

KANSAS CITY, KANSAS LANDMARKS COMMISSION
July 5, 2022
Minutes

The Kansas City, Kansas Landmarks Commission met in regular session (via Zoom Meeting and the Commission Chamber was open for in-person attendance) on Monday, July 5, 2022, at 6:02 p.m., with the following members present: Mr. David Meditz, Chairman Presiding (Zoom), Mr. John Altevogt arrived at 6:15 p.m. (Zoom), Mr. Murrel Bland (Zoom), Mr. Hank Chamberlain (Commission Chamber), Mr. Stephen Craddock (Zoom), Ms. Micki Welcome-Hill, arrived at 6:15 p.m. (Zoom) and Mr. Jim Schraeder (Zoom) (Absent: Easterwood, French, Taylor and Van Middlesworth). Mr. Gunnar H. Hand, AICP, Director of Planning + Urban Design (Commission Chamber), Ms. Janet L. Parker, CSC/APC, Executive Assistant (Zoom), Mr. James Molloy, Planning Intern (Zoom), and Mr. Daniel Kuhn, Assistant Counsel (Zoom), were also present.

Chairman Meditz called the meeting to order at 6:02 p.m. and a quorum was not present.

NOTE: The tape was inadvertently not started for the first two (2) items on the agenda.

Downtown Historic and Downtown Churches Multiple Listing Update - Planning Director Hand stated that Ms. Ammerman could not be present this evening but will start attending the monthly meetings beginning August 1, 2022. He stated that Staff requested, and was granted, an extension for the Downtown Churches Multiple Listing grant from the State Historic Preservation Office.

Update from Outreach Subcommittee – Chairman Schraeder did not have a report for the meeting. Mr. Schraeder gave an update on the KCKCC Historic Preservation Design Board for the demolition of the 7th Street Church that has been meeting once a week since May. Director Hand stated that Kallie McLaughlin, Planner, will replace Emma Dambek on the committee as Ms. Dambek has left the employment of the Unified Government.

A quorum was present at 6:15 p.m.

Minutes of the May 2, 2022 meeting were approved as distributed.

Application starts at 12:00:

CERTIFICATE OF APPROPRIATENESS CA2022-003 – CHRIS GARCIA WITH CHRIS SOLUTIONS – SYNOPSIS: Certificate of Appropriateness to repair fire-damaged residential home (roof soffit/fascia replacement, gutter installation, window replacement, siding replacement, door replacement, deck construction and repair), at 1111 Kimball Avenue, located in the Parkwood Historic District, a Kansas City Historic District.

Present in Support: (15.33)

- Chris Garcia, applicant and owner of 1111 Kimball Avenue, Kansas City, Kansas

Present in Opposition:

No one appeared

Staff Recommendation Starts at 16:44: Planning Director Hand stated that this is a rebuild of a historic home that burned down. This is a Landbank property that has gone through numerous Unified Government approvals to this point for the Applicant. This property is in the Northeast Area Master Plan and is in the Parkwood Historic District, which is only a local historic listing. Staff has received no letters in support nor in opposition. Due to the fire, there have been numerous Notices of Violation and the applicant is remediating all of those violations as they all occurred prior to the property going into the Landbank. Staff has included conditions of approval in the staff report and Staff would request an amendment to one (1) of the conditions. The Applicant has shown horizontal siding in the drawings and Staff feels it would be important to include that as a condition of approval. He stated that the applicant is proposing vinyl siding and Staff would like to change it to Smart siding if the applicant is agreeable. The interpretation of Staff is that Smart siding is wood siding. Smart siding has been allowed in other applications. The applicant noted that they are basically rebuilding the entire house. Director Hand showed the Commission a picture of the former house and the entrance and second dormer was on the left side and the applicant is proposing that with the rebuild, it will be on the right side. The proposed windows on the front of the house are different in the proposal as the original house had two (2) windows and one (1) is being proposed. The original house had a projecting window on the east side of the house. He believes that the projecting window is of historical significance and wanted the opinion of the Landmarks Commission. Staff recommends approval subject to the amended conditions.

Commissioner Schraeder stated that he is not as concerned about the location of the windows and door as this is a complete rebuild and they are not salvaging what was on the property. This is not a contributing structure in the district. He does like the idea of the Smart siding and not the vinyl siding. Chairman Meditz stated that he concurs with Commissioner Schraeder. Commissioner Altevogt, Commissioner Chamberlain and Commissioner Welcome-Hill agreed with the comments of Commissioner Schraeder and Chairman Meditz. Commissioner Chamberlain stated that he would encourage, but not require, the contractor to include the bay window.

Mr. Garcia stated that he made a mistake on his application as he has always planned to use Smart siding.

Motion and Vote Starts at 28:35:

On motion by Mr. Schrader, seconded by Mr. Altevogt, the Landmarks Commission voted as follows to recommend **APPROVAL of CA2022-003:**

Altevogt: Aye
Bland: Aye
Chamberlain Aye
Craddock: Aye
Easterwood: Not Present
French: Not Present
Hill Aye
Meditz: Chairman
Schraeder: Aye
Taylor: Not Present
Van Middlesworth: Not Present
Motion to **APPROVE Passed: 6 to 0**

Subject to:

- 1. The applicant shall replace windows with metal windows, rather than vinyl windows;**
- 2. The applicant shall use steel doors, rather than wooden doors;**
- 3. The applicant shall use horizontal wood or Smart siding;**
- 4. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspecton@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly; and,**
- 5. All future work must obtain a Certificate of Appropriateness from the Planning and Urban Design staff and must receive the proper permits from the Building Inspections Division.**

Reports Start at 30:52:

Planning Director's Report: Gunnar Hand, AICP

1. CLG/SHPO Agreement – Still need additional resumes from Landmarks Commission members. The agreement cannot move forward without them. He stated that he met with SHPO last week and they will not allow local review of certain projects at this point without the agreement. Secretary Parker went through the list of items still needed from some Commission members.
2. 2022 HPF Grant Funds Update – In May of 2022, the Unified Government was awarded a Historic Preservation Grant for a City-Wide Historic Preservation Plan. Staff has been working internally this past month to align this Planning process

with the City-Wide Master Plan. There will be two (2) consultants for one (1) Planning process with two (2) deliverables. Staff is planning to have the Historic Preservationist position filled by the end of the month.

3. Historic Preservation Month (May 2022) – Chairman Meditz and Director Hand provided the 2021 annual report of the work of the Commission at the May 2022 Board of Commissioners meeting.
4. Quindaro Ruins Clean Up – July 15-16 from 7:00 a.m. to 3:00 p.m. – Director Hand showed the Commission the flyer for the project. Staff will help promote the event and will also participate. There will be an archeologist and staff on-site for any artifacts that are found. Training will be held each morning.
5. Northeast KCK Heritage Trail Update – Director Hand updated the Commission on the status of the plan and showed the Commission the proposed trail route. He stated that once the draft of the plan is received, Staff will circulate it to the Commission for review.

Old Business Starts at 1:04:04:

1. Sauer Castle Update – Director Hand stated there is no update this month.

Next Meeting – August 1, 2022 at 6:00 p.m.

The meeting adjourned at 7:11 p.m.