

KANSAS CITY, KANSAS LANDMARKS COMMISSION
September 5, 2023
Minutes

The Kansas City, Kansas Landmarks Commission met in regular session (via Zoom Webinar and in the Commission Chamber) on Tuesday, September 5, 2023, at 6:00 p.m., with the following members present: Mr. David Meditz, Chairman Presiding (Commission Chamber), Mr. Murrel Bland (Zoom), Mr. Stephen Craddock (Zoom), Mr. Jim Schraeder (Commission Chamber), Mr. Loren Taylor (Zoom), and Ms. Micki Welcome-Hill (Zoom). (Absent: Chamberlain, Easterwood and Van Middlesworth). Mr. Gunnar H. Hand, AICP, Director of Planning + Urban Design (Commission Chamber), 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 6:00 p.m.

CONSIDERATION OF THE JUNE 5, 2023, AND AUGUST 7, 2023, LANDMARKS 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 that your microphone is muted until it is your time to speak.
- 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 5:16:

CERTIFICATE OF APPROPRIATENESS CA2023-007 – MASON MARTEL WITH ROSIN PRESERVATION, Certificate of Appropriateness for the rehabilitation of historic Whittier School which includes repair to the masonry features, repair to the work, replacement of windows using in-kind materials, removal of the concrete pad to the south of the building to create green space, removing the PVC gutters and replacing them with historic pre-finished gutters and downspouts, while repairing copper gutters and downspouts that remain, at 290 South 10th Street, listed on the State Register of Historic Places and National Register of Historic Places. *Detailed Outline of Requested Action:* The applicant, Tomas De La Paz, is requesting a Certificate of Appropriateness at 290 S. 10th Street for alterations/additions to the property. Applicant has proposed the following Scope of Work:

Roof

- Replace PVC gutters with prefinished metal conductor heads,
- Repair damaged copper drainage systems; and,
- Repair of the roof using in-kind materials.

Siding Work

- Repair of the brick walls of the building,
- Infill of garage door opening to return that section to its historic appearance; and,
- Repair of stone decorative features that have been damaged or destroyed.

Windows

- Replace windows that have been removed keeping the historic pane arrangement and materials.

Doors

- Removal of the non-historic garage door and infill with brick that matches the surroundings and windows; and,
- Replacement of damaged historic doors with insulated metal doors painted to look like wood.

Other

- Removal of asphalt on south side of building to replace with green space,
- Partial infill of the stairs leading to the historic main entrance and extension of wall surrounding the property,
- Removal of the chain link fence surrounding the property, and installation of a new fence.

Background of Historic Property: The structure was built in 1922. The property was listed on the State Register on 11/05/2022 and on the National Register on 01/04/2023.

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

Present in Support:

- Mason Martel, applicant, Rosin Preservation, 1712 Holmes Street, Kansas City, Missouri

The Landmarks Commission directed questions to the applicant.

Present in Opposition:

- No one appeared

Staff Recommendation Starts at 12:33: Historic Preservationist Greeves showed the Commission pictures of the existing building. The Applicant has plans to extend the retaining wall through the top portion of the stairs. The bottom portion of the stairs will remain open. Staff recommends approval subject to the stairs leading from the sidewalk to the historic main entrance of the building not being altered to preserve the historic setting of the building in relation to the public rights-of-ways.

Landmarks Commissioner Schrader asked the Applicant if the requirement of Staff concerning the stairs is acceptable. Mr. Martel further discussed the reasoning for closing off the stairs. He stated that the State Historic Preservation Office and National Parks Service review approved their proposal for the stairs. Mr. Greeves stated that the final decision on the stairs is the prerogative of the Landmarks Commission. Mr. Schraeder and the Applicant discussed the possibility of a fence or gate being put in

place in lieu of a wall.

Chairman Meditz directed questions to the Applicant.

Motion and Vote Starts at 20:40:

On motion by Mr. Schraeder, seconded by Ms. Welcome-Hill, the Landmarks Commission voted as follows to **APPROVE Petition CA2023-007:**

Bland: Aye
Chamberlain Not Present
Craddock: Aye
Easterwood: Not Present
Welcome-Hill Aye
Meditz: Chairman
Schraeder: Aye
Taylor: Aye
Van Middlesworth: Not Present
Motion to **APPROVE Passed: 5 to 0**

Subject to:

- 1. Comply with the conditions of approval by the State Historic Preservation Office and National Park Service; and,**
- 2. For all future work a Certificate of Appropriateness must be obtained prior to pulling building permits.**

Application Starts at 23:50:

CERTIFICATE OF APPROPRIATENESS CA2023-008 – CRYSTAL BAUGHER WITH WINDOWS USA – SYNOPSIS: Certificate of Appropriateness for a retroactive permit for the installation of vinyl windows in a Historic home (Schaible House), at 1004 Quindaro Boulevard, located in the Parkwood Historic District, a Kansas City, Kansas Historic District. Detailed Outline of Requested Action: The applicant, Chrystal Baugher, is requesting a Certificate of Appropriateness at 1004 Quindaro Boulevard for alterations to the property. Applicant has proposed the following Scope of Work:

Windows

- Replacement of 40 six over one (6/1) pane aluminum windows in the house with six over one (6/1) pane vinyl windows.

The Schaible House is a contributing property in the Parkwood Historic District. The contributing, historic, or notable architectural features that may be affected by the proposed scope of work include the historic aluminum windows.

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

Present in Support:

- Jason Kelley, Sales Manager, representing the applicant, Windows USA
- Christine Walker, Windows USA, 235 Sunshine Road, Royal, Arkansas 71968
- Jill Powell, property owner, 1004 Quindaro Boulevard, Kansas City, Kansas

The Commission directed questions to the applicant regarding building permits and how many homeowners in Kansas City, Kansas they have worked with.

Present in Opposition:

- No one appeared

Staff Recommendation Starts at 52:01: Historic Preservationist Greeves stated that the request is for a retroactive permit for the installation of vinyl windows in an Historic home. Staff recommends denial. According to the ordinance, vinyl windows are not an acceptable material on Historic homes.

Motion and Vote Starts at 56:14:

On motion by Mr. Schraeder, seconded by Ms. Welcome-Hill, the Landmarks Commission voted as follows to **DENY Petition CA2023-008 as it is not in compliance with the City Code and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas:**

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

Motion to **DENY Passed:** 5 to 0

Presentation Starts At 1:00:25: Mr. Robert McLaughlin – “Murals on Historic Buildings”. (PowerPoint is part of the recording of this meeting.)

Reports Start At 1:35:

1. Planning & Urban Design – Randy Greeves
 - i. Downtown Historic Commercial District and Downtown Multiple Listing update – Mr. Greeves stated that the State Historic Preservation Office should have comments to him within the next two (2) weeks. He will make the edits so the most complete application can be submitted for review at

- the November National Park Service meeting.
- ii. Downtown/KCK Main Street Program update – Mr. Greeves stated that the Downtown Shareholders has voted to participate in the Main Street Program. He will work with the Executive Director and volunteers to complete the application.
 - iii. Historic Preservationist Report on monthly reviews – Mr. Greeves stated that he has completed two (2) administrative reviews this past month.
 - iv. Monthly Update from Consultants – Commissioner Schraeder stated that he participated in the public meetings in June and the Commission voted to have monthly updates from the Lakota Group, which has not occurred. Historic Preservationist Greeves updated the Commission on the activities of the consultants. He stated that he works closely with the consultants. Staff is expecting their initial conditions report later this month. He has been attending local meetings and discussing the plan. He will give a presentation on Sauer Castle on September 18th at the Wyandotte Branch Library. He will also discuss the plan and get feedback. Commissioner Schraeder stated that he would request Staff notify the Commission of any public meetings where the Lakota Group participates.

New Business: None

Announcements:

Chairman Meditz stated that the Landmarks Commission must keep an eye on the future. One of the hot topics now is the Quindaro Ruins. At the next meeting, he would like Staff to provide an update. Mr. Greeves stated that Mayor Garner has appointed a Task Force on the Quindaro Ruins. He has requested to be part of the Quindaro Ruins Task Force but has not heard anything yet.

Next Meeting – Monday, October 2, 2023 at 6:00 p.m.

The meeting adjourned at 7:43 p.m.