

**KANSAS CITY, KANSAS LANDMARKS COMMISSION**  
**May 1, 2023**  
**Minutes**

The Kansas City, Kansas Landmarks Commission met in regular session (via Zoom Webinar and in the Commission Chamber) on Monday, May 1, 2023, at 6:02 p.m., with the following members present: Mr. David Meditz, Chairman Presiding (Commission Chamber), Mr. Jim Schraeder, Vice Chairman (Commission Chamber), Mr. Murrel Bland (Zoom), Mr. Hank Chamberlain (Commission Chamber – arrived at 6:09), Ms. Beverly Easterwood (Zoom), Mr. Loren Taylor (Zoom), Ms. Micki Welcome-Hill (Zoom), and Mr. Charles Van Middlesworth (Zoom). (Absent: Craddock). Ms. Janet L. Parker, CSC/APC, Executive Assistant to Director Hand (Zoom), Mr. Randy Greeves, Historic Preservationist (Commission 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 FEBRUARY 2023, APRIL 3, 2023, AND APRIL 13, 2023 SUBCOMMITTEE 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](mailto: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 4:59:**

**CERTIFICATE OF APPROPRIATENESS CA2022-011 – LUIS MENDEZ - SYNOPSIS:**

Certificate of Appropriateness for work on the windows, siding and porch at 2926 North Baltimore Street, located in the Parkwood Historic District, listed on the Kansas City, Kansas Register of Historic Places.

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

**Present in Support:**

- Luis Mendez, applicant, 2640 South 53<sup>rd</sup> Street, Kansas City, Kansas 66106

**Present in Opposition:**

- No one appeared

**Staff Recommendation Starts at 8:24:** Historic Preservationist Greeves stated that this request is for a retroactive permit for work completed without building permits. He showed the Commission an image of the home provided by the applicant along with a picture taken by Staff showing the original house. Staff recommends approval subject to the conditions in the staff report.

The Commission directed questions to Staff regarding the windows and the approval recommendation.

Commissioner Chamberlain directed questions to the applicant regarding the procedures for the renovations and if the seller disclosed the historic nature of this property. He stated that there is a check box on the contract to check if this is a historic property. Mr. Mendez stated no, the information was not disclosed to him.

Commissioner Welcome-Hill asked Staff why they are recommending the windows be reverted back to the original windows when the Applicant has stated in the report that he is not willing to do so. Mr. Greeves stated that the approval of the windows must meet the Secretary of the Interior Standards. Mr. Mendez stated that the original windows were not in good shape and needed to be replaced with more efficient windows. It would be expensive to find someone that could produce the original windows. Ms. Welcome-Hill asked if the applicant does this type of work for a living and Mr. Mendez stated yes. She further stated that the applicant, due to his occupation, should have known what was required and done his due diligence.

Commissioner Easterwood asked the applicant if he purchased the property through a real estate agent. Mr. Mendez stated no, it was purchased directly from the owner.

**Motion and Vote Starts at 28:37:**

On motion by Mr. Schraeder, seconded by Mr. Chamberlain, the Landmarks Commission voted as follows to **APPROVE CA2022-011:**

|                   |  |
|-------------------|--|
| Bland:            | No Vote (was unable to communicate his vote) |
| Chamberlain       | Aye  |
| Craddock:         | Not Present                                  |
| Easterwood:       | Aye  |
| Welcome-Hill      | No   |
| Meditz:           | Chairman                                     |
| Schraeder:        | Aye  |
| Taylor:           | Aye  |
| Van Middlesworth: | Aye  |

Motion to **APPROVE Passed: 5 to 1**

**Subject to:**

- 1. The porch support beams on the corner of the porch will be adapted to appear as those shown in the historic photograph. The center support beam will be returned to a wrought iron post as seen in the September 2022 picture of the building. A similar wrought iron post can be seen in the historic photograph upon close inspection, similar features exist on nearby buildings of the same architectural style;**
- 2. The windows on the home should be returned to a one over one (1/1) pane aluminum clad style as what would have been installed on the property historically; and,**
- 3. A Certificate of Appropriateness must be obtained before any future work or seeking any building permits.**

**Application Starts at 34:58:**

**CERTIFICATE OF APPROPRIATENESS CA2023-002 – PAUL STARK WITH STARK WILSON DUNCAN ARCHITECTS - SYNOPSIS:** Certificate of Appropriateness for work to the roof, gutters, scuppers, downspouts, and garage doors at 805 North 6<sup>th</sup> Street, Kansas City, Kansas City Hall Lofts, listed on the National Register of Historic Places and Register of Kansas Historic Places.

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

**Present in Support:**

- Neil Martelle, Eagle Point Companies, 125 John Roberts Road, Suite 12, Portland, Maine 04106

**Present in Opposition:**

- No one appeared

**Staff Recommendation Starts at 38:48:** Historic Preservationist Greeves stated that the request is for work to the roof, gutters, scuppers, downspouts, and garage doors. This work has been approved by the State Historic Preservation Office. Staff recommends approval subject to the following:

1. **Street trees will be planted and maintained in accordance with Ordinance Sec. 27- 696 through Sec. 27-704;**
2. **All conditions for approval submitted by the State Historic Preservation Office (SHPO) must be followed as listed in the SHPO report as well as in the staff report; and,**
3. **All future work must obtain a Certificate of Appropriateness prior to seeking building permits.**

Chairman Meditz asked if the applicant is aware of the conditions and agrees with them. Historic Preservationist Greeves stated that the draft report was sent to the applicant for review and comment.

**Motion and Vote Starts at 42:40:**

On motion by Mrs. Welcome-Hill, seconded by Ms. Easterwood, the Landmarks Commission voted as follows to **APPROVE CA2023-002:**

|             |  |
|-------------|--|
| Bland:      | No Vote (was unable to convey his vote via Zoom) |
| Chamberlain | Aye  |
| Craddock:   | Not Present                                      |
| Easterwood: | Aye  |

Welcome-Hill           Aye  
Meditz:                Chairman  
Schraeder:            Aye  
Taylor:                Aye  
Van Middlesworth:    Aye  
Motion to **APPROVE Passed: 6 to 0**

**Subject to:**

- 1. Street trees will be planted and maintained in accordance with Ordinance Sec. 27- 696 through Sec. 27-704;**
- 2. All conditions for approval submitted by the State Historic Preservation Office (SHPO) must be followed as listed in the SHPO report as well as in the staff report; and,**
- 3. All future work must obtain a Certificate of Appropriateness prior to seeking building permits.**

**Update from Dr. Greg Mosier, President of Kansas City, Kansas Community College Starts At 46:30:**

Dr. Mosier’s presentation is part of the recording of these minutes and has been emailed to the Landmarks Commission.

Commissioner Schraeder stated that he represented the Landmarks Commission on the site design board for this project.

The Landmarks Commission directed questions and comments to Dr. Mosier.

Commissioner Welcome-Hill stated that she would like to disclose that she is at KCKCC Foundation Office, and she has heard conversations concerning this project, as well as spoken to Dr. Mosier.

Mr. LaVert Murray, Economic Advisor to Mayor Garner, spoke in favor of this project. He stated that he would like the Commission to accept the timeline schedule proposed so the artifacts can be removed and safely stored and the building can be demolished.

Legal Counsel Daniel Kuhn stated that there is no application or action before the Landmarks Commission this evening. He stated that an amendment to the Certificate of Appropriateness is not required. He stated in response to Commissioner Schrader’s question, in that a resolution to endorse the timeline would not be legally binding.

On motion by Ms. Easterwood, seconded by Mrs. Welcome-Hill, the Landmarks Commission endorsed the timeline for demolition and construction of the Kansas City, Kansas Community College Community Education, Health and Wellness Center project:

Bland:                No Vote (was unable to convey his vote via Zoom)  
Chamberlain         Aye

Craddock: Not Present  
Easterwood: Aye  
Welcome-Hill Aye  
Meditz: Chairman  
Schraeder: Aye  
Taylor: Aye  
Van Middlesworth: Aye  
Motion to **APPROVE Passed: 6 to 0**

## **Reports Start 1:27:50:**

### **1. Planning + Urban Design Report:**

- i. CLG/SHPO Agreement – Historic Preservationist Greeves stated that Staff met with the State Historic Preservation Office (SHPO) and a tentative agreement has been reached for Staff will be able to review all permits on historic properties in Kansas City, Wyandotte County, Kansas as soon as the documentation is finished and the paperwork signed. This will save time in the review process. SHPO will receive the minutes from the Landmark Commission meetings that starting next month will include a monthly report on the number of Administrative items reviewed, as well as major projects. Staff is also planning training for the Commission to ensure they are as prepared as possible for the State law reviews. Commissioner Schraeder stated that he would like to have the procedures in written form. Mr. Greeves stated Staff is currently working on the written procedures.
- ii. City-Wide Historic Preservation Plan Update – Historic Preservationist Greeves stated that the first outreach event was on Saturday and there were 41 attendees. The attendees discussed what resiliency is and what a thriving community looks like. Tomorrow is the next pizza and planning event and the information is on the Planning webpage. Staff has started working with the Lakota Group and they will be in town for the May 16, 2023 Vision Summit.
- iii. Downtown Historic Commercial and Downtown Churches Multiple Listing Update - Historic Preservationist Greeves stated that he is continuing work on the Downtown Historic Commercial District and multiple churches listing. He stated that the Antioch Church at 1335 Quindaro Boulevard has submitted their historic application to SHPO and it is insufficient. SHPO asked him if he knows anyone locally that can assist the church with the application. Staff has offered to review the application, but does not have time to write the application. Commissioner Schraeder stated that the National Register application process is complicated and time consuming. He stated that they need to find funding to hire someone to assist them with the application.

## **Old Business Starts at 1:42:20:**

1. Sauer Castle Update – Historic Preservationist Greeves stated that a Certificate of Appropriateness application has been filed for the initial phase to stabilize the structure. That work has been sent to SHPO for review, but may come back to Staff for review depending on the timeline for execution of the aforementioned review agreement. He hopes to have the application before the Commission next month.
2. National Register Nomination – Community Housing of Wyandotte County (CHWC) sponsorship of Church of Christ Scientist at 1719 Tauromee Avenue Update - Historic Preservationist Greeves stated that he intends to have a draft submitted to the Commission by the next meeting.
3. Outreach Committee – Commissioner Schraeder stated that Commissioners Welcome-Hill, Easterwood and he had a good meeting a week ago. The minutes were sent to the Commission this afternoon and he encouraged the members to read the minutes. He stated that the committee would like to have a monthly written report from the consultant for the Historic Preservation Plan. Mr. Greeves stated that May is National Historic Preservation Month and he has engaged with Strategic Communications at the Unified Government in a massive outreach campaign. He is writing a blog post, doing video interviews at several locations throughout the city, and will do a podcast with another member of the Planning Department all in an effort to reach as many people as possible and talk to them about preservation and alert them as to what they need to know to be successful owning a historic home. Staff is also in the process of updating the webpage to make it easier to navigate and the information clearer and concise. He further stated that Building Inspection has been doing a good job contacting him with questions about properties, etc. Commissioner Schraeder stated that he would like Mr. Greeves to keep the Commission updated via email on what he is doing so they can assist him.
4. Landmarks Commission Vacancies – Secretary Parker stated that she received a volunteer form interested in being appointed to the Landmarks Commission and she has passed it on to the Board of Commissioners' Office. She further stated that she is also working with the Commission Office on the current vacancies.

## **New Business - None**

**Next Meeting – Monday, June 5, 2023 at 6:00 p.m.**

The meeting adjourned at 7:56 p.m.