



HISTORIC PRESERVATION COMMISSION DOCKET

April 26, 2024

9:00 A.M.

The Historic Preservation Commission hearing will be held in Council Chambers on the 26th 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_kP8mMHC7RO6IPzPUNfA-ug

COMMISSION MEMBERS

Dr. Walter Guth
Amanda Loughlin, Acting Chair
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 – March 22, 2024

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

2. **Case No. CH-DR-2024-00018: 3240 Windsor Avenue, 'Scarriff Point Historic District'**
(replace backyard fencing)
Applicant: Anne Johannesen
Property Owner: Same as Applicant
Administratively Approved 4/11/2024
3. **Case No. CH-DR-2024-00019: 223 West 53rd Street, 'Country Side Historic District'**
(replace porch in-kind)
Applicant: Jeffrey Schmidt
Property Owner: Same as Applicant
Administratively Approved 4/12/2024
4. **Case No. CH-DR-2024-00024: 3422 Coleman Road, 'Coleman Highlands Historic District'**
(Laurie Parker)
Applicant: Jeffrey Schmidt
Property Owner: Same as Applicant
Administratively Approved 4/18/2024

9:15 A.M. – CERTIFICATE OF APPROPRIATENESS

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

5. **Case No. CH-DR-2023-00081: 200 West 36th Street, 'Old Hyde Park Historic District'**
(paint trim and unpainted masonry)
Applicant: Ragz Properties LLC, Roger Espinoza
Property Owner: Ragz Properties LLC
QUORUM: none

6. **Case No. CH-DR-2024-00015: 610 Emanuel Cleaver II Boulevard, 'Rockhill Historic District'**
(replace porch windows, install storm windows, paint exterior)
Applicant: Johnny Youssef
Property Owner: Jsy Development LLC
QUORUM: none

7. **Case No. CH-DR-2024-00017: 915 West 32nd Street, 'Coleman Highlands Historic District'**
(replace windows and replace front porch enclosure in-kind)
Applicant: Lisa Aquino
Property Owner: Same as Applicant
QUORUM: none

8. **Case No. CH-DR-2024-00020: 236 West 54th Street, 'Country Side Historic District'**
(revise previously approved additions and gate, construct circle driveway, replace windows and doors)
Applicant: Piper-Wind Architects, Michael Blackledge
Property Owner: Paul & Catherine Damon
QUORUM: none

9. **Case No. CH-DR-2024-00021: 5 West 53rd Terrace, 'Old Hyde Park Historic District'**
(demolish house and construct house)
Applicant: Jantsch Architects, Michael Jantsch
Property Owner: Thomas Suther & Kevin Bryant
QUORUM: none

10. **Case No. CH-DR-2024-00023: 3800 Central Street 'Old Hyde Park Historic District'**
(replace windows, repair rear decks, install stucco EIFS)
Applicant: Joshua Neuhaus, Neuhaus Properties 2 LLC
Property Owner: Same as Applicant
QUORUM: none

11. **Case No. CH-DR-2024-00025: 5427 Baltimore Avenue 'Country Side Historic District'**
(replace non-historic windows and doors)
Applicant: Jeffrey Drottz, Drottz Construction
Property Owner: Lyle & Bethany Gordon
QUORUM: none

9:10 A.M. – SECTION 106 EXEMPT

12. **106 Case No. 2024-HUD-0031: 10923 N Wallace Ave '10923 N Wallace Ave NNI CS Program'**
(install storm door, replace switch plate, door lock and stairrail. Repair kitchen doors and drawers, remodel bathroom)
Exempt by Section III.A.1 of the Programmatic Agreement
13. **106 Case No. 2024-HUD-0032: 5204 N Agnes Ave '5204 N Agnes Ave NNI CS Program'**
(replace windows install walkway roof, repair windows)
Exempt by Section III.B.4.e of the Programmatic Agreement
14. **106 Case No. 2024-HUD-0033: 4510 E Linwood Blvd 'W.E.B. Dubois Learning Center Renovations'**
(remodel bathroom, replace lighting, repair elevator)
Exempt by Section III.B.3.b and i of the Programmatic Agreement
15. **106 Case No. 2024-HUD-0034: 6906 E 113th Ter '6906 E 113th Ter Healthy Homes'**
(clean and service HVAC system and ductwork, rechalk shower, repaint bathroom)
Exempt by Section III.B.3.a, b, c and I of the Programmatic Agreement
16. **106 Case No. 2024-HUD-0035: 1634 Ella Fitzgerald Ln '1634 Ella Fitzgerald Ln Healthy Homes'**
(clean and service HVAC system and ductwork, repair water heater hood, repaint basement handrail, insulate water lines)
Exempt by Section III.B.3.a, b, c and I of the Programmatic Agreement
17. **106 Case No. 2024-HUD-0036: 3526 Blue Ridge Cutoff '3526 Blue Ridge Cut Off Healthy Homes'**
(clean and service HVAC system and ductwork, repair water heater vent, replace carpet, recaulk shower, correct grade at foundation, extend gutters, repair junction boxes)
Exempt by Section III.B.3.a, b, c and I and III.B.1 of the Programmatic Agreement

- 18. **106 Case No. 2024-HUD-0041: 4000 N Holmes St**
'4000 N Holmes Ave NNI CS Program'
 (replace roofing, gutters and downspouts)
Exempt by Section III.B.2.f.8 of the Programmatic Agreement

- 19. **106 Case No. 2024-HUD-0043: 1001 E 78th St**
'1001 E 78th St Healthy Homes'
 (repair gas line)
Exempt by Section III.B.e.a of the Programmatic Agreement

9:10 A.M. – OTHER MATTERS

- 20. **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
3427 Wyandotte St	Old Hyde Park	9/08/2021	Ongoing Case
3816 Walnut St	Old Hyde Park	3/09/2022	Ongoing Case
200 W 34 th St	Old Hyde Park	5/31/2023	Ongoing Case
4545 Kenwood Avenue	Rockhill	2/21/2023	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

Agenda
April 26, 2024
Page #5

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
3024 Indiana Ave	Santa Fe Place Historic District	5/06/2021	Ongoing Case
3220 Lockridge Avenue	Santa Fe Place Historic District	12/19/2022	Ongoing Case
2950 Victor St	Santa Fe Place Historic District	8/31/2023	Ongoing Case
1500 St Louis Ave	West Bottom Historic District	10/31/2019	Rehab By Owner In Progress
935 Broadway	Wholesale Historic District	7/12/2021	Ongoing Case
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