

**WICHITA HISTORIC PRESERVATION MINUTES**  
**8 OCTOBER 2012**  
**2:00 P.M.**

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**ITEM NO. 1 ROLL CALL**

Meeting started at 2:00 pm.

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

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

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

Addition to Item 9 Miscellaneous Matters – discussion of lighted sign/awning for 126 N Mosley, Club Indigo

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

Revolving Loan Fund – Residential	none available
Revolving Loan Fund – Non-Residential	
Deferred Loan Fund – Residential	none available

**ITEM NO. 4 CORRESPONDENCE**

**ITEM NO. 5 APPROVAL OF MINUTES FROM THE 10 SEPTEMBER 2012 MEETING**

**MOTION #1: Churchman moved to approve the 10 September 2012 minutes as corrected; Doerksen seconded. Motion carried unanimously (7-0).**

**ITEM NO. 6 UNFINISHED 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:**

HPC2012-00233	425 S Bleckley	Re-roof (Residential)	Env: V.A. Hospital
HPC2012-00234	1947 N Market	Re-roof (Residential)	Env: Fairview Apt & Steinbuchel House
HPC2012-00235	123 N Estelle	Re-roof (Residential)	Env: Stopher Apt
HPC2012-00236	1239 N River Blvd	Re-roof (Residential)	Env: Campbell Castle
HPC2012-00237	138 N Battin	Re-roof (Residential)	Env: Ablah House
HPC2012-00239	1120 Riverside	Re-roof (Residential)	Env: Riverside Cottage
HPC2012-00241	133 N Pinecrest	Re-roof (Residential)	Env: Ablah House
HPC2012-00243	1341 N Waco	Re-roof (Residential)	Env: Park Place Fairview Historic District
HPC2012-00244	1853 N Market	Re-roof (Residential)	Env: Park Place Fairview H.D.; Fairview Apt
HPC2012-00245	1121 N Woodrow	Re-roof (Residential)	Env: Campbell Castle
HPC2012-00246	157 N Broadview	Re-roof (Residential)	Env: Van Arsdale House
HPC2012-00247	251 N Crestway	Re-roof (Residential)	Env: Powell House & RDW Clapp House
HPC2012-00248	242 S Bleckley	Re-roof (Residential)	Env: V.A. Hospital

HPC2012-00249	1053 N Coolidge	Re-roof (Residential)	Env: Campbell Castle
HPC2012-00250	101 N Broadview	Re-roof (Residential)	Env: Belmont Arches
HPC2012-00253	1223 N Waco	Re-roof (Residential)	Env: Chapman Noble House
HPC2012-00254	302 S. Terrace Dr	Re-roof (Residential)	Env: Pryor House
HPC2012-00255	1828 N Waco	Re-roof (Residential)	Env: Park Place Fairview Historic District
HPC2012-00256	1354 N Topeka	Re-roof (Residential)	Contributing structure Topeka Emporia H.D.
HPC2012-00257	1438 N Emporia	Re-roof (Residential)	Env: Topeka Emporia H.D., Adeline Apt Bldg
HPC2012-00259	933 Faulkner	Re-roof (Residential)	Env: Smyser House
HPC2012-00260	1232 N Coolidge	Re-roof (Residential)	Env: Campbell Castle
HPC2012-00261	1227 N River Blvd	Re-roof (Residential)	Env: Campbell Castle
HPC2012-00262	201 N Crestway	Re-roof (Residential)	Env: Blaser House
HPC2012-00267	323 N Yale	Re-roof (Residential)	Env: Allen House
HPC2012-00268	224 N Belmont	Re-roof (Residential)	Env: Van Arsdale House, Blaser House
HPC2012-00270	1135 N Emporia	Re-roof (Residential)	Env: Topeka Emporia Historic District
HPC2012-00271	906 Faulkner	Re-roof (Residential)	Env: Smyser
HPC2012-00272	1745 N Waco	Re-roof (Residential)	Env: Park Place Fairview H.D.
HPC2012-00274	240 S Pershing	Re-roof (Residential)	Env: Pryor House
HPC2012-00275	248 S Battin	Re-roof (Residential)	Env: V.A. Hospital
HPC2012-00276	236 N Yale	Re-roof (Residential)	Env: Allen House, Roberts House, Wilson-Boyle House
HPC2012-00277	249 S Ridgewood	Re-roof (Residential)	Env: V.A. Hospital
HPC2012-00278	135 S Green	Re-roof (Residential)	Env: Stopher Apt Bldg
HPC2012-00279	117-19 N Terrace	Re-roof (Residential)	Env: Blaser House
HPC2012-00280	382 S Clifton	Re-roof (Residential)	Env: Hillside Cottage
HPC2012-00281	351 N Old Manor	Re-roof (Residential)	Env: Ablah House
HPC2012-00284	300 N Terrace	Re-roof (Residential)	Env: RDW Clapp House

**B. Signs:**

HPC2012-00242	300 N Main	New signage	Occidental Hotel
HPC2012-00265	1308 E Douglas	new signage	Env: Mentholatum Building
HPC2012-00269	730 N Broadway	Replace signs with new	Env: N Market Apt H.D., N Topeka Apt H.D.
HPC2012-00282	1730 E Douglas	New signage	Luling Laundry Building
HPC2012-00283	1100 E. 1 <sup>st</sup>	New signage	Env: Warehouse and Jobbers H.D.

**C. Other:**

HPC2012-00238	905 S Emporia	Repair detached garage	Env: Grace ME Church
HPC2012-00240	315 Murdock,	Demolition of residences	Env: N Market Apt Historic District
	735 N Topeka,	for Quik Trip per remarks	N Topeka Apt Historic District
	739 N Topeka	at 10 Sept 2012 board meeting	
HPC2012-00251	130 N Green	Demolish detached garage	Env: Stopher Apartment bldg
HPC2012-00252	233 S Dellrose	Build new garage	Env: Pryor House
HPC2012-00264	929 W Douglas	Demolish addition	Env: 800 Block W. Douglas
HPC2012-00273	129 N Poplar	Demolish garage build new	Env: Stopher Apt

**MOTION #2: Guy moved to approve the Consent Agenda as reviewed in accordance with K.S.A.75-2715-2725; Laha seconded. Motion carried unanimously (7-0).**

**ITEM NO. 8 PROJECT REVIEW**

**A. MAJOR:** HPC2012-00263 Environs, Broadview Hotel  
**APPLICANT:** Builders Inc  
**FOR:** Southeast Corner Waco and First Street

Applicant requests permission to build three apartment buildings (36 units total) on vacant property at southeast corner of Waco and First.

Mike Seiwert and Kathy Morgan met with Larry Weber, Garvey Inc; Larry Schoemaker, Builders Inc; Scott Knebel, Downtown Project Manager, City of Wichita and Jeff Fluhr, Director of Wichita Downtown Development Corporation to

discuss the design. Changes were made to the window bays and horizontal bands per suggestions by Mike Seiwert and Kathy Morgan. The design does comply with Design Area 14 of Making The State Environs Law Work for You.

Staff recommends that HPB find the proposed design does not encroach upon, damage or destroy the environs of the Broadview Hotel.

**MOTION #3: Doerksen moved to adopt the findings of Historic Preservation Staff and find that HPC2012-00263, as reviewed in accordance with K.S.A. 75-2715-2725, does not encroach upon, damage, or destroy the environs of the Broadview Hotel; Guy seconded. Motion carried unanimously (7-0).**

**B. MAJOR:** HPC2012-00285 Environs, Edward Michael Kelly House  
**APPLICANT:** Sooter Excavating  
**FOR:** 1747 N Broadway

Applicant requests permission to demolish residential structure.

This property is not located within the line of sight of the listed property and is in a seriously deteriorated condition. Most of the interior has been salvaged. Staff recommends that the HPB find the proposed demolition does not encroach upon, damage or destroy the environs of the Edward Michael Kelly House.

**MOTION #4: Guy moved to adopt the findings of Historic Preservation Staff and find that HPC2012-0085, as reviewed in accordance with K.S.A. 75-2715-2725, does not encroach upon, damage, or destroy the environs of the Edward Michael Kelly House; Churchman seconded. Motion carried unanimously (7-0).**

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

1. Kevin Regan presentation for Jan 2013 Green Wichita symposium – Regan Productions has been asked to continue the Preservation, Energy and Sustainability symposium. With restriction of City staff availability; this was the only way to continue this popular event. Kevin Regan will be giving the board an overview of the planned events. Mr. Regan was not present at the meeting.
2. Discussion of sign at 126 N. Mosley, Club Indigo – board discussed design elements and directed staff to process the application as a minor review.
3. Fresh Air Baby Camp Work Day report – Barbara Hammond provided a 15 minute powerpoint of the activities of the 30 or so volunteers on Saturday, September 29, 2012.
4. Update on Pump House Diner –Kathy Morgan and Jeff VanZandt will meet to draft zoning code violation and report at November 14, 2012 HPB meeting.

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

**MOTION #5: Churchman moved to adjourn the Wichita Historic Preservation Board meeting; Guy seconded. Motion carried unanimously (7-0).**

The meeting adjourned at 3:24 pm.