

Where can I receive design assistance for an addition to my house?

The Department of Planning and Development historic preservation staff is available by appointment to aid you in providing design assistance when planning for your proposed additions and repairs to your historic house. Also, a design guidelines manual has been created for the local historic overlay district in which your house is located.

Is there historic information available regarding my historic property?

The Department of Planning and Development Historic Preservation staff maintains a historic property inventory on all surveyed properties.

If I have more questions, whom should I talk with?

Call the city staff liaison to the Historic Preservation Commission located in the Department of Planning and Development at 816-969-1600.



For more information

Contact the Planning and Development Department at (816)969-1600 or visit the historic preservation website at www.cityofls.net/development/historic-preservation.aspx

Historic Preservation

Frequently Asked Questions



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August, 2009

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What is a historic property?

A historic property is a parcel of land that is designated (or has been determined to be eligible for designation) at the local, state, or federal level. Properties eligible for local historic overlay district designation must have significant historic character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with the life of a person significant in the past; or convey high architectural or artistic values or archeological contributions.

How do I know if my property is a historic resource?

You may contact the Department of Planning and Development and speak with the liaison to the Historic Preservation Commission to find out if your property qualifies as a historic property.

What if my property qualifies as a historic resource?

If your house is listed in the city's local historic register, any alteration, addition, repair and demolition requires a Certificate of No Effect (CNE) or a Certificate of Appropriateness (COA) and/or, in many cases, a building permit. The CNE and COA are reviewed by the planning staff and the Historic Preservation Commission, respectively.



Who do I contact to have my property designated?

You may contact the liaison to the Historic Preservation Commission located in the Department of Planning and Development for information on historic designation of your property.

What are the benefits of designating my property?

There are a number of incentives for owners of designated historic properties. If your property is listed in the National Register of Historic Places, contact the State Historic Preservation Officer (SHPO) at 1-573-751-7858. If your property is listed in the city's local historic register, contact the Department of Planning and Development. Find out the difference between the National Register district listing and that of the local historic overlay district listing.

Can I paint my designated house any color I want?

Yes. The Lee's Summit Historic Preservation Commission does not regulate paint colors inside or outside of your house. The Commission does review how paint is removed from the exterior. Unpainted masonry must not be painted.

Is there a fee for a Certificate of Appropriateness or a Certificate of No Effect?

There is no application fee.

Can I put an addition on my historic property?

Yes, if the addition meets the designated design guidelines. The Lee's Summit Historic Preservation Commission requires that a Certificate of Appropriateness application be completed and the HPC review the proposed addition to determine if the addition meets the design guidelines for the local landmark or historic overlay district.

Do I need permission to perform ordinary maintenance on my designated historic house?

It depends on the scope of the project. Contact the planning staff for more information. Minor projects are those items that involve replacing existing material with the same materials or painting previously painted surfaces. A majority of these types of projects can be reviewed by the HPC liaison staff during the Pre-Application Conference and determined within five working days.

