

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, April 6, 2026

6:00 PM

- 1 CALL TO ORDER/ROLL CALL**
- 2 LANDMARKS COMMISSION STATEMENT**
- 3 PROCLAMATION IN HONOR OF FORMER LANDMARKS CHAIRMAN DAVID MEDITZ**
- 4 CONSIDERATION OF FEBRUARY 2, 2026 LANDMARKS COMMISSION MINUTES**
- 5 CERTIFICATE OF APPROPRIATENESS APPLICATION(S)**
 - 5.1 CA2026-002 - ERIN DOWNING**

Synopsis: Certificate of Appropriateness for demolition of a building in the environs of the Parkwood Historic District at 933 Quindaro Boulevard.
Tracking #: 21260
 - 5.2 CA2026-003 - ERIN DOWNING**

Synopsis: Certificate of Appropriateness for demolition of a building in the environs of the Parkwood Historic District at 1015 Quindaro Boulevard.
Tracking #: 21261

6 REPORTS

6.1 HISTORIC PRESERVATION 101

Synopsis: Presentation on historic preservation, types of reviews, and the Secretary of the Interior Standards.

Tracking #: 21263

7 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
FEBRUARY 2, 2026
MINUTES**

The Kansas City, Kansas Landmarks Commission met in regular session (via Zoom Webinar and in the Commission Chamber) on Monday, February 2, 2026, at 6:00 p.m., with the following members present: Jim Schraeder, Chairman Presiding, (Zoom), Hank Chamberlain (Commission Chamber), Linda Gerber (Zoom), Mata Townsend (Zoom), Micki Welcome-Hill (Zoom), and Bill Hutton (Zoom). (Absent: Fendorf, Curtis)

Rose Morris, Professional Assistant (Commission Chamber), Randy Greeves, Historic Preservationist (Commission Chamber), and Keath Rankin, 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 and in person in the Commission Chamber. Jim Schraeder is serving as 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.
- 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.

CONSIDERATION OF THE JANUARY 5, 2026 LANDMARKS MINUTES – Minutes were approved as distributed.

Elections start at 3:09:

ELECTION OF OFFICERS:

Commissioner Hutton nominated Jim Schraeder as Chair of the Landmarks Commission, seconded by Commissioner Welcome-Hill, and approved 6 to 0 by the Commission.

Commissioner Hutton nominated Micki Welcome-Hill as Vice-Chair of the Landmarks Commission, seconded by Commissioner Gerber, and approved 6 to 0 by the Commission.

Reports Starts5:57:

1. Planning and Urban Design – Historic Preservationist Randy Greeves
 - i. Two (2) Administrative Reviews and one (1) State Law Review has been completed since the January meeting.
 - ii. A Request for Proposal has been released for a consultant to rewrite the Downtown Historic District Design Guidelines.
 - iii. Currently working on a presentation about working on historic properties for Contactors and Builders.

2. Chairman Schraeder
 - i. The City’s zoning code is currently being updated, which hasn’t been significantly altered since the 1980s. There was an effort in 2018 that was not completed due to budget constraints.
 - ii. Commissioners Hutton and Schraeder have been reappointed by the Board of Commissioners for another four (4) years. There is still an effort to find more commissioners to fill the missing roles.
 - iii. Chairman Schrader is continuing to serve on the Historic Preservation Design Board for the demolished 7th Street Church. The stained glass windows were saved from the church and the new downtown Kansas City Kansas Community College campus will have some aspects to commemorate the demolished church.

Next Meeting – Monday, March 2, 2026 at 6:00 p.m.

The meeting adjourned at 6:24 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: April 6, 2026
Re: CA2026-002

GENERAL INFORMATION

Applicant:
Erin Downing

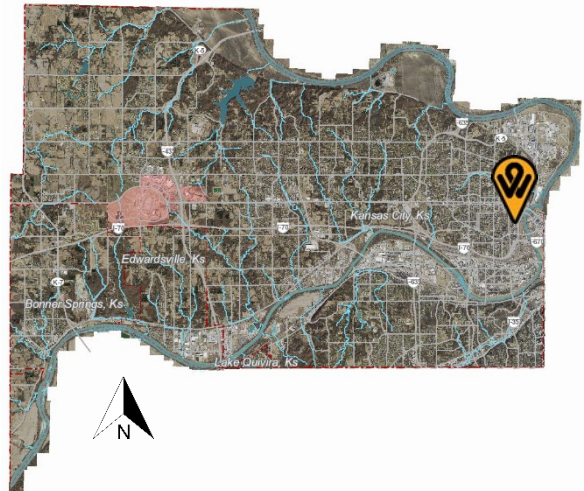
Status of Applicant:
Unified Government Code Enforcement

Property Owner
Leyla Quijada
2925 Stewart Avenue
Kansas City, KS 66104

Requested Action:
Approval of a Certificate of Appropriateness
for demolition in the environs of the
Parkwood Historic District

Date of Application:
February 2, 2026

Purpose:
Applicant seeks to demolish a building that
was severely damaged in a fire.



Property Location: 933 Quindaro Boulevard.

Commission District: Commissioner At-Large District #1: Melissa Bynum
District #1: Commissioner: Jermaine Howard

Historic Status: Property is located within the environs of the Parkwood Historic District.

Existing Zoning: C-3 Commercial District

Adjacent Zoning:

North:	R-1(B)- Single-Family Residential
South:	RP-5- Planned Apartment District, R-2(B)- Two-Family Residential
East:	R-2(B)- Two Family Residential
West:	C-3- Commercial District, RP-5- Planned Apartment District

Adjacent Uses:

North:	Park/Public Space
South:	Residential
East:	Vacant Parcel
West:	Vacant Commercial Buildings, Vacant Parcel

Total Tract Size: 0.16 Acres

Master Plan Designation: The Northeast Area Plan designates this parcel as Neighborhood Mixed Used which is generally designated along corridors that include a mix of single family houses, apartment buildings, small commercial buildings, and mixed use buildings. These areas should be walkable with wide sidewalks, landscape buffer areas, street trees and accommodates for cyclists and transit. Buildings should be built up to the street for form a consistent street frontage.

Major Street Plan: The Major Street Plan designates Quindaro Boulevard as a Class C Thoroughfare.

Advertisement: The Wyandotte Echo – March 12, 2026
Letters to Property Owners – March 17, 2026

Public Hearing: April 6, 2026

Public Support: None to date

Public Opposition: None to date

PROPOSAL

Detailed Outline of Requested Action: The applicant, Erin Downing, is requesting a Certificate of Appropriateness at 933 Quindaro Boulevard. for demolition of the property. Applicant has proposed the following Scope of Work:

Applicant seeks to demolish the property.

933 Quindaro Boulevard is a building in the environs of the Parkwood Neighborhood Historic District.

Background of Historic Property: The structure was built in the early to mid 1900's. The property is not listed on any historic register, but is in the environs of the Parkwood Neighborhood Historic District

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. 2026-VPR26-0056- Vacant Property Registration
2. 2026-VPC26-0013- VPR Compliance
3. 2025-FIRE25-0098- Fire Damage
4. 2025-UNS25-0077- Unsecure Structure
5. 2025-FIRE25-0074- Fire Damage
6. UDEMO25-0010- UG Demolition
7. 2025-CMP25-1881- Enforcement Complaint
8. 2021-UNF21-0138- Unfit
9. 2021-VPC21-0543- VPR Compliance
10. 2021-CAC21-1977- Code Admin Citation
11. 2021-ABT21-2024- Abatement
12. 2020-20299-01627- Code Admin Citation
13. 2020-20225-02926- Abatement
14. 2019-19225-02249- Abatement
15. 2019-19225-02021- Abatement
16. 2019-19299-00180- Code Admin Citation
17. 2019-19299-00179- Code Admin Citation
18. 2018-18225-05352- Abatement
19. 2018-18225-05351- Unsecure Structure
20. 2018-18299-02301- Code Admin Citation
21. 2018-18225-04774- Abatement

22. 2018-18299-02113- Code Admin Citation
23. 2018-18299-01731-Code Admin Citation
24. 2018-18299-01330- Code Admin Citation
25. 2018-18299-01329- Code Admin Citation
26. 2018-18225-02545- Abatement
27. 2018-18208-01750- Code-Environment
28. 2018-18208-00439- Code-Environment
29. 2014-14200-01621- Code-Environment
30. 2014-14200-01619- Code-Environment

Outstanding or Related Permits and Cases:

1. 2026- CA2026-002 (open)
2. 2025-UDEMO25-0010 (open)

SCOPE OF WORK

- 1. Identify the architectural features that will be altered or removed.**
The scope of work is for the demolition of the building following damage caused by a fire.
- 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 for the demolition of the primary structure.
- 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 calls only for the demolition of the primary structure.

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 Quindaro Boulevard.
- 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 scope of work calls for the demolition of the building, which is not in accordance with the Secretary of the Interior's Standards. This scope of work will not negatively impact any historic structure as it lies within the environs of the Parkwood Neighborhood 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.**

Historically this property has been used as a single-family residence. In 2020 a special use permit application was applied to transition the building into a group home. This scope of work is for the demolition of the property would leave the parcel as vacant land.
 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 lost many features during a fire, and this scope of work would remove any other that characterize the property.
 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 does not include the addition of features.
 4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

This property is not historic in its own right and as such there are no changes that have been made to the building that are historic in their own right.
 5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

As the scope of work is for demolition of the property and distinctive features, finishes, construction techniques or examples of craftsmanship that characterize the property will be lost.
 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 call for the repair of any feature, but rather the demolition of the entire building.

- 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.**

Demolition would be considered a harsh physical treatment, however this building is not historic so there would be no historic materials damaged.

- 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 know archeological resources associated with this property.

- 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 does not call for new construction.

- 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 does not call for new construction.

STAFF RECOMMENDATION

Staff recommends that the Kansas City, Kansas Landmarks Commission make the findings contained within the staff report and recommends **APPROVAL** of **CA2026-002** 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, Dated *Month Day, Year*

REVIEW OF INFORMATION AND SCHEDULE

Action
Public Hearing

Landmarks Commission
April 6, 2026

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

MOTIONS

"I move the Kansas City, Kansas City Landmarks Commission **APPROVE** of Petition **CA2026-002** 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 **CA2026-002** 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 IMAGERY



Zoning



Land Use



Historic Context



Materials Submitted by Applicant





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: April 6, 2026
Re: CA2026-003

GENERAL INFORMATION

Applicant:
Erin Downing

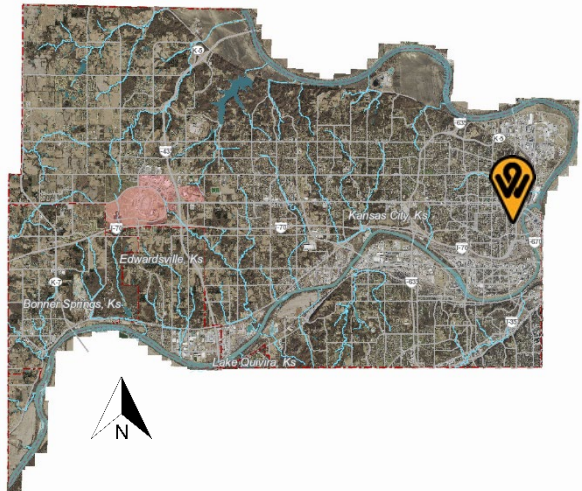
Status of Applicant:
Unified Government Code Enforcement

Property Owner
Swirve Properties LLC
7606 East Forest Parks
Parkville, MO 64152

Requested Action:
Approval of a Certificate of Appropriateness
for demolition in the environs of the
Parkwood Historic District

Date of Application:
February 2, 2026

Purpose:
Applicant seeks to demolish a building that
was severely damaged in a fire.



Property Location: 1015 Quindaro Boulevard.

Commission District: Commissioner At-Large District #1: Melissa Bynum
District #1: Commissioner: Jermaine Howard

Historic Status: Property is located within the environs of the Parkwood Historic District.

Existing Zoning: RP-5- Planned Apartment District

Adjacent Zoning:

North:	R-1(B)- Single-Family Residential
South:	RP-5- Planned Apartment District, R-2(B)- Two-Family Residential
East:	RP-5- Planned Apartment District
West:	R-2(B)- Two-Family Residential

Adjacent Uses:

North:	Residential
South:	Residential
East:	Vacant Parcel
West:	Residential

Total Tract Size: 0.263 Acres

Master Plan Designation: The Northeast Area Plan designates this parcel as Lower Medium Density Residential which is intended to promote infill development and investment by allowing additional units compared to the Single Family district, while preserving the overall character of existing neighborhoods. Lower-Medium Density Residential areas must follow the narrow lot design guidelines.

Major Street Plan: The Major Street Plan designates Quindaro Boulevard. as a Class C Thoroughfare.

Advertisement: The Wyandotte Echo – March 12, 2026
Letters to Property Owners – March 17, 2026

Public Hearing: April 6, 2026

Public Support: None to date

Public Opposition: None to date

PROPOSAL

Detailed Outline of Requested Action: The applicant, Erin Downing, is requesting a Certificate of Appropriateness at 1015 Quindaro Boulevard for demolition of the property. Applicant has proposed the following Scope of Work:

Applicant seeks to demolish the property.

1015 Quindaro Boulevard is a building in the environs of the Parkwood Neighborhood Historic District.

Background of Historic Property: The structure was built in the early 1900's. The property is not listed on any historic register, but is in the environs of the Parkwood Neighborhood Historic District

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. 2026-CAC26-0490- Code Admin Citation
2. 2026-UDEMO26-0001- UG Demolition
3. 2026-CAC26-0076- Code Admin Citation
4. 2026-CAC26-0045- Code Admin Citation
5. 2025-CAC25-2391- Code Admin Citation
6. 2025-CAC25-2082- Code Admin Citation
7. 2025-ABT25-2216- Abatement
8. 2025-CAC25-1622- Code Admin Citation
9. 2025-CAC25-1405- Code Admin Citation
10. 2025-CAC25-1354- Code Admin Citation
11. 2025-CAC25-1080- Code admin Citation
12. 2025-ABT25-1008- Abatement
13. 2024- CAC24-2979- Code Admin Citation
14. 2024- BSR24-0161- Stop Work Order
15. 2024-VPC24-0275- VPR Compliance
16. 2024-UNF24-0190- Unfit
17. 2024-UNS24-0090- Unsecure Structure
18. 2024-UNS24-0059- Unsecure Structure
19. 2024-ABT24-0813- Abatement
20. 2023-CAC23-3407- Code Admin Citation
21. 2023-CAC23-3406- Code Admin Citation

- 22.2023-CAC23-2930- Code Admin Citation
- 23.2023-CAC2928- Code Admin Citation
- 24.2023-ABT23-0771- Abatement
- 25.2023-CMP-0835- Enforcement complaint
- 26.2023-PMT23-0011- Boarding Permit
- 27.2023-PMT23-0002- Boarding Permit
- 28.2023-VPR23-0013- Vacant Property Registration
- 29.2022-UNF22-0326- Unfit
- 30.2022-VPC22-0528- VPR Compliance
- 31.2022-CAC22-1874- Code Admin Citation
- 32.2022-ABT22-1814- Abatement
- 33.2022-VPC22-0089- Vacant Property Registration
- 34.2021-PMT21-0089- Boarding Permit
- 35.2021-VPC21-0388- VPR Compliance
- 36.2020-20255-02856- Abatement
- 37.2019-19500-00044- Boarding Permit
- 38.2018-18225-02758- Code Environment
- 39.2018-18225-02507- Unsecure Structure
- 40.2018-18225-02149- Abatement
- 41.2018-18225-01164- Abatement
- 42.2016-16225-00295- Abatement
- 43.2014-14225-00996- Abatement
- 44.2014-14212-00975- Code Environment
- 45.2013-13225-00625- Abatement
- 46.2013-13225-00623- Unsecure Structure
- 47.2012-12375-00193- UG Demolition
- 48.2012-1200-01786- Code Environment
- 49.2012-12225-00237- Abatement
- 50.2012-12225-00225- Unsecure Structure
- 51.2012-12225-00100- Abatement
- 52.2012-12204-00106- Code Environment
- 53.2009-09225-00131- Abatement
- 54.2009-09225-00130- Unsecure Structure
- 55.2007-07212-00389- Code Environment

Outstanding or Related Permits and Cases:

1. 2026- CA2026-003 (open)
2. 2026-UDEMO26-0001 (open)
3. 2024- ER2024-018 (approved)
4. 2019-19420-00008- Certificate of Appropriateness to repair the building (approved)
5. 2012-12375-00193- UG Demolition

SCOPE OF WORK

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

The scope of work is for the demolition of the building following damage caused by a fire.

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 for the demolition of the primary structure.

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 calls only for the demolition of the primary structure.

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 Quindaro Boulevard.

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 scope of work calls for the demolition of the building, which is not in accordance with the Secretary of the Interior's Standards. This scope of work will not negatively impact any historic structure as it lies within the environs of the Parkwood Neighborhood 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.

Historically this property has been used as a single-family residence. In 2020 a special use permit application was applied to transition the building into a group home. This scope of work is for the demolition of the property would leave the parcel as vacant land.

- 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 lost many features during a fire, and this scope of work would remove any other that characterize the property.
- 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 does not include the addition of features.
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
This property is not historic in its own right and as such there are no changes that have been made to the building that are historic in their own right.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
As the scope of work is for demolition of the property and distinctive features, finishes, construction techniques or examples of craftsmanship that characterize the property will be lost.
- 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 call for the repair of any feature, but rather the demolition of the entire building.
- 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.**
Demolition would be considered a harsh physical treatment, however this building is not historic so there would be no historic materials damaged.
- 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 know archeological resources associated with this property.
- 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 does not call for new construction.

- 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 does not call for new construction.

STAFF RECOMMENDATION

Staff recommends that the Kansas City, Kansas Landmarks Commission make the findings contained within the staff report and recommends **APPROVAL** of **CA2026-003** 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

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Landmarks Commission</u>
Public Hearing	April 6, 2026

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

MOTIONS

"I move the Kansas City, Kansas City Landmarks Commission **APPROVE** of Petition **CA2026-003** 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 **CA2026-003** 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



Materials Submitted by Applicant



Historic Preservation 101

Randy Greeves
Historic Preservationist



What is Historic Preservation?

- Museums:
 - The preservation of physical object that are significant to history
- Archives:
 - The preservation of documents that are significant to history
- Site Administration
 - The preservation of spaces significant to history like National Parks
- The Built Environment
 - The preservation of buildings significant to history



The first preservationists: The Ladies of Mount Vernon

“I was painfully depressed at the ruin and desolation of the home and Tomb of Washington, and the thought passed through my mind why was it that the women of his country did not try to keep it in repair if the men could not...” – Louisa Bird Cunningham in letter to daughter Ann Pamela Cunningham who raised \$200,000 (\$5.7 Million in today's dollars) to buy the house and 200 acres, and formed the Mount Vernon Ladies' Association who care for the property to this day.



What makes a building “Historic”

- Listed on one of three Historic Registers
 - Local, State or Federal
- Four Criteria for consideration
 - People, events, architecture or archeology
- Retains enough architectural integrity to convey its significance
- Seven aspects of integrity
 - Materials
 - Association
 - Design
 - Feeling
 - Location
 - Workmanship
 - Setting

SECRETARY OF INTERIOR

STANDARDS FOR HISTORIC REHABILITATION

Deciding if a building retains these aspects of its historical character is what allows preservationists to determine if it has integrity. If a building is found to have enough integrity to convey its significance than it is eligible for placement on the National Register of Historic Places and all its benefits.

To remember the standards, historic preservationists use the acronym: **MAD FLAWS** (the second A is just for the cool word choice).



MATERIAL

What is it made of?
What are the physical elements used during a particular time period to create a historic property?



ASSOCIATION

Who was here?
What happened?
What is the direct link to an important historic event or person?



DESIGN

How does it look?
How does the combination of elements work together to create form, plan, space, structure and style?



FEELING

How does it make you feel?
How does a property express a particular aesthetic or historic sense of a particular time period?



LOCATION

Where is it?
Where is the particular property?



WORKMANSHIP

How skilled was the person who built it?
Is there physical evidence of a particular craft, culture or people during the period in history?



SETTING

What are the surroundings like?
What is the character of the place where the historic resource is located? What are the natural and manmade features and how do they relate to the property?



2022 Downtown KCK Survey

UNIFIED GOVERNMENT DEPARTMENT OF PLANNING AND URBAN DESIGN
SEPTEMBER 2022



What is my role at the UG?

- Permit Reviews
- Long-Range Preservation Planning
- Outreach/education
- In my free time, stare at old buildings



Permit Reviews

- State and Federal
 - SHPO Review
 - Will this permit allow the destruction of historically significant features?
- Local
 - Letter of Exemption, Environs Review, Certificate of Appropriateness
 - Appeal process at local level
 - Landmarks Commission
 - Board of Commissioners



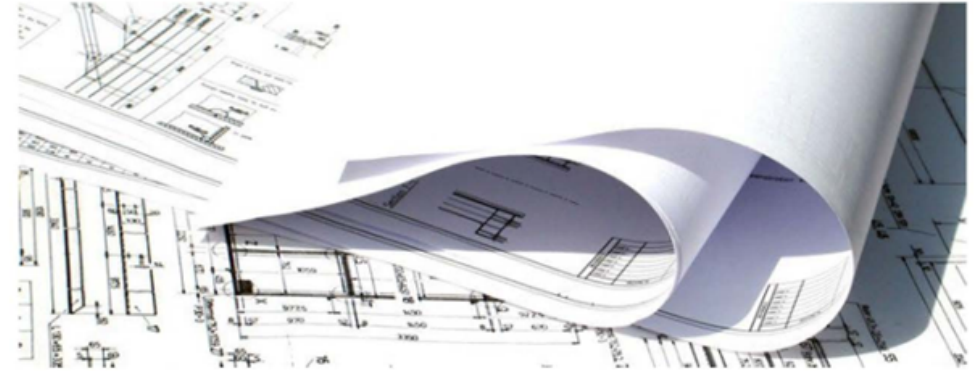
701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

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

Welcome to the Unified Government's land entitlement process. We look forward to working in collaboration with you on your proposed project.

Prior to submitting your application, you must schedule a pre-application meeting with a member of Planning + Urban Design staff:

Call: (913) 573-5750 **Email:** planninginfo@wycokck.org to set up a pre-application meeting.



You may submit a completed application in one of three ways:

1. **Electronically** through the Accela Citizen Access Portal at <https://mauwi.wycokck.org/CitizenAccess/Default.aspx>
2. **Electronically** by email, at EDR@wycokck.org
3. **In person** at the Planning and Urban Design Annex, located at the Neighborhood Resource Center at 4953 State Avenue, Kansas City, Kansas 66102

NOTE: Your plans must be submitted prior to the monthly submittal deadline. All engineering drawings shall be signed and sealed by a Kansas Licensed Professional Engineer. All drawings shall comply with the Kansas City, Kansas Code of Ordinances. ALL incomplete applications will not be processed

Department of Planning + Urban Design

Unified Government of Wyandotte County and Kansas City, Kansas



In-depth look: State Law Review

- Triggered by an issuance of a permit
- For buildings listed on State and National Registers
- Covers all areas (internal and external)
- Does the proposed scope of work damage or destroy significant historic features?



In-depth look: Certificate of Appropriateness

- Triggered by an issuance of a building permit
- For buildings listed on the Kansas City, Kansas Register of Historic Places
- External Review only
- Does the proposed scope of work meet the Secretary of the Interior Standards for the Treatment and Use of Historic Buildings?



Secretary of the Interior Standards

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.

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.

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.

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

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



Secretary of the Interior Standards

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.

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.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be

disturbed, mitigation measures shall be undertaken.

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.

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.



Other reviews

Environs Review:

- 200 foot zone around buildings/districts listed on the Kansas City, KS Register of Historic Buildings
- Exterior only review
- Intended to preserve the historic setting of nearby historic buildings

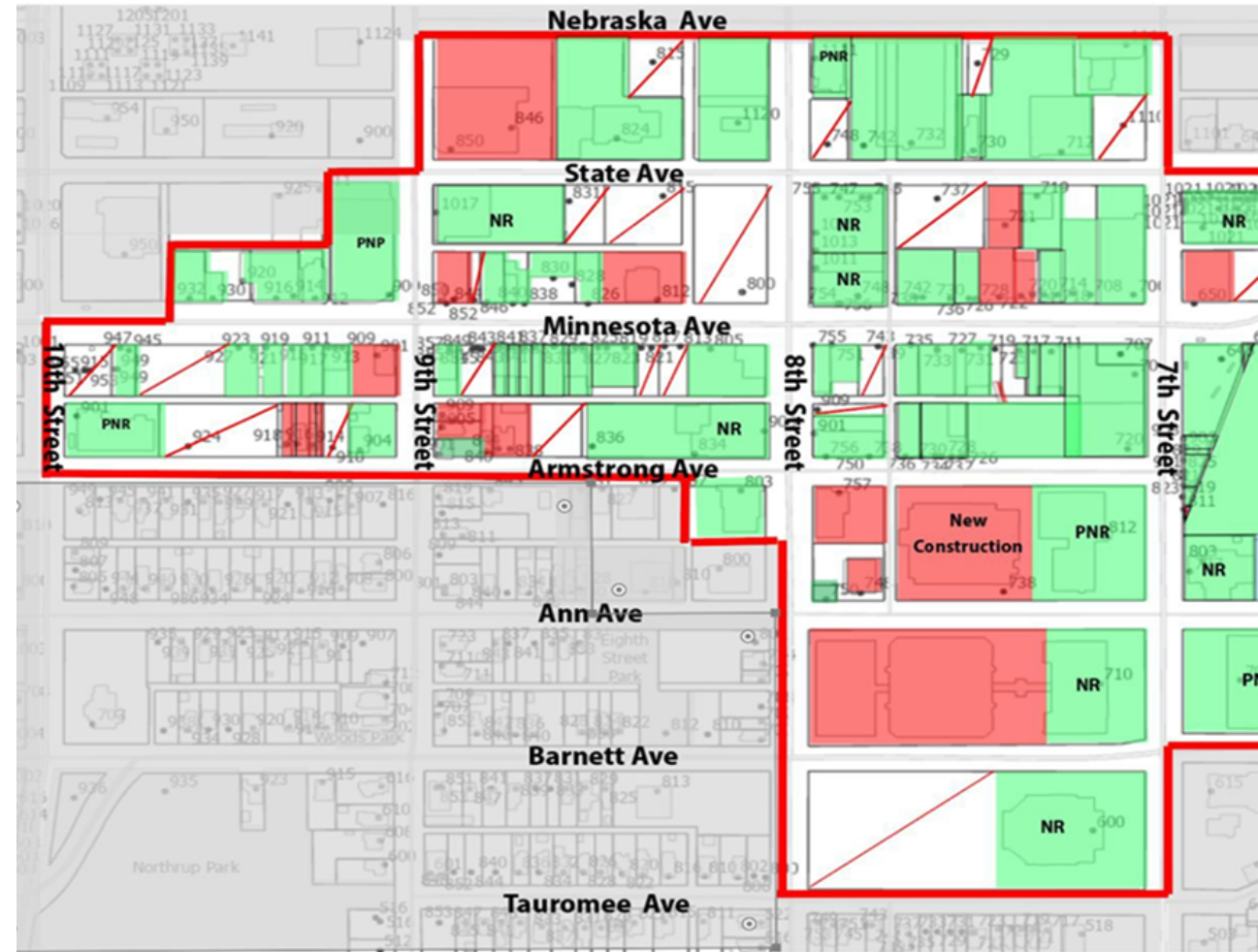
Letter of Exemption:

- Can be issued for any review type
- Used when the proposed scope of work includes either work that is exempt from review or perfectly fulfills the requirements set by the Secretary of the Interior's Standards



Long-Range Preservation Planning

- Kansas City, Kansas Historic Preservation Plan
- National Register Nominations
- Grant Managing
- On-going project: Historic Design Guidelines



Boundary

Contributing Resources

Contributing Resources

NR - Currently Designated National Register of Historic Places

PNR - Meets Criteria for Potential Individually Designated National Register of Historic Places

Vacant Lot/
Surface Parking Lot



Financial Aid for Historic Buildings

- Tax Credits
 - State (40%)
 - For projects spending at least \$50,000
 - For buildings on the Register of Historic Kansas Places or the National Register of Historic Places
 - Federal (20%)
 - Only for Income Producing properties
 - For buildings on the National Register of Historic Places



Financial Aid for Historic Buildings

- Tax Credits
 - State (40%)
 - Federal (20%)
- Grants
 - National Trust For Historic Preservation
 - SHPO grants

Important Links

Kansas State Historic Preservation Office Main Page:

[Preservation - SHPO - Kansas Historical Society](#)

Kansas State Historic Preservation Office HTC Page:

[Tax Credit Basics - Kansas Historical Society](#)

National Trust for Historic Preservation: [Find](#)

[Funding: National Trust Grant Programs | National](#)

[Trust for Historic Preservation](#)

I Just Think Architecture is cool



Where to Learn More?

Contact me with questions:

- 913-573-5763
- rlgreeves@wycokck.org
- [Historic Preservation – Unified Government of Wyandotte County and Kansas City, KS](#)

