



HISTORIC PRESERVATION COMMISSION DOCKET

November 21, 2025

9:00 A.M.

The Historic Preservation Commission hearing will be held on the 4th 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_zFt3MX0XSQ-c6Q8O-vVucg

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 – October 24, 2025

9:30 A.M. – CERTIFICATE OF APPROPRIATENESS

click on the case number to download the staff report

2. **Case No. CH-DR-2025-00084: 911 West 33rd Street, 'Coleman Highlands Historic District'**

(replace windows on front of house)

Applicant: Sara Thaemlitz

Property Owner: Craig Stuart Paddock

Quorum: None

3. **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

4. **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

5. **Case No. CH-DR-2025-00094: 509 Gladstone Boulevard, 'Scarritt Point Historic District'**
(Build turret addition, replace siding, add ornamental façade elements, paint trim and other non-masonry elements)
Applicant: Mary Thompson, Architectural Craftsmen Inc.
Property Owner: Kropp Kelsey
Quorum: None

10:00 A.M. - DEMOLITION REVIEW

8. **Case No. CH-DM-2025-00110: 2601 East Truman Road**
(demolish building)
Applicant: Industrial Salvage & Wrecking Co.
Property Owner: Shaprio @ Shapiro Investment Company LLC
Quorum: None
9. **Case No. CH-DM-2025-00111: 8201 Holmes Road**
(demolish building)
Applicant: Remco Demolition
Property Owner: Robeson Holding Co LLC
Quorum: None

REPORT ON ADMINISTRATIVE APPROVALS

6. **Certificate of Appropriateness**

Case Number	Address	Scope	Date of Approval
CH-DR-2025-00091	3401 Campbell Street	paint exterior	10/31/2025
CH-DR-2025-00092	308 Garfield Avenue	replace roofing	11/7/2025
CH-DR-2025-00095	23 Janssen Place	Replace windows on front of house	11/11/2025

10:15 A.M. – OTHER MATTERS

7. **Certified Local Government Report**

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
3037 Main St	31 st & Main Historic District	8/6/2025	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
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
3220 Lockridge Avenue	Santa Fe Place Historic District	12/19/2022	Ongoing Case

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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