



HISTORIC PRESERVATION COMMISSION DOCKET

July 25, 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_IRURBN84So6mPsczCvZI4Q

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 – June 27, 2025**
July 16, 2025

9:30 A.M. – CERTIFICATE OF APPROPRIATENESS

click on the case number to download the staff report

2. **Case No. CH-DR-2025-00045: 1111 West 39th Street, 'Loretto Academy'**
(remove bell tower, repair and seal roof, create landscaped space with portions of bell tower)
Applicant: Del Hedgepath
Property Owner: The Loretto LLC
Quorum: None
3. **Case No. CH-DR-2025-00048: 618 Emanuel Cleaver II Boulevard, 'Rockhill Historic District'**
(install fence around perimeter)
Applicant: Adam Carey
Property Owner: Same as Applicant
Quorum: None
4. **Case No. CH-DR-2025-00053: 911 West 32nd Terrace, 'Coleman Highlands Historic District'**
(install pergola to the front of the home)
Applicant: Brian Hernandez
Property Owner: Same as Applicant
Quorum: None

5. **Case No. CH-DR-2025-00055: 531 Gladstone Boulevard ‘Scarritt Point Historic District’**

(replace unit #10 porch railing)

Applicant: David Davis

Property Owner: Khandale 25 LLC

Quorum: None

6. **Case No. CH-DR-2025-00057: 2204 Minnie Street ‘Pendleton Heights Historic District’**

(demolish building)

Applicant: K & S Associates

Property Owner: PH Village LLC

Quorum: None

REPORT ON ADMINISTRATIVE APPROVALS

7. **Certificate of Appropriateness**

Case Number	Address	Scope	Date of Approval
CH-DR-2025-00047	3649 Central Street	construct rear deck	7/1/2025
CH-DR-2025-00049	3400 Gladstone/315 N Indiana Ave	install side yard and backyard fences	7/16/2025
CH-DR-2025-00051	1833 Pendleton Ave	install solar panels	7/9/2025
CH-DR-2025-00054	412 Gladstone Blvd	Paint exterior	7/18/2025
CH-DR-2025-00058	4310 Warwick Blvd	Replace roofing	7/18/2025
CH-DR-2025-00059	3704 Central St	Paint exterior	7/15/2025
CH-DR-2025-00060	3345 Karnes Blvd	Replace roofing	7/17/2025

8. **Demolition Review**

	Address	Scope	Date of Approval
CH-DM-2025-00076	13301 Holmes Rd	Demolish storage building	7/18/2025
CH-DM-2025-00077	2447 Chestnut Ave	Demolish house	7/28/2025

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.

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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
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

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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