

WICHITA HISTORIC PRESERVATION BOARD MINUTES
13 AUGUST 2012
2:00 P.M.

ITEM NO. 1 ROLL CALL

Members Present: Claire Willenberg
Mike Seiwert
Randy Doerksen
Jacob Laha
Jim Guy
Vicki Churchman

Members Absent: Rachelle Pulkila

Staff Present: Kathy Morgan, Senior Planner, Historic Preservation Office
Carol Gilchrist, Planning Aide
Jeff Van Zandt, Assistant City Attorney

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Discussion of activity at 1227 N Topeka.

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential	\$217,448.00
Revolving Loan Fund – Non-Residential	
Deferred Loan Fund – Residential	\$ 35,000.00

ITEM NO. 4 CORRESPONDENCE:

None.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 9 JULY 2012 MEETING

MOTION #1: Churchman moved to approve the 9 July 2012 minutes; Guy seconded. Motion carried unanimously (6-0).

ITEM NO. 6 OLD BUSINESSES

None.

ITEM NO. 7 NEW BUSINESSES

The following items were reviewed in accordance with K.S.A. 75-2715-2725, as amended:

A. Roof Repairs:

HPC2012-00097	1337 N Wellington	Re-roof (Residential)	Env: Park Place Fairview H.D.
HPC2012-00098	1118 N Lewellen	Re-roof (Residential)	Env: Sternberg House
HPC2012-00099	330 N Broadway	Re-roof (Commercial)	Env: US Fed Bldg, Navarre-Nokomis, Virginia Apts
HPC2012-00100	2701 S Emporia	Re-roof (Commercial)	Env: John Mack Bridge
HPC2012-00101	1630 N Waco	Re-roof (Residential)	Env: Park Place Fairview H.D.
HPC2012-00102	1143 N Coolidge	Re-roof (Residential)	Env: Campbell Castle
HPC2012-00106	1039 Woodrow	Re-roof (Residential)	Env: Campbell Castle
HPC2012-00107	1356 N Topeka	Re-roof (Residential)	Topeka Emporia H.D.
HPC2012-00108	278 S Brookside	Re-roof (Residential)	Env: V.A. Hospital

HPC2012-00109	417 S Lexington	Re-roof (Residential)	Env: V.A. Hospital
HPC2012-00110	315 W 17 th	Re-roof (Residential)	Env: Park Place Fairview H.D.
HPC2012-00111	325 S Circle Dr	Re-roof (Residential)	Env: Hillside Cottage
HPC2012-00113	1132 N Coolidge	Re-roof (Residential)	Env: Campbell Castle
HPC2012-00114	201 N Dellrose	Re-roof (Residential)	Env: Fred Wilson House
HPC2012-00115	303 S Brookside	Re-roof (Residential)	Env: V. A. Hospital
HPC2012-00116	145 S Edgemoor	Re-roof (Residential)	Env: V. A. Hospital
HPC2012-00117	239 S Parkwood	Re-roof (Residential)	Env: V. A. Hospital
HPC2012-00118	1311 N Fairview	Re-roof (Residential)	Env: Park Place Fairview H.D.
HPC2012-00121	200 N Broadway	Re-roof (Commercial)	Orpheum Theater
HPC2012-00125	140 S Green	Re-roof (Residential)	Env: Stopher Apt
HPC2012-00126	235 S Terrace Dr	Re-roof (Residential)	Env: Pryor House
HPC2012-00127	570 N Stratford	Re-roof (Residential)	Env: Woodburn House
HPC2012-00129	828 W Shadyway	Re-roof (Residential)	Env: Biting Historic District
HPC2012-00134	320 N Clifton	Re-roof (Residential)	Env: Allen House
HPC2012-00135	1106 Lewellen	Re-roof (Residential)	Env: Sternberg House
HPC2012-00136	215 S Crestway	Re-roof (Residential)	Env: Wilkie House
HPC2012-00139	115 N Rock Island	Re-roof (Commercial)	Warehouse & Jobbers H.D.
HPC2012-00140	849 Faulkner	Re-roof (Residential)	Env: Smyser House
HPC2012-00141	522 N Brookfield	Re-roof (Residential)	Env: Woodburn House
HPC2012-00142	1115 Forest	Re-roof (Residential)	Env: Fresh Air Baby Camp
HPC2012-00144	1256 Jackson	Re-roof (Residential)	Env: Chapman Noble House
HPC2012-00145	3700 E Douglas	Re-roof (Commercial)	Env: CM Jackman House
HPC2012-00146	151 S Bleckley	Re-roof (Residential)	Env: V.A. Hospital
HPC2012-00147	1128 Jackson	Re-roof (Residential)	Env: Sternberg House
HPC2012-00148	246 S Brookfield	Re-roof (Residential)	Env: V.A. Hospital
HPC2012-00149	545 S Circle Drive	Re-roof (Residential)	Env: Newbern-Gore House
HPC2012-00152	1146 Coolidge	Re-roof (Residential)	Env: Campbell Castle
HPC2012-00153	409 S Lulu	Re-roof (Commercial)	Env: Kellogg Elementary School
HPC2012-00154	1821 N Waco	Re-roof (Residential)	Env: Park Place Fairview H.D.
HPC2012-00155	250 S Terrace	Re-roof (Residential)	Env: Pryor House
HPC2012-00156	260 N Terrace	Re-roof (Residential)	Env: RDW Clapp House
HPC2012-00157	929 W Douglas	Re-roof (Commercial)	Env: 800 Blk West Douglas
HPC2012-00158	140 N Battin	Re-roof (Residential)	Env: Ablah House
HPC2012-00159	140 N Bluff	Re-roof (Residential)	Env: Van Arsdale House
HPC2012-00160	941 Buffum	Re-roof (Residential)	Env: Smyser House
HPC2012-00161	521-23 N Broadview	Re-roof (Residential)	Env: Belmont Arches
HPC2012-00162	527-29 N Broadview	Re-roof (Residential)	Env: Belmont Arches
HPC2012-00163	3509 E 2 nd	Re-roof (Residential)	Env: Senator Long House
HPC2012-00164	2812 E Douglas	Re-roof (Commercial)	Env: Allen's Market
HPC2012-00165	224 S Old Manor	Re-roof (Residential)	Env: V.A. Hospital
HPC2012-00166	147 N Parkwood	Re-roof (Residential)	Env: Ablah House
HPC2012-00167	1143 Woodrow	Re-roof (Residential)	Env: Campbell Castle
HPC2012-00168	248 S Vassar	Re-roof (Residential)	Env: Hillside Cottage
HPC2012-00169	1103 Pearce	Re-roof (Residential)	Env: Comfort Station
HPC2012-00170	642 N Hampton	Re-roof (Residential)	Env: Woodburn House
HPC2012-00173	245 N Yale	Re-roof (Residential)	Env: Allen House, Roberts House, Wilson-Boyle House
HPC2012-00174	225 S Old Manor Rd	Re-roof (Residential)	Env: V.A. Hospital
HPC2012-00175	1104 Coolidge	Re-roof (Residential)	Env: Campbell Castle
HPC2012-00176	1136 W Riverside	Re-roof (Residential)	Env: Riverside Cottage

B. Signs:

HPC2012-00103	221 S Topeka	New signage	Env: Ellis Singleton bldg
HPC2012-00104	400 W Douglas	Sign Face Change	Broadview Hotel
HPC2012-00118	601 E 1st	New signage	Env: East Douglas Ave H.D.
HPC2012-00122	1011 N Topeka	New signage	Env: Topeka 10 th Street H.D., Comley House
HPC2012-00123	1716 E Douglas	New signage	Env: Luling Laundry
HPC2012-00124	520 E Douglas	New signage	Stites Bldg, East Douglas Ave. H.D.

HPC2012-00131	135 N Main	Sign face change & LED	Env: KGE Bldg, Lassen Hotel, Bitting Bldg
HPC2012-00132	338 N Mead	New pole sign	Env: Warehouse & Jobbers H.D., Harvester Lofts and Keep Klean Bldg

C. Other:

HPC2012-00105	1321 N Cleveland	Replace siding & windows	Env: Farmer House
HPC2012-00112	1012 S Market	Replace porch	Env: Engine House #6
HPC2012-00120	1018 S Market	Build new detached shed	Env: Winders H.D.
HPC2012-00128	1518 N Market	Replace windows & rebuild kitchen & porch	Env: Park Pl Fairview H.D.
HPC2012-00130	1714 Fairmount	Build new patio & ADA ramp	Env: Fairmount Cottage, Fairmount Apt, Congregational Church and Holyoke Cottage
HPC2012-00138	421 E 3 rd	One story brick addition	Env: Navarre-Nokomis, Virginia Apts & Wichita High School
HPC2012-00151	1229 N St Francis	Build porch & roof structure	Env: Topeka Emporia H.D.

MOTION #2: Doerksen moved to approve the Consent Agenda as reviewed in accordance with K.S.A. 75-2715-2725; Guy seconded. Motion carried unanimously (6-0).

ITEM NO. 8 PROJECT REVIEW

A. MAJOR: HPC2012-00137 Environs: Fairview Apartment
APPLICANT: Deb Legge for Office of Central Inspection
FOR: 1821 N Broadway

Applicant requests permission to demolish residential structure.

This property is not visible from the listed property. It is located amidst one- and two-part commercial buildings. OCI will be using HUD funds to demolish the structure and the project has gone through the Section 106 Review process. SHPO has concurred with staff that the property is not potentially eligible for listing. Staff recommends that HPB find the demolition does not encroach upon, damage or destroy the environs of the Fairview Apartments.

MOTION #3: Seiwert moved to adopt the findings of Historic Preservation Staff, and to adopt the findings of Historic Preservation Staff and find that HPC2012-00137, as reviewed in accordance with K.S.A. 75-2715-2725, does not encroach upon, damage, or destroy the environs of the Fairview Apartments; seconded by Doerksen. Motion carried unanimously (6-0).

B. MAJOR: HPC2012-00171 Environs: Warehouse & Jobbers H.D.
APPLICANT: David Weatherson
FOR: 1005 E 2nd

Applicant requests permission to demolish west half of existing limestone veneer commercial building and construct new building oriented to Washington Street.

At the July 9, 2012 HPB meeting, the applicants gave a brief presentation of their proposed project to receive design recommendations for the project. Upon review of the final design submissions to the HPB, staff recommends the board find the project, as presented, does not encroach upon, damage or destroy the environs of the Warehouse and Jobbers Historic District.

MOTION #4: Seiwert moved to adopt the findings of Historic Preservation Staff, and find that HPC2012-00171, as reviewed in accordance with K.S.A. 75-2715-2725, does not encroach upon, damage, or destroy the environs of the Warehouse and Jobbers Historic District with the recommendation that the EIFS material at the cornice be changed to stucco or a more durable material; seconded by Guy. Motion carried unanimously (6-0).

ITEM NO. 9 MISCELLANEOUS MATTERS

1. Dave Barber gave a report regarding the upcoming planning for the 2013 Comprehensive Plan update.
2. 1227 N. Topeka - owners of the property began painting previously un-painted brick. They claimed they did not know they had to get HPB approval. Staff met with the owners the day they began painting. Owners indicated they had tried numerous products to remove the stain from the buff brick with no success. The product they are using is high quality latex masonry paint. Staff immediately had a conference call with SHPO. Although, painting the brick would not be a preferable option, there is no regulation that prevents painting un-painted brick.

HPB does have the authority to request the property owners be fined a minimum of \$500 per the Historic Preservation Ordinance, Sec. 2.212.1025 (a)(d). Staff recommends the HPB proceed with penalties against the property owners to prevent setting a precedent.

Sec. 2.12.1025. - Same—Penalty.

- (a) It is unlawful to construct, reconstruct, structurally alter, remodel, renovate, restore, demolish, deface, move or maintain Wichita Register Historic Property, or a building, site, land, area, object, within a Wichita Register Historic District in violation of the provisions of this chapter.
- (b) It is unlawful for any owner or individual in control of a Wichita Register Historic Property or a building, site, land, area, object, or structure within a Wichita Register Historic District to fail to provide reasonable care, appropriate maintenance and upkeep of such property for the protection, preservation, and enhancement of such property.
- (c) It is unlawful for any person, owner, individual, firm or corporation to enlarge, alter, convert, demolish or change the use of any property listed on the Wichita Register Historic Property or a building or structure within a Wichita Register Historic District without first obtaining a building permit or other permit as required by the Code of the City of Wichita.
- (d) In addition to other remedies, the City may institute any appropriate action or proceedings to prevent such unlawful construction, restoration, demolition, moving or maintenance to restrain, correct or abate such violation. Any person who violates any provision of the ordinance codified in the sections cited above shall be guilty of a separate offense for each day or portion thereof during which any such violation is committed, continued or permitted, and each offense shall be punishable by a fine of not more than five hundred dollars.

(Ord. No. 41-921 § 16; Ord. No. 48-301, § 16, 3-24-09)

MOTION #5: Doerksen moved to have Historic Preservation Staff contact Deb Legge, Office of Central Inspection, to begin UCC violation proceedings; seconded by Seiwert. Motion carried unanimously (6-0).

3. Discussion of condition of Sternberg House. Historic Preservation Staff is to contact Ken Elliott and request a walk-through.

ITEM NO. 10 ADJOURNMENT

MOTION #6: Doerksen moved to adjourn the Wichita Historic Preservation Board meeting; Laha seconded. Motion carried unanimously 6-0). The Historic Preservation Board meeting adjourned at 3:15 p.m.