

KANSAS CITY, KANSAS LANDMARKS COMMISSION
JANUARY 5, 2026
MINUTES

The Kansas City, Kansas Landmarks Commission met in regular session (via Zoom Webinar and in the Commission Chamber) on Monday, January 5, 2026, at 6:00 p.m., with the following members present: Jim Schraeder, Chairman Presiding (Commission Chamber), Linda Gerber (Zoom), Jeff Fendorf (Commission Chamber), Mata Townsend (Zoom), Micki Welcome-Hill (Zoom), and Bill Hutton (Commission Chamber). (Absent: Chamberlain, Curtis)

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 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.
- 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 SEPTEMBER 2, 2025 LANDMARKS MINUTES – Minutes were approved as distributed.

Hearing Starts 4:17:

CA2025-010 – THOMAS VANDERVELDE – SYNOPSIS: Certificate of Appropriateness for a property in the Westheight Historic District to enclose a porch at 1818 Oakland Avenue. Detailed Outline of Requested Action: The applicant, Thomas VanderVelde, is requesting a Certificate of Appropriateness at 1818 Oakland Avenue 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 list the porch on the eastern side of the building.

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

Present in Support:

- Tom Vandervelde, Applicant, 1818 Oakland Avenue, Kansas City, Kansas 66102

Present in Opposition:

- No one appeared

Staff Recommendation starts 9:22: Historic Preservationist Greeves stated this property has priorly had a screened in porch that had since been removed. Staff recommends denial as originally this home did not have a screen and adding and removing a screen repeatedly could cause damage to the structure. There was letter in support received for this application.

The Commission directed their questions to Greeves.

Motion/Vote Starts 17:44:

On motion by Commissioner Hutton, seconded by Commissioner Welcome-Hill, the Landmarks Commission voted as follows to **APPROVE CA2025-010**:

Schraeder: Chairman

Welcome-Hill: Aye

Fendorf: Aye

Townsend: Aye

Hutton: Aye

Gerber: Aye

Curtis: Not present

Chamberlain: Not present

Motion to **APPROVE** passed: 5 to 0

1. **Porch will use wood framed screening.**
2. **No glass or plastic windows will be used.**

Hearing Starts 19:16:

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 North 18th Street.

Detailed Outline of Requested Action: The applicant, Anthony Jamieson, is requesting a Certificate of Appropriateness at 1112 North 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 North 18th Street, in the environs of the Westheight Manor Historic District was a non-contributing building to the district.

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

Present in Support:

- No one appeared

Present in Opposition:

- No one appeared

Staff Recommendation starts 21:14: Historic Preservationist Greeves stated that the building that was demolished was a residential property, not the church in this area. The house was demolished without proper permitting, as such, the staff recommendation is denial. However, denial would mean that the property owner would need to rebuild the building in order to apply for the necessary permits to demolish it, which would be a heavy handed approach to dealing with this case. Staff has also written conditions of approval if needed.

The Commission directed their questions to Greeves.

Motion/Vote Starts 27:56:

On motion by Commissioner Fendorf, seconded by Commissioner Townsend, the Landmarks Commission voted as follows to **APPROVE CA2025-012**:

Schraeder: Chairman
Welcome-Hill: Aye
Fendorf: Aye
Townsend: Aye
Hutton: Aye
Gerber: Aye
Curtis: Not present
Chamberlain: Not present
Motion to **APPROVE** passed: 5 to 0

Subject to:

- 1. Any remaining debris be removed from the premises;**
- 2. Any land disturbance as a result of 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.**

Reports Starts 30:40:

1. Planning and Urban Design – Historic Preservationist Randy Greeves
 - i. Since the September Landmarks Meeting, four (4) Certificates of Appropriateness, five (5) Environs Reviews, and four (4) State Law Reviews were completed.
 - ii. Historic District Nomination for Kansas City Kansas's Downtown was submitted.
 - iii. The Unified Government is currently working on a Master Plan for the Quindaro Townsite.
 - iv. Accela can now track State Law Reviews, making the process more efficient.
 - v. Greeves is working creating a quarterly seminar to educate developers on historic district requirements.
 - vi. A grant has been received from SHPO to hire a consultant to update the Downtown Historic Guidelines.
 - vii. Staff is still working to fill the vacancies in the commission, as well as training.
2. Chairman Schraeder
 - i. The new Kansas City Community College building should be open for classes around August, the building features a commemoration of the 7th Street Church which was demolished on the site.
 - ii. There will be a election for Landmarks Chairman next month.
 - iii. A grant was received from MARC to finish the zoning code update, with possible presentation of proposed changes next month.

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

The meeting adjourned at 6:50 p.m.