



HISTORIC PRESERVATION COMMISSION DOCKET

December 19, 2025

9:00 A.M.

The Historic Preservation Commission hearing will be held on the 10th 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_IOyPLixUQx-Nm4IzK36XDw

COMMISSION MEMBERS

Michael Hardin
Sean Owens
James Bibens

Dr. Walter Guth
Sarah Legg
Dr. Bridget Haney

9:00 A.M. – OTHER MATTERS

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 – November 21, 2025

9:00 A.M. – LANDMARKS HISTORIC TRUST CORP DESIGN REVIEW COMMITTEE

click on the case number to download the staff report

2. **Case No. 0034 and 0035- LHTC: Scarritt Arcade and Building** **817-19 Walnut and 816-24 Grand Boulevard**

(repair and restore plaster ceilings, walls and flooring, remove storefronts, expand walls to create bathroom on 1st flooring, repair staircase at the *Scarritt Arcade* and repair and restore plaster ceilings, walls and flooring, remove walls to ball room, create hall entrance on north wall, remove partitions and walls at the *Scarritt Building*)

Applicant: Nate Hinson, BR Companies

Property Owner: 818 Grand KCMO LLC

Quorum: None

9:15 A.M. – KANSAS CITY REGISTER OF HISTORIC PLACES (H/O OVERLAY)

3. **Case No. CH-PRES-2025-00003: 1700 Independence Boulevard**

Applicant: Pendleton Heights Neighborhood Association

Property Owner: Kansas City University

Quorum: None

4. **Case No. CH-PRES-2025-00004: 1700 Independence Boulevard**

Applicant: Kansas City Bungalow Club

Property Owner: Kansas City University

Quorum: None

9:30 A.M. – CERTIFICATE OF APPROPRIATENESS

5. **Case No. CH-DR-2025-00086: 3325 Harrison Street, ‘North Hyde Park Historic District’**

(replace windows on front and side of house)

Applicant: Scott Doughman

Property Owner: Glover James III & Donnelly Laura M

Quorum: None

6. **Case No. CH-DR-2025-00087: 3707 Walnut Street, ‘Old Hyde Park Historic District’**

(install solar panels on roof)

Applicant: Michael Whitworth, Solarpro LLC

Property Owner: Camille Pellegrino

Quorum: None

10:00 A.M. - DEMOLITION REVIEW

8. **Case No. CH-DM-2025-00114: 711 Woodland Avenue**

(demolish school building)

Applicant: Hollis & Miller

Property Owner: The School District of KCMO

Quorum: None

REPORT ON ADMINISTRATIVE APPROVALS

7. **Certificate of Appropriateness**

Case Number	Address	Scope	Date of Approval
CH-DR-2025-00098	300 Gladstone Blvd	Infill rear porches	12/11/2025
CH-DR-2025-00099	3028 Grand Avenue	Replace storm door	12/12/2025

8. **Demolition Review**

Case Number	Address	Scope	Date of Approval
CH-DR-2025-00115	721 Corbin Terrace	Demolish house	11/25/2025
CH-DR-2025-00117	2701 NW 68 th St	Demolish House	12/16/2025

10:15 A.M. – OTHER MATTERS

9. 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
3037 Main St	31 st & Main Historic District	8/6/2025	In Progress
526 Benton Blvd	Scarritt Point Historic District	10/10/2023	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
3816 Walnut St	Old Hyde Park	3/09/2022	Ongoing Case
200 W 34 th St	Old Hyde Park	5/31/2023	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
2908 Prospect Ave	Santa Fe Place Historic District	11/7/2022	Ongoing Case
2912 Prospect Ave	Santa Fe Place Historic District	2/25/2025	Ongoing Case

Agenda
December 19, 2025
Page #4

3220 Lockridge Avenue	Santa Fe Place Historic District	12/19/2022	Ongoing Case
2952 Victor St	Santa Fe Place Historic District	1/31/2025	Ongoing Case
1500 St Louis Ave	West Bottom Historic District	10/31/2019	Rehab By Owner In Progress
526 Benton Blvd	Scarritt Point Historic District	10/10/2023	Ongoing Case
3927 Main Street	South Side Historic District	2/08/2024	Ongoing Case
3935 Main St	South Side Historic District	12/01/025	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