

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.