

KANSAS CITY, KANSAS LANDMARKS COMMISSION
June 5, 2023
Minutes

The Kansas City, Kansas Landmarks Commission met in regular session (via Zoom Webinar and in the Commission Chamber) on Monday, June 5, 2023, at 6:00 p.m., with the following members present: Mr. David Meditz, Chairman Presiding (Commission Chamber), Mr. Jim Schraeder, Vice Chairman (Chamber), Mr. Murrel Bland (Zoom), Mr. Stephen Craddock (Zoom), Ms. Beverly Easterwood (Zoom), Mr. Loren Taylor (Zoom), Ms. Micki Welcome-Hill (Zoom), and Mr. Charles Van Middlesworth (Zoom). (Absent: Chamberlain). 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 6:02 p.m.

CONSIDERATION OF THE MAY 1, 2023, MINUTES – Minutes were approved as distributed.

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 6:20:

CERTIFICATE OF APPROPRIATENESS CA2023-004 – ERIN DOWNING WITH UG DEMOLITIONS DEPARTMENT - SYNOPSIS: Certificate of Appropriateness for demolition at 1817 South 10th Street, in the environs of the Sauer Castle Historic Landmark. *Detailed Outline of Requested Action:* The applicant is requesting a Certificate of Appropriateness at 1817 South 10th Street for demolition to the property. Applicant has proposed the following Scope of Work: Demolition of the single-family home. 1817 South 10th Street is a non-contributing property in the environs of the Sauer Castle Historic Landmark.

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 was having technical issues and emailed Staff requesting that they present on her behalf.

Present in Opposition:

- No one appeared

Staff Recommendation Starts at 7:15: Historic Preservationist Greeves stated that the request is for property that has suffered significant deterioration. Nearly the entire back wall has collapsed and most of the roof has collapsed into the building. The owner has requested that the structure be demolished. The building has no historical integrity due

to the damage it has suffered. Staff recommends approval of this demolition request.

The Landmarks Commission directed questions to the Staff.

Motion and Vote Starts at 12:30:

On motion by Ms. Welcome-Hill, seconded by Ms. Easterwood, the Landmarks Commission voted as follows to **APPROVE CA2023-004:**

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

Motion to **APPROVE Passed: 7 to 0**

Application Starts at 15:10:

CERTIFICATE OF APPROPRIATENESS CA2023-005 – SAUER CASTLE LLC -

SYNOPSIS: Certificate of Appropriateness for stabilization of the tower by using wood framing and plywood cladding to prevent water infiltration, wooden braces for damaged brick walls, repair to damaged brick walls, replace deteriorated wood tower roof framing, eaves, and exterior millwork, remove damaged roof elements, install an ice and water shield on the roof, replace damaged stone detailing around the building, restore wooden windows, restore current doors and transoms, and restore the remaining porch at 935 Shawnee Road, the Sauer Castle Historic Landmark. Detailed Outline of Requested Action: The applicant, Kristen McSparren, is requesting a Certificate of Appropriateness at 935 Shawnee Road for alterations to the property. Applicant has proposed the following Scope of Work:

- All openings in the Tower portion of the building will be infilled temporarily with plywood to prevent water infiltration while the historic wooden windows are being repaired or replaced with in-kind materials;
- Damaged sections of the brick walls will be braced with wooden framing to ensure they do not collapse;
- Brick walls that cannot be braced will be carefully removed, and then rebuilt using the salvaged material and type O mortar;
- Damaged sections of limestone detailing will be replaced with Glass Fiber Reinforced Concrete (GFRC) that will match in historic dimension, profile, color, and texture;
- All roofing and flashing will be removed to the deck;
- Any deteriorated decking will be replaced in kind;
- A new underlayment and ice/water shield will be installed;

- New flat seam copper will be installed on the main and tower roofs;
- Standing copper seam will be installed on the rear ell;
- New copper gutter lining and downspouts will be installed;
- New copper flashings at valleys, stepped flashing, and counterflashing will be installed at chimneys and wall intersections;
- Wooden eaves will be restored, as much as can be salvaged will be, and where impossible new wooden eaves milled to match will be used;
- The western non-historic dormer will be reduced in size by approximately two (2) feet;
- Dormers will be clad with new painted tongue and groove horizontal siding and copper roof;
- The historic cast iron railing will be reinstalled atop the tower, any missing sections will be fabricated to match;
- Some areas of the brick wall will be restored;
- Biological growth on masonry will be gently cleaned with hot water and gentle detergent;
- Deteriorated mortar joints will be spot repointed as necessary;
- Empty, damaged, or loose mortar will be raked from the joints to a depth of 2 ½ times the width of the joint to sound mortar, type O mortar will be installed to replaced removed or damaged sections of mortar;
- Existing window frames, brick mold, and interior casing will be retained. New wood sashes with clear insulated glazing will be installed that match existing in dimension and profile;
- Any historic framing or molding that is missing or deteriorated beyond repair will be replaced to match;
- The historic steel windows under the east porch will be restored using in-kind materials;
- Existing historic doors and transoms will be restored with in-kind materials;
- Historic wooden porches at the west end of the north and south elevations have collapsed and as much material has been salvaged as possible; and,
- The east porch will be restored, when missing or deteriorated beyond repair the components will be replaced to match existing material, dimension, and profile;

Background of Historic Property: The structure was built in 1871. The property was listed on the State Register on 07/01/1977 and on the National Register on 08/02/1977.

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

Present in Support:

- Kristen McSparren, Rosin Preservation, 3842 Charlotte, Kansas City, Missouri 64109
- Angie Gaebler, Strata Architecture, 3681 West 127th Place, Leawood, Kansas 66209

The Landmarks Commission directed questions to the applicant's representative.

Present in Opposition:

- No one appeared

Staff Recommendation Starts at 28:46: Historic Preservationist Greeves stated that the scope of work that was described to Staff is included in the staff report and this project has received approval from the State Historic Preservation Office (SHPO) with no conditions. Staff has two (2) conditions of approval for this application. The work as proposed is well within the Secretary of Interior standards for treatment use of historic buildings. As the building was constructed in multiple phases with multiple additions, it explains the remnants of a window he observed a few weeks ago.

Motion and Vote Starts at 30:12:

On motion by Mr. Schraeder, seconded by Ms. Welcome-Hill, the Landmarks Commission voted as follows to **APPROVE CA2023-005:**

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

Motion to **APPROVE Passed: 7 to 0**

Subject to:

1. **For all future work, obtain a Certificate of Appropriateness prior to seeking building permits; and,**
2. **All conditions for approval submitted by the State Historic Preservation Office (SHPO) must be followed as listed in the SHPO report.**

Reports Start 32:50:

1. **Outreach Committee** – Commissioner Schraeder gave an update on the work of the Design Board and the Kansas City, Kansas Community College regarding the 7th Street Episcopal Church. A Request for Proposals for its deconstruction, salvage, and demolition were supposed to go out last week.
2. **Planning + Urban Design Report:**
 - i. CLG/SHPO Agreement – Historic Preservationist Greeves stated that Staff has received the contract, which has been signed by both parties. Staff, as of last week, has approval to conduct State Law Reviews. He

also reached out to SHPO and will take over current State reviews that have been delayed, and he will do the reviews himself and get them out as soon as possible. He stated that on the monthly agenda there will be a section for State Law Reviews and the Commission will ascertain whether or not the proposed work damages or destroys historic materials, features, etc. Mr. Greeves will also report on administrative reviews he has completed in the last month at all subsequent hearings. Commissioner Schraeder suggested that the items be placed on the agenda as Consent Agenda Items. Mr. Greeves stated that he will look into that procedure.

- ii. City-Wide Historic Preservation Plan Update – Historic Preservationist Greeves stated that there have been two (2) outreach events since the Commission last met. One was the Vision Summit, which was a huge success. Weekly meetings, entitled “Pizza + Planning”, have also been held. The public was invited to attend to see how the Comprehensive Plan update planning process is progressing and give their input. He is in regular contact with the consultants. Commissioner Schraeder stated that he would like to see a written update from the consultant each month. Mr. Greeves stated that the consultant has only been working on this project for a month, and Staff expects an update the next month which will be forwarded to the Commission.
- iii. Downtown Historic Commercial and Downtown Churches Multiple Listing Update - Historic Preservationist Greeves stated that last month he reported that Staff had updated the KHRI. He has been in contact with the State Historic Preservation Office as to the status of their initial review for Sections 7 and 8 for the National Register nomination. SHPO responded that they are seeing a higher-than-normal number of historic nominations. They have asked Mr. Greeves to be on a state-wide team to assist prioritizing the applications and how they are going to complete these reviews. He stated that he does not know how long it will be before SHPO has completed the initial review for the Downtown Historic Commercial District. Chairman Meditz encouraged Mr. Greeves to ask for assistance from the Outreach Committee, if needed.
- iv. Administrative Reviews – Historic Preservationist Greeves stated that he has completed four (4) administrative reviews. He will start tracking his State Law Reviews at all future Landmarks Commission hearings.

Old Business Starts at 59:21:

1. National Register Nomination – CHWC for Church of Christ Scientist at 1719 Tauomee Avenue Update - Historic Preservationist Greeves stated that he is continuing work on the nomination.

New Business Starts at 1:03:30:

1. Historic Preservation Month - Historic Preservationist Greeves stated that the YouTube video featuring him was timed with National Preservation month. There were three (3) YouTube videos covering “gems” in the community. He stated that he also wrote a blog post that was on the Planning + Urban Design web page and soon a podcast that he was part of should be released about what types of things he does in preservation as a whole.
2. Discussion of fire damage to Franklin Elementary School – Historic Preservationist Greeves stated that he heard about the fire as it was happening, and Staff realized that the Unified Government does not have a disaster plan in place as it relates to historic buildings. Mr. Greeves stated that he has been in contact with the State Historic Preservation Office. Mr. Greeves went to the Franklin Elementary School building and met with the building owners. He also began to document the damage. Since then, he has met with the building owners to assess the interior damage and discuss their options. SHPO has been made aware of the fire and he sent them the pictures he took. Damage is not severe enough for it to be removed from the National Register but there is a giant hole in the roof that is allowing for water infiltration and that is a concern as the interior of the building is exposed to the elements. He has identified some small grants that are available to the property owners for repairs. He attended the unfit structure hearing before the Demolitions Committee in June and they are moving forward rehabbing the structure.
3. Discussion of seller’s responsibility to buyer for a historic property – Unified Government Legal Counsel Daniel Kuhn stated that he has not found any requirement in Kansas a seller has to disclose to a buyer that a property is a historic property or in a historic district. As to whether or not the Unified Government could require that disclosure would need to be researched, but he believes the answer is no. Historic Preservationist Greeves stated that his research in preservation is the same as Mr. Kuhn. He further stated that instead of another ordinance, educational sessions might be the best solution. Landmarks Commissioner Easterwood stated this is something that has been discussed by the subcommittee and possibly going to one of the real estate classes or going to one (1) of their Friday sessions. Another suggestion was to have a sign on the Register of Deeds Office asking if they are purchasing a historic property.

The Landmarks Commission voted unanimously to not hold a meeting in July due to the 4th of July holiday.

Next Meeting – Monday, August 7, 2023, at 6:00 p.m.

The meeting adjourned at 7:26 p.m.