



Planning and Urban Design

Landmarks Commission Staff Report

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To: Kansas City, Kansas Landmarks Commission

From: Planning and Urban Design Staff

Date: November 7, 2022

Re: **Certificate of Appropriateness Petition CA2022-007**

GENERAL INFORMATION

Applicant:
Sandra Davilla

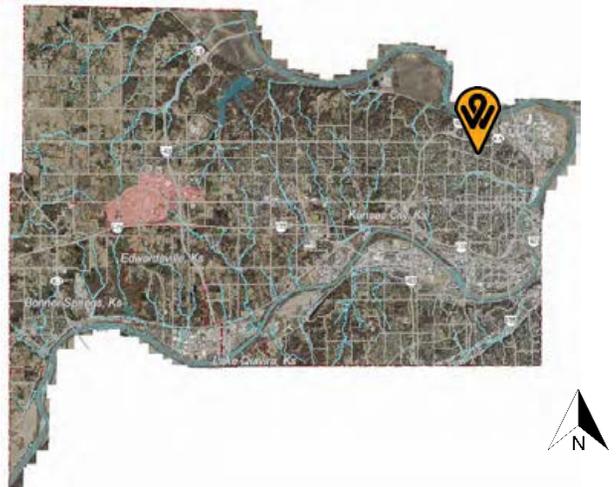
Status of Applicant:
Property Owner
1616 South 13th Street,
Kansas City, Kansas 66103

Requested Action:
Certificate of Appropriateness for alterations
in an Historic District.

Date of Application:
August 19, 2022

Purpose:
To approve a Certificate of Appropriateness
for the alteration of windows, siding, rear
deck, and front and rear doors.

Property Location:
2924 N. 10th Street
Kansas City, Kansas 66101



Historic Property Name: Not applicable.

Commission District: Commissioner At-Large District #1: Melissa Bynum
District #1 Commissioner: Gayle Townsend

Historic Status: The subject property is located within the environs of the Parkwood Historical District.

Existing Zoning: R-1(B) Single-Family District

Adjacent Zoning:
North: R-1(B) Single-Family District
South: R-1(B) Single-Family District
East: R-1(B) Single-Family District
West: R-1(B) Single-Family District

Adjacent Uses:
North: Single-Family Residence
South: Single-Family Residence
East: Single-Family Residence
West: Single-Family Residence

Total Tract Size: 0.13 Acre

Master Plan Designation: The Northeast Master Plan designates the subject property as Single Family. The Single Family district is intended to protect established single family neighborhoods.

Major Street Plan: The Major Street Plan designates 10th Street as a Collector Street.

Advertisement: The Wyandotte Echo – September 8, 2022
Letters to Property Owners – October 18, 2022

Public Hearing: November 7, 2022

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Sandra Davilla, is requesting a retroactive Certificate of Appropriateness at 2924 North 10th Street to alter windows, siding, and doors for work done by the previous owner without a permit, as well additional remediation work, including repairs to historic features, rehabilitation of removed features, and necessary maintenance. The detailed scope of work includes the following:

Windows and Doors

- Removal of two (2) 1/1 (one over one) wooden sash windows on the north and south elevations;
- Resizing one (1) window by 50%, reducing it to a single pane on the north elevation;
- Repositioning of one (1) door on the east elevation;
- Replacement of two (2) doors on the east and west elevations;
- Returning the two (2) 1/1 (one over one) wooden sash windows that were removed on the north and south elevations; and,
- Restoring all 20 remaining 1/1 (one over one) wooden sash windows on all four elevations and levels of the house.

Siding

- Replacement of siding on the first floor with stucco;
- Repairing the wooden shingle siding on both dormers on the roof, and the rear “mud” room on the first floor; and,
- Removing the stucco placed around the rusticated limestone foundation.

Foundation

- Repointing the mortar of the limestone foundation.

Other

- Repair the soffits around the house using in-kind materials; and,
- Repair the stairs leading to the mud room at the rear of the building using similar design and materials to that of the stairs leading to the front porch.

City Ordinance Requirements: Code of Ordinances §27-80 – §27-169

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There have been no Noise or Disturbance complaints at the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. There have been several Notices of Violation on the subject property due to weeds, unsecured structure, and other violations. The applicant seeks to correct

these violations through the work proposed in this application.

Outstanding or Related Permits and Cases:

1. There are no outstanding or related permits on the subject property.

SCOPE OF WORK

1. Identify the architectural features that will be altered or removed.

The scope of work includes replacing the siding with stucco, covering two (2) windows one (1) on the north elevation, one (1) on the south elevation, resizing one (1) window on the north elevation, replacing two (2) exterior doors, and shifting the front door approximately 90 inches to the North on the East elevation. Additionally, the scope of work has been expanded to also include repairing the siding on the rear mud room, replacing siding on the north and south dormer, removing the stucco wall covering from around the foundation, repointing the mortar of the foundation, repairing the soffit around the entire house, repairing the stairs leading to the rear mud room matching the stairs leading to the front porch, repairing two (2) of the windows that have been removed, and restoring the 20 remaining 1/1 (one over one) wooden sash windows on all elevations and levels of the building. The soffits around the roof of the building have begun to deteriorate, and as such should be repaired using in-kind materials in order to protect the rest of the building. The addition of gutters to help control roof runoff will also help to address the issue of water infiltration and erosion. Also, previous actions, such as a suspected basement enlargement and the addition of stucco to the limestone foundation, has led to deterioration of the mortar, as well as foundational shifts. These should be inspected and repaired by a professional as soon as possible to ensure stability of the building.

2. Identify any architectural or historic features on the property (but not incorporated into the primary structure) that will be altered or removed.

No architectural or historic features located off the primary structure are proposed to be altered or removed.

3. List all other exterior renovations and identify the alterations or demolitions proposed. Any relevant current and proposed dimensions must be provided.

For a comprehensive list of qualifying exterior work, see the *Detailed Outline of Requested Action* in the “Proposal” section in this report.

FACTORS TO BE CONSIDERED

Per Section 27-151(i), one of the following criteria must be met for the named Certificate of Appropriateness to be granted.

1. **The changes proposed are not visible from any public street, alley, park or other public place.**

The proposed changes are visible from 10th Street and Roswell Avenue.

2. **That such changes are in accord with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.**

- A. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

The subject property has historically been a single-family residence. The subject property will continue to be utilized as a single-family residence.

- B. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

The scope of work did not maintain the historic character of the property, as two (2) windows were removed and covered, and one (1) was substantially (50%) resized. Additionally, the front door was shifted to the North by approximately 90" presumably for the installation of a bathroom. The subject property at one time had a different siding on the first floor from what exists now, but information on the original siding has been lost. Since at least 2003, the property has had primarily stucco siding with some shingle siding remaining on the north and south dormers, as well as the rear mud room. Additions added to the applicants original scope of work seek to rectify some of the damage that has been done by the previous owner(s).

- C. **Each property shall 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 architectural elements from other buildings, shall not be undertaken.**

The proposed changes to be made to the building do not create a false sense of historical development. Whereas it is thought that the stucco covering on the building is not original due to its uneven application and the covering of the rusticated limestone foundation, it is not a feature that has been drawn from other buildings in the area. The other changes in the scope of work are aimed at identifying and rectifying damage done due to degrading and removed architectural features of the building.

D. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

No changes made to the property have historic significance in their own right. All changes should be restored to the original design and construction methods using in-kind materials as appropriate.

E. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The building is a variation of the Shotgun style. Like most Shotgun style homes it is front gabled and longer than it is wide, has a full width front porch. This example is wider than most and has dormers in the roof. Distinctive features of this building include the wooden shingle siding found on the dormers and rear mud room and the limestone foundation.

F. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The scope of work proposed to repair the remaining historic 1/1 (one over one) wooden sash windows found on all elevations using in-kind materials, as well as replacing two (2) of the same windows that were removed from the building according to pictorial evidence. The deteriorated wooden shingles found in both dormers and on the rear mud room will be replaced in-kind, and damaged floorboards in the mud room will be replaced as needed.

G. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The applicant's scope of work does not indicate that there will be any chemical or physical treatments to the building that would cause damage to historic materials. See the Secretary of the Interior's Standards for the Treatment of Historic Properties section on how to best restore masonry to learn more about the best practices recommended for repointing masonry and removing stucco.

H. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

No archeological resources have hereunto been discovered. If in the course of work allowed under these environs review archeological resources are discovered, applicants must contact the Planning and Urban Design Staff to

arrange specific preservation and mitigation measures. Contact the Planning and Urban Design Department at 913-573-5750 and /or planninginfo@wycokck.org for assistance.

- I. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

The addition of the stucco siding is thought to have removed historical features of the original siding of the building, however no evidence remains as to what that siding may have been, aside from wooden shingles found on both dormers and on the rear mud room. It is possible that these shingles were used only at the locations mentioned, but some buildings have been completely covered by shingles. It is not typical of buildings in the Parkwood District, or at least near the applicant's building, to use wooden shingles as an architectural feature, so it is not possible to draw a conclusion from the surrounding environment. The Parkwood Historic District is primarily comprised of a local vernacular of building whose defining characteristics include a front facing gable, one and a half (1 ½) stories, shed dormers, and a full width porch, but do not seem to share building materials as character defining features. Evidence that the stucco is a modern addition include the uneven application around the foundation of the building in which it is not found on the north façade but covers the rusticated limestone base elsewhere. Despite the assumed removal of the original siding, the stucco is clearly differentiated from the old and is compatible with the massing, size, scale, and architectural features of the building.

- J. **New additions and adjacent or related new construction shall 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 applicant's scope of work does not propose any new construction or additions adjacent to the principal structure.

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments: Much of the proposed scope of work is retroactive, as much of the work was completed prior to the applicant acquiring the property, including siding replacement, relocation of the front door, the removal of two (2) 1/1 (one over one) wooden sash windows on the North and South elevation, and resizing of one (1) window on the North elevation. The Applicant has added the restoration of two (2) of the removed windows on the north and south elevations, removal of the stucco from around the rusticated limestone foundation, in-kind repairs to all windows, in-kind repair/replacement of any shingles found on the dormers and the rear mud room, repairs to the mud room and the stairs leading up to it, and repairs to the limestone foundation.

STAFF RECOMMENDATION

Staff recommends that the Kansas City, Kansas Landmarks Commission make the findings contained within the staff report and recommends **APPROVAL** of **CA2022-007** subject to all comments and suggestions outlined in this staff report, subject to the following conditions:

1. The remaining 1/1 (one over one) wooden sash windows will be repaired rather than replaced;
2. If the building owner thinks repair of the windows is impossible sufficient proof must first be submitted to the Planning Department at rlgreeves@wycokck.org before in-kind (i.e., wood) replacement will be allowed;
3. One (1) window in each of the North and South facades will be returned or replaced with 1/1 wooden sash windows;
4. The resized window (50%) in the north façade will be kept as is;
5. The stucco surrounding the rusticated limestone foundation of the property will be removed;
6. The limestone foundation will be repointed and repaired in accordance with the Secretary of the Interior Standards for the Treatment of Historic Properties;
7. The stucco around the first floor of the building will be left as is;
8. The wooden shingle siding in both dormers and on the back mud room will be repaired or replaced in-kind;
9. Repairs to the structural elements and stairs of the mud room will be done with in-kind materials, with the stairs to match those found at the front porch in style and material use;
10. The soffits around the roof will need to be repaired with in-kind materials, as it is currently an infiltration point for animals;
11. Gutters will need to be installed on the building in order to protect the building from further water and erosion damage;
12. The foundation should be inspected as it seems to be having negative impacts on the building and may become a risk. It is thought that the mortar eroding from the foundation and what appears to be an expansion of the basement have led to weakening of the foundation and allowed the house to shift to the north;
13. The applicant will contact the Building Inspection at (913) 573-8620 to assess the building for code violations and to ensure proper action is taken in regard to safety and the stability of the building;
14. A building permit is required for a permanent structure greater than 120 square feet. Please contact the Building Inspection Division at (913) 573-8620 to begin that process;
15. As much of the above was already done without the proper building permits, pending the approval of this Certificate of Appropriateness, the building owner must seek a retroactive building permit, and have the building inspected to insure that all previous work complies with local building ordinances; and,

16. All future exterior work must first obtain a Certificate of Appropriateness before seeking a building permit.

ATTACHMENTS LIST

Aerial Imagery
Historic District
Zoning
Land Use Map
Elevations
Site plan
Site photos
Site Photographs Provided by Applicant, Dated August 2022

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Landmarks Commission</u>
Public Hearing	November 7, 2022
<i>Entitlement</i>	

STAFF CONTACT: **Randy Greeves, Historic Preservationist**
rlgreeves@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Landmarks Commission **APPROVE** Petition **CA2022-007** as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of Urban Planning and Land Use Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Landmarks Commission:

1. _____;
2. _____; And
3. _____."

OR

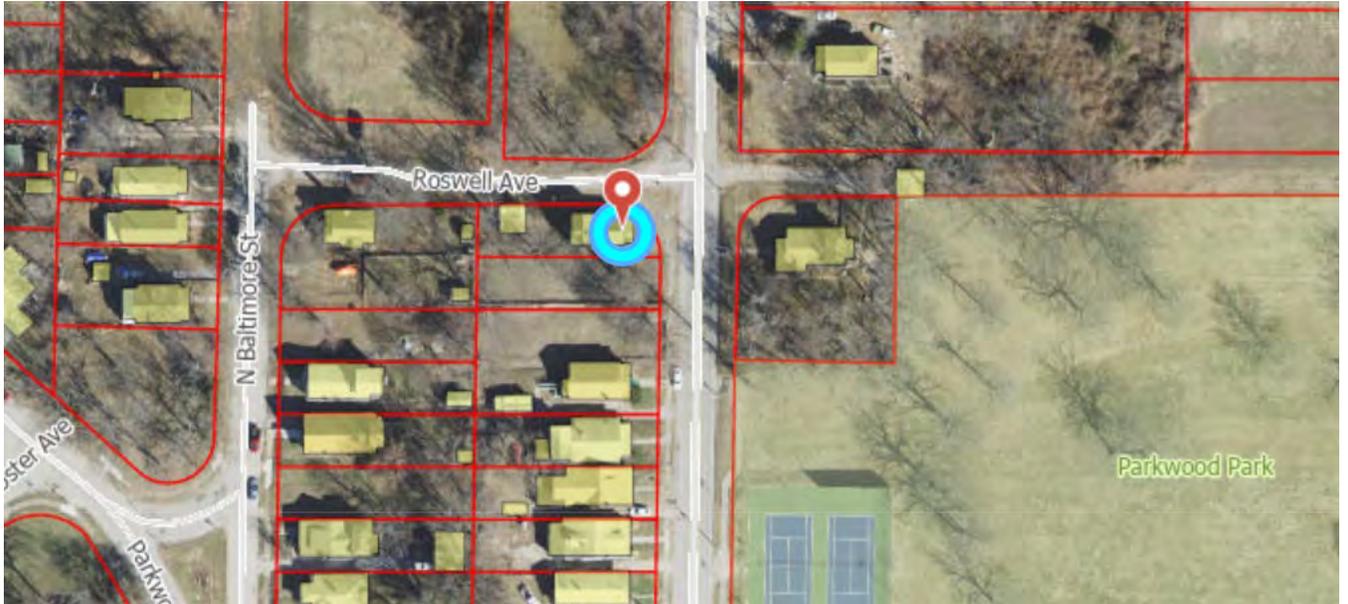
I move the Kansas City, Kansas City Landmarks Commission **DENY** Petition **CA2022-007**, as it is not in compliance with the City Code and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned:

1. _____;

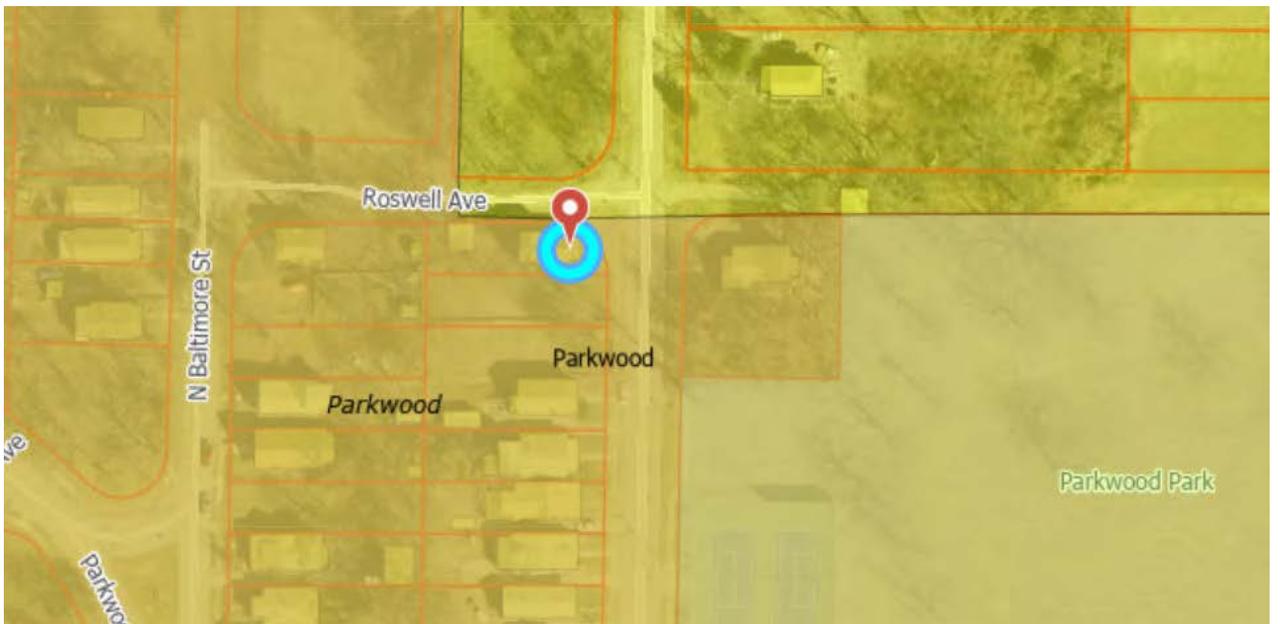
ATTACHMENTS

ATTACHMENTS NAME

PLAN AERIAL



HISTORIC DISTRICT



ZONING



LAND USE



PHOTOS OF THE PROPERTY, SUBMITTED BY THE APPLICANT, DATED AUGUST 2022

EAST- FRONT HOUSE 1



East- Front House 2, door and stucco



North- modified window



North- Modified windows and covered window



North- Side of house



Siding- Stucco contrast



South- Covered window with stucco



South- Side of the house 1



South- Side of the house 2



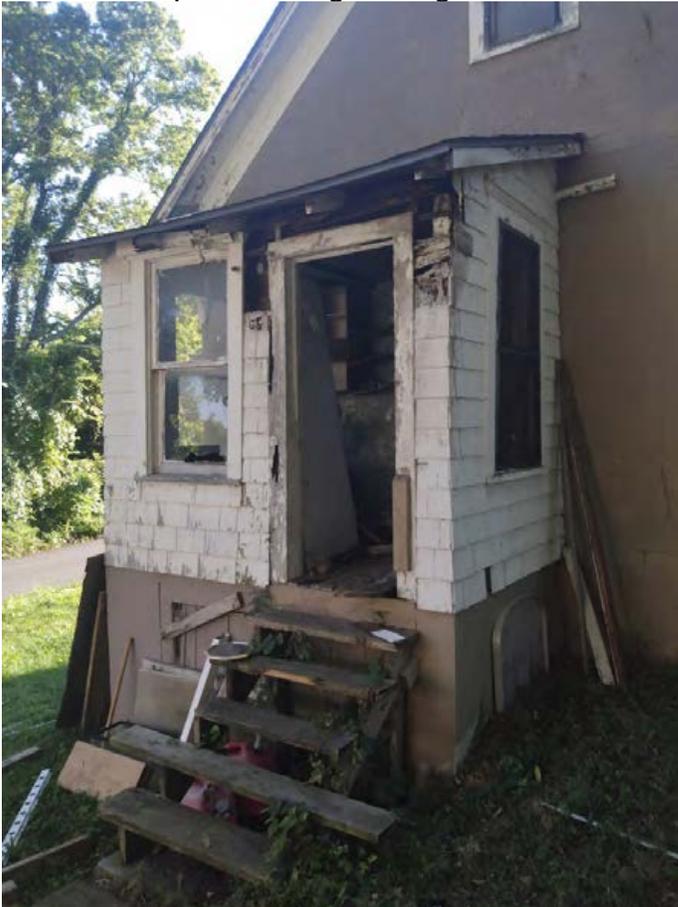
West- Back of house



West- Back porch siding damage 1



West- Back porch siding damage 2



Window- Window Style 1

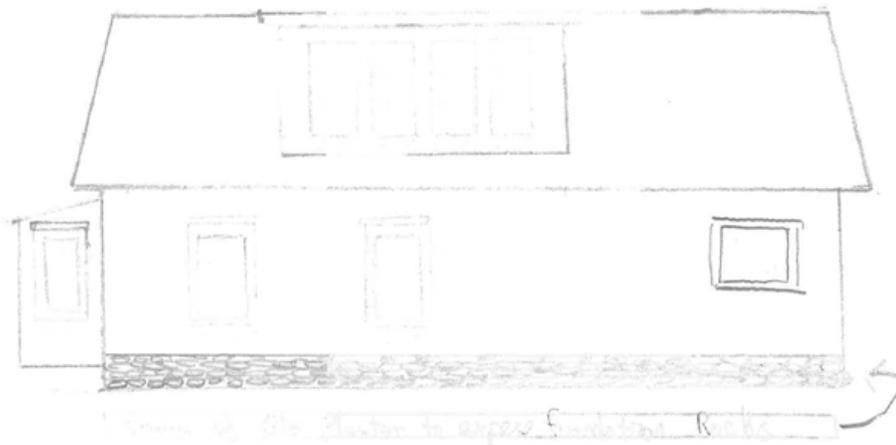
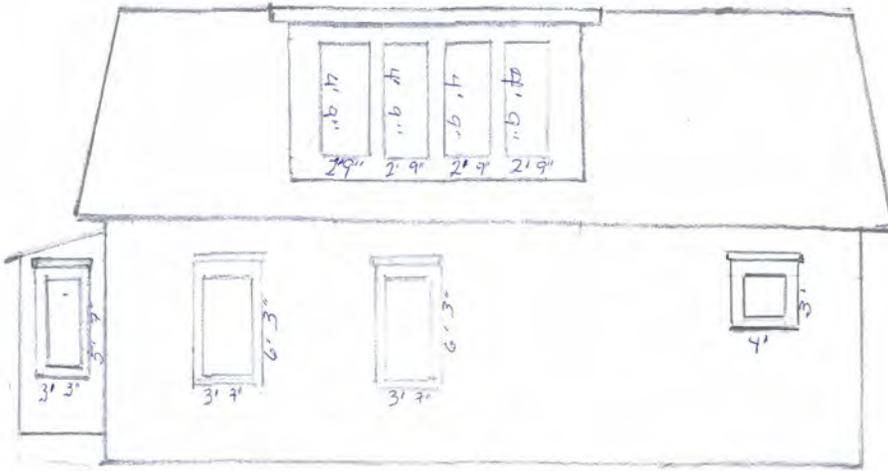


Window- Window style 2



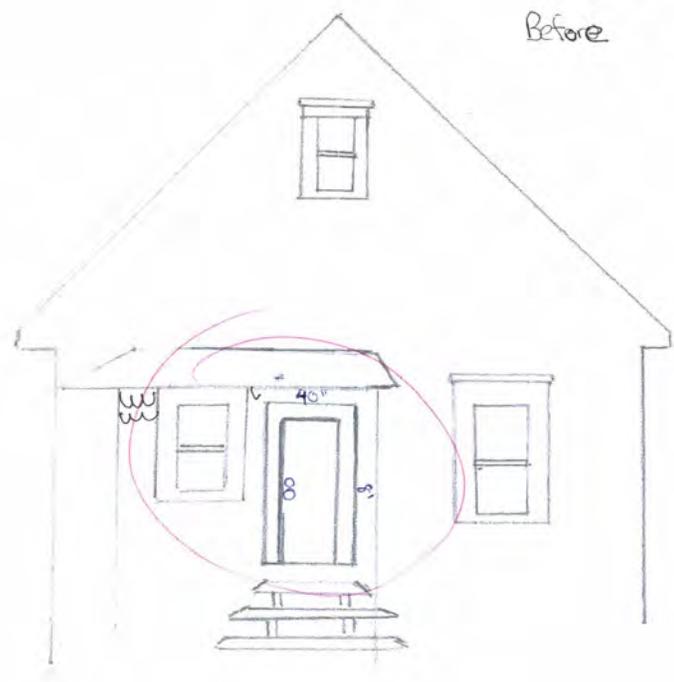
Before

- SOUTH FACING SIDE OF HOUSE / 2924 N. 10TH ST., KANSAS CITY, KS 66104 / OWNER: DIANA SANDRA DAVILA.
- SCOPE OF WORK QUESTIONNAIRE / SECTION III: WINDOWS / QUESTIONS #1, 2, & 4.
- NOTES: (1) No information sheet is available. Please refer to SECTION #7, titled ADDITIONAL INFORMATION. (2) "1" Window was covered. Previous owner matched the siding with Stucco. (3) 3/6 = 1' drawing for reference.



~~CA2022-007~~
Before

- 1. Door needs to be added to exterior. No door was available when purchased.
- 2. Picture and Spec sheet to be emailed



New single siding
 pieces to be replaced
 Same piece type will
 be used. Area (to be in
 red) shows area of repair
 Pictures to be sent.
 Exterior door to be
 added. Door missing when
 house was purchased as is
 Area of porch area, not
 livable.
 Exterior door is metal &
 36 W x 8 H

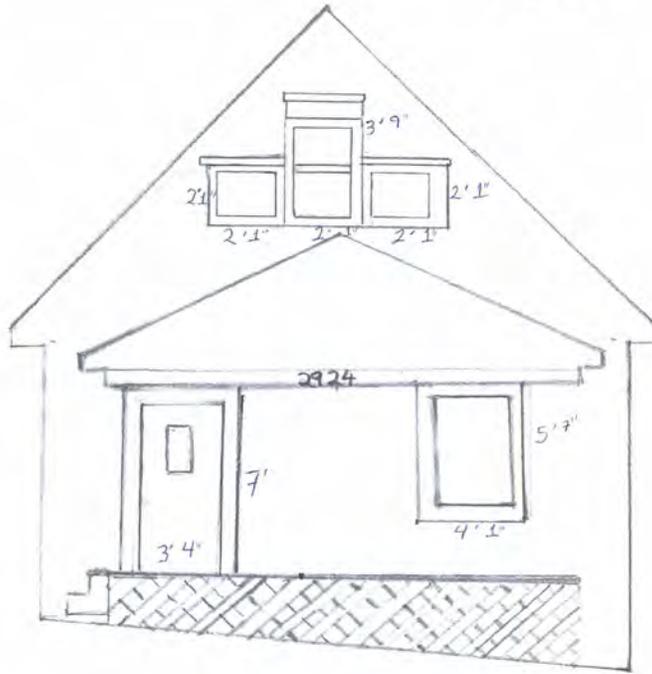
Remove or place to expose foundation rocks



Before

-2924 N. 10TH ST.
KANSAS CITY, KS 66104
(FRONT OF HOUSE / EAST FACING SIDE)
-OWNER: DIANA SANDRA DAVILA
-SCOPE OF WORK QUESTIONNAIRE,
SECTION IV: DOORS, QUESTION #3:

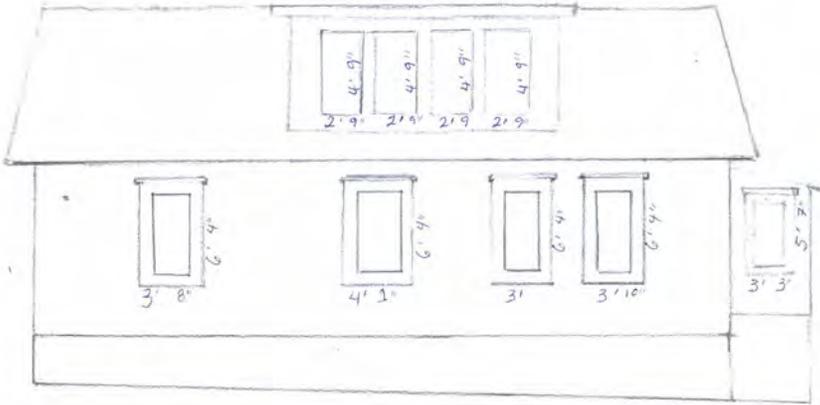
- NOTES:
1. No information sheet is available.
Please refer to SECTION #7, titled
"ADDITIONAL INFORMATION".
2. FRONT VIEW OF HOUSE, FIRST FLOOR,
FRONT PORCH NOT INCLUDED.
3. One front door was moved. Same door
was used.
4. Door Description: Exterior Door H7'XW36".
One Glass Panel included.
5. $\frac{1}{4}$ " = 1' Drawing for reference.



Remove of plaster expose
foundation bricks

Before

-NORTH FACING SIDE OF HOUSE / 2924 N. 10TH ST., KANSAS CITY, KS 66104 / OWNER: DIANA SANDRA DAVILA.
-SCOPE OF WORK QUESTIONNAIRE / SECTION III: WINDOWS / QUESTIONS #1, 2, & 4. CONTINUED
-NOTES: (1) No information sheet is available. Please refer to SECTION #7, titled ADDITIONAL INFORMATION. (2) "1" Window was covered, "1" Window's size was reduced by half in size. Previous owner matched the siding with Stucco. (3) 3/16 = 1'



ER:

