

KANSAS CITY, KANSAS LANDMARKS COMMISSION
April 4, 2022
Minutes

The Kansas City, Kansas Landmarks Commission met in regular session (via Zoom Meeting) on Monday, April 4, 2022, at 6:10 p.m., with the following members present: Mr. David Meditz, Chairman Presiding, Mr. John Altevogt, Mr. Murrel Bland, Mr. Hank Chamberlain, Mr. Stephen Craddock, Ms. Beverly Easterwood, Mr. Jim Schraeder, Mr. Loren Taylor and Ms. Micki Welcome-Hill (Absent: French and Van Middlesworth). Mr. Gunnar H. Hand, AICP, Director of Planning, Ms. Janet L. Parker, CSC/APC, Executive Assistant, Ms. Emma Dambek, Historic Preservation VISTA (located in the Lobby of the Municipal Office Building), and Mr. Daniel Kuhn, Assistant Counsel, were also present.

Chairman Meditz called the meeting to order at 6:00 p.m.

Recording Secretary Parker read the following statement:

We would like to welcome those participating to the meeting of the Kansas City, Kansas Landmarks Commission. Due to COVID-19, the members are participating remotely by Zoom Webinar. Mr. David Meditz is serving as chairman this evening.

Please note the following instructions for the meeting:

If you are joining by Zoom Video, please make sure you have an appropriate background and plan to stay visible during the meeting.

Members - Use the raise your hand feature to speak, after Chairman Meditz recognizes you, unmute your microphone and please state your name when you begin to speak.

For those in attendance, use the "raise your hand" feature when you want to speak on an issue. The Chairman will recognize you when it is your time to speak, unmute your microphone and state your name and address before giving your comments.

If you have called in by telephone only or if you are having trouble logging into the Zoom meeting, please email planninginfo@wycokck.org as Secretary Parker is monitoring that email.

Proper meeting decorum is expected of all participating in the meeting and anyone who fails to act properly will be removed from the meeting. The City reserves the right to discontinue a meeting if any improper behavior occurs which prevents the uninterrupted conduct of business.

The format for this evening's meeting is as follows:

The applicant will make the opening statement explaining the proposal. Please note that the applicant will be given fifteen (15) minutes to present their case. The fifteen (15) minutes includes the applicant, consultants, and other members of the applicant's team. Members of the Landmarks Commission will then address any questions they may have to the applicant. Any persons wishing to speak in favor will then be called upon and

allowed to do so at that time.

Then those persons in opposition will be called upon and allowed to make their statements and ask questions. Please note that each member of the public who wishes to speak will be given five (5) minutes to express their opinions. Time may not be shared between speakers. Each speaker will be allowed to speak one (1) time unless a question is directed to them.

The Landmarks Commission is required to disclose any contact with regard to any application on the agenda. I will ask if any contact has been made with the public, Commissioners or other Landmarks Commission members, and at that time members of the Commission will disclose any contacts they may have had.

Application starts at 3:29:

CERTIFICATE OF APPROPRIATENESS CA2022-001 – HECTOR VEGA –

SYNOPSIS: Certificate of Appropriateness for siding replacement, front and rear door, rebuild of deck, new metal guard rail, gutters, siding of residential home, and window replacement (completed by previous owner) at 2916 Parkwood Boulevard, located in the Parkwood Historic District, a Kansas City, Kansas Historic District.

Recording Secretary Parker asked if any members had contact to disclose concerning this case. (No one responded in the affirmative).

Present in Support:

Hector Vega, applicant, 2916 Parkwood Boulevard, Kansas City, Kansas 66104

Present in Opposition:

No one appeared

Staff Recommendation Starts at 7:40: Planning Director Hand stated that the property is in the Northeast Area Master Plan in the Parkwood Historic District. This property came to staff from the Building Inspection Department as a Stop-Work Order. The applicant took over an existing renovation project and was unaware that he needed a Certificate of Appropriateness to apply for a building permit. Staff has worked with the applicant on this project. Some work on the front had been already started, but not completed. Staff has received no letters in support nor in opposition. Director Hand discussed staff's conditions of approval. Staff recommends approval subject to the conditions in the staff report.

Chairman Meditz asked if the applicant is aware of the conditions of approval. Director Hand states yes, staff worked with the applicant on this project.

Motion and Vote Starts at 12:52:

On motion by Mr. Schraeder, seconded by Mr. Chamberlain, the Landmarks Commission voted as follows to **APPROVE Certificate of Appropriateness CA2022-001:**

Altevogt: Aye
Bland: Aye
Chamberlain Aye
Craddock: Aye
Easterwood: Aye
French: Not Present
Hill Aye
Meditz: Chairman
Schraeder: Aye
Taylor: Aye
Van Middlesworth: Not Present
Motion to **APPROVE Passed: 8 to 0**
Subject to:

1. **Siding must be installed horizontally on every façade;**
2. **Three (3) windows must be reinstalled on the South façade and main window on the West façade must be reinstalled to match the original (see 2012 Google image);**
3. **All windows must have 6 over 1 muntin,**
4. **All vinyl windows and doors must be installed with historic materials, either metal or wood, and;**
5. **All future work must obtain a Certificate of Appropriateness from the Planning and Urban Design Staff, prior to receiving the proper permits from the Building Inspection Division.**

Application starts at 14:28:

HISTORIC DESIGNATION APPLICATION HD2022-001 – SHELLY CUTCHLOW WITH ANTIOCH BAPTIST CHURCH – SYNOPSIS: Consideration of Historic Designation of the Antioch Baptist Church (Immanuel Baptist Church) at 1335 Quindaro Boulevard.

Recording Secretary Parker asked if any members had contact to disclose concerning this case. (No one responded in the affirmative).

Present in Support:

- Shelly Cutchlow, applicant, Antioch Baptist Church
- Rev. Sullivan, Pastor of Antioch Baptist Church
- There were 13 persons present in support that did not speak

Present in Opposition:

No one appeared

Staff Recommendation Starts at 20:10: Planning Director Hand stated that this is the first historic designation this year and the first in many years. The property is located in the Northeast Area Master Plan. The original structure was built in 1921 and expanded in 1951. He stated that Staff had an extensive review period with the applicant. The original church was Immanuel Baptist Church, which will be the name used on the historic designation. Staff also did extensive research and consulted with the Kansas State Historic Preservation Office (SHPO). The applicant is working with staff and SHPO to submit a National and State Historic Preservation application. If that designation is approved, the church would be eligible for State Tax Credits. The local designation would apply to everything done to the exterior and if National and/or State designation is received, SHPO would be responsible for interior review. Staff recommends approval of this application.

Motion and Vote Starts at 24:15:

On motion by Mr. Chamberlain, seconded by Ms. Easterwood, the Landmarks Commission voted as follows to **recommend APPROVAL** of Historic Designation Application **H2022-001 subject to all items and conditions in the staff report:**

Altevogt:	Aye
Bland:	Aye
Chamberlain	Aye
Craddock:	Aye
Easterwood:	Aye
French:	Not Present
Hill	Aye
Meditz:	Chairman
Schraeder:	Aye
Taylor:	Aye
Van Middlesworth:	Not Present

Motion to recommend **APPROVAL Passed:** 8 to 0

CLG/SHPO Agreement Update Starts at 26:25 – Director Hand stated that Staff has some resumes and applications that need to be submitted for the application to be submitted to SHPO. Secretary Parker will contact the members that need to submit their information.

Historic Preservation and SOAR Starts at 30:10 – Assistant County Administrator Melissa Sieben updated the Commission on the SOAR program with relation to Historic Preservation.

Update on Westheight Apartments National Park Service Part II Starts at 39:07 – Ms. Cynthia Ammerman and Mr. Shawn Stallworth, owner of the property, appeared to

update the Commission on this project. (PowerPoint presentation is part of the record).

Downtown Historic and Downtown Churches Multiple Listing Update (Survey Site Tour Debrief) Starts at 52:40 – Ms. Cynthia Ammerman, Polis, consultant for this project, updated the Commission on the project. (Presentation is part of the record).

Reports Start at 1:03:45:

Update from Outreach Subcommittee – Chairman Schraeder stated that he does not have a subcommittee report. He stated that he would recommend that the consultant continue to include the 7th Street Methodist Church in the multiple churches listing until such time as the KCKCC project moves forward.

Planning Director's Report Starts at 1:07:02:

1. HPF Grant Funds – Director Hand stated that Staff submitted an application to SHPO for a City-Wide Historic Preservation Plan last month. A decision is expected in mid-summer. He will attend the Neighborhood and Community Development Subcommittee on May 9, 2022 to request approval to pursue the grant.
2. Historic Preservation Month (May 26, 2022 – 7:00 p.m.) Board of Commissioners Presentation – Director Hand stated that Staff is still working on the presentation. The outline was shared with the Commission previously. The “draft” presentation will be sent to the Commission ahead of the May 2, 2022 meeting.

Old Business Starts at 1:13:00:

1. Sauer Castle Update – Director Hand stated that he does not have an update for the Commission. Staff has received emails from the owner's contractor concerning the status of their building permit and Certificate of Appropriateness.

New Business:

None

Next Meeting – May 2, 2022 at 6:00 p.m.

The meeting adjourned at 7:15 p.m. (1:14:06)