

WICHITA HISTORIC PRESERVATION BOARD MINUTES

13 MAY 2013

2:00 P.M.

ITEM NO. 1 ROLL CALL

Meeting started at 2:00 pm.

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

Members Absent: Jacob Laha

Staff Present: Kathy Morgan, Senior Historic Preservation Planner
Jeff Vanzandt, Assistant City Attorney
Mike Gable, Metropolitan Area Building & Construction Department

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential	\$245,468.71
Revolving Loan Fund – Non-Residential	
Deferred Loan Fund – Residential	\$ 35,000.00

ITEM NO. 4 CORRESPONDENCE

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 13 MAY 2013 MEETING

MOTION #1: Churchman moved to approve the 8 April 2013 minutes; Doerksen seconded. Motion carried unanimously (6-0).

ITEM NO. 6 UNFINISHED BUSINESS

ITEM NO. 7 NEW BUSINESS

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

A. Roof Repairs:

HPC2013-00055	1103 N Broadway	Re-roof (Commercial)	Env: Topeka Emporia H.D.
HPC2013-00056	525 N Broadway	Re-roof (Commercial)	Env: 20 th Century Club, Commodore Hotel
HPC2013-00058	114 E 18 th St N	Re-roof (Residential)	Env: Steinbuchel House
HPC2013-00061	1103 N Jefferson	Re-roof (Residential)	Env: Bitting Historic District
HPC2013-00064	255 S Pershing	Re-roof (Residential)	Env: Pryor House
HPC2013-00066	235 N St. Francis	Re-roof (Commercial)	Env: Wichita High School
HPC2013-00067	214 S Commerce	Re-roof (Commercial)	Env: Wholesale Grocery
HPC2013-00070	1838 Park Place	Re-roof (Residential)	Env: Park Place Fairview Historic District

B. Signs:

HPC2013-00060	700 N Market	Install new monument tenant sign	Env: N. Market Apartment H.D.
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C. Other:

HPC2013-00057	1930 N Wellington Pl	replace vinyl siding	Env: Steinbuchel House
HPC2013-00059	915 W Douglas	Replace storefront and repair Openings	Env: Westside I.O.O.F.
HPC2013-00062	228 Circle Dr	enclose existing side porch	Env: Hillside Cottage
HPC2013-00069	200 N Emporia	repair and re-point brick and paint	Env: East Douglas Ave H.D.

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

ITEM NO. 8 PROJECT REVIEW

A. MAJOR: HPC2013-00068 New openings in 2nd floor north elevation Loft 150
APPLICANT: Brewery Investment Group, Chris Arnold
FOR: 150 N Mosley
Warehouse and Jobbers Historic District, contributing structure

Applicant requests permission to install two openings on the north elevation in the 2nd floor to accommodate a bar and seating and a new door to access deck.

The north wall of the building is a secondary elevation which allows for less restrictive design applications; furthermore, the proposed change occurs on the 2nd floor of the north elevation which already has an existing balcony. The two new openings will be rectangular with glass. One opening will serve as a beverage station with an awning and the other will be a door. Staff recommends the proposed project does not encroach upon, damage or destroy characteristics of the Warehouse and Jobbers Historic District.

Greg Black, architect with Spangenberg Phillips Tice and Chris Arnold, owner were in attendance to answer questions about the project.

MOTION #3: Seiwert moved to adopt the findings of the Historic Preservation Staff and find the proposed project, as reviewed in accordance with K.S.A. 75-2715 - 2725, does not encroach upon, damage or destroy the characteristics of the Warehouse and Jobbers Historic District; Guy seconded. Motion carried unanimously (6-0).

ITEM NO. 9 MISCELLANEOUS MATTERS

1. 1313 N Fairmount Mennonite Project - Mennonite is considering purchasing this property to demolish and building a new home. The house has been vacant 4 years and has considerable deterioration and mold on the interior. They will not have to come back before the board for approval of the house design. The location is more than 3 blocks south of the listed properties at 16th and Fairmount. Mennonite Housing withdrew the project.
2. Project updates – staff reported that the Historic Preservation Office has been awarded three Historic Preservation Fund grants: Continuation of the 2010 South Central Wichita Survey, Steel Window Repair Workshop and NAPC Scholarships.

ITEM NO. 10 ADJOURNMENT

MOTION #4: Guy moved to adjourn the Wichita Historic Preservation Board meeting; Doerksen seconded. Motion carried unanimously (6-0).

The meeting adjourned at 2:40 p.m.