

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, Steve Curtis, Jeff Fendorf, Linda Gerber, Mata Townsend, Bill Hutton,
Kevin Steele*

AGENDA

Monday, July 6, 2026

6:00 PM

1 CALL TO ORDER/ROLL CALL

2 LANDMARKS COMMISSION STATEMENT

3 AGENDA

3.1 MINUTES

Synopsis: Consideration of the June 1, 2026 Landmarks Commission minutes.

Tracking #: 21651

3.2 CA2026-004 - 625 MINNESOTA AVENUE

Synopsis: Certificate of Appropriateness for demolition of a library at 625 Minnesota Avenue.

Tracking #: 21652

3.3 STATEREV26 - 0009 - 625 MINNESOTA AVENUE

Synopsis: State Law Review for demolition of a library at 625 Minnesota Avenue.

Tracking #: 21662

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
JUNE 1, 2026
MINUTES

The Kansas City, Kansas Landmarks Commission met in regular session (via Zoom Webinar and in the Commission Chamber) on Monday, June 1, 2026, at 6:05 p.m., with the following members present: Jim Schraeder, Chairman Presiding, (Commission Chamber), Jeff Fendorf (Commission Chamber), Welcome-Hill (Zoom), and Bill Hutton (Zoom), Kevin Steele (Commission Chamber). (Absent: Townsend, Curtis, Gerber)

Rose Morris, Professional Assistant (Commission Chamber), Alyssa Marcy, Long Range Planner (Commission Chamber), and Mike 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.

Link to meeting recording:

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 APRIL 4, 2026 LANDMARKS MINUTES – Minutes were approved as distributed.

Hearing starts at 3:13:

GRINTER CHAPEL (7819 SWARTZ RD) NOMINATION TO NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Synopsis: As a Certified Local Government (CLG), the Landmarks Commission has an opportunity to comment on the Grinter Chapel nomination to the Register of Historic Kansas Places. This nomination will be considered by the Kansas Historic Sites Board of Review (HSBR) on Saturday, June 27. All comments from the Landmarks Commission will be

submitted to HSBR for their consideration.

Present in Support:

- Alyssa Marcy, presenting on behalf of the Unified Government

Present in Opposition:

- No one appeared

3:43: A slide presentation of the proposal was shown (part of the recording of this meeting).

Motion starts at 9:50:

On motion by Commissioner Fendorf, seconded by Commissioner Welcome-Hill, the Planning Commission voted as follows to **APPROVE**:

Schraeder:	Chairman
Welcome-Hill:	Aye
Hutton	Abstain
Fendorf:	Aye
Steele	Aye
Gerber:	Not present
Curtis:	Not present
Townsend:	Not present

Motion to APPROVE passed: 3 to 0, 1 abstaining.

Reports Starts 11:53:

1. Planning and Urban Design – Alyssa Marcy, Long Range Planner
 - I. Since the last meeting, five (5) Certificate of Appropriateness, six (6) State Law, and three (3) Environ Reviews have been completed
 - II. There is an upcoming State Law Review and Certificate of Appropriateness case for 625 Minnesota for partial demolition and improvements of the property.
 - III. The Downtown Commercial Historic District was listed in the State Register on February 3, 2024.
 - i. Review due from SHPO for federal listing in July 2026.
 - IV. Downtown Historic District Guidelines
 - i. A consultant, Designing Local, has been selected to help rewrite the guidelines. This is funded through the Historic Preservation Fund through the state at no cost to the UG.
 - V. The Planning Department is still in the first round of interviews for new Planners.
2. Chairman Schraeder
 - I. This meeting is Commissioner Kevin Steele's first meeting back with the commission. He is the new appointee of Mayor Watson.
 - II. Chairman Schraeder is working with Alyssa Marcy on rewriting the Historic Preservation Ordinance.

- III. The new downtown community college campus is opening this summer. There will be a 3D physical model of the 7th Street Church that was demolished to construct the building. The salvaged stained glass windows and other artifacts are also on display in the building.
- IV. The State Historic Preservation Office offers free webinars to learn more about Historic Preservation.

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

The meeting adjourned at 6:31 p.m.



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: July 6, 2026

Re: CA2026-004 Certificate of Appropriateness

GENERAL INFORMATION

Applicant Information:

Brad McKenzie
1100 Main Street, Suite 400
Kansas City, Missouri 64105

Subject Property:

625 Minnesota Avenue
Kansas City, Kansas 66101

Requested Action and Purpose:

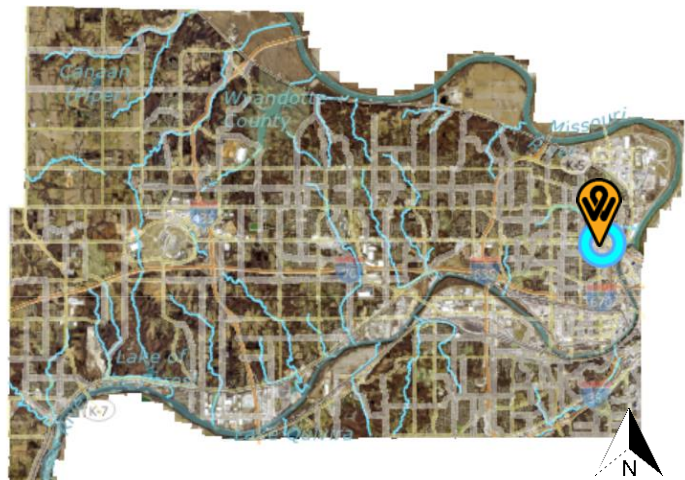
Applicant seeks to demolish the existing building to build a modern public library

Commission Districts:

At-Large District #1 Commissioner:
Melissa Bynum
District #2 Commissioner:
Bill Burns

Existing Zoning District(s):

C-O Nonretail Business District



	Adjacent Zoning	Adjacent Uses
North	C-D Central Business District	Businesses
South	C-O Nonretail Business District	Historic Cemetery/Park/Casino
East	C-D Central Business District	Businesses
West	C-O Nonretail Business District/C-D Central Business District	Park/Public Transit Hub

Total Tract Size: 3.12 Acre

Comprehensive Plan Area: Downtown Area Plan

Comprehensive Plan Designation: The Area Plan designates this property as part of the Catalyst Block, specifically the Huron Block, which allows for uses that:

- (1) Maintain local historic designation of the block;
- (2) Preserve and enhance the Huron Cemetery grounds
- (3) Preserve the Scottish Rite Temple Building

PROPOSAL

Detailed Outline of Requested Action: The applicant, Brad McKenzie, is requesting a State Law Review and Certificate of Appropriateness to demolish the existing Public Library building and replace it with a modern public library at 625 Minnesota Avenue, Kansas City, Kansas 66101.

City Ordinance Requirements: Article IV Sections 27-80 through 27-153 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Information unavailable at this time.

Building, Zoning, or Code Enforcement Complaints:

1. 14395-00165 Stop Work Order: Installation of Rooms without a Permit

Outstanding or Related Permit and Cases:

1. There are no additional related permits or cases on the subject property.

Previous Planning Actions:

1. There are no previous planning entitlements on the subject property.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



HISTORIC CONTEXT



AREA FOR PROPOSED DEMOLITION

The applicant is requesting total demolition of the structure located at 625 Minnesota Avenue, as illustrated below.



View from the North



View from the South



View from the Northeast



View from the Southeast

STAFF COMMENTS

The building located at 625 Minnesota is a contributing factor to the Downtown Commercial Historic District, a state historic district. The property is also within the environs of the locally listed Huron Cemetery and Scottish Rite Temple.

A State Law Review (SLR) and Certificate of Appropriateness (CA) are required prior to the issuance of a demolition permit. As a Certified Local Government (CLG), Planning staff have the ability to perform both SLR and CA reviews.

According to Section 27-151, exemptions are permitted to all preservation and in-kind work. Based on the scope of work described in the Landmarks Application, the proposed project scope does not adhere to code requirements, future land use, or state Downtown Commercial Historic District standards.

RECOMMENDATION

Staff recommend **DENIAL** of the State Law Review and Certificate of Appropriateness for 625 Minnesota Avenue due to violation of Sections 27-80 through 27-153 as well as State Historic Preservation Office regulations for historic districts (K.S.A 75-2724).



Department of Planning + Urban Design
Unified Government of Wyandotte County • Kansas City, Kansas

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

June 1, 2026

Brad Mckenzie
Sapp Design Architects
1100 Main Street, Suite 400
Kansas City, MO 64105

**Re: State Law Review and Certificate of Appropriateness for 625 Minnesota Ave,
Kansas City Kansas 66101**

After reviewing the proposal for the applicant to demolish the existing building at 625 Minnesota, it has been concluded that the proposal will change the architectural and historic character of the land and surrounding Downtown Historic Commercial District, subject to Section 27-80 through 27-153.

Sincerely,

Alyssa Marcy
Long Range Planner