

KANSAS CITY, KANSAS LANDMARKS COMMISSION
August 7, 2023
Minutes

The Kansas City, Kansas Landmarks Commission met in regular session (via Zoom Webinar and in the Commission Chamber) on Monday, August 7, 2023, at 6:00 p.m., with the following members present: Mr. David Meditz, Chairman Presiding (Commission Chamber), Mr. Murrel Bland (Zoom), Mr. Stephen Craddock (Zoom), Mr. Loren Taylor (Zoom), Ms. Micki Welcome-Hill (Zoom), and Mr. Charles Van Middlesworth (Zoom). (Absent: Chamberlain, Easterwood and Schraeder). Ms. Janet L. Parker, CSC/APC, Executive Assistant to Director Gunnar H. Hand (Zoom), Mr. Randy Greeves, Historic Preservationist (Chamber), and Mr. Daniel Kuhn, Assistant Counsel (Zoom), were also present.

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

CONSIDERATION OF THE JUNE 5, 2023, MINUTES – Tabled until the next meeting.

Secretary Parker read the statement into the record: “We would like to welcome those participating to the meeting of the Kansas City, Kansas Landmarks Commission. Members are participating remotely by Zoom Webinar or in person in the Commission Chamber. 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 via Zoom, use the “raise your hand” feature when you want to speak on an issue. Chairman Meditz will recognize you when it is your time to speak. Please unmute your microphone and state your name and address before giving your comments.
- If you are in the Commission Chamber, please come to the microphone when the agenda item is called and Chairman Meditz will recognize you when it is your time to speak.
- 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 7:05 and the applicant was not present:

CERTIFICATE OF APPROPRIATENESS CA2023-006 – CHRYSTAL BAUGHER, Certificate of Appropriateness for installation of vinyl windows (replacement windows) for the McGrew House at 1010 Quindaro Boulevard, a contributing structure in the Parkwood Historic District, listed as a Kansas City, Kansas Historic District. Detailed Outline of Requested Action: The applicant, Chrystal Baugher, is requesting a Certificate of Appropriateness at 1010 Quindaro Boulevard for alterations to the property. Applicant has proposed the following Scope of Work:

Windows

- Replacing 10 wooden windows in the house with one over one (1/1) vinyl windows.

The McGrew House is a contributing property in the Parkwood Historic District. The contributing, historic, or notable architectural features that may be affected by the proposed scope of work include the historic aluminum windows.

Recording Secretary Parker asked if any member of the Commission had any contact to disclose. No one responded in the affirmative.

Present in Support:

- No one appeared

Present in Opposition:

- No one appeared

Staff Recommendation Starts at 8:23: Historic Preservationist Greeves stated that this request is for a Certificate of Appropriateness for replacement of wooden windows with vinyl windows. Some of the windows in the house were replaced with vinyl windows prior to the filing of this application. He further stated that Staff has had several conversations with the homeowner and contractor regarding replacing the windows in-kind. The contractor has expressed that they are unable to do so. Under the Unified Government Zoning Code and best practices of historic preservation, vinyl windows are not suitable replacements for wooden windows. Staff recommends denial of this application.

The Landmarks Commission directed questions to the Staff.

Recording Secretary Parker stated that the applicant was made aware of the meeting through three (3) emails with the details of the meeting and a notice in the mail.

Motion and Vote Starts at 12:53:

On motion by Mrs. Welcome-Hill, seconded by Mr. Craddock, the Landmarks Commission voted as follows to **DENY CA2023-006 as it is not in compliance with the Unified Government Code, and does not comply with the Secretary of the Interior Standards for the repair/replacement of windows for historic homes and it will not promote the health and safety of the City of Kansas City, Kansas:**

Bland:	Aye
Chamberlain	Not Present
Craddock:	Aye
Easterwood:	Not Present
Welcome-Hill	Aye
Meditz:	Chairman
Schraeder:	Not Present
Taylor:	Aye
Van Middlesworth:	Aye

Motion to **DENY Passed:** 5 to 0

Reports Start 15:30:

1. **Outreach Committee** – Sub-Committee Chairman Schraeder was not present.
2. **Planning + Urban Design Report:** Report was given by Historic Preservationist Randy Greeves.
 - i. CLG/SHPO Agreement – The agreement has been executed and he has begun conducting the requisite State Law reviews as needed. He has completed four (4) reviews the last two (2) months.
 - ii. City-Wide Historic Preservation Plan Update – Focus group meetings were held last month. The consultant team met with members of the community to obtain their input. He further stated that August 14th will be the next engagement opportunity for Plan KCK, the Prosperity Summit

meeting, which is to be held in the Memorial Hall Ballroom from 1:00 to 3:00 p.m. The economic impact of historic preservation and the use of tools such as the Main Street Program will be discussed.

- iii. Downtown Historic Commercial District and Downtown Multiple Listing Update – State Historic Preservation Office (SHPO) is reviewing the nomination. Staff hopes to have their comments soon in order to continue to move through the process and the final review by the National Parks Service.
- iv. 1335 Quindaro Boulevard – Immanuel Baptist Church (Antioch Baptist Church) was added to the Kansas State Register of Historic Places on August 5, 2023. This property, along with 2700 Sewell Avenue, i.e. Vernon School, have been sent to the National Parks Service for National Register Listing consideration.

Old Business Starts at 18:37:

1. National Register Nomination – CHWC for Church of Christ Scientist at 1719 Tauroomee Avenue Update - Historic Preservationist Greeves stated progress has been made on this National Register nomination. He stated that he has completed the first draft and Director Gunnar Hand is reviewing. Once his review is completed, he will include the additional information such as pictures, maps, etc. His goal is to have the nomination ready for the November meeting of the State Historic Preservation Board for consideration of state designation. Chairman Meditz stated that Mr. Greeves has reached out to the Commission for assistance for more information on the structure and Chairman Meditz encouraged the Commission to assist Mr. Greeves.

New Business Starts at 20:46:

1. Historic Preservationist Report on monthly reviews.
 - i. Completed 4 State Law reviews.
 - ii. Almost caught up from the back log of reviews from earlier this year before the agreement with SHPO was put into place.
 - iii. Mr. Greeves anticipates being busy with reviews the next couple of months.
 - iv. He stated that he is working on a special guest presentation for the September Landmarks Commission meeting on murals on brick walls in historic districts.

Next Meeting – Tuesday, September 5, 2023, at 6:00 p.m.

The representative for the applicant for CA2023-006 appeared on the Zoom meeting. Chairman Meditz informed him that the application was heard and denied and encouraged him to contact Historic Preservationist Randy Greeves for future progress on this property.

The meeting adjourned at 6:29 p.m.