



HISTORIC PRESERVATION COMMISSION DOCKET

May 30, 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_6ysVP_IKRu231HJV7FLZeg

COMMISSION MEMBERS

Dr. Walter Guth
Sean Owens
James Bibens

Dona Boley
Sarah Legg
Jamie Maggard

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.

Quarterly Litigation Report – 2024 Q2

9:00 A.M. – MINUTES

1. **Minutes – April 25, 2025**
May 16, 2025

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

2. **CH-PRES-2025-00002**

'Norman School Historic District'

Generally Bounded by West 35th Street, Summit Street, Valentine Road and Pennsylvania Avenue

Applicant: Valentine Neighborhood Association

Property Owners: Multiple

10:30 A.M. – CERTIFICATE OF APPROPRIATENESS

click on the case number to download the staff report

3. **Case No. CH-DR-2025-00029: 3128 Summit Street, 'Coleman Highlands Historic District'**

(remove wood rot in the front and back of the home, paint home, fix stairs and porch, replace windows, trim front yard tree)

Applicant: RaShawnda Walker, Elenique4u LLC

Property Owner: Same As Applicant

Quorum: None

4. **Case No. CH-DR-2025-00032: 3126 Karnes Boulevard, 'Coleman Highlands Historic District'**

(construct a detached garage)

Applicant: Erin Lockard

Property Owner: Same as Applicant
Quorum: None

5. **Case No. CH-DR-2025-00039: 3315 Karnes Boulevard, 'Coleman Highlands Historic District'**

(replace windows)

Applicant: Patricia Hernandez

Property Owner: Jose and Delores Reyes

Quorum: None

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

6. **Certificate of Appropriateness**

Case Number	Address	Scope	Date of Approval
CH-DR-2025-00024	80 Janssen Place	Paint trim	5/22/2025
CH-DR-2025-00033	438 Benton Blvd	Roof and gutter replacement with same material	5/16/2025
CH-DR-2025-00035	101 W. Linwood Blvd	Demolish 1992 addition	5/23/2025
CH-DR-2025-00036	73 Janssen Place	Remove tree	5/16/2025

7. **Demolition Review**

Case Number	Address	Scope	Date of Approval
CH-DM-2025-00041	901 W. 114 th Ter	Demolish House	5/14/2025
CH-DM-2025-00043	11525 Holmes Rd	Demolish House	5/13/2025
CH-DM-2025-00044	11511 Holmes Rd	Demolish House	5/13/2025
CH-DM-2025-00045	11509 Holmes Rd	Demolish House	5/13/2025
CH-DM-2025-00046	1227 Euclid Ave	Demolish House	5/14/2025
CH-DM-2025-00047	4023 Highland Ave	Demolish House	5/14/2025
CH-DM-2025-00048	11601 Holmes Rd	Demolish House	5/13/2025
CH-DM-2025-00049	11603 Holmes Rd	Demolish House	5/13/2025
CH-DM-2025-00050	11635 Holmes Rd	Demolish House	5/13/2025
CH-DM-2025-00051	800 E 117 th St	Demolish House	5/13/2025
CH-DM-2025-00052	11638 Campbell St	Demolish House	5/13/2025
CH-DM-2025-00053	303 Broadway	Demolish commercial building	5/23/2025

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CH-DM-2025-00054	305 Broadway	Demolish commercial building	5/23/2025
CH-DM-2025-00055	1710 St. Louis Ave	Demolish maintenance garage	5/15/2025
CH-DM-2025-00056	11616 Campbell St	Demolish House	5/15/2025
CH-DM-2025-00057	11608 Campbell St	Demolish House	5/15/2025
CH-DM-2025-00058	11600 Campbell St	Demolish House	5/15/2025
CH-DM-2025-00059	11510 Campbell St	Demolish House	5/15/2025
CH-DM-2025-00060	838 N Montgall Ave	Demolish House	5/14/2025
CH-DM-2025-00061	5221 NW Hillside Dr	Demolish House	5/14/2025
CH-DM-2025-00062	8900 Prospect Ave	Demolish commercial building	5/23/2025
CH-DM-2025-00063	2645 Bales Ave	Demolish House	5/23/2025

10:00 A.M. – OTHER MATTERS

8. 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
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

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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
2617 E 28 th St	Santa Fe Place Historic District	6/17/2024	Ongoing Case
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
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



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