



Unified Government of Wyandotte County and Kansas City, Kansas

Landmarks Commission

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

Chairman Jim Schraeder

Vice Chairman Micki Welcome-Hill, Hank Chamberlain, Steve Curtis, Jeff Fendorf, Linda Gerber, Mata Townsend, Bill Hutton

AGENDA

Monday, January 5, 2026

6:00 PM

1 CALL TO ORDER/ROLL CALL

2 LANDMARKS COMMISSION STATEMENT

3 AGENDA

3.1 APPROVAL OF SEPTEMBER 2, 2025 LANDMARKS COMMISSION MINUTES

3.2 CA2025-010 - THOMAS VANDERVELDE

Synopsis: Certificate of Appropriateness for a property in the Westheight Historic District to enclose a porch at 1818 Oakland Avenue.

Tracking #: 211276

3.3 CA2025-012 - COMMUNITY BAPTIST CHURCH OF KANSAS CITY, KANSAS

Synopsis: Retroactive Certificate of Appropriateness for demolition of a building in the environs of the Westheight Manor Historic District at 1112 N 18th Street.

Tracking #: 211498

4 REPORTS

5 Adjourn

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable 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. Disruptive comments and behavior are not permitted and may result in removal from the meeting. 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. El Gobierno Unificado del Condado de Wyandotte y Kansas City, Kansas, proporcionará ayudas y servicios auxiliares necesarios y razonables, como traductores de ASL, copias legibles por máquina de los materiales de la reunión o interpretación de idiomas en el lugar. Las personas que requieran ayuda o servicios auxiliares deben comunicarse con la Oficina del Secretario del Gobierno Unificado enviando un correo electrónico o llamando al UGclerkrequest@wycokck.org o al 913-573-5260 al menos 48 horas antes de la reunión.

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
September 2, 2025
Minutes

The Kansas City, Kansas Landmarks Commission met in regular session (via Zoom Webinar and in the Commission Chamber) on Tuesday, September 2, 2025, at 6:00 p.m., with the following members present: Acting Chairman Micki Welcome-Hill (Commission Chamber), Jeff Fendorf (Commission Chamber), William Hutton (Zoom), Steve Curtis (Zoom), Mata Townsend (Zoom), Linda Gerber (Zoom), (Absent: Schraeder and Chamberlain).

Rose Morris (Commission Chamber), Randy Greeves, Historic Preservationist (Commission Chamber), and Michael Farley, UG Legal Counsel (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. Micki Welcome-Hill is serving as Acting Chairman this evening.

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 AUGUST 4, 2025 LANDMARKS MINUTES – Minutes were approved as distributed.

Hearing Starts 5:04:

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 6:53: Historic Preservationist Greeves stated that Staff recommends approval with the condition that the vertical siding should be oriented horizontally in order to better conform with the surrounding structures. The windows for the development are vinyl and the siding is SmartSiding. Greeves is unsure if SmartSiding has been used before in a historic district, but it has been used in environs of historic districts. City Ordinance recognizes SmartSiding as one of the materials that are acceptable in some instances.

The Commission directed their questions to Greeves.

Motion/Vote Starts 10:39:

On motion by Commissioner Fendorf, seconded by Commissioner Hutton, the Landmarks Commission voted as follows to **DENY CA2025-006:**

Welcome-Hill: Acting Chairman

Curtis: Aye

Fendorf: Aye

Townsend: Abstained

Hutton: Aye

Gerber: Aye

Schraeder: Not present

Chamberlain: Not present

Motion to **DENY** Passed: 4 to 0, with 1 abstaining.

Reports Starts 13:50:

1. Planning and Urban Design – Historic Preservationist Randy Greeves
 - i. Provided updates on how to appeal Landmarks denials for State Law Reviews and Certificates of Appropriateness.
 - ii. Greeves has completed three (3) administrative reviews since the last meeting. There are two (2) new buildings being considered for historic status.
 - iii. On September 11th and 12th, there will be a celebration of 100 years of Memorial Hall. There will be a block party on the 12th that will be open to the public. Details are listed on the Unified Government's website.
 - iv. Greeves has partnered with the Wyandotte County Historical Society to host a headstone cleaning workshop.
 - v. A mailer for Business Licensing is being prepared to enhance communication about construction requirements in historic districts.
 - vi. The Planning and Urban Design Department was awarded a grant of \$50,000 dollars to update the Historic Design guidelines for the Downtown Historic District
2. Commissioner Micki Welcome-Hill
 - i. Commissioner Welcome-Hill is working with Chairman Schraeder to improve Landmarks Commission training.

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

The meeting adjourned at 6:26 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: January 5, 2026

Re: CA2025-010- Clarence E. Elliott House

GENERAL INFORMATION

Applicant:
Thoman VanderVelde

Status of Applicant:
Property Owner
1818 Oakland Ave.
Kansas City, KS 66102

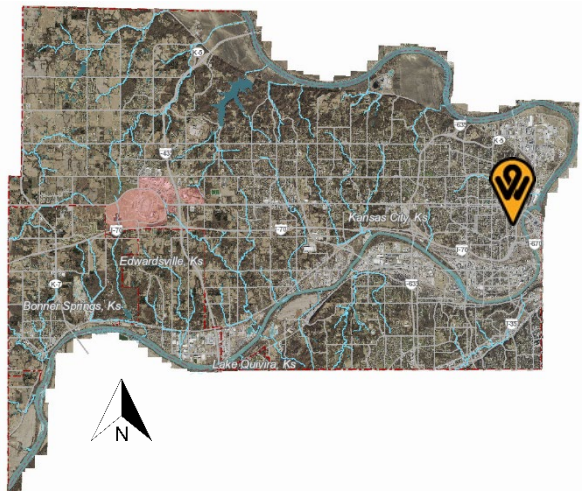
Requested Action:
Approval of a Certificate of Appropriateness.

Date of Application:
November 12, 2025

Purpose:
Applicant seeks to screen in the porch of their house.

Property Location:
1818 Oakland Ave.

Historic Property Name:
Clarence E. Elliott House



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-1- Single-Family Residential		
Adjacent Zoning:	North:	R-1- Single-Family Residential	
	South:	R-1- Single-Family Residential	
	East:	R-1- Single-Family Residential	
	West:	R-1- Single-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 Master Plan designates this parcel as Single-Family which is intended to protect established Single-Family neighborhoods.		
Major Street Plan:	The Major Street Plan designates Oakland Ave. as a Local/Neighborhood Street.		
Advertisement:	<u>The Wyandotte Echo</u> – 11-6-2025 Letters to Property Owners – 11-7-2025, 12-12-2025		
Public Hearing:	January 5, 2026		
Public Support:	None to date.		
Public Opposition:	None to date.		

PROPOSAL

Detailed Outline of Requested Action: The applicant, Thomas VanderVelde, is requesting a Certificate of Appropriateness at 1818 Oakland Ave. for alterations/additions to the property. Applicant has proposed the following Scope of Work:

The applicant seeks to screen in their porch. Pictorial evidence shows that the porch was not screened in 1984, sometime after a screen was added in as shown in a 2005 picture. The most recent evidence of the porch screening is from a 2016 picture, but that was removed from the property prior to 2023.

The Clarence E. Elliott House 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 lists the porch on the eastern side of the building.

Background of Historic Property: The structure was built in 1925. The Westheight Manor Historic District was listed on the National Register on 02-19-1982 and listed on the State Register on 07-03-1979.

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 data at this time.

Building, Zoning, or Code Enforcement Complaints:

1. 2016-16204-00278- Code- Environment
2. 2015-15208-00738- Code- Environment
3. 2006-06208-00000-01870- Code- Environment

Outstanding or Related Permits and Cases:

1. 2025- CA2025-010- Open
2. 2020-20420-00019- Certificate of Appropriateness for roof, soffits, gutters, siding, windows and door replacement- Withdrawn

SCOPE OF WORK

- 1. Identify the architectural features that will be altered or removed.**
The scope of work includes alteration to the porch on the east side of the building.
- 2. Identify any architectural or historic features on the property (but not incorporated into the primary structure) that will be altered or removed.**

The scope of work is limited to the porch. No other features will be impacted.

3. **List all other exterior renovations and identify the alterations or demolitions proposed. Any relevant current and proposed dimensions must be provided.**
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 Oakland 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 not 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 does not satisfy the Rehabilitation Standards and Guidelines is in the manner in which the changes will 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 proposed scope of work does not alter the use of the property.

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 screening of the porch will alter the design of the porch and include the usage of modern materials that are not appropriate for the period of significance of the Westheight Manor Historic District.

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.

This scope of work may alter existing features of the building, but it does not include incorporating features or architectural elements from other buildings.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Pictorial documentation indicates that this building had the porch screened in after the creation of the Westheight Manor Historic District in 1982. Evidence shows that screening existed between 2005 and 2016 with no known date of initial installation and the screening being removed sometime between 2016 and 2023. As such, insufficient time could have passed to allow the screening to become historic in its own right and is inappropriate addition to the building.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
The proposed scope of work will alter the design of the porch, which is a distinctive feature of the house as it sits along the primary façade.
- 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.**
This scope of work does not include the replacement of historic materials.
- 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.**
No harsh chemical or physical treatments are proposed under this scope of work.
- 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 sites are known to exist in this area.
- 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 may require mounting points formed in the current brick walls and limestone sills on the porch depending on the condition of any mounting point left over from the previously installed screening.

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 installation of screening may leave holes used as mounting point in the brick and limestone stills surrounding the porch should it be removed in the future.

STAFF COMMENTS AND SUGGESTIONS

Urban Planning and Land Use Comments:

While this build does have a history of the porch being screened in, there was no screening when the Westheight Historic District was created. While it is unclear when the screening was added or removed it is not possible for that screening to be considered historic in its own right as it could not have met the 50 year rule and has been removed.

STAFF RECOMMENDATION

Staff recommends that the Kansas City, Kansas Landmarks Commission make the findings contained within the staff report and recommends **DENIAL** of **CA2025-010** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS LIST

Aerial Imagery

Land Use Map

Historic District/Landmark Map

Site Photographs Provided by Applicant

Elevations Plans

KHRI Profile: Property in Question

Link: <https://khri.kansasgis.org/index.cfm?in=209-2820-01457>

REVIEW OF INFORMATION AND SCHEDULE

Action

Public Hearing

Landmarks Commission

January 5, 2026

STAFF CONTACT:

Randy Greeves

rlgreeves@wycokck.org

MOTIONS

"I move the Kansas City, Kansas City Landmarks Commission **APPROVE** of Petition **CA2025-010** 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. _____."

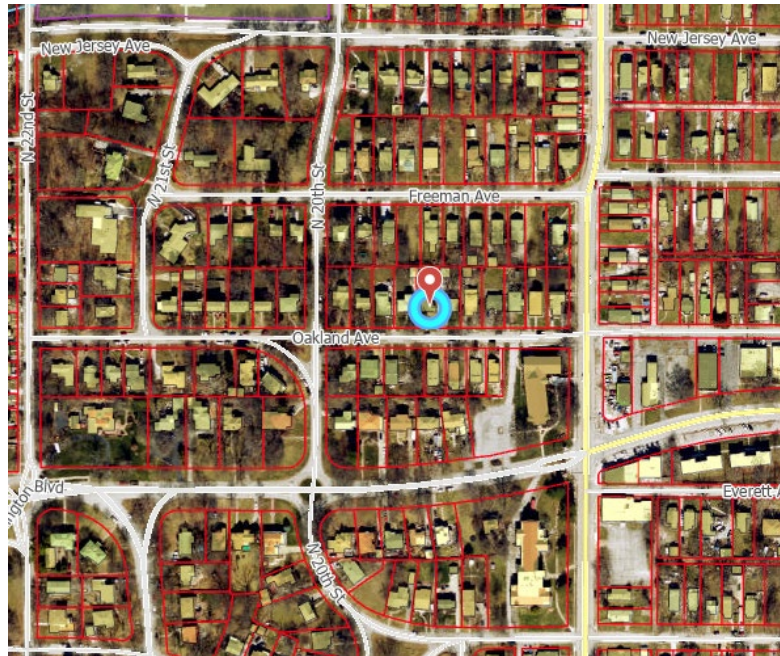
OR

I move the Kansas City, Kansas City Landmarks Commission **DENY** of Petition **CA2025-010** 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:

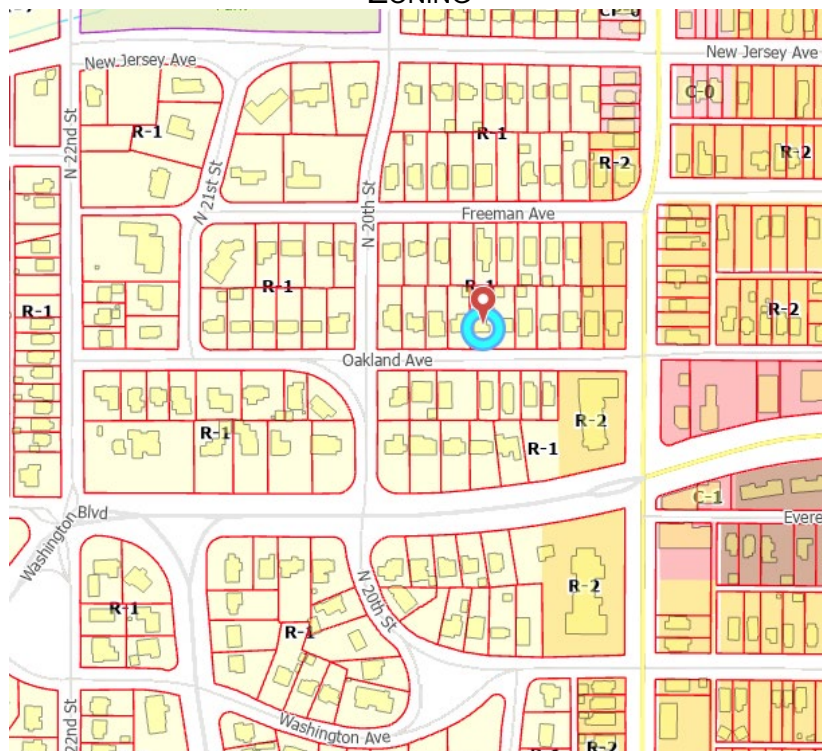
1. _____;
2. _____; And
3. _____.

ATTACHMENTS

AERIAL



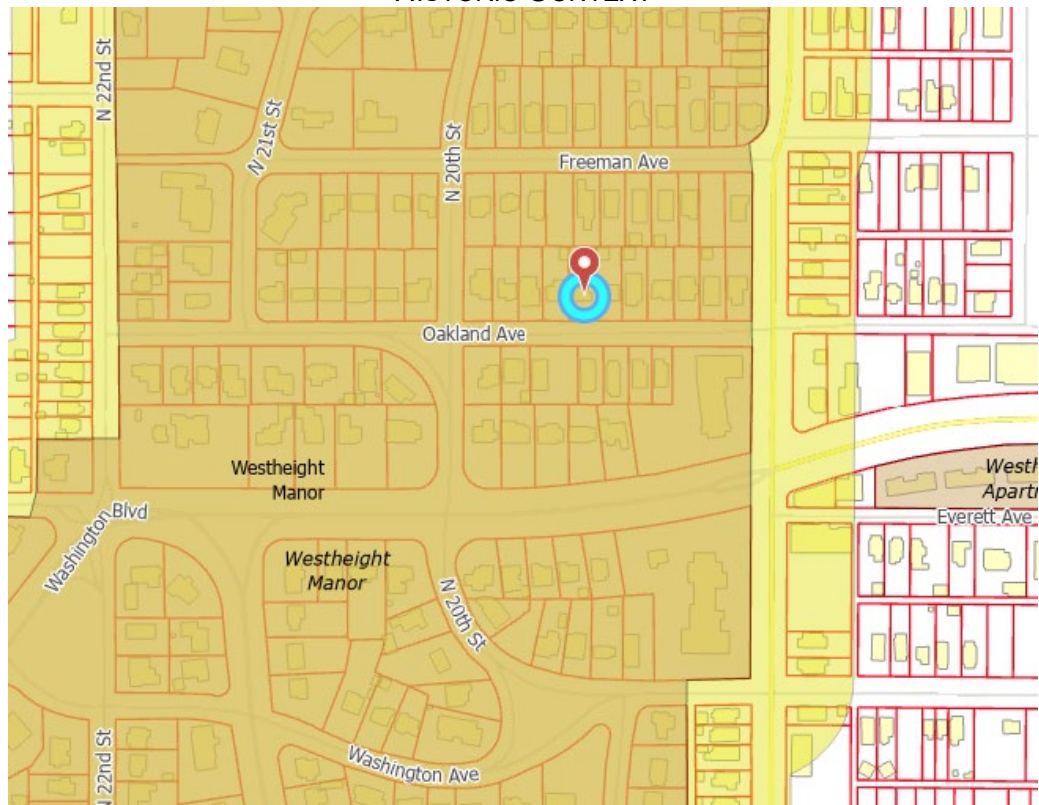
ZONING



LAND USE



HISTORIC CONTEXT



IMAGES OF PROPERTY



1984



2016











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: January 5, 2026

Re: CA2025-012 Certificate of Appropriateness

GENERAL INFORMATION

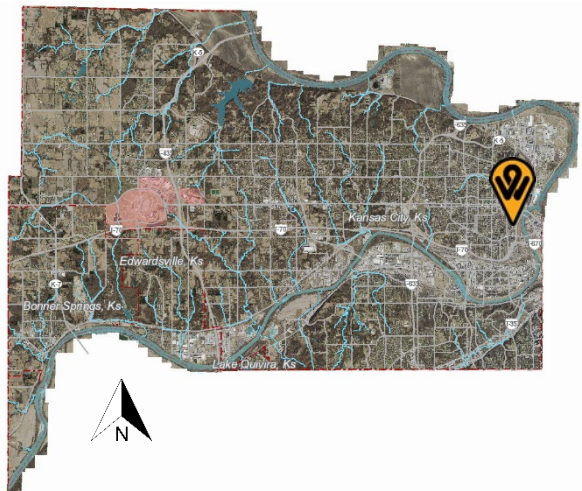
Applicant: Community Baptist Church of
Kansas City, KS

Status of Applicant:
Property Owner
1112 N 18th Street
Kansas City, KS 66102

Date of Application:
November 18, 2025

Purpose:
Applicant is seeking a retroactive Certificate of Appropriateness for the demolition of a building in the environs of the Westheight Manor Historic District.

Property Location:
1112 N 18th Street
Kansas City, KS 66102



Commission District:	Commissioner At-Large District #1: Melissa Bynum District #4: Commissioner: Evelyn Hill		
Historic Status:	Property is located within the environs of the Westheight Manor Historic District		
Existing Zoning:	R-2- Two Family District		
Adjacent Zoning:	North:	R-2 Two Family District	
	South:	R-2 Two Family District, C-3 Commercial District	
	East:	C-3 Commercial District	
	West:	R-1 Single Family Residential	
Adjacent Uses:	North:	Residential	
	South:	Residential, Commercial	
	East:	Religious	
	West:	Residential	
Total Tract Size:	1.48 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 18 th Street as a Class C Thoroughfare.		
Advertisement:	<u>The Wyandotte Echo</u> – 12-4-2025 Letters to Property Owners – 12-12-2025		
Public Hearing:	January 5, 2026		
Public Support:	None to date.		
Public Opposition:	None to date.		

PROPOSAL

Detailed Outline of Requested Action: The applicant, Anthony Jamieson, is requesting a Certificate of Appropriateness at 1112 N 18th Street for demolition of the property. Applicant has proposed the following Scope of Work:

Applicant is seeking a retroactive Certificate of Appropriateness for demolition of a residential building on the property.

The Charles Abraham House, 1112 N 18th Street, in the environs of the Westheight Manor Historic District was a non-contributing building to the district.

Background of Historic Property: The structure was built in 1928. The Westheight Historic District was listed on the National Register on 02/19/1982 and listed on the State Register on 07/03/1979.

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. 2025- BSR25-0185- Stop Work Order
2. 2025- CAC25-1686- Code Admin Citation
3. 2025-CAC25-1463- Code Admin Citation
4. 2025-CAC25-1239- Code Admin Citation
5. 2025-CAC25-1038- Code Admin Citation
6. 2025-CAC25-0827- Code Admin Citation
7. 2025-ENV25-1023- Code- Environment
8. 2024-CAC24-3099- Code Admin Citation
9. 2024-VPC24-0273- VPR Compliance
10. 2019-19200-01272- Code- Environment
11. 2018-18203-00026- Code- Environment
12. 2017-17395-00007- Stop Work Order
13. 2017-17395-00008- Stop Work Order

Outstanding or Related Permits and Cases:

2025-CA2025-012- OPEN

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

All architectural features were destroyed in the demolition.

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

This was one of two buildings on the property, the other being a church. The church is still standing unaltered under the scope of work.

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

The scope of work is for the demolition of the house.

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 18th Street.

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 not in accord with the Secretary of the Interior's Standards for Rehabilitation and the Guidelines for Rehabilitating Historic Buildings, as listed below.

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 original use of the building was as a residential structure which was then converted into other uses to support the church on the parcel. The building has been demolished and the church has indicated a desire to put a parking lot in its place.

- 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 building has been demolished resulting in the loss of all historic character.
- 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 building has been demolished.
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
As the building has been demolished no changes that are historic in their own right exist.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
The demolition of the property has removed all distinctive features, finishes, construction techniques and examples of craftsmanship.
- 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.**
All features were demolished.
- 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 building has been demolished.
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
There are no known archeological resources on the property area.
- 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 scope of work is for demolition, no new additions are proposed.

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 scope of work is for demolition; no new additions are proposed.

STAFF COMMENTS AND SUGGESTIONS

Urban Planning and Land Use Comments:

As this is a retroactive review, the Staff recommendation must be denial of the application as per Planning Department policy, however such a determination would require the applicant to rebuild the house to apply for proper demolition permits and historic review. This would set an extreme precedent and constitute a significant burden on the applicant.

Should the Landmarks Commission decide to approve this application Staff recommends the following conditions of approval.

1. Any remaining debris be removed from the premises;
2. Any land disturbance as a result or opening left due to a basement should be filled in and graded; and
3. The applicant will seek proper permits for all future work, including Historic Reviews for all exterior building work to comply with Kansas City, Kansas Historic Preservation Ordinance.

STAFF RECOMMENDATION

Staff recommends that the Kansas City, Kansas Landmarks Commission make the findings contained within the staff report and recommends **DENIAL** of **CA2025-012** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS LIST

Aerial Imagery
Land Use Map
Historic District/Landmark Map
Site Photographs Provided by Applicant
Site Photos Provided by Staff
Elevations Plans

REVIEW OF INFORMATION AND SCHEDULE

Action
Public Hearing

Landmarks Commission
01-05-2026

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

MOTIONS

"I move the Kansas City, Kansas City Landmarks Commission **APPROVE** of Petition **CA2025-012** 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

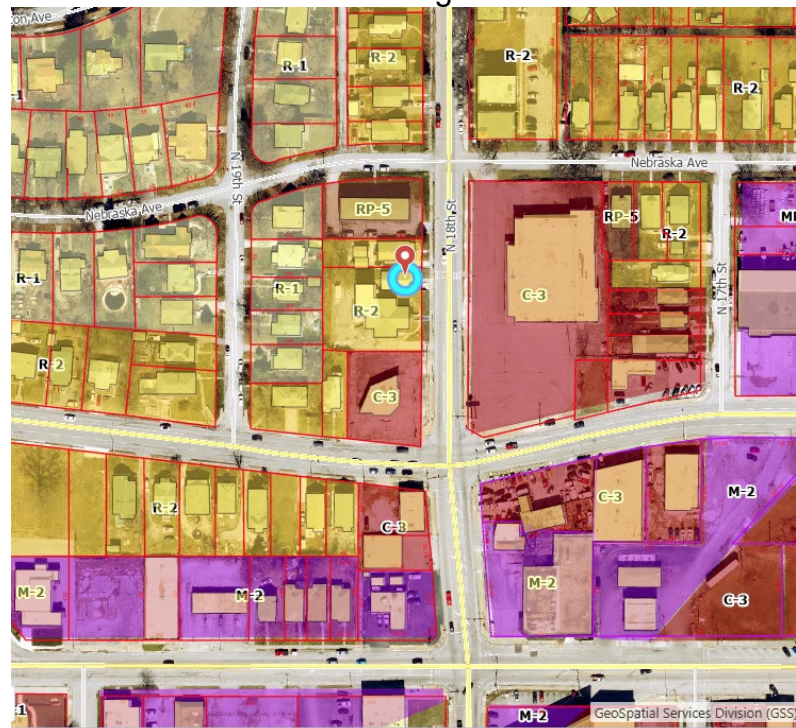
I move the Kansas City, Kansas City Landmarks Commission **DENY** of Petition **CA2025-012** as it is not in compliance with the City Code and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned:

ATTACHMENTS

AERIAL



Zoning



Land Use



Historic Context



Materials Submitted by applicant



