



# HISTORIC PRESERVATION COMMISSION DOCKET

September 23, 2022

9:00 A.M.

The Historic Preservation Commission hearing will be held on the 10<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\\_cx8XQdWXQGq\\_CYfuOPxelw](https://us06web.zoom.us/webinar/register/WN_cx8XQdWXQGq_CYfuOPxelw)

## 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 – August 26, 2022

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

2. **Case No. CH-DR-2022-00066: 4618 Warwick Boulevard, 'Sophian Plaza'**  
(install storm windows)  
**Applicant and Property Owner: Elizabeth Paul**  
*Administratively Approved 8/29/2022*
3. **Case No. CH-DR-2022-00068: 3337 Karnes Boulevard, 'Coleman Highlands Historic District'**  
(install backyard fence)  
**Applicant and Property Owner: Brian Gustafson**  
*Administratively Approved 8/31/2022*
4. **Case No. CH-DR-2022-00069: 2507 Amie St, 'Pendleton Heights Historic District'**  
(paint exterior)  
**Applicant: Jonathan Barnardo**  
**Property Owner: Black Hen, LLC**  
*Administratively Approved 8/31/2022*
5. **Case No. CH-DR-2022-00070: 600 Brush Creek Boulevard, 'Rockhill Historic District'**  
(paint exterior and replace shutters)  
**Applicant and Property Owner: Cynthia McCoy**  
*Administratively Approved 8/31/2022*

6. **Case No. CH-DR-2022-00078: 3734 Wyandotte St, 'Old Hyde Park Historic District'**  
(paint exterior)  
**Applicant and Property Owner: Wendy Bernier**  
*Administratively Approved 9/14/2022*
7. **Case No. CH-DR-2022-00079: 909 West 38<sup>th</sup> Street, 'Roanoke Historic District'**  
(add storm doors to front and west side entry doors)  
**Applicant and Property Owner: Sarah Legg**  
*Administratively Approved 9/16/2022*
8. **Case No. CH-DR-2022-00080: 22 Janssen Place, 'Janssen Place Historic District'**  
(install new picture windows)  
**Applicant: Piper-Wind Architects, Eric Piper**  
**Property Owner: Deborah Turner**  
*Administratively Approved 9/20/2022*

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

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

9. **Anderson Electric Car Company Building**  
3240 Main Street  
**Nomination Preparer:** Historic, LLC  
**Owner:** Richard J. Kappa
10. **ABC Storage & Van Company Warehouse B**  
3244 Main Street  
**Nomination Preparer:** Historic, LLC  
**Owner:** ABCRE Inc % Richard Kappa

10:00 A.M. – CERTIFICATES OF APPROPRIATENESS

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

11. **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
12. **Case No. CH-DR-2022-00065: 3331 Harrison Street, 'North Hyde Historic District'**  
(install solar panels)  
**Applicant:** Rising Sun, Megan Hail  
**Property Owner:** Brian Corn  
**QUORUM:** none

13. **Case No. CH-DR-2022-00071: 4315 Warwick Boulevard, 'Southmoreland Historic District'**  
(reconstruct pergola)  
**Applicant: Tiffany Thompson**  
**Property Owner: Same as Applicant**  
**QUORUM: none**
  
14. **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: none**
  
15. **Case No. CH-DR-2022-00073: 4520 Kenwood Avenue, 'Rockhill Historic District'**  
(construct fence )  
**Applicant: Peter Caster**  
**Property Owner: Same as Applicant**  
**QUORUM: none**
  
16. **Case No. CH-DR-2022-00074: 1818 East 19<sup>th</sup> Street, '18<sup>th</sup> & Vine Historic District'**  
(amend previous application to construction addition)  
**Applicant: BNIM, Rosin Preservation**  
**Property Owner: Zhou B Art Center of Kansas City**  
**QUORUM: none**
  
17. **Case No. CH-DR-2022-00077: 17 West 38<sup>th</sup> Street, 'Old Hyde Park Historic District'**  
(construct building, substation, trash enclosure, parking lot, sidewalks, fencing and lighting)  
**Applicant: Stan Parks, HNTB**  
**Property Owner: City of Kansas City**  
**QUORUM: none**

10:05 A.M. – SECTION 106 EXEMPT

18. **106 Case No. 2022-HUD-0084: 6713 N St. Clair Avenue**  
**'6713 N St. Clair Ave NNI CS Program'**  
 (replace door, install storm door, replace garage door, paint exterior)  
**Exempt by Section III.A.1 of the Programmatic Agreement**

10:05 A.M. – SECTION 106 EXEMPT

19. **106 Case No. 2022-HUD-0083: 642 NE Greenfield Rd**  
**'642 NE Greenfield Road NNI CS Program'**  
 (fill hole, replace windows, roofing, gutters and downspouts, paint exterior)
20. **106 Case No. 2022-HUD-0085: 600 NE 45th St**  
**'600 NE 45th St NNI CS Program'**  
 (replace handrail, replace drywall in kind, replace driveway, patio and steps)
21. **106 Case No. 2022-HUD-0086: 3600 N Walrond Ave**  
**'3600 N Walrond Ave NNI CS Program'**  
 (Install drain pipe, replace gutters and downspouts, replace doors, replace concrete steps and landing )

10:15 A.M. – OTHER MATTERS

22. **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

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1814 Vine St	18th & Vine Historic District	8/28/2019	On Hold
1816 Vine St	18th & Vine Historic District	8/28/2019	On Hold
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Agenda  
 September 23, 2022  
 Page #5

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 <sup>th</sup> 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
3016 E 27 <sup>th</sup> St	Santa Fe Place Historic District	1/24/2022	Ongoing Case
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
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](mailto:actioncenter@kcmo.org).