

KANSAS CITY, KANSAS LANDMARKS COMMISSION

August 4, 2025

Minutes

The Kansas City, Kansas Landmarks Commission met in regular session (via Zoom Webinar and in the Commission Chamber) on Monday, August 4, 2025, at 6:00 p.m., with the following members present: Acting Chairman Jim Schraeder (Commission Chamber), Jeff Fendorf (Commission Chamber), William Hutton (Commission Chamber), Steve Curtis (Zoom), Mata Townsend (Zoom), and Micki Welcome-Hill (Zoom) (Absent: Chamberlain, Gerber, Roberts).

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

Rose Morris, Recording Secretary, read the statement into the record: "Welcome to the meeting of the Kansas City, Kansas Landmarks Commission. Members are participating remotely by Zoom or in person in the Commission Chamber.

Please note the following instructions for the meeting:

- If you are joining by Zoom, 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 the Chairman 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. The Chairman 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 the Chairman will recognize you when it is your time to speak.
- 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.

CONSIDERATION OF THE MAY 5, 2025 LANDMARKS MINUTES – Minutes were approved as distributed.

Hearing Starts 6:15:

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. 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.

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

Present in Support:

- Randy Greeves, presented on behalf of the Applicant who was absent

Present in Opposition:

- No one appeared

Staff Recommendation starts 7:15: Historic Preservationist Greeves stated that this is an application for a new construction in the Westheight Historic District. The applicant is proposing a single-family residence with a garage attached to it. Staff's recommendation is for approval with the condition that the vertical siding should be oriented horizontally in order to better conform with the surrounding structures.

The Commission directed their questions to Greeves.

Motion/Vote Starts 20:44:

On motion by Commissioner Fendorf, seconded by Commissioner Hutton, the Landmarks Commission voted as follows to **HOLD OVER CA2025-006 to the September 2, 2025 meeting for more information:**

Schraeder	Chairman
Chamberlain	Not Present

Curtis: Aye
Fendorf: Aye
Gerber: Not Present
Roberts: Not Present
Townsend: Aye
Welcome-Hill: Aye
Hutton Aye
Motion to **HOLD OVER** Passed: 5 to 0

Hearing Starts 27:30:

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.

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

Present in Support:

- Jim Sullivan, Applicant Representative, 8621 Johnson Drive, Mission, Kansas 66202
- Mitch Lichterman, Owner and Applicant

The Commission directed their questions to the applicants.

Present in Opposition:

- No one appeared

Staff Recommendation Starts 41:46: Historic Preservationist Greeves stated that the National Register nomination highlights the vestibule, pool, gymnasium, and hallways as being significant to the historic integrity of the building. This Kansas state mandated historic review is to inspect if the proposed work damages or destroys historically significant features. Staff recommends denial, as the proposed work could jeopardize the historic nature of the building and historically significant features.

The Commission directed their questions to Greeves.

Motion/Vote Starts 1:12:12:

On motion by Commissioner Fendorf, seconded by Commissioner Hutton, the Landmarks Commission voted as follows to **APPROVE SLR2025-008:**

Chamberlain Not Present
Curtis: Aye
Fendorf: Aye
Gerber: Not Present
Roberts: Not Present
Townsend: Aye
Welcome-Hill: Aye
Hutton Aye

Motion to **APPROVE** Passed: 5 to 0

Action starts 1:18:22:

ELECTION OF OFFICERS:

Commissioner Fendorf nominated Commissioner Schraeder as Chair of the Landmarks Commission, seconded by Commissioner Hutton, and approved 5 to 0 by the Commission.

Commissioner Hutton nominated Commissioner Welcome-Hill as Vice-Chair of the Landmarks Commission, seconded by Commissioner Fendorf, and approved 5 to 0 by the Commission.

Reports Starts 1:20:47:

1. Commissioner Schraeder –
 - i. The Landmarks Commission is down to nine (9) members with the passing of David Meditz. The Commission is still missing an appointment from Commissioner Townsend.
 - ii. Working on a notification to provide to Business Licensing to spread awareness to those performing work in historical districts.
2. Legal Counsel Mike Farley –
 - i. Landmarks Commission Bylaws need to be inspected so all conditions are up to date.
 - ii. Commissioner Hutton was approved as a Landmarks Chairman by the Board of Commissioners in May.
 - iii. According to the code, three (3) unexcused absences is a forfeiture of position, which removes Roberts from his position as he has not attended since last year.
3. Planning and Urban Design – Historic Preservationist Randy Greeves stated that since the May Landmarks meeting, he has conducted four (4) State Law Reviews, eight (8) Admin Reviews, and five (5) letters of exemption. The National Register Nomination for the Downtown Historic District is progressing, but recent staffing issues increase the difficulty of dedicating time to major projects.

Next Meeting – Tuesday, September 2, 2025 at 6:00 p.m.

The meeting adjourned at 7:50 p.m.