

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.