

**WICHITA HISTORIC PRESERVATION MINUTES  
10 SEPTEMBER 2012  
2:00 P.M.**

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**ITEM NO. 1 ROLL CALL**

Meeting started at 2:04 pm.

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

Staff Present: Dale Miller, Current Plans Manager, Planning Department  
Carol Gilchrist, Planning Aide  
Mike Gable, Office of Central Inspection  
Jeff Van Zandt, Assistant City Attorney  
Dave Moor, City Archeologist

Staff Absent: Kathy Morgan, Senior Historic Preservation Planner

**ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA**

Addition(s) to Agenda Item No. 9 Miscellaneous Matters

4. Demolition of 3 houses at Murdock and Topeka, owned by QuikTrip Corporation
5. Discuss ADA ramp at North High School

**ITEM NO. 3 REVOLVING LOAN FUND UPDATE**

Revolving Loan Fund – Residential	Not Available
Revolving Loan Fund – Non-Residential	
Deferred Loan Fund – Residential	Not Available

**ITEM NO. 4 CORRESPONDENCE**

Guy stated that he and others had received e-mails regarding the property at 1305 N. Topeka.

**ITEM NO. 5 APPROVAL OF MINUTES FROM THE 13 AUGUST 2012 MEETING**

**MOTION #1: Churchman moved to approve the 13 August 2012 minutes; Guy seconded. Motion carried unanimously (7-0).**

**ITEM NO. 6 OLD BUSINESS**

None.

**ITEM NO. 7 NEW BUSINESS**

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

**A. Roof Repairs:**

HPC2012-00181	1814 N Fairview	Re-roof (Residential)	Env: Park Place Fairview H.D.
HPC2012-00183	218 N Pershing	Re-roof (Residential)	Env: Wilson House
HPC2012-00184	120 N Old Manor	Re-roof (Residential)	Env: Ablah House
HPC2012-00185	151 N Pinecrest	Re-roof (Residential)	Env: Ablah House
HPC2012-00186	233 S Edgemoor	Re-roof (Residential)	Env: V.A. Hospital
HPC2012-00187	116 S Volutsia	Re-roof (Residential)	Env: Allen's Market
HPC2012-00188	1222 Coolidge	Re-roof (Residential)	Env: Campbell Castle
HPC2012-00189	1201 N Woodrow	Re-roof (Residential)	Env: Campbell Castle
HPC2012-00190	142 S Green	Re-roof (Residential)	Env: Stopher Apartments
HPC2012-00191	1311 N Wellington	Re-roof (Residential)	Env: Park Place Fairview H.D.

HPC2012-00192	302 S Roosevelt	Re-roof (Residential)	Env: Newbern-Gore House
HPC2012-00193	1449 N Fairview	Re-roof (Residential)	Contributor Park Place Fairview H.D.
HPC2012-00194	140 N Dellrose	Re-roof (Residential)	Env: Fred Wilson House
HPC2012-00195	404 S Edgemoor	Re-roof (commercial)	Env: V.A. Hospital
HPC2012-00197	232 S Glendale	Re-roof (Residential)	Env: V. A. Hospital
HPC2012-00198	1131 N Waco	Re-roof (Residential)	Env: Sternberg House
HPC2012-00200	1741 N Broadway	Re-roof (Commercial)	Env: Edward Michael Kelly House
HPC2012-00201	231 S Parkwood	Re-roof (Residential)	Env: V.A. Hospital
HPC2012-00202	261 S Dellrose	Re-roof (Residential)	Env: Pryor House
HPC2012-00203	1311 S Emporia	Re-roof (Residential)	Env: Engine House # 6
HPC2012-00204	1228 Pearce	Re-roof (Residential)	Env: Bitting H.D.
HPC2012-00205	121 N Old Manor	Re-roof (Residential)	Env: Ablah House
HPC2012-00206	130 S Market	Re-roof (Commercial)	Env: Wheeler Kelly Hagny et al
HPC2012-00209	820 Spaulding	Re-roof (Residential)	Env: Stackman Court Apartments
HPC2012-00210	1310 N Mathewson	Re-roof (Residential)	Env: J.E. Farmer House
HPC2012-00211	1132 N Jackson	Re-roof (Residential)	Env: Sternberg House
HPC2012-00212	1432 N Waco	Re-roof (Commercial)	Env: Park Place Fairview H.D.
HPC2012-00213	1124 Pearce	Re-roof (Residential)	Env: Bitting Historic District
HPC2012-00215	236 N Belmont	Re-roof (Residential)	Env: Van Arsdale House
HPC2012-00218	1043 Woodrow	Re-roof (Residential)	Env: Campbell Castle
HPC2012-00221	101 S Belmont	Re-roof (Residential)	Env: Belmont Arches
HPC2012-00222	2316 N Market	Re-roof (Residential)	Env: Cudahy Packing Plant
HPC2012-00223	905 W 11th	Re-roof (Commercial)	Non-Contributing Bitting H.D.
HPC2012-00224	226 S Ridgewood	Re-roof (Residential)	Env: V.A. Hospital
HPC2012-00225	1920 N Wellington	Re-roof (Residential)	Env: Steinbuchel House, Fairview Apt
HPC2012-00226	404 S Lexington	Re-roof (Residential)	Env: Fred Wilson House, RDW Clapp House
HPC2012-00227	233 N Terrace	Re-roof (Residential)	Env: Campbell Castle
HPC2012-00228	852 Buffum	Re-roof (Residential)	Env: Stackman Court Apartments
HPC2012-00229	235 N Clifton	Re-roof (Residential)	Env: Senator Long House
HPC2012-00232	1218 Pearce	Re-roof (Residential)	Env: Bitting Historic District

**B. Signs:**

HPC2012-00196	705 N Broadway	New signage with LED	Env: N Market Apartments, 20 <sup>th</sup> Century Club
HPC2012-00231	501 E Central	Sign Face Change	Navarre-Nokomis Apartments

**C. Other:**

HPC2012-00207	946 Faulkner	Replace vinyl siding	Env: Smyser House
HPC2012-00214	1333 N Broadway	Repair damage to garage	Env: Topeka Emporia Historic District
HPC2012-00216	1147 Coolidge	Replace vinyl siding	Env: Campbell Castle
HPC2012-00217	1126 Coolidge	Replace vinyl siding	Env: Campbell Castle
HPC2012-00220	433 N Rock Island	Build ADA ramp	Env: Keep Klean & International Harvester bldg
HPC2012-00230	315 W 17th	Build new garage	Env: Park Place Fairview Historic District

**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 (7-0).**

**ITEM NO. 8 PROJECT REVIEW**

**A. MAJOR:** HPC2012-00208 Contributing Structure, Topeka Emporia Historic District  
**APPLICANT:** Lawrence Smith and Dan & Karen Fitzgerald  
**FOR:** 1305 N Topeka

Applicant requests permission to demolish residential structure.

Karen Fitzgerald spoke about how the property has fallen in disrepair for 30 years.

The board received letters in support of demolition from the neighbors. An e-mail was received from SHPO giving an opposite interpretation than one provided by staff. The CLG programmatic agreement requires that HPB deny the request for demolition and follow the procedure to appeal to City Council.

**MOTION #3: Guy moved to adopt the determination of the State Historic Preservation Office and find that HPC2012-00208, as reviewed in accordance with K.S.A. 75-2715-2725, does encroach upon, damage, or destroy the historic integrity of the Topeka Emporia National Register Historic District.; Churchman seconded. Motion carried unanimously (7-0).**

Willenberg requested that staff include the comments of the HPB to support the demolition of the structure.

#### **ITEM NO. 9 MISCELLANEOUS MATTERS**

1. Update on Sternberg House

Dale Miller stated that Kathy Morgan was working with Katrina from SHPO, and the Board authorized staff to send a letter to Mr. Elliott owner of the Sternberg House at 1035 N. Waco, stating that unless contract documents are executed by October 15, 2012 for the repair of the structure and that Historic Preservation staff be allowed to complete a photographic documentation (interior and exterior) of the structure, the \$25,000 Historic Revolving Loan Fund Grant will be officially withdrawn and OCI will be notified to resume housing code violations.

2. Update on 1227 N. Topeka

Jeff Van Zandt said the situation stopped and add update to misc matters at October HPB meeting.

3. Update on Pump House Diner

Jeff Van Zandt stated that the Pump House Diner is "90% there". Follow-up at October HPB meeting.

4. Demolition of 3 houses at Topeka and Murdock, owned by the QuikTrip Corporation - The properties are located within the environs of the N. Market Apartments H.D. and the N. Topeka Apartments H.D. The buildings are not in line of sight of the listed properties. Structures have no integrity. Mike Wooten with QuikTrip said property would be used for green space and or surface parking or possible expansion in future. 737 and 735 N. Topeka and 315 E. Murdock. Quik Trip Corporation has agreed to salvage window sashes, trim and other items within the houses.

**MOTION #4: Laha moved to appoint a design review committee to review the request for demolition of the three houses. Guy seconded. Motion carried unanimously (7-0).**

5. North High School ADA ramp - Kenton Cox, Schaefer Johnson Cox Frey discussed the design of a new ramp at the south entrance to the auditorium at North High School with HPB members.

Willenberg appointed a Design Review Committee (Willenberg, Doerksen, and Seiwert) to make recommendations to review the demolition of the houses located at Murdock and Topeka and the ADA Ramp at North High School. The Design Review Committee will have the authority to approve or deny each project. HP staff will schedule the meeting for the week of September 17, 2012.

#### **ITEM NO. 10 ADJOURNMENT**

**MOTION #6: Doerksen moved to adjourn the Wichita Historic Preservation Board meeting; Guy seconded. Motion carried unanimously (7-0).**

**The meeting adjourned at 3:04 pm.**