

KANSAS CITY, KANSAS LANDMARKS COMMISSION
February 6, 2023
Minutes

The Kansas City, Kansas Landmarks Commission met in regular session (via Zoom Webinar and in the Commission Chamber) on Monday, February 6, 2023, at 6:00 p.m., with the following members present: Mr. David Meditz, Chairman Presiding (Zoom), Mr. Murrel Bland (Zoom), Mr. Hank Chamberlain (Chamber), Mr. Stephen Craddock (Zoom), Ms. Beverly Easterwood (Zoom), Ms. Micki Welcome-Hill (Chamber), Mr. Jim Schraeder (Chamber), and Mr. Loren Taylor (Zoom) (Absent: French and Van Middlesworth). Ms. Janet L. Parker, CSC/APC, Executive Assistant to Director 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.

The December 5, 2022 minutes were approved as distributed.

Recording Secretary Parker stated that she needs to add Election of the Chairman and Vice Chairman to the agenda this evening as the Commission did not meet in January.

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 4:44:

CERTIFICATE OF APPROPRIATENESS CA2022-012 – ERIN DOWNING WITH UG DEMOLITION DEPARTMENT - SYNOPSIS: Certificate of Appropriateness for the demolition of the Portsmouth Annex Building at 615 Minnesota Avenue, after it was severely damaged in a fire.

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

Present in Support:

- Erin Downing, applicant, UG Demolitions Department
- Lou Giordano, 400 South Green Street, Chicago, Illinois

Present in Opposition:

- No one appeared

Staff Recommendation Starts at 9:41: Historic Preservationist Greeves stated that the pictures show the extensive fire damage to the building. The main condition of approval is the salvage and preservation of some historical architectural features that are not commonly seen. In the picture, the Commission can see the wrought iron cross bracing and the polls. This is a feature that he has seen a handful of times across Kansas City, Kansas, or the Kansas City metropolitan area, and he believes they should be preserved for either an adaptive reuse, perhaps with reconstruction nearby, or to replace damaged elements in similar building that have this very design feature. Staff

recommends approval subject to the conditions in the staff report.

Motion and Vote Starts at 11:25:

On motion by Ms. Welcome-Hill, seconded by Mr. Chamberlain, the Landmarks Commission voted as follows to **APPROVE CA2022-012:**

Bland: Aye
Chamberlain Aye
Craddock: Aye
Easterwood: Aye
French: Not Present
Welcome-Hill Aye
Meditz: Chairman
Schraeder: Aye
Taylor: Aye
Van Middlesworth: Not Present
Motion to **APPROVE Passed: 7 to 0**

Subject to:

- 1. Salvage of the cast iron architectural features found in the North façade of the building so that it is available for use to possible repair other historic structures;**
- 2. Demolition is only for the Portsmouth Building Annex and is not to cause damage to the UMB Bank Building attached to it; and,**
- 3. All future work must first receive a Certificate of Appropriateness before seeking building permits.**

Ms. Downing stated that they will try to salvage the cross bracing and other materials if it is safe for the contractor to retrieve. Chairman Meditz stated that the location of the items that are salvaged will need to be discussed with Mr. Greeves.

Downtown Historic Commercial and Downtown Churches Multiple Listing Update Starts at 17:35: Historic Preservationist Greeves stated that the Board of Commissioners approved the Downtown Historic Commercial District. Staff is working with the State Historic Preservation Office on edits and final submittal for National Register of Historic Places consideration. Commissioner Schraeder asked about the status of the multiple listing of the local churches. Mr. Greeves stated that the document has been submitted to the State Historic Preservation Office for review. A nomination for the First AME Church has been submitted to the State Historic Preservation Office as well as a part of the Downtown Kansas City, Kansas Historic Churches Multiple Listing proposed designation. He will continue to work with SHPO over the next few months on the next steps.

Reports Start at 21:05:

1. **Update from Outreach Subcommittee** – Chairman Schraeder stated that he does not have an update this month.
2. **Planning + Urban Design Report:**
 - i. CLG/SHPO Agreement – Historic Preservationist Greeves stated that Staff is continuing to move the agreement forward. There are some signatures from the Mayor that are still needed and then the agreement will be sent to the State Historic Preservation Office. Once we are designated a Certified Local Government (CLG), Staff will then move forward on the agreement for reviewing projects that are currently going to SHPO for review. The agreement will reduce the wait time on permits in Historic Districts and Landmarks
 - ii. City-Wide Historic Preservation Plan Update – Historic Preservationist Greeves stated that the consultant has not been selected at this time but he believes that the consultant will be selected this month and start working shortly afterwards. He will send the information to the Commission. Staff is moving forward to update all of the information on current GIS maps to correctly show environs and Historic listings on the Local, State and National Registers, as well as remove overlays from buildings that have been demolished.

Old Business Starts at 25:25:

1. Sauer Castle Update – Historic Preservationist Greeves stated that this property is listed in the tax sale for March, 2023.
2. Quindaro Townsite Update – No update
3. Northeast KCK Heritage Trail Update – Historic Preservationist Greeves stated that Long-Range Planner Alyssa Marcy has been working with residents and he has also attended several meetings regarding this project. He stated that there is a lot of excitement in the community and opportunity to help tell the community's story.

New Business Starts at 27:20:

George Rushton Baking Company – Historic Preservationist Greeves stated that he has been reviewing files in the Department to ensure that all online resources are accurate. He discovered that the George Rushton Baking Company had an application for designation that was held over several times and he did not find a final decision. He asked the Commission if they would like to proceed with designation of this property. It was stated by the Commission that some of the architectural features have been removed. Chairman Meditz stated that some of the features are at the Wyandotte County Museum along with a file on the property. The Commission stated that they

would request further information and asked Mr. Greeves to contact David Hartman or Amy Loch at the Museum to see what information is there. Mr. Greeves stated that he just checked and the property is listed on the Kansas Register of Historic Places.

Lustron House, 7218 State Avenue – Historic Preservationist Greeves showed the Commission the prefabricated home, made between 1948 and 1950. There are known to be 1,500 of these homes left in the United States so due to their rarity he believes it would be desirable to pursue State and National Historic Designation. Mr. Greeves pointed out the rare features on the house. Commissioner Schraeder stated that there is a multiple listing for Lustron Houses and there is one (1) in Kansas. He suggested that the Commission pursue adding it to the multiple listing. Mr. Greeves stated that the property is currently owned by the Kansas City, Kansas Community College and is designated locally. He further stated that if it was added to the multiple listing, it would not have the full benefits.

On motion by Mr. Schraeder, seconded by Ms. Welcome-Hill, the Commission voted 7 to 0 to instruct Staff to pursue designation of 7218 State Avenue to the Kansas Register of Historic Places.

Antioch Baptist Church, 1337 Quindaro Boulevard – Historic Preservationist Greeves stated that this property was added to the Kansas City, Kansas Historic Places listing. The owners have reached out to him on several occasions concerning State and Federal designation. The Commission directed Staff to update the Commission on the history/background on this property next month before determining how to proceed.

National Register Nomination – CHWC for Church of Christ Scientist at 1719 Tauromee Avenue – Historic Preservationist Greeves stated that Staff has been working with CHWC and Donnelly College for reuse of this building. They requested Staff to assist them (and Staff has agreed) with the State and National Register nomination.

Election of Officers:

The following officers were unanimously elected for 2022:

Chairman – David Meditz

Vice-Chairman – Jim Schraeder

Chairman Meditz stated that there are vacancies on the Commission that need to be filled.

Next Meeting – Monday, March 6, 2023 at 6:00 p.m.

The meeting adjourned at 6:55 p.m.