

**KANSAS CITY, KANSAS LANDMARKS COMMISSION**  
**September 6, 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, September 6, 2022, at 6:00 p.m., with the following members present: Mr. David Meditz, Chairman Presiding (Zoom), Mr. John Altevogt (Zoom), Mr. Murrel Bland (Zoom), Mr. Stephen Craddock (Zoom), Ms. Micki Welcome-Hill (Zoom) and Mr. Jim Schraeder (Chamber) (Absent: Chamberlain, Easterwood, French, Taylor and Van Middlesworth). Mr. Gunnar H. Hand, AICP, Director of Planning + Urban Design, Ms. Janet L. Parker, CSC/APC, Executive Assistant to Director Hand, Ms. Alyssa Marcy, Long-Range Planner, and Mr. Daniel Kuhn, Assistant Counsel, were also present.

Chairman Meditz called the meeting to order at 6:02 p.m.

The following items were unanimously added to the agenda:

1. Discussion of State Historic Preservation Office (SHPO) Training
2. Consideration of recommendation to the State Historic Preservation Office of Whittier School to State and Federal Designation.

Minutes of the July 5, 2022 and August 1, 2022 meetings 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 6:25:**

#### **CERTIFICATE OF APPROPRIATENESS CA2021-026 – WILLIAM AQUIRRE –**

**SYNOPSIS:** Certificate of Appropriateness for replacement of windows, doors, soffits and fascia covering doors, demolition of rear addition for a new rear deck at 1104 North 19<sup>th</sup> Street, located in the Westheight Manor Historic District. *Detailed Outline of Requested Action*: The applicant, William Aguirre, is requesting a Certificate of Appropriateness at 1104 North 19<sup>th</sup> Street for alterations and demolishment to the property. Applicant has proposed the following Scope of Work:

#### Siding Work

- Replacing stucco in-kind; and,
- Restoring and replacing brick siding in-kind.

#### Windows

- Replacing all windows, swapping materials from metal to vinyl.

#### Doors

- Replacing the front door, from steel to wood;
- Replacing the side door in-kind;
- Replace the rear doors on the 1<sup>st</sup> and 2<sup>nd</sup> floor, with metal, half-lite sliding doors; and,
- Remove two (2) doors on the north elevation, where the addition will be removed.

#### Porch/Deck

- Demolition of rear addition;
- Demolition of the side addition on the north elevation; and,
- Addition of wooden, two (2) story rear deck

#### Background of Historic Property:

The Palmer George W. Duplex is a contributing property in the Westheight Manor Historic District. The contributing historic structure features full width, first and second story porches on the east elevation. The prominent brick piers extended the full height of the structure. The first- story porch unit features an original brick and stone railing; the second story porch has been altered. The railing and enclosure are both non-original. The windows are multi-pane double-hung sash type with stone sills and lintels at the first story level. The east and south elevation of the first story has been altered with rear board and batten unit is non-original. Basement entry garage, south elevation, is below a terrace. Stone retaining walls along the south elevation and brick chimney were architectural feature that may be affected by the proposed scope of work, which include demolition and alterations. As a contributing, historic, or notable part of the property's historic status, "this feature" or "these features" must be preserved and maintained. The structure was built in 1923 and originally known as the Palmer George W. Duplex named after the first resident George W. Palmer, owner of Palmer Boiler Works. The property was listed on the State Register on March 7, 1979, and on the National Register on February 19, 1982. The subject property is located within Westheight Manor Historic District. Westheight Manor Historic District was listed on the National and State Register on February 19, 1982.

Recording Secretary Parker asked if any members had contact to disclose concerning this case. (No one responded in the affirmative).

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

- Riad Baghdadi, representing the applicant

Landmarks Commissioner Schraeder directed questions to the applicant's representative concerning the windows and doors. Director Hand stated that there are two (2) sets of plans in the staff report. One set is the plans that were denied by Staff and the State Historic Preservation Office last December. The second set of plans have been approved by both entities and are under consideration by the Landmarks Commission this evening.

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

- No one appeared

**Staff Recommendation Starts at 14:55:** Planning Director Hand stated that this application is the result of a zoning enforcement case that began with a stop work order. Work was being done on the property without a permit. The Applicant was required to file a Certificate of Appropriateness and Staff has worked with the Applicant and Mr.

Baghdadi on the proposal. Staff is requesting refurbishing and restoration of the windows as much as possible. If not, they will need to replace the windows with metal and not vinyl as originally proposed. The Applicant originally proposed the building to be stucco and in working with Staff has agreed to match and restore the existing brick. The first level would be brick with the second level being stucco. Director Hand stated that most of the window sills were removed with the brick and will need to be replaced in-kind with a stone window sill. If there is any additional exterior work, the Applicant must obtain a permit and go through the Certificate of Appropriateness process. He further stated that SHPO reviews the interior work and the Staff and Landmarks Commission only reviews the exterior work. Director Hand stated that this structure is a contributing structure in the Historic Westheight Manor District. Staff recommends approval with the conditions in the staff report.

**Motion and Vote Starts at 18:32:**

On motion by Mr. Schraeder, seconded by Mr. Altevogt, the Landmarks Commission voted as follows to **APPROVE CA2021-026:**

Altevogt:	Aye
Bland:	Aye
Chamberlain	Not Present
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: 5 to 0**

**Subject to:**

- 1. The window replacement must be done in-kind in accordance with the Secretary of the Interior's Standards for Rehabilitation, replacing the former windows with metal, not vinyl windows.**
- 2. Replacement windows must maintain the six (6)-over-one (1) light division pattern as the original windows.**
- 3. Replacement siding must match the existing and previous siding in character and must be brick or stucco.**
- 4. The stone windowsills must be preserved and repaired; These windowsills shall not be removed or replaced, unless they are shown to be in a condition beyond repair, which was nit created by the applicant's actions or neglect.**
- 5. The brick piers on the east elevation must be preserved and may not be replaced unless show to be in a condition beyond repair, which was nit created by the applicant's actions or neglect.**
- 6. The proposed sliding doors must match the windows in both aesthetic and character.**

7. **All future exterior work at the property will require a Certificate of Appropriateness review by the Department of Planning and Urban Design before a building permit can be issued.**
8. **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 [buildinginspection@wycokck.org](mailto:buildinginspection@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.**

**Application starts at 20:01:**

**CERTIFICATE OF APPROPRIATENESS CA2022-005 – GENARO MEJIA –**

**SYNOPSIS:** Certificate of Appropriateness to repair a residential home (windows and siding) at 1058 Kimball, located in the Parkwood Historic District. *Detailed Outline of Requested Action:* The applicant, Genaro Mejia, is requesting a Certificate of Appropriateness at 1058 Kimball Avenue for alterations/additions to the property. Applicant has proposed the following Scope of Work:

Siding Work

- Replacing siding from horizontal shingle siding to stucco.

Windows

- Replacing the following windows from wood to vinyl and multi panel style to single hung style:
  - Eight (8) windows on the west elevation.
  - Six (6) windows on the south elevation,
  - Ten (10) windows on the east elevation; and,
  - Four (4) windows on the north elevation.
- Replacing the dimensions of the following windows:
  - windows 30 x 46.
  - window 18 x 29.
  - window 18 x32
  - window from 30 x 26 to 53 x 30 on east elevation.

The Childers House is a property in the Parkwood Historic District. The contributing, historic, or notable architectural features that may be affected by the proposed scope of work include windows, siding, and brick. As a contributing, historic, or notable part of the property's historic status, these features must be preserved and maintained.

*Background of Historic Property:* The Childers House was built in 1924 by Paul Rose. Subject property is located within Parkwood Historic District. The Parkwood Historic District was listed on the Kansas City, Kansas Register of Historic Places August 25, 1988.

Recording Secretary Parker asked if any members had contact to disclose concerning this case. (No one responded in the affirmative).

**Present in Support:**

- Genaro and Stephanie Mejia, applicants

**Present in Opposition:**

- No one appeared

**Staff Recommendation Starts at 25:48:** Planning Director Hand stated that the property is located in the Parkwood Historic District, which is only listed locally and is totally under the jurisdiction of the Landmarks Commission. This structure is not a contributing structure in the Parkwood Historic District. Staff had some difficulty finding historic photographs. This is not a brick structure; it has faux brick siding. When Staff started looking at other structures in the district of this same style, the structures are not brick but siding of some type. He further stated that horizontal Hardiboard siding and Smart siding are allowed, but not vinyl siding. He stated that the windows are 3 over 1 or 6 over 1 and they are all metal. They will need to be replaced in-kind if they cannot be repaired. Staff recommend denial of this application because of the stucco. Staff did include conditions of approval in the event the Landmarks Commission approved the application. Staff would request horizontal wood siding in lieu of stucco and the windows are repaired and/or replaced in-kind with metal windows. Staff would recommend approval if the Applicant were agreeable with the conditions of approval. Staff also does not believe adding a deck would be an issue, but would require the Applicant to file another Landmarks application. The Applicant stated that is acceptable.

**Motion and Vote Starts at 31:40:**

On motion by Mr. Schraeder, seconded by Ms. Welcome-Hill, the Landmarks Commission voted as follows to **APPROVE CA2022-005:**

Altevogt:	Aye
Bland:	Aye
Chamberlain	Not Present
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: 5 to 0**  
**Subject to:**

1. **All future exterior work at the property will require a Certificate of Appropriateness review by the Department of Planning and Urban Design before a building permit can be issued.**
2. **Replacement windows must maintain the three (3) over one (1) or six (6) over one (1) light division pattern as the original windows.**
3. **Replacement siding should be consistent throughout the structure.**
4. **Plans for the windows and siding are to be submitted to Staff for approval.**

**Downtown Historic and Downtown Churches Multiple Listing Update Starts at 34:05** - Ms. Cynthia Ammerman, Polis, consultant, was present and updated the Commission on the project.

- Outreach event is scheduled for September 20, 2022 and the information that will be distributed.
- Ms. Ammerman will be in town beginning September 15, 2022 and will be available to assist Staff.
- Mailing will go out to property owners.
- Information will be sent through UG Strategic Communications Director.
- Flyers will be distributed throughout the Downtown.

Commissioner Schraeder asked for a list of the property owners in the proposed district. Director Hand stated Staff will email to the Commission. Director Hand stated that there will be a separate meeting for the churches.

**Reports Start at 50:15:**

**Update from Outreach Subcommittee** – Chairman Schraeder stated that the committee will assist with the outreach for the September 20, 2022 meeting. He gave an update on the 7<sup>th</sup> Street Episcopal Church and the KCKCC Historic Preservation Board. He stated that he took committee member Kallie McLaughlin from the Planning + Urban Design Department and two (2) ministers through the church today.

**Planning Director’s Report:** Gunnar Hand, AICP

- CLG/SHPO Agreement – Staff is waiting for one (1) member to complete the background form and then Staff can begin finalizing our Certified Local Government Grant status and the agreement with SHPO.

**Old Business Starts at 56:50:**

1. Sauer Castle Update – Director Hand stated he has nothing new to report.
2. 2022 HPF Grant Funds Update – Director Hand stated that the grant has been approved and the Unified Government is moving forward with a Request for Proposals for a City-Wide Historic Preservation Plan, and Staff would like to have the RFP issued before the next Landmarks meeting. Staff hopes to have this plan move parallel with the City-Wide Master Plan.

3. Quindaro Townsite and Northeast KCK Heritage Trail Updates – Director Hand stated that Ms. Marcy attended the meeting of the newly formed MOU organization. The Northeast KCK Heritage Trail addressed the Quindaro Townsite in the plan. He stated that he has been invited to attend the next meeting of the non-profit board. Staff will continue to work with this organization on their revitalization vision of the historic site. Phase 1 of the Northeast KCK Heritage Trail targeted Jersey Creek and the 5<sup>th</sup> Street Corridor. Projects are underway that begin implementation of the Heritage Trail plan.

**New Business Starts at 1:04:15:**

1. SHPO Training – Director Hand stated that Katrina Ringler with the State Historic Preservation Office has offered to do a training on the Secretary of the Interior Standards with the Commission. This could happen as early as the October 3, 2022 meeting. She would also work with the Historic Preservationist that starts in the Planning + Urban Design Department on September 15<sup>th</sup>. The Commission unanimously endorsed the training for the October 3, 2022 meeting.
2. Whittier School State & Federal Designation Comment – Secretary Parker received a communication from Jamee Fiore, National Register Coordinator giving the Landmarks Commission the opportunity to comment on the nomination to the National Register of Historic Places and Register of Historic Kansas Places at its November 5, 2022 meeting.

On motion by Commissioner Schraeder, seconded by Ms. Welcome-Hill, the Landmarks Commission voted as follow to support the nomination of Whittier School to the National Register of Historic Places and Register of Historic Kansas Places:

Altevogt:	Aye
Bland:	Aye
Chamberlain	Not Present
Craddock:	Aye
Easterwood:	Not Present
French:	Not Present
Hill	Aye
Meditz:	Chairman
Schraeder:	Aye
Taylor:	Not Present
Van Middlesworth:	Not Present
Motion Passed: 5 to 0	

**ANNOUNCEMENTS:**

Commissioner Schraeder stated that he would like to thank Director Hand for his assistance and support of the street toppers for the Westheight Historic District.



Commissioner Welcome-Hill stated that her Dean at KCKCC is proposing a KCK History class back into the curriculum. She asked for letters of support from any of the Commissioners.

**Next Meeting** – Monday, October 3, 2022 at 6:00 p.m.

The meeting adjourned at 7:25 p.m.