

WICHITA HISTORIC PRESERVATION MINUTES
14 JANUARY 2013
2:00 P.M.

ITEM NO. 1 ROLL CALL

Meeting started at 2:00 pm.

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

Members Absent: Claire Willenberg

Staff Present: Kathy Morgan, Senior Historic Preservation Planner
Jeff Vanzandt, Assistant City Attorney
Mike Gable, OCI
Dave Moors, City Archaeologist

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential	\$240,975.00	estimated
Revolving Loan Fund – Non-Residential		
Deferred Loan Fund – Residential	\$ 35,000.00	

Jeff VanZandt provided an update on the loans for 1759 N Park Place, 1120 N Bitting and 1716 N Park Place. Neighborhood Services has resolved staffing issues and is working to get the loans packaged.

ITEM NO. 4 CORRESPONDENCE

Board members received e-mail correspondence regarding Sternberg House Heritage Trust Fund Grant and an evaluation letter from SHPO on the compliance of CLG activities carried out by the board and HP staff.

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

MOTION #1: Churchman moved to approve the 10 December 2012 minutes; Doerksen seconded. Motion carried unanimously (6-0).

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:

HPC2012-00383	252 S Edgemoor	Re-roof (Residential)	Env: V.A. Hospital
HPC2012-00384	1218 N Coolidge	Re-roof (Residential)	Env: Campbell Castle
HPC2012-00385	856 N Buffum	Re-roof (Residential)	Env: Stackman Court Apartment
HPC2012-00387	2301 E Douglas	Re-roof (Commercial)	Env: Stopher Apartment
HPC2012-00388	629 N Stratford	Re-roof (Residential)	Env: Woodburn House
HPC2012-00389	232 S Old Manor Rd	Re-roof (Residential)	Env: V.A. Hospital
HPC2012-00390	220 W. 13 th Street	Re-roof (Commercial)	Env: Park Place Fairview Historic District
HPC2012-00391	501 N Crestway	Re-roof (Residential)	Env: Belmont Arches
HPC2012-00392	911 S Emporia	Re-roof (Residential)	Env: Grace ME Church

HPC2012-00393	1104 N Pearce	Re-roof (Residential)	Env: Comfort Station
HPC2012-00394	1812 N Waco	Re-roof (Residential)	Env: Park Place Fairview Historic District
HPC2012-00395	118 N Erie	Re-roof (Residential)	Env: Allen's Market
HPC2012-00396	1235 N Emporia	Re-roof (Residential)	Topeka Emporia Historic District
HPC2012-00397	1219 S Topeka	Re-roof (Residential)	Env: Engine House #6
HPC2012-00378	522 N Crestway	Re-roof (Residential)	Env: Belmont Arches
HPC2012-00400	332 E 1 st Street	Re-roof (Commercial)	Scottish Rite Consistory
HPC2012-00402	921 S Broadway	Re-roof (Commercial)	Env: Grace ME Church
HPC2012-00404	1919 N Wellington	Re-roof (Residential)	Env: Park Place Fairview Historic District
HPC2012-00405	243 N Belmont	Re-roof (Residential)	Env: Van Arsdale House
HPC2012-00406	1205 N Waco	Re-roof (Residential)	Env: Chapman Noble House
HPC2012-00408	523 N Crestway	Re-roof (Residential)	Env: Belmont Arches
HPC2012-00409	357 S Pattie	Re-roof (Commercial)	Env: Kellogg School

B. Signs:

HPC2012-00386	102 N St. Francis	New signage	East Douglas Avenue Historic District
HPC2012-00412	521 E Douglas	New flag sign	East Douglas Avenue Historic District

C. Other:

HPC2012-00382	923 Cleveland	install new air coolers on roof	Env: Dunbar Theater
HPC2012-00398	154 N Broadway	Install enclosure for fuel tank	Env: Orpheum Theater & Scottish Rite Consistory
HPC2012-00352	1308 N Waco	build 10 X 16 shed	Env: Chapman Noble House
HPC2012-00401	320 N Terrace Dr	Build cabana house	Env: Powell House
HPC2012-00403	1618 N Jackson	demolish fire damaged house	Env: Topeka Emporia Historic District

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

ITEM NO. 8 PROJECT REVIEW

A. MAJOR: HPC2012-00410 RHKP and NRHP nomination submission for Woolf Brothers Building
APPLICANT: Michael Ramsey, Eyster Properties LLC
FOR: 135 E Douglas

Applicant requests recommendation to approve submissions of the Woolf Brothers Building to the Register of Historic Kansas Places and the National Register of Historic Places. Staff recommends the Historic Preservation Board support the nomination of the Woolf Brothers Building to the Register of Historic Kansas Places and the National Register of Historic Places under Criterion A- Commerce and Criterion C- Architecture.

Summary

The Woolf Brothers Clothing Company Building located at 135 East Douglas Avenue, Wichita, Sedgwick County, Kansas is locally significant under National Register Criteria A for COMMERCE and C for ARCHITECTURE. The Woolf Brothers Clothing Company Building was constructed in 1922 at the southwest corner of Market and East Douglas as the newest addition to the Woolf Brothers chain of stores, owned by Kansas City, Missouri businessman, Herbert (Herb) Woolf. Herb Woolf completed the real estate transaction on June 30, 1922, to purchase the two-story building that had been home to the Greenfield Clothing Company, a well-known Wichita establishment, for the sum of \$300,000, which secured a 99-year lease on the property. In August 1922, the building that had served Greenfield's Clothing and Furnishings for Men for numerous years was razed to make way for the new building, thereby ushering in a modernization of Wichita's retail district. At this time, the Woolf Brothers firm was known throughout the southwest as "...the last word in the retail clothing business. . . .Wichita welcomes this institution as a timely addition to the mercantile fabric of the city." When Woolf Brothers opened for business on January 8, 1923, it was the largest building constructed in Kansas used exclusively for the sale of clothing. The Chicago School styled building, as designed by the firm of the prominent Wichita architect, Lorentz Schmidt, stands three-stories high, with two mezzanine floors. Although the original plan was to add additional stories, the building was never increased to the ten-stories as initially reported. The construction firm of George Siedhoff, also of Wichita, was awarded the general contract at \$125,000. As it stands, the design of the Woolf Brothers Clothing Company Building best exemplifies the hallmarks of the Chicago School of Architecture in the region, with its exterior grid, prominent tripartite fenestration configuration and overall division of exterior space. The period of significance is 1922, the date of the building's completion, and ends in 1963, the fifty-year closing date. Woolf Brothers

Clothing Company Building remains in good condition and retains the majority of its historic integrity to convey its significance.

MOTION #3: Guy moved to adopt the findings of the Historic Preservation Staff and support the proposed nomination of the Woolf Brothers building, as reviewed in accordance with K.S.A. 75-2715 - 2725, to the National Register of Historic Places under Criterion A – Commerce and Criterion C- Architecture; Doerksen seconded. Motion carried unanimously (6-0)

B. MAJOR: HPC2012-00411 RHKP and NRHP nomination submission for 4th National Bank Building
APPLICANT: DLG Investments
FOR: 100 N Market

Applicant requests recommendation to approve submissions of the 4th National Bank Building to the Register of Historic Kansas Places and the National Register of Historic Places. Staff recommends the Historic Preservation Board support the nomination of the 4th National Bank Building to the Register of Historic Kansas Places and the National Register of Historic Places under Criterion A- Commerce and Criterion C- Architecture.

The Fourth National Bank Building, located in downtown Wichita, Kansas, was constructed in 1916 and altered in a sweeping campaign that occurred between 1951-1958. The building is significant at the local level and fulfills National Register Criterion A in the area of commerce as the corporate headquarters of an important local bank and Criterion C in the area of architecture as an important example of the Modern Movement style of architecture in the City of Wichita and the work of a notable local architectural firm, Thomas, Harris, Calvin Associates. The period of significance spans from 1951, when the expansive mid-century renovations began, and continues until 1963, adhering to the National Register's 50- year guideline.

MOTION #3: Churchman moved to adopt the findings of the Historic Preservation Staff and support the proposed nomination of the 4th National Bank Building, as reviewed in accordance with K.S.A. 75-2715 - 2725, to the National Register of Historic Places under Criterion A – Commerce and Criterion C- Architecture; Guy seconded. Motion carried unanimously (6-0)

ITEM NO. 9 MISCELLANEOUS MATTERS

1. Sternberg House Revolving Loan Application – Ken Elliott stated an agreement had been reached with a general contractor and an unsigned contract with no dates included had been sent to SHPO. HPB said the contract must be signed and requested that specific start and completion dates be included in the contract. The board also recommended that Mr. Elliott include a construction delay clause providing monetary penalty to the contractor if the work was not completed according to the contract. Because the original grant deadline has passed, City Council must agree to an extension of the loan.

MOTION #4: Churchman moved that Mr. Elliott submit a current loan application along with the executed and signed contract, including the timeline dates, be re-submitted to preservation staff and an agenda report be prepared for City Council to approve the \$14,400 grant from the Historic Revolving Loan Fund for the rehabilitation work at the Sternberg house; Doerksen seconded. Motion carried unanimously (6-0).

2. Design review committee was appointed by Mike Seiwert to meet with Quik Trip representatives regarding the expansion project of the Broadway and Murdock store. Committee members are Jacob Laha, Rachelle Pulkkila and Mike Seiwert.

ITEM NO. 10 ADJOURNMENT

MOTION #5: Laha moved to adjourn the Wichita Historic Preservation Board meeting; Churchman seconded. Motion carried unanimously (6-0).

The meeting adjourned at 3:20 p.m.