

**KANSAS CITY, KANSAS LANDMARKS COMMISSION**  
**November 7, 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, November 7, 2022, at 6:11 p.m., with the following members present: Mr. David Meditz, Chairman Presiding (Commission Chamber), Mr. John Altevogt (Zoom), Mr. Murrel Bland (Zoom), Mr. Stephen Craddock (Zoom), Ms. Beverly Easterwood (Zoom), Ms. Micki Welcome-Hill (Zoom), and Mr. Jim Schraeder (Chamber). (Absent: Vice-Chairman French, Chamberlain, Taylor, and Van Middlesworth). Ms. Janet L. Parker, CSC/APC, Executive Assistant to Director Hand (Zoom), Mr. Randy Greeves, Historic Preservation Specialist (Chamber), and Mr. Daniel Kuhn, Assistant Counsel (Zoom), were also present.

Chairman Meditz called the meeting to order at 6:11 p.m.

The September 6, 2022 and October 3, 2022 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. If you are in the Commission Chamber, please come to the microphone when the agenda is called and Director Hand will inform Chairman Meditz that you wish to speak. The Chairman will recognize you when it is your time to speak, unmute your microphone and state your name and address before giving your comments.
- 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 5:36:**

**CERTIFICATE OF APPROPRIATENESS CA2022-004 – LARKIN & GARCIA FUNERAL CARE – SYNOPSIS:** Retroactive Certificate of Appropriateness for demolition of a single-family residence and detached garage (Leland Cunningham House), with plans to expand the Larkin and Garcia Funeral Home at 1845 State Avenue, in the environs of the Westheight Manor Historic District. Detailed Outline of Requested Action: The applicant, Sam Garcia, is requesting a Certificate of Appropriateness at 1845 State Avenue for the retroactive approval for the previous demolition of the single-family residence and detached garage on the property. The applicant has proposed the following Scope of Work:

#### Demolition

- The applicant has completed a demolition of the single-family residence and detached garage without permits or approval from the Landmarks Commission.

The *Leland Cunningham* is a historically surveyed property within the environs of the Westheight Manor Historic District. The contributing, historic, or notable architectural features that may be affected by the proposed scope of work include the demolition of the entire single-family residence and detached garage.

Background of Historic Property: The structures, a primary single-family residence and accessory detached garage, was built in 1912. The subject property is located within the environs of the Westheight Manor Historic District. The Westheight Manor Historic District was listed on the National and State Registers on 02/19/1982. The environs for the Westheight Manor Historic District was created on 06/30/2022. The environs of the Westheight Manor Historic District are marked by the following characteristics:

predominately single-family residences, a rich diversity of architectural styles—including Craftsman, Prairie, National Folk, Classical Revival/Neoclassical, Eclectic, Ranch, Minimal Traditional, and Tudor, and generous setbacks.

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

**Present in Support:**

- Sam Garcia, applicant, Larkin and Garcia

The Commission members directed questions to the applicant as to why the building was demolished when he knew he needed a permit. Mr. Garcia stated that during Covid, the house continued to deteriorate. He was in communication with a lady in the Planning Department who left the department and then he worked with Jason (Faust) at the Unified Government as to what their steps would be as they were receiving citations. The Commission requested copies of the emails between the Applicant and the Unified Government that outlines he thought he was following procedures.

**Present in Opposition:**

- No one appeared

**Staff Recommendation Starts at 23:60:** Historic Preservation Specialist Greeves stated that the request is for a retroactive permit for the demolition of a house. He presented the Commission aerial photographs/maps for the location of the former house. The property is in the environs of the Historic Westheight Manor District. He stated that no permit was acquired in 2021 for the demolition of the garage. Staff attempted to contact the owner unsuccessfully. The applicant also did not acquire a permit in 2022 for demolition of the house. Mr. Greeves showed the Commission plans of the proposed building that were submitted to Staff. Mr. Garcia stated that he thought those were the correct plans, but after talking with Mr. Larkin, he has the correct plans with him this evening. Mr. Greeves stated Staff recommends denial of the application as the proper Certificate of Appropriateness was not acquired by the Applicant. Staff understands, however, that denial would require the Applicant to rebuild the garage and house and then apply for a Certificate of Appropriateness to be demolished again.

Commissioner Schraeder stated that he believes this application needs to be held over for a variety of reasons. As per the statement of the Applicant, the plans submitted were for a different site and not the appropriate plans. Furthermore, the Commission needs to understand all the communications that took place between the Applicant, the Planning Staff and the Neighborhood Resource Center. It is unclear if it was the former owner or the current owner that demolished the structures. He further stated that he feels the fines need to continue until the Certificate of Appropriateness is issued.

**Motion and Vote Starts at 32:30:**

On motion by Mr. Altevogt, seconded by Ms. Welcome-Hill, the Landmarks Commission voted as follows to **HOLD OVER CA2022-004 to the December 5, 2022 Landmarks Commission meeting for the Applicant to submit documentation between the Applicant and Unified Government indicating his attempt to receive a permit and updated information on the plans for this property :**

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

**Application Starts at 36:55:**

**CERTIFICATE OF APPROPRIATENESS CA2022-007 – DIANA SANDRA DAVILA –**

**SYNOPSIS:** Certificate of Appropriateness for alteration to the structure (siding, windows, soffits, fascia and doors) at 2924 North 10<sup>th</sup> Street, located in the Parkwood Historic District. Detailed Outline of Requested Action: The applicant, Sandra Davilla, is requesting a retroactive Certificate of Appropriateness at 2924 North 10<sup>th</sup> 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.

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

#### **Present in Support:**

- Diana Sandra Davilla, applicant, 1616 South 13<sup>th</sup> Street, Kansas City, Kansas

#### **Present in Opposition:**

- No one appeared

**Staff Recommendation Starts at 39:30:** Historic Preservation Specialist Greeves stated that this application is for work done by a prior owner as well as work proposed. He showed the Commission pictures of the existing structure. The front door has been shifted to the right and it is proposed that the door will remain at that location. There are windows that have been removed and they will be replaced with wood windows that were found on-site. The rear door, wood shingles and dormers are proposed to be repaired. The stucco around the limestone foundation is proposed to be removed as it is causing damage to the foundation. The stairs will be replaced using in-kind materials leading to the front porch. The soffits will be repaired with in-kind materials. Gutters will be installed on the structure. The three (3) windows that have been removed will be replaced and one (1) of the windows has been resized and for safety reasons will remain resized as it is next to a staircase. Staff recommends approval subject to the conditions in the staff report.

Chairman Meditz asked if the Applicant is agreeable to the 16 conditions in the staff report. Ms. Davila stated yes.

Commissioner Schraeder thanked the Applicant for improving this house in Parkwood.

#### **Motion and Vote Starts at 44:05:**

On motion by Mr. Schraeder, seconded by Mr. Altevogt, the Landmarks Commission voted as follows to **APPROVE CA2022-007:**

Altevogt: Aye  
Bland: Aye  
Chamberlain Not Present  
Craddock: Aye  
Easterwood: Aye  
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 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](mailto: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.

**Application Starts at 45:23:**

**CERTIFICATE OF APPROPRIATENESS CA2022-009 – EVA FIGUEROA –**

**SYNOPSIS:** Certificate of Appropriateness for demolition of part of the building off the East façade, alterations of the fenestration, removal of a fixed sign on the roof, building of a parapet, alteration of the siding, and installing an awning to cover the door and windows at 1035 Minnesota Avenue, in the environs of the Granada Theater Historic Landmark. Detailed Outline of Requested Action: The applicant, Eva Figueroa, is requesting a Certificate of Appropriateness at 1035 Minnesota Avenue for alterations, additions and demolition to the property. The applicant has proposed the following Scope of Work:

Siding Work

- Replacing siding on the North façade from a mixture of CMU block, stucco, and corrugated sheet metal to uniform stucco;

Windows

- Moving the west window on the North façade 6 feet to the East;

Doors

- The front door (on the North façade) will be relocated from the center of the wall to West side of the North façade;

Porch/Deck

- An awning will be added over the door and window of the North façade;

Other

- It is proposed to demolish part of the building, a former side entrance, off the East façade;
- A permanent sign on top of the building will be demolished; and,
- A parapet will be built on the north elevation to match the parapet on the west elevation, and to screen mechanical equipment on the roof.

1035 Minnesota is a *non-contributing* property in the environ of the Granada Theater Historic Landmark. The contributing, historic, or notable architectural features that may be affected by the proposed scope of work include the historic setting of the theater.

Background of Historic Property: The subject structure was built in 1925. The subject property is located within The Granada Theater Historic Landmark environs. The

Granada Theater Historic Landmark was listed on the National Register on 12/23/2004, the State Register on 11/06/2004 and the Local Register on 07/31/1986.

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

**Present in Support:**

- Jose Angel Martinez, representing the applicant, 10201 Oakridge Drive, Overland Park, Kansas 66212

Commissioner Altevogt asked to see some pictures and Staff put them on the screen. Mr. Greeves asked the applicant if they still intend to demolish the addition off the east façade and Mr. Martinez stated yes.

**Present in Opposition:**

- No one appeared

**Staff Recommendation Starts at 56:11:** Historic Preservation Specialist Greeves stated that the addition appears to have been built after the listing of the Granada Theater. As such Staff feels that its removal is beneficial to the integrity of the environs of the Granada Theater. Staff and Mr. Martinez worked together on this application and found a historic picture of the site. Staff has compromised with Mr. Martinez on the parapet on the western façade. The windows will have a lower height of windows of 30 inches and possibly reach the top of the door and expand the width of the building. The sign shown in the picture will be demolished as part of this project. Staff recommends approval subject to the conditions in the staff report.

**Motion and Vote Starts at 59:00:**

On motion by Mr. Schraeder, seconded by Ms. Welcome-Hill, the Landmarks Commission voted as follows to **APPROVE CA2022-009:**

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

Motion to **APPROVE Passed: 6 to 0**  
**Subject to:**



1. **Large pane windows will be installed in the North façade restoring most of the glass storefront seen in the 1993 photograph. These panes will start approximately 30 inches from the ground, where a sill will be built, and extend to approximately 7 feet from the ground, and from the East side of the North façade to approximately two (2) feet from the relocated door;**
2. **The areas of the North façade will be covered in acrylic stucco;**
3. **A parapet will be constructed along the North façade to match in height the existing parapet along the West façade; and,**
4. **The demolition of the addition on the East façade and sign will proceed.**

Commissioner Schraeder thanked Mr. Greeves and the Applicant for working together on this project.

**Downtown Historic Commercial and Downtown Churches Multiple Listing Update Starts at 1:02:25:** Historic Preservation Specialist Greeves provided an update to the Commission. He discussed the open house at the AME Church on November 5, 2022. He also answered questions from the Commission regarding the nomination that has been submitted to the State Historic Preservation Office. Commissioner Schraeder made comments for the record on the 601 Minnesota Avenue property.

**Reports Start at 1:09:25:**

1. **Update from Outreach Subcommittee** – Chairman Schraeder stated that the committee has not met recently. He has continued to talk with the consultant Cynthia Ammerman. Several commission members attended the open house a couple of months ago for the Historic Commercial District. He further stated that Commissioner Easterwood attended the open house for the Historic Churches Listing. The committee has been active getting the word out to the community.
2. **Planning Director's Report:**
  - i. **CLG/SHPO Agreement** – Historic Preservation Specialist Greeves stated that the paperwork has been put together and is waiting signatures from some members at the Unified Government before it is sent to the State Historic Preservation Office for final review and approval.

**Old Business Starts at 1:12:10:**

1. **Sauer Castle Update** – No update
2. **Quindaro Townsite Update** – No update
3. **Northeast KCK Heritage Trail Update** – Mr. Greeves stated that this project is ongoing and there is no update this month.

**New Business Starts at 1:13:10:**

1. Historic Westheight Manor Street Sign Toppers – Commissioner Schraeder stated that he is a resident of Westheight Historic Manor District and serves on the Board of Directors, and they are very happy with the sign toppers. He stated that an anonymous donor gifted the Westheight Neighborhood Association \$5,000 for the sign toppers. They had a great partnership with the Unified Government Public Works Department and Planning + Urban Design Department. Public Works installed the sign toppers.

**Next Meeting – Monday, December 5, 2022 at 6:00 p.m.**

The meeting adjourned at 7:35 p.m.