



HISTORIC PRESERVATION COMMISSION DOCKET

May 27, 2022

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_jO-TtZ8rSI-9A7NgT-xWTA

COMMISSION MEMBERS

Mike Hardin, Chair
Dr. Walter Guth
Amanda Loughlin
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 – April 22, 2022**
April 22, 2022 Educational
April 23, 2022 Educational

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

2. **Case No. CH-DR-2022-00026: 936 West 33rd Terrace ‘Coleman Highland Historic District’**
(construct sunroom addition)
Applicant and Property Owner: Sara & William Honan
Administratively Approved 5/6/2022
3. **Case No. CH-DR-2022-00028: 3334 Karnes Boulevard ‘Coleman Highlands Historic District’**
(replace retaining wall)
Applicant and Property Owner: Troy Stout
Administratively Approved 5/10/2022
4. **Case No. CH-DR-2022-00029: 3110 Karnes Boulevard ‘Coleman Highlands Historic District’**
(paint exterior)
Applicant and Property Owner: James Holmes
Administratively Approved 5/10/2022

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

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

5. **Case No. CH-PRES-2022-00001: '31st & Main Historic District'**
Master Parcel: 3037 Main Street
Building Addresses: 3035-37 Main Street, 3039 Main Street, 3041-45 Main Street and 6-10 East 31st Street
Applicant: Katheryn Shields & Eric Bunch
Property Owner: 31st & Main LLC, C/O Pricemgmtco
QUORUM: None
REQUEST TO CONTINUE TO JUNE 24, 2022

9:10 A.M. – CERTIFICATES OF APPROPRIATENESS

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

6. **Case No. CH-DR-2022-00002: 3427 Wyandotte St, 'Old Hyde Park Historic District'**
(demolish house)
Applicant: Michelle Burns, Property Law Firm
Property Owner: Ana and Andres Kodaka
QUORUM: Hardin, Boley, Loughlin, Guth, Owen
REQUEST FOR CERTIFICATE OF ECONOMIC HARDSHIP
7. **Case No. CH-DR-2022-00022: 41 West 52nd Street, 'Country Side Historic District'**
(install solar panels)
Applicant: Megan Hall, Rising Sun EPC
Property Owner: Matthew Smith & Margaret Wilkinson
QUORUM: none
8. **Case No. CH-DR-2022-00023: 3212 Karnes Boulevard, 'Coleman Highlands Historic District'**
(replace windows)
Applicant: Brian Gilbreath
Property Owner: Same as Applicant
QUORUM: none
9. **Case No. CH-DR-2022-00027: 3126 Karnes Boulevard, 'Coleman Highlands Historic District'**
(replace roofing, driveway, windows, and paint exterior)
Applicant: Kate Crossley
Property Owner: Crossley Innovations LLC
QUORUM: none

10. **Case No. CH-DR-2022-00030: 5430 Main Street, 'Country Side Historic District'**
(construct fence)
Applicant: Jeffrey Preuss
Property Owner: Erika Sweeney
QUORUM: none
11. **Case No. CH-DR-2022-00031: 922 West 33rd Terrace, 'Coleman Highlands Historic District'**
(construct single family house, garage and driveway)
Applicant: WGN & Associates, Chris Woods
Property Owner: Terrence Joseph Schroepfer
QUORUM: none
12. **Case No. CH-DR-2022-00032: 4315 Warwick Boulevard, 'Southmoreland Historic District'**
(rebuild retaining wall and construct fence)
Applicant: Tiffany Thompson
Property Owner: Same as Applicant
QUORUM: none

9:20 A.M. – SECTION 106 EXEMPT

13. **106 Case No. 2022-HUD-0037: 604 NE 108th Ter**
'604 NE 108th Ter NNI CS Program'
(repair window and doors, install closet door, replace water heater, roofing & a/c, repair wood deck, repair toilet, replace vanity top)
Exempt by Section III.A.1 of the Programmatic Agreement
14. **106 Case No. 2022-HUD-0040: 1146 NW 63rd St**
'1146 NW 63rd St NNI CS Program'
(replace entry doors, install storm door, caulk windows, replace sliding door, repair countertop, replace water heater, repair toilet, replace faucet and repair plumbing, repair attic fan, repair deck and roof vents)
Exempt by Section III.A.1 of the Programmatic Agreement
15. **106 Case No. 2022-HUD-0041: 4413 NE 46th Ter**
'4413 NE 46th Ter NNI CS Program'
(replace flat roofing, gutters, downspouts, roof vents, water heater, repair wall sheathing, repair ceiling)
Exempt by Section III.B.2.f.8, III.B.3.a, f and I of the Programmatic Agreement
16. **106 Case No. 2022-HUD-0044: 5249 N Lydia Ave**
'5249 N Lydia Ave NNI CS Program'
(replace roofing, gutters & downspouts, clear drains, repair electrical outlets)
Exempt by Section III.B.2.f.a and III.B.3.b of the Programmatic Agreement

17. **106 Case No. 2022-HUD-0046: 5426 N Flora Avenue**
'5426 N Flora Avenue NNI CS Program'
(stabilize paint, replace water heater and concrete driveway, repair electrical fixtures, insulate cabinet trim)
Exempt by Section III.B.2.f.5, III.B.1.a, III.B.3.a, b, d of the Programmatic Agreement

9:25 A.M. – SECTION 106 NONEXEMPT

18. **106 Case No. 2022-HUD-0038: 5027 NE 44th Ter**
'5027 NE 44th Ter NNI CS Program'
(replace water heater, upgrade electrical service, replace windows)
19. **106 Case No. 2022-HUD-0039: 2718 NE 56th St**
'2718 NE 56th St NNI CS Program'
(replace driveway, entry door, install storm door, replace wiring and outlets, replace concrete steps, repair water heater, install tub surround)
20. **106 Case No. 2022-HUD-0042: 2601-05 Independence Blvd**
'2601 Independence Blvd CCI Improvement Program'
(construct trash enclosure)
21. **106 Case No. 2022-HUD-0043: 611-21 Prospect Ave**
'611-21 Prospect Ave CCI Improvement Program'
(install projecting wall signs)
22. **106 Case No. 2022-HUD-0045: 2607 Independence Ave**
'2607 Independence Blvd CCI Improvement Program'
(install projecting wall signs)

9:30 A.M. – OTHER MATTERS

23. **Dangerous Building Notices**
(New Cases Highlighted in yellow) (Green no longer on list)
The following properties on the Kansas City Register have open Dangerous Building cases.

Address	District	Date	Status
526 Benton Blvd	Scarritt Point Historic District	2/6/2012	Repair Case w/Enforcement
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
3303 Harrison St	North Hyde Park	10/23/2017	Rehab By Owner In Progress
3427 Wyandotte St	Old Hyde Park	09/08/2021	Ongoing Case
3816 Walnut St	Old Hyde Park	03/09/2022	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
925 Grand Ave	Federal Reserve	3/11/2020	Rehab By Owner In Progress
2922 E 27 th St	Santa Fe Place Historic District	4/20/2021	Ongoing Case
3005 E 27th St	Santa Fe Place Historic District	2/18/2020	Pre-Bid Process Ongoing
3016 E 27 th St	Santa Fe Place Historic District	1/24/2022	Ongoing Case
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
2910 E 29th St	Santa Fe Place Historic District	9/23/2016	On Hold
2617 E 28th St	Santa Fe Place Historic District	7/29/2020	Pre-Bid Process Ongoing
3024 Indiana Av	Santa Fe Place Historic District	5/06/2021	Ongoing Case
526 Benton Blvd	Scarritt Point	2/6/2012	Repair Case w/Enforcement
4306 Holmes St	South Hyde Park Historic District	4/22/2019	Pre-Bid Process Ongoing
1705 Walnut St	Walnut Street Warehouse and Commercial Historic District	5/21/2019	Repair Case w/Enforcement
1500 St Louis Ave	West Bottom s North Historic District	10/31/2019	Rehab By Owner In Progress

935 Broadway	Wholesale Historic District	7/12/2021	Ongoing Case
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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.