/2021

3. Case No. CH-DR-2022-00001: 3346 Summit Street 'Coleman Highlands Historic District'

(replace porch railings)

Applicant: Beth Turner, Turnkey Properties of MO

Owner: Thomas Booth

Administratively Approved 1/20/2022

9:10 A.M. – CERTIFICATES OF APPROPRIATENESS

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

4. Case No. CH-DR-2021-00082: 3948 Main Street and 3949 Baltimore Avenue, 'Katz Drug Store'

(demolish building and improvements)

Applicant: Lewis Rice, Doug Stone

Property Owner: Redeemer Fellowship

QUORUM: None

Agenda

January 28, 2022

Page #2

5. **Case No. CH-DR-2021-00124: 3624 Walnut St, 'Old Hyde Park Historic District'**
(limewash brick, replace garage doors and driveway)
Applicant: Antoine Celeste, Spirit Animal Interiors
Owner: La Casa, LLC
QUORUM: None

6. **Case No. CH-DR-2021-00126: 3209 Karnes Boulevard, 'Coleman Highlands Historic District'**
(demolish garage, construct garage and rear deck)
Applicant: Chris Bengston
Property Owner: Same as Applicant
QUORUM: None

7. **Case No. CH-DR-2021-00128: 73 Janssen Place, 'Janssen Place Historic District'**
(add addition to carriage house)
Applicant: James Clough
Property Owner: Same as Applicant
QUORUM: None

LANDMARKS HISTORIC TRUST CORPORATION DESIGN REVIEW COMMITTEE

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

8. **Case No. 0031-LHTC: 73 Janssen Place, 'John Byrne Residence'**
(add addition to carriage house)
Applicant: James Clough
Property Owner: Same as Applicant
QUORUM: None

CERTIFICATES OF APPROPRIATENESS

9. **Case No. CH-DR-2022-00002: 3427 Wyandotte St, 'Old Hyde Park Historic District'**
(demolish house)
Applicant: Michelle Burns, Property Law Firm
Property Owner: KC1 Property Group, LLC
QUORUM: None

10. **Case No. CH-DR-2022-00003: 3415 Baltimore Ave, 'Old Hyde Park Historic District'**
(remove rear sleeping porch, construct two story garage, rear addition and deck, replace roofing, gutters, downspouts, doors, windows, front sidewalk and steps, construct retaining wall, paint exterior)
Applicant: Ima Bennett, IMA Builders Solutions KC
Property Owner: Eric Zahn Trust
QUORUM: None

10:00 A.M. – SECTION 106 REVIEW EXEMPT ACTIVITIES

11. **106 Case No. 2021-HUD-0172: 2810 NE Parvin Rd**
'2810 NE Parvin Road NNI CS Program'
 (label electrical panel, replace furnace and A/C)
Exempt by Section III.B.3.b and c of the Programmatic Agreement

12. **106 Case No. 2021-HUD-0174: 1040 Benton Blvd**
'1040 Benton Blvd WHO MHR'
 (replace water heater, furnace and a/c)
Exempt by Section III.A.1 of the Programmatic Agreement

13. **106 Case No. 2021-HUD-0175: 2919 Holly St**
'2919 Holly St WHO MHR'
 (replace sidewalk in kind, replace water heater)
Exempt by Section III.B.1.b and III.B.3.a of the Programmatic Agreement

14. **106 Case No. 2022-HUD-0001: 2036 Jefferson St**
'2036 Jefferson St WHO MHR'
 (replace water service)
Exempt by Section III.B.1.f of the Programmatic Agreement

9:45 A.M. – OTHER MATTERS

15. **Programmatic Agreement Process**

16. **KC Spirit Playbook Update**

17. **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
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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
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	5/21/2019	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.