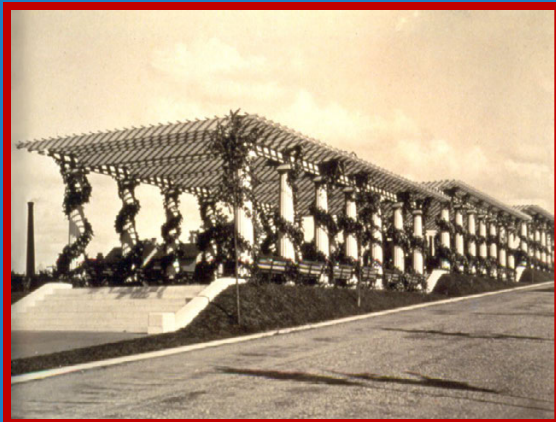


Kansas City, Missouri

Historic Preservation Commission



KANSAS CITY
Planning & Dev



City Planning & Development Department

Design Review

CERTIFICATE OF APPROPRIATENESS (COFA)

Exterior Changes (visible from the public right-of-way)

- Alterations/Additions
- Demolitions
- New Construction
- Landscaping



Design Review Process (Commission)

Certificate of Appropriateness Application

Submitted through CompassKC by deadline (3 ½ weeks before hearing)

Evaluation of Proposal by Staff

Staff's report sent to applicant, commissioners & neighborhood

Presentation to the KCHP Commission

Commission recommends approval, continuance or denial

Necessary Permits Issued

Rehearing may be requested
within 30 days

Design Review Process (Administrative)

Certificate of Appropriateness Application

Submitted to Preservation Office through CompassKC

Evaluation of Proposal by Staff

Notice of approval sent to commissioners & neighborhood representative

7 days for Commission to Request to review case.

If no comment, then case is approved

Necessary Permits Issued

Approval expires after two years

Administrative Review

- Additions less than 100 sq ft on rear facades
- Awnings
- Driveways
- Lighting
- Paint Color Change
- Porch flooring and railings
- Removal of non-historic features
- ADA compliant ramps
- Roofing replacement
- Storm Windows
- Application Renewals
- Retaining Walls
- Some Fencing

City Planning and Development will not be performing inspections on Tuesday 4/15/2024 due to training. In the future we will be shut down the third Tuesday of every month for training for the foreseeable future.

Welcome to CompassKC

NEW LOGIN INSTRUCTIONS

1. Click Login or Register in the top-right corner, or select the Login or Register card below.
2. Choose Create an Account.
3. Complete the form and click Sign Up*.

**For existing users: Please enter the email address associated with your existing Compass KC account.*

4. Check your email inbox and copy the verification code sent by Community Access.
5. Paste the code into the verification box on the login screen and click Verify.



Search Public Records

This tool can be used to search for existing permits, plans, inspections, code cases, requests and licenses.



Apply

This tool can be used to apply for a permit, plan or license.



Login or Register

Login to an existing or create a new account. You can also find help if you forgot your login information.



Pay Invoice

Use this tool to pay for individual invoices.



Map

Explore the map to see the activity occurring in your neighborhood.



Calendar

Click here to find out about certain events like holidays and public

Application Assistant

Historic Preservation



Historic Preservation, Administrative Review

Historic Preservation, Commission Review

[View Categories](#)



Traffic Control Permit for Construction

Apply

Category Name:
Street - Traffic Control

Description:
Choose this to request a permit to create a work zone in street right of way to work on a public facility by safely altering vehicle or pedestrian lanes of travel.

Please apply for this permit 7 business days in advance of anticipated start date, as our processing time is longer.

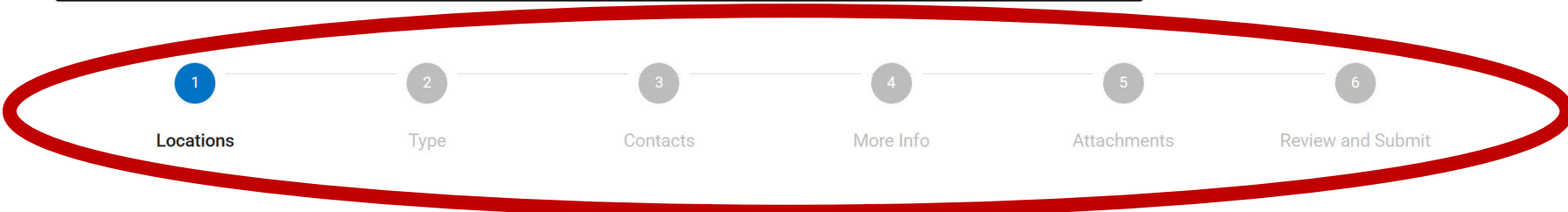


Excavation For Water Pipeline

Apply


Apply for Plan - Historic Preservation, Administrative Review

*REQUIRED




LOCATIONS

Provide the physical address of your project location. ALWAYS USE THE SEARCH OPTION to add location; if not found by search, then enter it manually.

Location 

Add Location



REQUIRED

Create Template

Save Draft

Next



The Secretary
of the Interior's
Standards for
Rehabilitation &

Illustrated
Guidelines
for
Rehabilitating
Historic
Buildings



U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Service

Secretary of the Interior's Standards for Rehabilitation

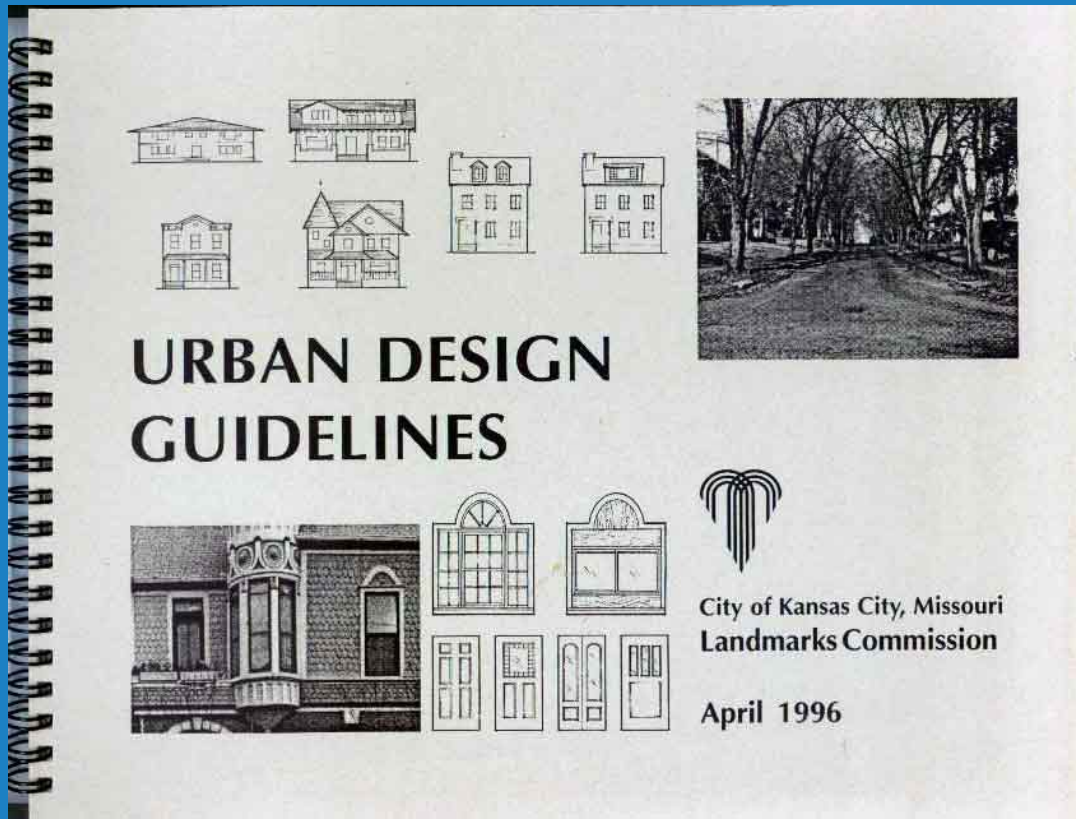
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Secretary of the Interior's Standards for Rehabilitation


6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Guidelines

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION




Trees and Planting Beds



LANDMARKS INFORMATION SERIES • NO. 2

Why is this important?
The relationship between a historic building and its site features such as green spaces, trees, planting beds, border walls and grade levels is important in defining the overall historic character of the building and the surrounding historic district.

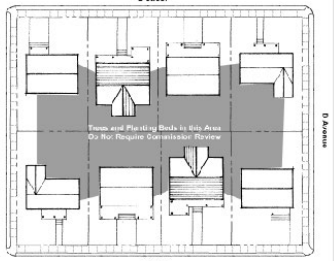


Gladstone Boulevard

NOTE: Retaining walls, hedge rows, fencing, sidewalks, and yard lighting require the review of the Landmarks Commission. Please contact Landmarks Staff for more information on these types of projects.

Landmarks Commission
of Kansas City, MO
414 E. 12th Street,
26th Floor City Hall
phone: (816) 513-2902
fax: (816) 513-2899

Where does the Commission review changes to Trees and Planting Beds?
In general, those portions of a building adjacent to the public right of way are significant to the character of the historic district or building and "substantial" changes to those areas will require the review of the Commission. If there is any question on whether or not your improvements require review, please contact the Landmarks staff at 816-513-2902 for further assistance.



Existing Trees
In residential areas containing diverse styles of architecture, trees confer a sense of visual unity to the neighborhood. Shady streets not only add to the visual character of a neighborhood, but also provide environmental benefits, such as natural cooling and air purification.

Existing trees should be preserved through proper pruning. Light annual pruning rather than severe pruning is recommended. Regular pruning does not require Commission review. A replacement program should be considered for aged or diseased specimens.

Removal of trees over 12 inches in diameter is considered "substantial" and would require the review of the Commission.

Trees along boulevards and parkways are often on City property; you should call the Parks and Recreation Department at (816) 513-7592 for information on trimming and/or replacement.



SUSTAINABILITY GUIDELINES FOR HISTORIC BUILDINGS

Historic Preservation Commission
Kansas City, Missouri
Adopted February 24, 2024



The Guidelines

#1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

EX: Blossom House (Quality Hill)

Residence



Office



The Guidelines

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

EX: Oak Tower
(before/after)



Stripping of
ornamental details
not recommended

Construct Addition

Simpson/Yeoman's Country Side



Construct Addition

Simpson/Yeoman's Country Side



View from 55th St

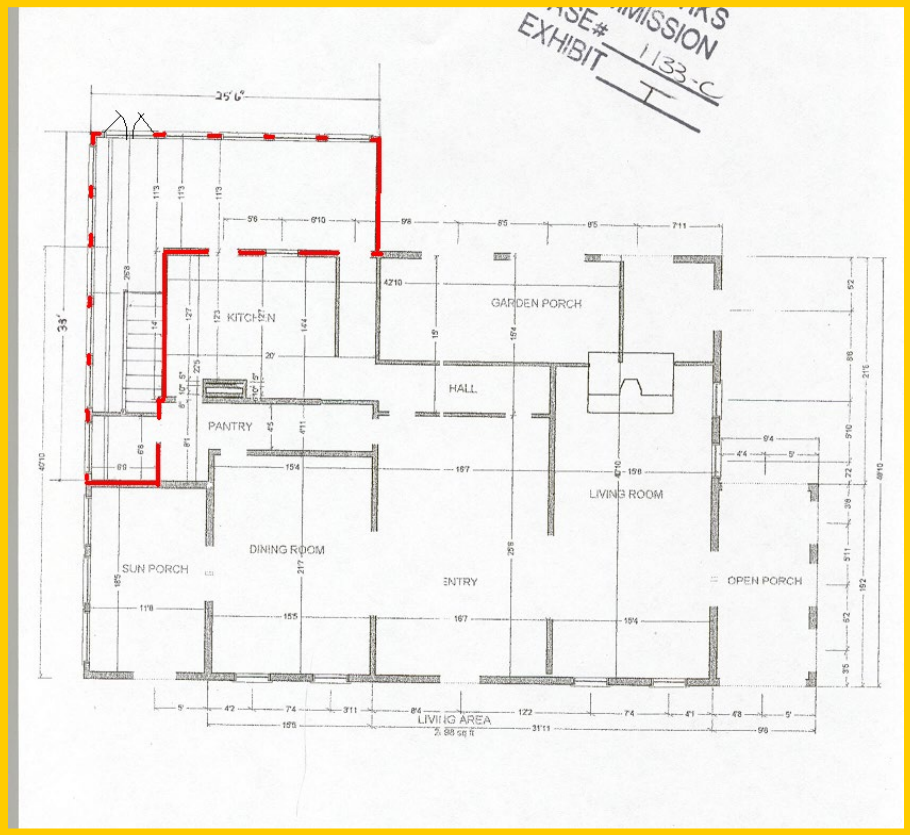


View from Wornall

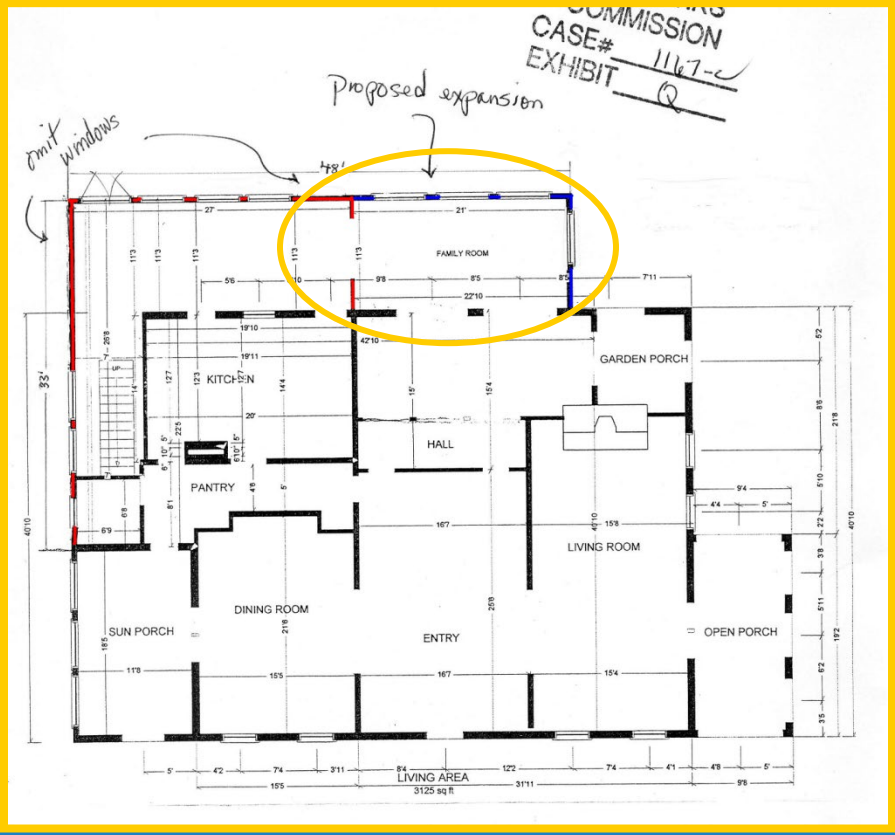
Under Construction

Construct Addition

Simpson/Yeoman's Country Side



Originally Proposed



Constructed

Construct Addition

Simpson/Yeoman's Country Side



View from 55th St



View from Wornall

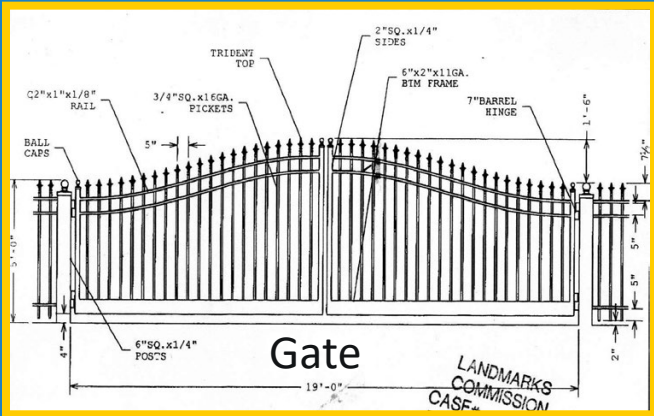
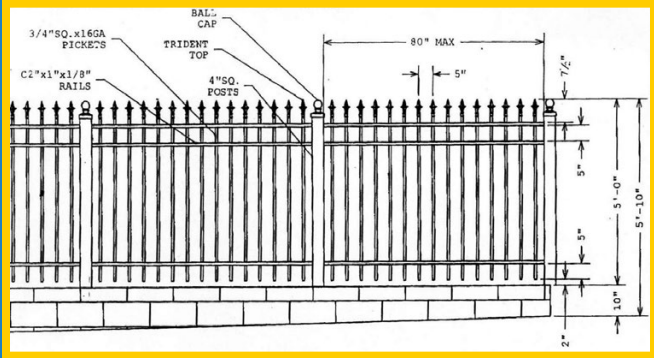
In Progress

Install Fencing

Old Hyde Park



Proposed



Install Fencing

Old Hyde Park



After

Replace Roofing

Joseph H. Foresman Residence



Existing



Proposed (in green)



Replace Roofing

Joseph H. Foresman Residence

Before



After



Repair tile roof:

23.2% of appraised value

Install composition roof:

7% of appraised value

The Guidelines

#3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, will not be undertaken.



Before



After

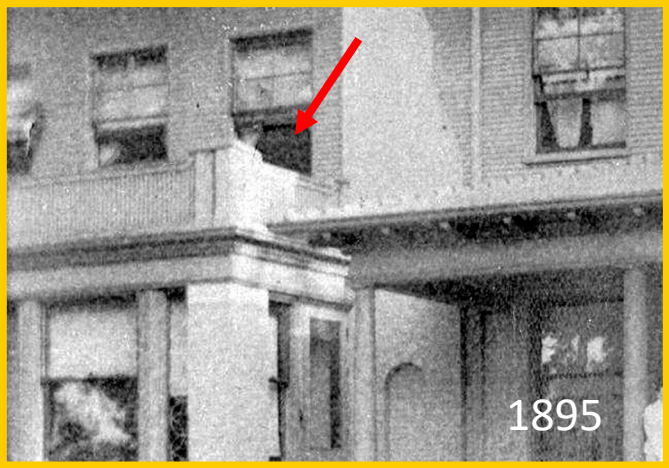
EX: Removing Victorian details and installing non-historic Greek Revival details not recommended

Replace Railing

Roanoke



Front Facade



1895

South Facade

Replace Railing

Roanoke



Before



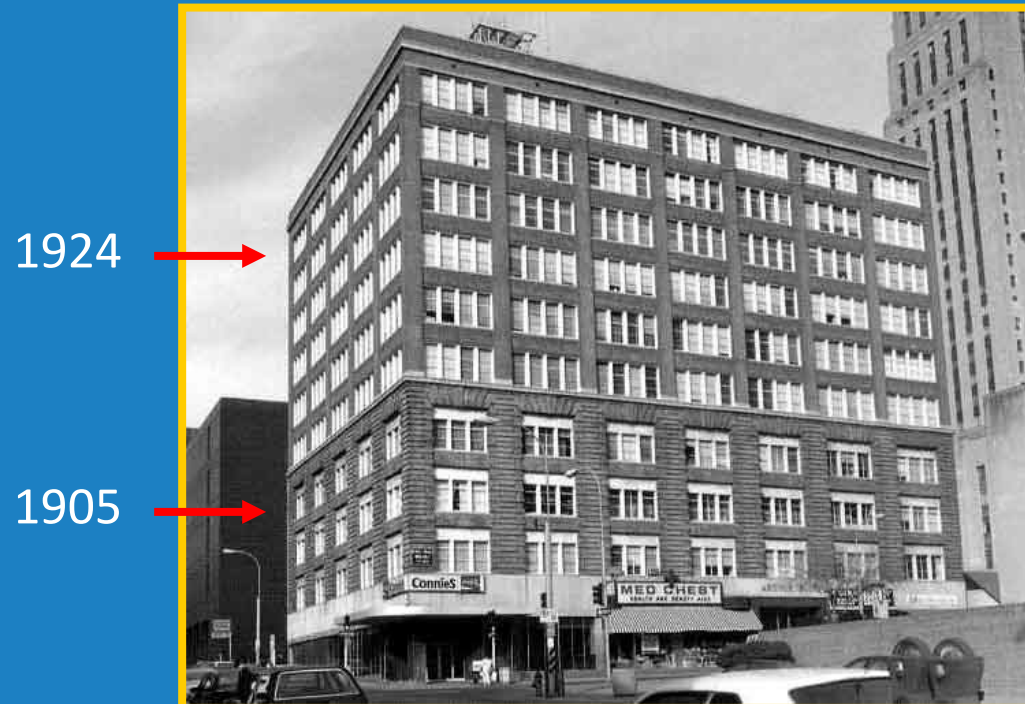
After

NOTE: Did not have to meet City Code

The Guidelines

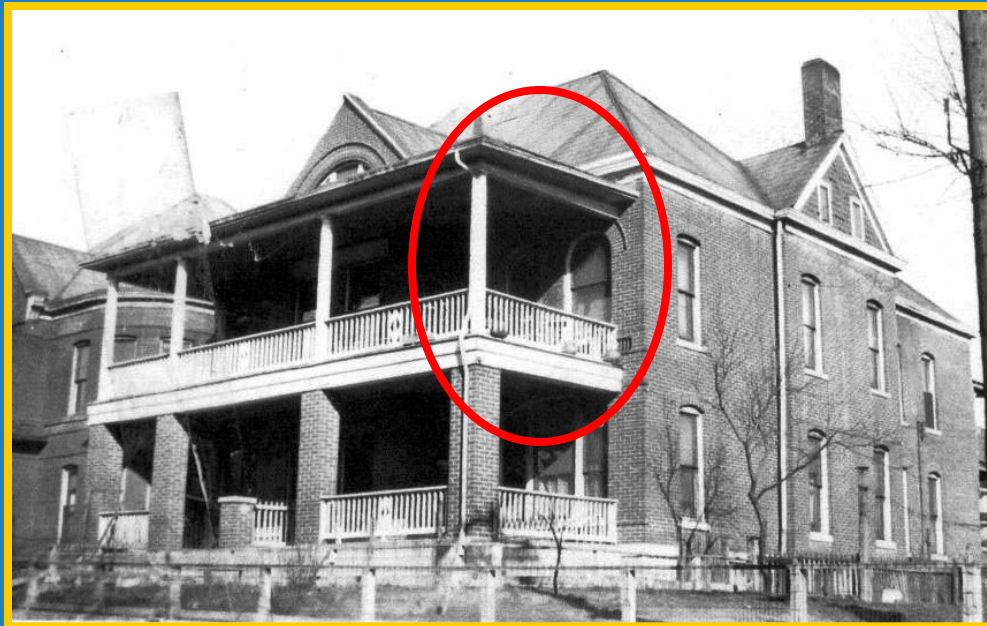
#4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

EX: Argyle Building



Reconstruct Porch

Pendleton Heights



1940



Today

EX: Porch not original but visible in historic photo

The Guidelines

#5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved.



EX: Improper paint scheme not recommended

Paint Exterior

Coleman Highlands



Proposed Color Scheme

Paint Exterior

Coleman Highlands



Before



After

The Guidelines

#6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

window decay beyond repair



Restore Pergola

Old Hyde Park



Before Restoration



1940

Restore Pergola

Old Hyde Park



Replace Windows

Southmoreland



1940 Tax Assessor's Photo



Before

Replace Windows

Southmoreland



Before



After

The Guidelines

#7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.



EX: Sandblasting not recommended

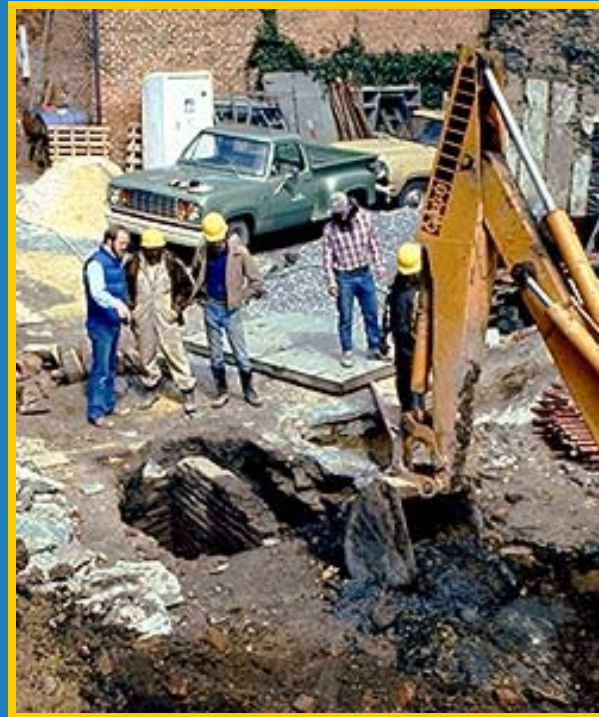
The Guidelines

#8: Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Recommended



Not
Recommended



The Guidelines

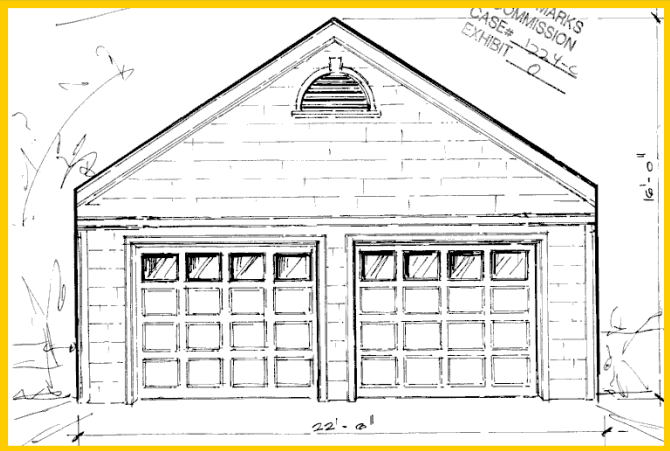
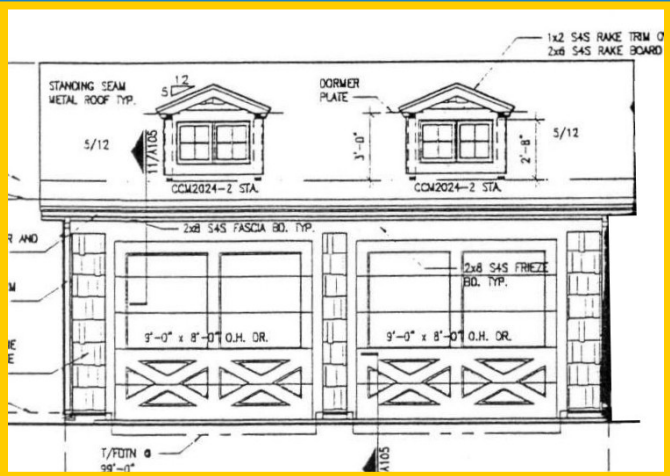
#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the historic integrity of the property and its environment.



Incompatible architectural additions not recommended

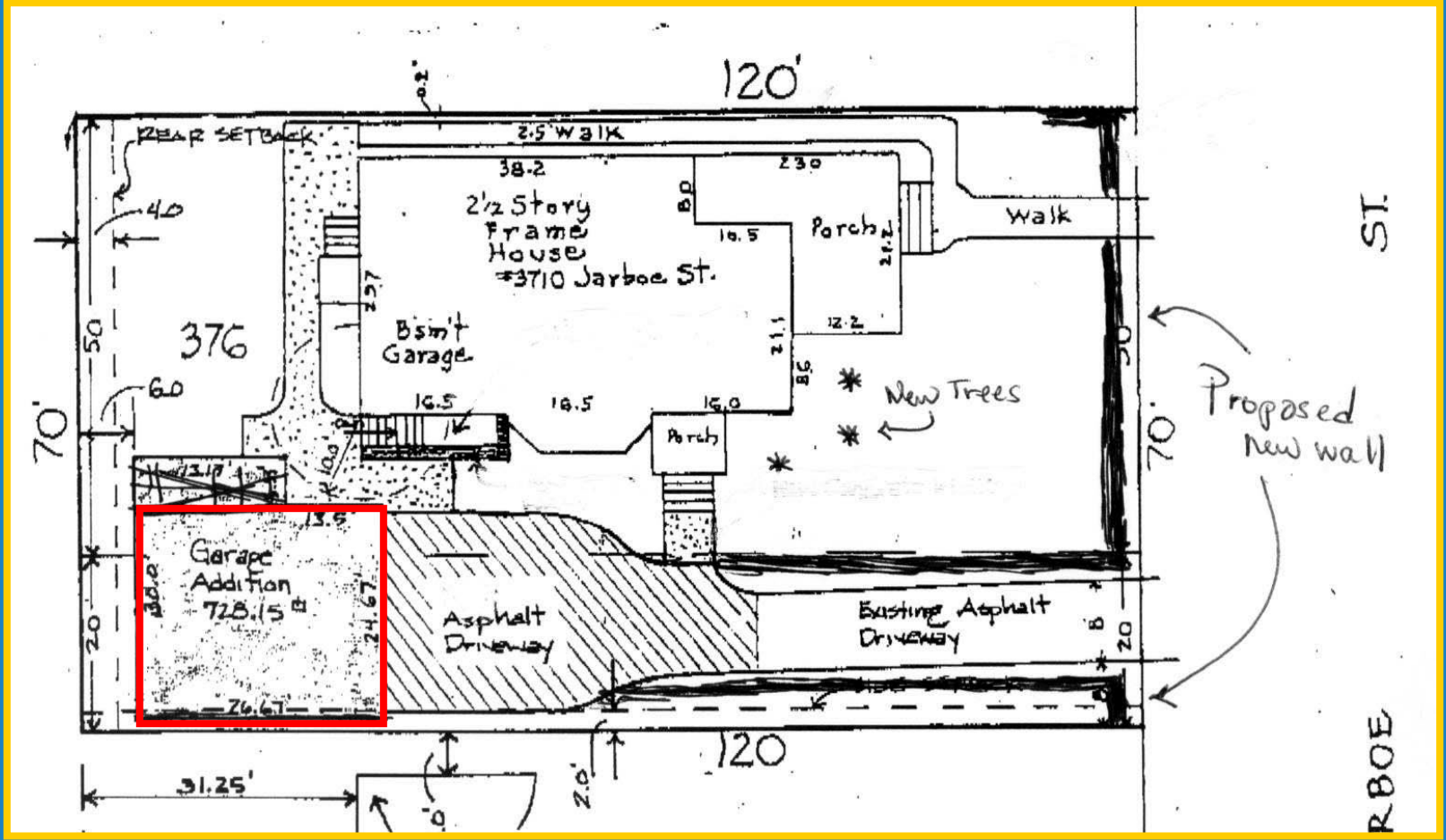
Construct Garage

Roanoke



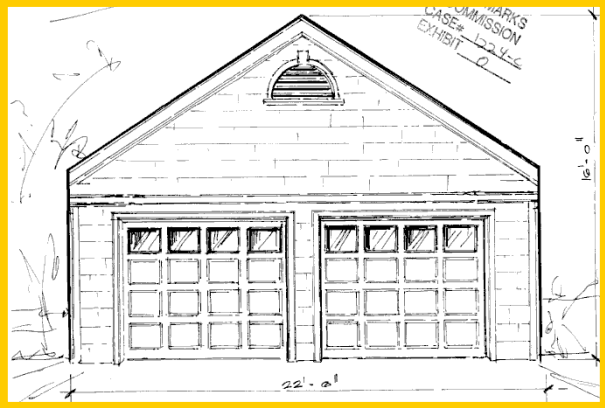
Construct Garage

Roanoke



Construct Garage

Roanoke



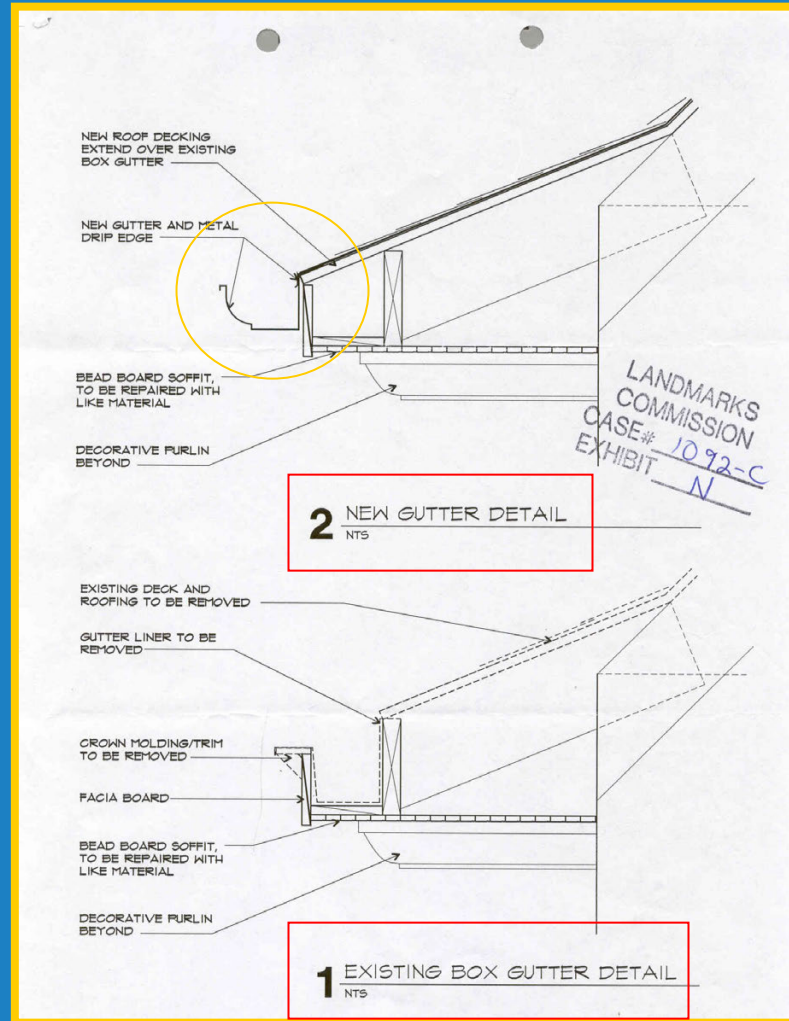
Cover Box Gutters & Install Gutters & Roofing

Old Hyde Park



Cover Box Gutters & Install Gutters & Roofing

Old Hyde Park



Cover Box Gutters & Install Gutters & Roofing

Old Hyde Park



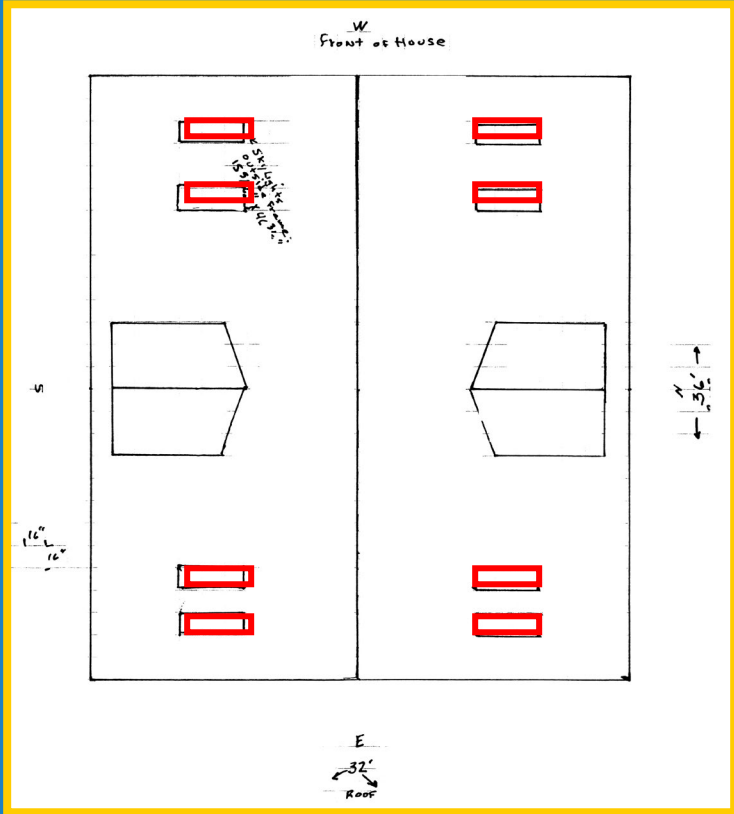
Before



After

Install Skylights

Greystone



Install Skylights

Greystone

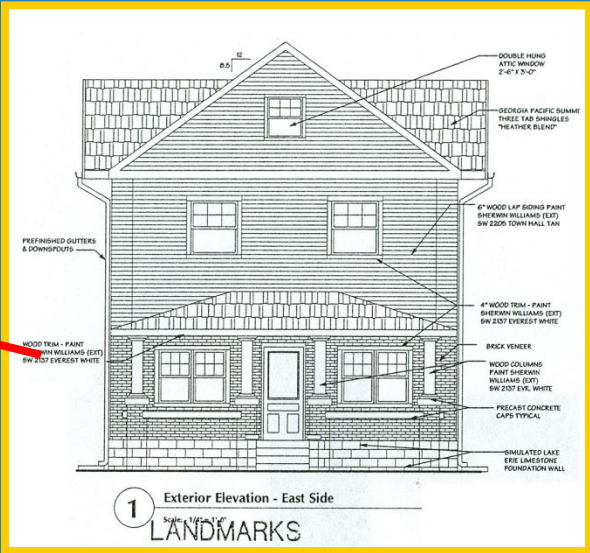
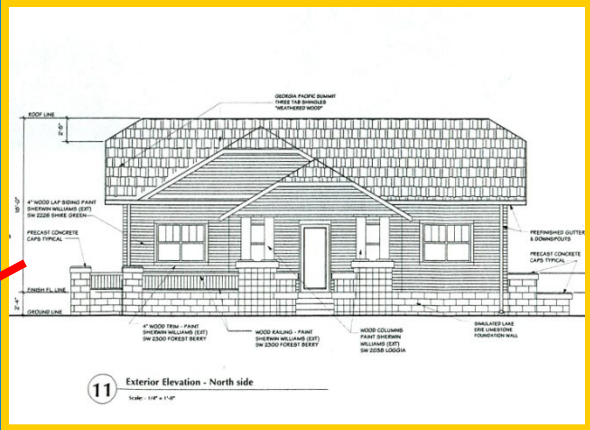
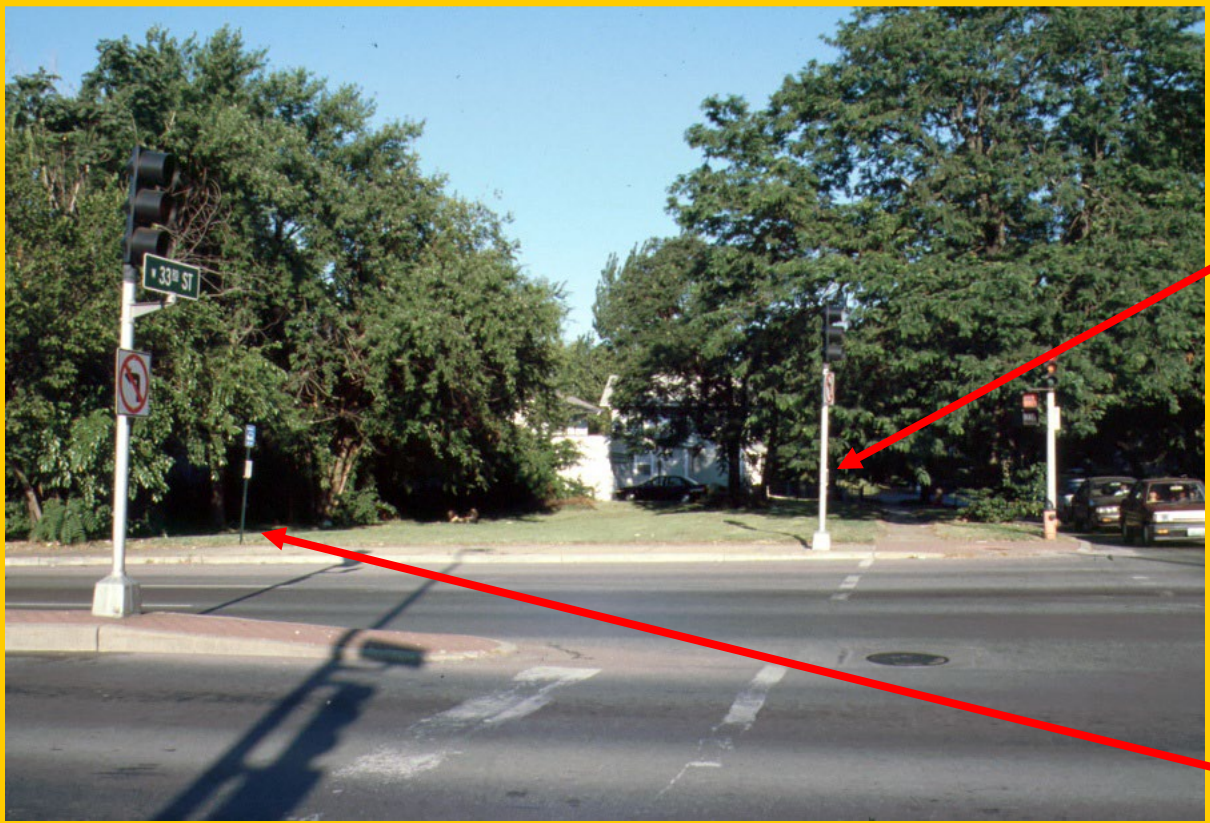


After

New Construct (Infill)

Coleman Highlands

Proposed



New Construct (Infill)

Coleman Highlands



After

The Guidelines

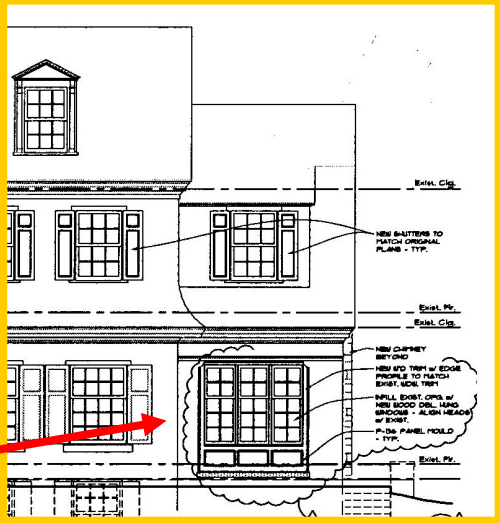
#10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Additions that compromise original form not recommended



Enclose Porch

Roanoke



Proposed

Enclose Porch

Roanoke



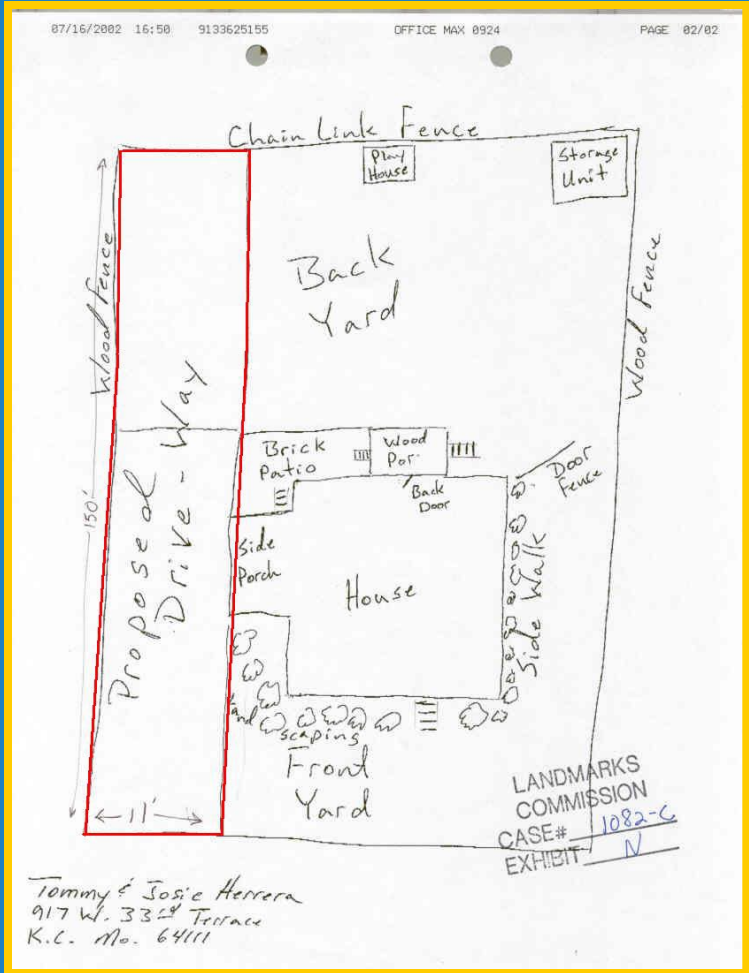
1940 (before)



After

Install Driveway

Coleman Highlands



Install Driveway

Coleman Highlands



Before



After

Construct Addition

Simpson-Yeomans/Country Side



1940

Replace Connector

Quality Hill



Before



After