



Unified Government of Wyandotte County and Kansas City, Kansas

Landmarks Commission

Commission Chambers
701 N. 7th Street Trafficway, Kansas City, KS 66101

Chairman David Meditz

*Vice Chairman Jim Schraeder, Hank Chamberlain, Steve Curtis, Jeff Fendorf, Linda Gerber, Rusty Roberts,
Mata Townsend, Micki Welcome-Hill, Bill Hutton*

AGENDA

Monday, August 4, 2025

6:00 PM

1 CALL TO ORDER/ROLL CALL

2 MINUTES

2.1 CONSIDERATION OF THE MAY 5, 2025 LANDMARKS COMMISSION MINUTES

Synopsis: Minutes from the May 5, 2025 Landmarks Commission meeting.

Tracking #: 21823

3 LANDMARKS APPLICATION(S)

3.1 Certificate of Appropriateness Application

3.1.1 CA2025-006 - ROGELIO AVALOS

Synopsis: Certificate of Appropriateness for the construction of a new single-family residence on a vacant lot within the Westheight Historic District at 2122 State Avenue.

Tracking #: 21820

3.2 State Law Review(s)

3.2.1 SLR2025-008 - MITCH LICHTERMAN AND NICK EWING

Synopsis: State Law Review of alterations to the Kansas City Kansas High School Gymnasium and Laboratory at 1017 North 9th Street.

Tracking #: 21822

4 REPORTS

5 ELECTION OF CHAIRMAN/VICE-CHAIRMAN

6 Adjourn

auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting.

Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Per the Commission Rules of Procedure, comments should not include any rude or derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

Connect to Zoom from your computer, tablet or smartphone at: <https://wycokck.zoom.us/j/85258517268>

Phone: +12532050468,,85258517268# US

+12532158782,,85258517268# US (Tacoma)

Meeting ID: 852 5851 7268

Cell phones may mute and unmute by dialing *6.

Raise and lower your hand to be acknowledged by dialing *9.

To raise your digital hand from your PC or Mac, click the button labeled “Raise Hand” at the bottom of the window on the right side of the screen.

KANSAS CITY, KANSAS LANDMARKS COMMISSION

May 5, 2025

Minutes

The Kansas City, Kansas Landmarks Commission met in regular session (via Zoom Webinar and in the Commission Chamber) on Monday, May 5, 2025, at 6:00 p.m., with the following members present: Mr. David Meditz, Chairman Presiding (Commission Chamber), Mr. Jeff Fendorf (Commission Chamber), Mr. Jim Schraeder (Commission Chamber), Mr. Steve Curtis (Commission Chamber), Ms. Mata Townsend (Zoom), and Ms. Micki Welcome-Hill (Zoom) (Absent: Chamberlain, Gerber, Roberts).

Ms. Rose Morris (Commission Chamber), Mr. Randy Greeves, Historic Preservationist (Zoom), Mr. Michael Farley, UG Legal Counsel (Commission Chamber), and Ms. Mari Mongil, Office Manager (Commission Chamber) were also present.

Chairman Meditz called the meeting to order at 6:00 p.m.

CONSIDERATION OF THE APRIL 7, 2025 LANDMARKS MINUTES – Minutes were approved, with a note from Mr. Schraeder that the approval of CA2025-016 does not set a precedent for approvals of Fibrex windows in the future.

Rose Morris, Recording Secretary, 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 see the Planning Department website at Wycokck.org.
- 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.

Hearing Starts 6:39:

CERTIFICATE OF APPROPRIATENESS CA2025-002 – AARON GREER –

SYNOPSIS: Certificate of Appropriateness for the installation of vinyl windows at 1800 Washington Boulevard. Detailed Outline of Requested Action: The applicant, Aaron Greer, is requesting a Certificate of Appropriateness at 1800 Washington Blvd. for alterations to the property. Applicant has proposed the following Scope of Work: Replacing four windows on the property with vinyl windows

The 1800 Washington Blvd. is a *contributing* property in the Westheight Historic District. The contributing, historic, or notable architectural features that may be affected by the proposed scope of work include list. As a contributing, historic, or notable part of the property's historic status, the main entry of this multi-level church is at the east elevation and features a molded, pointed arch and glass transom. South unit is on north-south axis, while the north unit lies on an east-west axis. South unit features a parapeted gabled end with segmentally arched entry. Fenestration is pointed arches with stained glass and projecting bays, east and west elevations (transept). Northern unit features multipaned casement type windows with stone sills. Other features include an exterior stone chimney and a stained glass oculus. West elevation reveals lighter stone at the base of the structure and can be explained as the unfinished church begun in 1928 by Grace Lutheran must be preserved and maintained.

Ms. Morris asked if any member of the Commission had any contact to disclose. No one responded in the affirmative.

Present in Support:

- Aaron Greer, Applicant, Sales Representative for Window World, 1800 Washington Boulevard, Kansas City, Kansas 66102
- Tamera Caldwell, Evangelistic Center Church, 1800 Washington Boulevard, Kansas City, Kansas 66102
- Arthur Wilson, member of the Board of Trustees at Evangelistic Center Church
- Carolyn Vaughn, member of the Evangelistic Center Church

The Commission directed their questions to the applicant.

Present in Opposition:

- No one appeared

Staff Recommendation Starts 36:42: Historic Preservationist Greeves stated that the staff recommendation is denial as vinyl windows are not an appropriate building material in a historic building.

The Commission directed their questions to Mr. Greeves.

Motion/Vote Starts 46:32:

On motion by Mr. Fendorf, seconded by Mr. Schraeder, the Landmarks Commission voted as follows to **HOLD OVER CA2025-002 until the July 7, 2025 Landmarks Commission meeting:**

Meditz:	Chairman
Chamberlain	Not Present
Curtis:	Aye
Fendorf:	Aye
Gerber:	Not Present
Roberts:	Not Present
Schraeder:	Aye
Townsend:	Aye
Welcome-Hill:	Aye

Motion to **HOLD OVER** Passed: 5 to 0

Hearing Starts 49:49:

STATE LAW REVIEW SLR2025-003 – TRAVIS GUNTER – SYNOPSIS: The applicant seeks to make alterations to their property that include construction and demolition of walls, creation of a new entry door to the café, and alterations to the basement space at 901 North 8th Street.

Ms. Morris asked if any member of the Commission had any contact to disclose. No one responded in the affirmative.

Present in Support:

- Travis Gunter, Applicant, 707 North 6th Street, Kansas City, Kansas 66101

Present in Opposition:

- No one appeared

Staff Recommendation Starts 54:35: Historic Preservationist Greeves stated that most of the work to be performed is interior. The historically significant interior spaces are in the foyer, the staircase, and the basement space where the remnants of the printing presses can still be seen. The door placement has a minimal impact on the

historic materials of the wall, removing only about eight (8) inches of actual material for their installation. Staff recommends approval of this application.

The Commission directed their questions to Mr. Greeves.

Motion/Vote Starts 58:30:

On motion by Mr. Schraeder, seconded by Mr. Fendorf, the Landmarks Commission voted as follows to **APPROVE SLR2025-003:**

Meditz:	Chairman
Chamberlain	Not Present
Curtis:	Aye
Fendorf:	Aye
Gerber:	Not Present
Roberts:	Not Present
Schraeder:	Aye
Townsend:	Aye
Welcome-Hill:	Aye

Motion to **Approve** Passed: 5 to 0

Reports Starts 1:00:21:

1. Planning & Urban Design – Historic Preservationist Randy Greeves
 - a. Downtown/KCK Main Street Program update – Mr. Greeves stated that the draft of the Downtown Historic District report is nearly complete. Once finished, they will be submitted to the National Park Service as the final part of the nomination process. Mr. Greeves is conducting meetings with local Neighborhood Business Revitalization Organizations about the Main Street program.
 - b. In the last month, 2 Administrative State Law Reviews and 1 Environs Review have been completed.
 - c. May is Historic Preservation month, the theme being “Power of Place”, emphasizing how historic places and preservation contribute to stronger communities, revitalize neighborhoods, and foster a more sustainable and just society.
 - d. SB 227 update – The state of Kansas approved SB 227. The bill increases the Kansas State Historic Tax Credit to 40% for projects that spend at least \$50,000. There is still a 25% tax credit for projects that cost between \$5,000 to \$50,000.

Old Business:

None

New Business:

None

Next Meeting – Monday, June 2, 2025 at 6:00 p.m.

The meeting adjourned at 7:04 p.m.



Planning and Urban Design

Landmarks Commission Staff Report

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Kansas City, Kansas Landmarks Commission

From: Planning and Urban Design Staff

Date: August 4, 2025

Re: CA2025-006

GENERAL INFORMATION

Applicant:
Rogelio Avalos

Status of Applicant:
Contractor

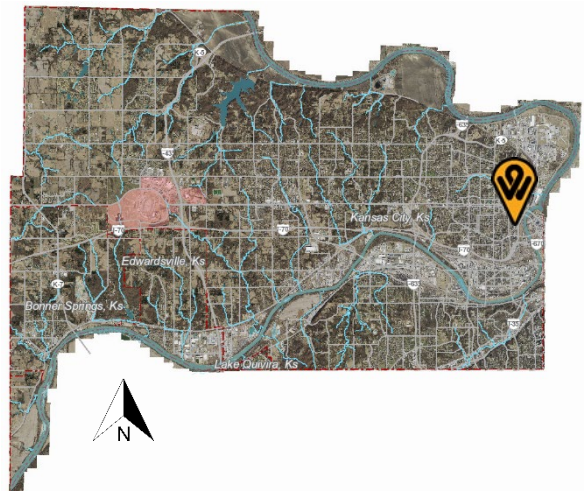
Wyco Landbank
Under Contract with Miguel A. Cortes
1211 Minnesota Ave
Kansas City, Ks 66102

Requested Action:
Approval of a Certificate of Appropriateness.

Date of Application:
June 10, 2025

Purpose:
Applicant seeks to build a single-family residential building on a vacant lot.

Property Location:
2122 State Ave.



Historic Property Name: N/A

Commission District: Commissioner At-Large District #1: Melissa Bynum
District #4: Commissioner: Evelyn Hill

Historic Status: Property is located within the Westheight Manor Historic District.

Existing Zoning: R-2- Two-Family Residential

Adjacent Zoning: **North:** R-1- Single-Family Residential
 South: R-2- Two-Family Residential
 East: R-2- Two-Family Residential
 West: R-2- Two-Family Residential

Adjacent Uses: **North:** Single-Family Residential
 South: Single-Family Residential
 East: Single-Family Residential
 West: Single-Family Residential

Total Tract Size: 0.17 Acres

Master Plan Designation: The Northeast Area Plan designates this parcel as single-family which is intended to protect established single family neighborhoods.

Major Street Plan: The Major Street Plan designates State Avenue as a Major Arterial.

Advertisement: The Wyandotte Echo – July 10, 2025
Letters to Property Owners – July 15, 2025

Public Hearing: August 4, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Rogelio Avalos, is requesting a Certificate of Appropriateness at 2122 State Avenue for new construction on the property. Applicant has proposed the following Scope of Work:

The applicant seeks to construct a new single-family residence on a vacant parcel.

2122 State Avenue is a non-contributing property in the Westheight Historic District. The contributing, historic, or notable architectural features that may be affected by the proposed scope of work include the character of the Westheight Historic District which is comprised of a mix of high style and vernacular architecture.

Background of Historic Property: Subject property is located within the Westheight Historic District. The Westheight Historic District was listed on the National Register on 02/19/1982 and listed on the State Register on 07/03/1979. This lot has been vacant since the house that sat on it was demolished around 1999, it was once the site of the Horace J. Clark House, a craftsman bungalow style home. The property is currently owned by the Wyandotte County Landbank who has a contract with Miguel Cortes to build a single-family home.

City Ordinance Requirements: Code of Ordinances §27-80 – §27-169

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Staff does not have access to this information at this time.

Building, Zoning, or Code Enforcement Complaints:

1. 2019-19225-02699- Abatement
2. 2019-19225-00991- Abatement
3. 2019-19208-01647- Code- Environment
4. 2018-18225-04816- Abatement
5. 2017-17225-03497- Abatement
6. 2016-16212-00639- Code- Environment

Outstanding or Related Permits and Cases:

1. 2025-CA2025-006- Certificate of Appropriateness (open)
2. 2025-NSF25-0022- New single Family
3. 2025-GRD25-0027- Grading- Excavation

SCOPE OF WORK

1. Identify the architectural features that will be altered or removed.

This project is on an empty parcel as such no architectural features will be altered or removed.

2. Identify any architectural or historic features on the property (but not incorporated into the primary structure) that will be altered or removed.

Westheight Manor has a variety of architectural and vernacular styles that make up the district. This project will have an effect on the historic setting of the district.

3. List all other exterior renovations and identify the alterations or demolitions proposed. Any relevant current and proposed dimensions must be provided.

This is new construction within a historic district.

For a comprehensive list of qualifying exterior work, see the *Detailed Outline of Requested Action* in the "Proposal" section in this report.

FACTORS TO BE CONSIDERED

Per Section 27-149(d), one of the following criteria must be met for the named Certificate of Appropriateness to be granted.

1. The changes proposed are not visible from any public street, alley, park or other public place.

The proposed changes are visible from State Avenue.

2. Such changes are not detrimental to the historic, cultural or architectural character of the district, site, building, structure or object, or of other improvements thereon.

The changes are in accord with the Secretary of the Interior's Standards for Rehabilitation and the Guidelines for Rehabilitating Historic Buildings, as listed below. Staff contends that the manner in which the proposed work satisfies the Rehabilitation Standards and Guidelines is in the manner in which the changes will not be detrimental to the historic, cultural, and architectural character of the Westheight Manor Historic District.

3. That such changes are in accord with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

The property was historically used as a single-family residence until the building was demolished in 1999, this scope of work proposes to build a new single-family residence for the same use.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

The original building was demolished in 1999. As such none of the historic character of that property can be retained. The applicant seeks to build a new single-family residence that will incorporate modern materials into its design. Whereas the Westheight Historic District has many different style of siding, the majority is horizontal clapboard or brick. The applicant proposes to use vertically installed Smart Siding. While Smart Siding has been approved for use in historic districts in the past this proposal would be improved for that siding to be installed horizontally as opposed to vertically.

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

The proposed single-family residence is designed well to avoid giving a false sense of historical development. The previous building on the parcel was a craftsman style bungalow, known for their full width porches, exposed rafter tails, trapezoidal columns and front gable ends the only similarity the proposed building has is a front facing gable end.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

There are no features or changes that are historic in their own right on the property.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

There are no extant features, finishes, examples of construction techniques or craftsmanship on the property.

- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

There are no deteriorated historic features on the property.

- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

The proposed scope of work does not include and harsh chemical or physical treatments on historic materials.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

No archeological resources have hereunto been discovered. If in the course of work allowed under these environs review archeological resources are discovered, applicants must contact the Planning and Urban Design Staff to arrange specific preservation and mitigation measures. Contact the Planning and Urban Design Department at 913-573-5750 and /or planninginfo@wycokck.org for assistance. If archeological resources are found refer to the National Park Service National Register Bulletin 36 for more information <https://www.nps.gov/subjects/nationalregister/upload/NRB36-Complete.pdf>.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed scope of work will not impact any historic materials that characterize the property. While the proposed work is differentiated from historic buildings that surround it the orientation of the siding will have a negative impact on the historic setting of the district.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed scope of work ensure that removal of this building in the future can be done without negatively impacting surrounding historic buildings.

STAFF COMMENTS AND SUGGESTIONS

Urban Planning and Land Use Comments:

1. The proposed scope of work includes the installation of vertical smart boards, it would be better for the historic character of the neighborhood if the siding were instead installed horizontally.

STAFF RECOMMENDATION

Staff recommends that the Kansas City, Kansas Landmarks Commission make the findings contained within the staff report and recommends **APPROVAL** of **CA2025-006** to all comments and suggestions outlined in this staff report, subject to the following conditions:

1. Siding on the building should be oriented horizontally rather than vertically to better fit the character of existing houses in the Historic District.

ATTACHMENTS LIST

Aerial Imagery
Land Use Map
Historic District/Landmark Map
Site Photographs Provided by Applicant
Elevations Plans
Window and Door Specifications
Existing Plot Plan
Proposed Plot Plan
Roof Plans

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Landmarks Commission</u>
Public Hearing	August 4, 2025

STAFF CONTACT: **Randy Greeves**
rlgreeves@wycokck.org

MOTIONS

"I move the Kansas City, Kansas City Landmarks Commission **APPROVE** of Petition **CA2025-006** to the Unified Government Board of Commissioners as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of Urban Planning and Land Use Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Landmarks Commission:

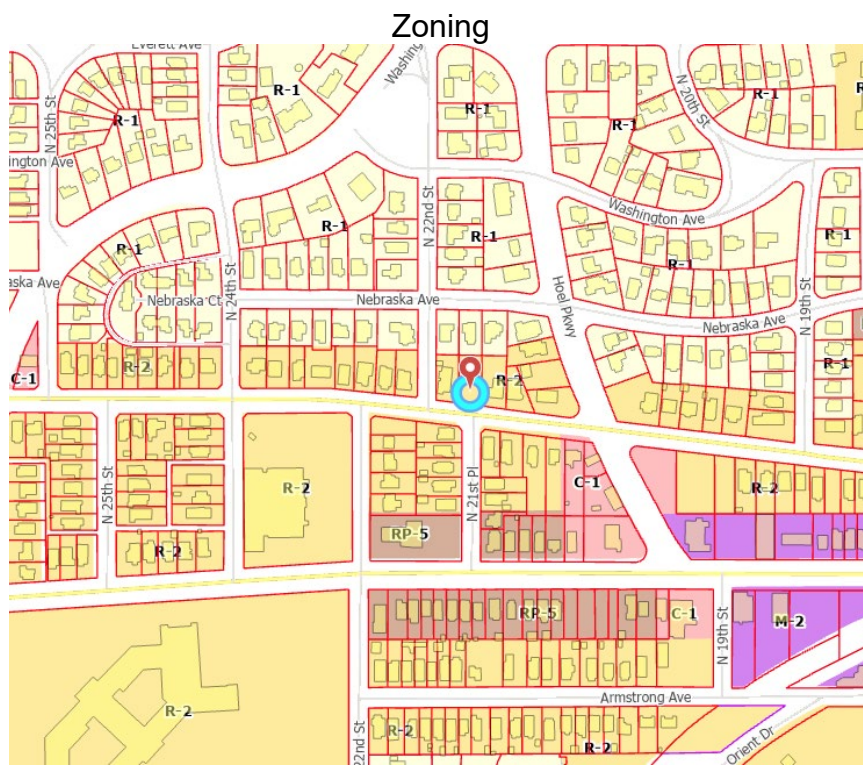
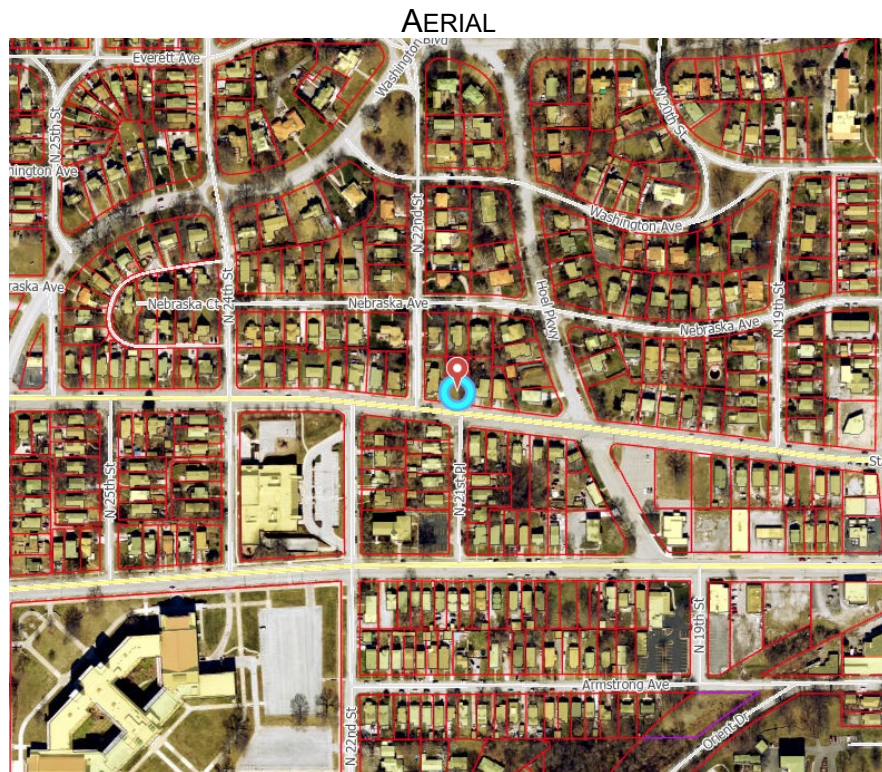
1. _____;
2. _____; And
3. _____."

OR

I move the Kansas City, Kansas City Landmarks Commission **DENY** of Petition **CA2025-006** 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; and other such reasons that have been mentioned:

1. _____;
2. _____; And
3. _____.

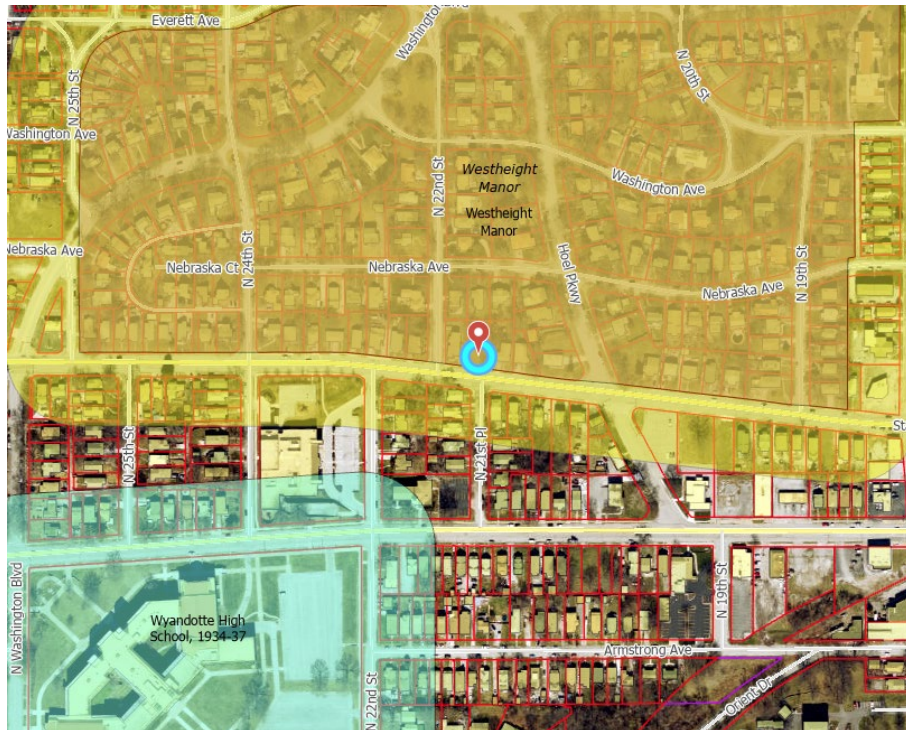
ATTACHMENTS



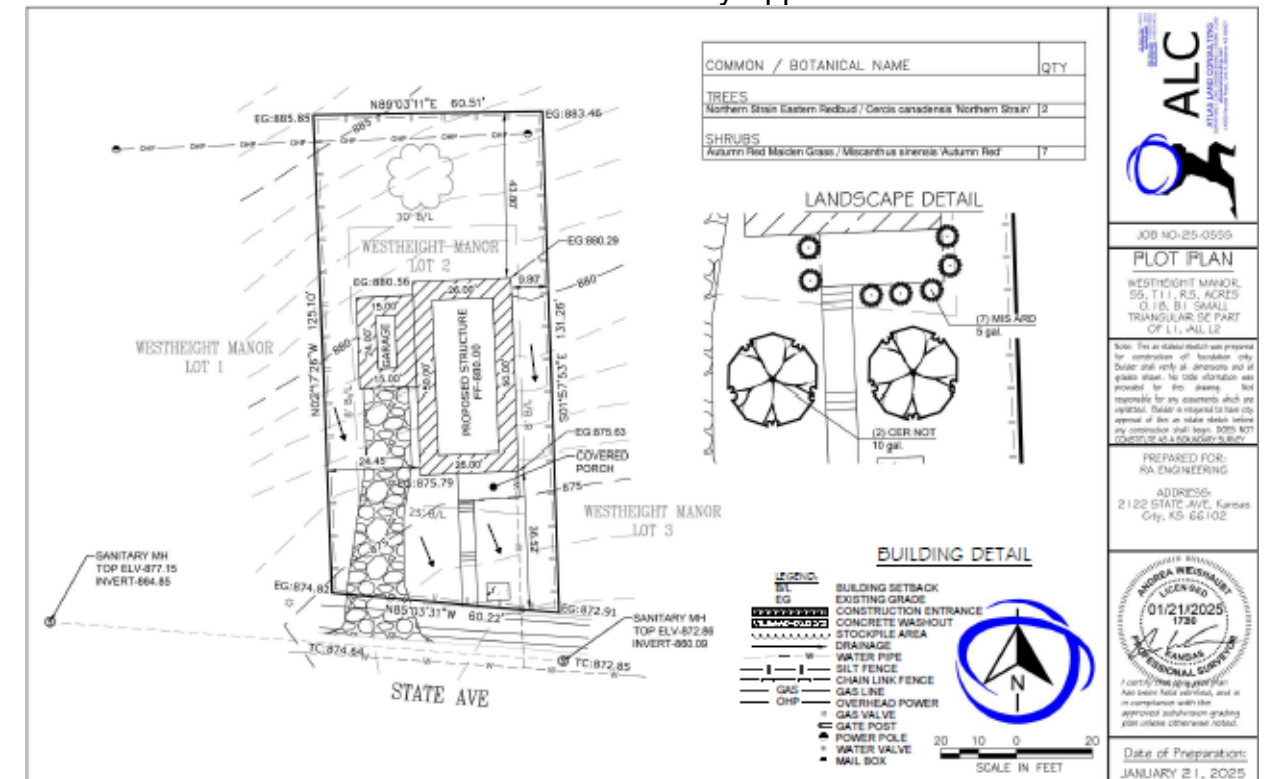
Land Use

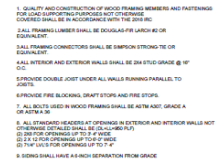


Historic Context



11





Window Schedule		
Type Mark	Type	Count
23	36" X 44"	1
19	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
110	36" X 36"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
3	24" X 24"	1

Door Schedule		
Mark	Type	Count
42	900 x 2100 mm	1
43	900 x 2100 mm	1
71	60" x 80"	1
74	30" x 80"	1
75	30" x 80"	1
79	32" x 80"	1
80	30" x 80"	1
81	24" x 80"	1
100	120" x 96"	1
101	900 x 2100 mm	1
103	32" x 80"	1
104	30" x 80"	1
104	60" x 80"	1
106	24" x 80"	1
106	24" x 80"	1
107	30" x 80"	1
109	Door entrance to right Pocket 2, right Hood	1
110	30" x 80"	1
111	30" x 80"	1
112	30" x 80"	1
113	30" x 80"	1
114	84" x 80"	1
115	84" x 80"	1



Specifications

Dimensions

Product Length (in.)	96 in.	Product Thickness (in.)	.75 in.
Product Width (in.)	3.5 in.		

Details

Color Family	Brown	Color/Finish	Tan
Features	No Additional Features	Finish Type	Primer
Material	Composite	Pack Size	1
Product Weight (lb.)	5.673 lb.	Trim type	Basic trim

Warranty / Certifications

Manufacturer Warranty	5-year 100% labor replacement/50-year Transferable Limited Warranty		
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GUTTERS

Amerimax Home Products
3 in. x 10 ft. White Aluminum K-Style Gutter
★★★★★ (14) Questions & Answers (5)



WINDOWS

WINDOW DOUBLE HUNG

U-FACTOR< 0.32
SHGC< 0.40

Window Schedule		
Type Mark	Type	Count
23	36" X 44"	1
19	36" X 60"	1
4	16" X 24"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
110	36" X 36"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1



Dimensions

Grid Width (in.)	7/8	Jamb Depth (in.)	2.688 in
Product Depth (in.)	2.688 in	Product Height (in.)	59.25 in
Product Width (in.)	35.375 in	Rough Opening Height (in.)	59.75 in
Rough Opening Width (in.)	35.875 in	Width (in.) x Height (in.)	35.375 x 59.25

Details

Exterior Color/ Finish	White	Exterior Color/Finish Family	White
Features	Tilt-In Cleaning	Frame Material	Vinyl
Frame Type	Standard Frame	Glass Type	Low-E Glass
Glazing Type	Double-Pane	Grid Pattern	Colonial
Grille Type	Grille Between Glass	Hardware Color/Finish Family	White
Included	Grid, Hardware, Screen	Interior Color/Finish Family	White
Lock Type	Standard Lock	Number of Grids	3 Wide 2 High
Number of Locks	2	Product Weight (lb.)	38.3 lb

DOORS

U-FACTOR< 0.32
SHGC< 0.40

Door Schedule		
Mark	Type	Count
42	600 x 2100 mm	1
43	600 x 2100 mm	1
57	30" x 80"	1
58	30" x 80"	1
59	30" x 80"	1
60	84" x 80"	1
61	60" x 80"	1
62	36" x 80"	1
71	60" x 80"	1
74	30" x 80"	1
75	30" x 80"	1
79	32" x 80"	1
80	30" x 80"	1
81	24" x 80"	1
98	36" x 60"	1
99	36" x 60"	1
100	120" x 96"	1
101	600 x 2100 mm	1
102	32" x 80"	1
103	32" x 80"	1
104	60" x 80"	1
105	24" x 80"	1
106	24" x 80"	1
107	30" x 80"	1
108	32" x 80"	1



Specifications

Dimensions

Door Height (in.)	81.5 in	Door Thickness (in.)	1.75 in
Door Width (in.)	37.5 in	Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80 in	Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	36 in	Rough Opening Height (in.)	82
Rough Opening Width (in.)	38.25		

Details

Bore Type	Double Bore	Color Family	White
Color/Finish	Ultra Pure White	Door Configuration	Single Door
Door Glass Insulation	Triple Pane	Door Handing	Right-Hand/Inswing
Door Type	Exterior Prehung	Features	Brickmold, Glass Panel, Lockset Bore (Double Bore), Weatherstripping
Finish Type	Painted	Frame Material	Wood
Glass Caming Finish	No caming	Glass Layout	1/2 Lite
Glass Shape	Rectangle Lite	Glass Style	Clear Glass

FINISHED - SMART SIDING-STONE (SEE PHOTO ATTACHED)





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

7-28-2025

Mitch Lichterman and Nick Ewing,

Applicant seeks to make alterations to 1017 North 9th Street, the Kansas City Kansas High School Gymnasium and Laboratory. These alteration include: roof repair of the flat roof using in-kind materials, replacement of degraded wooden windows using in-kind materials, replacement of western and eastern metal doors with aluminum doors, replacing the wooden decking on the East Façade with either wood or composite material with wooden appearance, demolition inside the building include space for installation of an elevator on the Western side of the building which is historically the primary entrance, bleachers on the second floor and nearly all walls throughout the building, installation of new mechanical systems, electrical systems, plumbing and fire suppression system, and the applicant is seeking permits to operate “ghost kitchens” on the first floor and an event space on the second floor.

This building was listed on the Kansas Register of Historic Places on 11-19-2011 and the National Register of Historic Places on 01-20-2012 and highlights the following interior features as significant to the building: the entry vestibule and lobby as the entrance throught the primary (western) façade, the swimming pool on the eastern portion of the building which retains historic volume of space and materials, and the historic scale and massing of the hallways indicitive of the use of the building as a school. As contributing features they must be preserved.

Staff reccomends either denial of this proposal on the basis that it will damage or destroy significant historic features of the building or an overhaul of the proposal so that these features are preserved for future generations.

We have reviewed the materials received on 7-24-2025 regarding the above-referenced project in accordance with the state preservation statute K.S.A. 75-2724. The law requires the Unified Government (UG) through agreement with the State Historic Preservation Office (SHPO) be given the opportunity to comment on proposed projects affecting historic properties or districts. Properties listed in the National Register of Historic Places and/or the Register of Kansas Places are subject to review.

This Comment under the state preservation statute K.S.A. 75-2724 does not indicate that this property will or will not be eligible for Rehabilitation Tax Credits, for more information about historic tax credits contact SHPO at kshs.taxcredits@ks.gov. This project may be subject to additional regulations, ordinances, or reviews. Please contact the local permitting office for information about any additional requirements.

If you have any questions concerning this review, please contact me at rlgreeves@wycokck.org.

Sincerely,

Randy Greeves



Department of Planning + Urban Design

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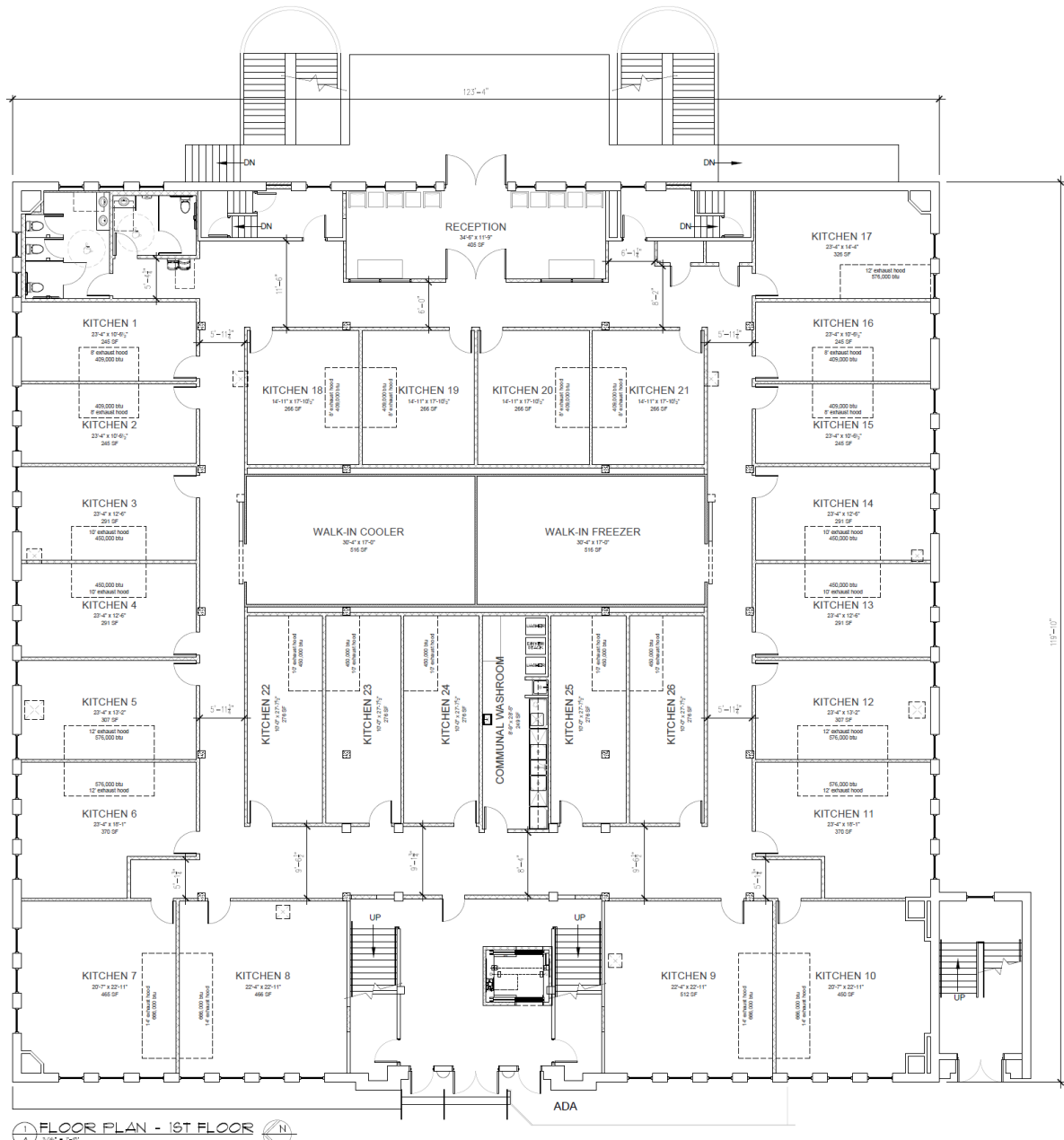


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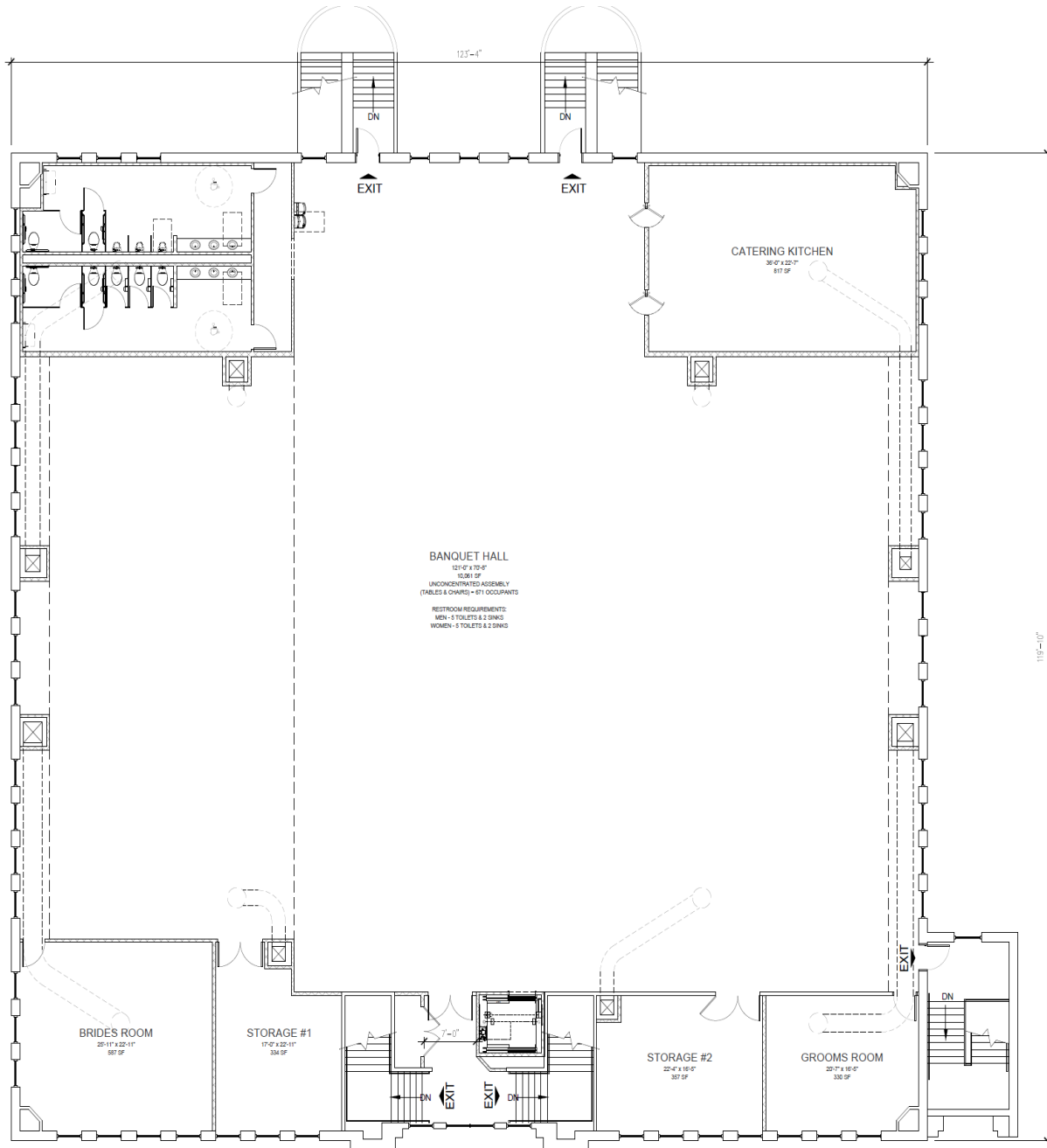


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FLOOR PLAN - 2ND FLOOR
3/16" = 1'-0"