

WICHITA HISTORIC PRESERVATION BOARD MINUTES
8 JULY 2013
2:00 P.M.

ITEM NO. 1 ROLL CALL

Meeting started at 2:00 pm.

Members Present: Claire Willenberg
Mike Seiwert
Vicki Churchman
Jim Guy
Rachelle Pulkkila

Members Absent: Jacob Laha
Randy Doerksen

Staff Present: Kathy Morgan, Senior Historic Preservation Planner
Jeff Vanzandt, Assistant City Attorney

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential \$252,579.07 estimated
Revolving Loan Fund – Non-Residential
Deferred Loan Fund – Residential \$ 35,000.00

ITEM NO. 4 CORRESPONDENCE

Jacob Laha submitted letter of resignation from the Historic Preservation Board.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 10 JUNE 2013 MEETING

MOTION #1: Churchman moved to approve the 10 June 2013 minutes; Guy seconded. Motion carried unanimously (5-0).

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:

HPC2013-00092	1217 N River Blvd	Re-roof (Residential)	Env: Campbell Castle
HPC2013-00093	810 W Shady Way	Re-roof (Residential)	Env: Campbell Castle
HPC2013-00101	1939 N Wellington	Re-roof (Residential)	Env: Steinbuchel House
HPC2013-00102	2505 E Douglas	Re-roof (Commercial)	Env: Stopher Apartment Bldg
HPC2013-00103	1003 N Jackson	Re-roof (Residential)	Env: Sternberg House
HPC2013-00105	1334 N Market	Re-roof (Residential)	Env: Topeka Emporia Historic District
HPC2013-00106	1051 N Woodrow	Re-roof (Residential)	Env: Campbell Castle
HPC2013-00107	209 S Circle Dr	Re-roof (Residential)	Env: Hillside Cottage
HPC2013-00109	1522 N Park Pl	Re-roof (Residential)	Park Place Fairview Historic District
HPC2013-00110	1617 N Park Pl	Re-roof (Residential)	Park Place Fairview Historic District
HPC2013-00111	1515 N Park Pl	Re-roof (Residential)	Park Place Fairview Historic District
HPC2013-00113	929 W 12 th	Re-roof (Residential)	Bitting Historic District

B. Signs:

None

C. Other:

HPC2013-00089	1210 S Topeka	Modify site layout	Env: Engine House #6
HPC2013-00090	1356 N Topeka	Replace siding and trim	Topeka Emporia Historic District
HPC2013-00091	240 S Circle Dr	Replace existing deck	Env: Hillside Cottage
HPC2013-00094	228 S Circle Dr	Build new cedar deck	Env: Hillside Cottage
HPC2013-00095	1212 N Indiana	Demolition of house	Env: McClinton Grocery
HPC2013-00097	1226 N Waco	Install new porch windows	Env: Chapman-Noble House

HPC2013-00099	505 E Douglas	Historic Tax Credit Rehab	East Douglas Ave Historic District
HPC2013-00100	124 S Emporia	Historic Tax Credit Rehab	East Douglas Ave Historic District
HPC2013-00104	818 W Douglas	Renovate storefront	Env: 800 Block West Douglas H.D.
HPC2013-00108	820 N Main	Repair EIFS, install new windows	Env: N Market St Apts H.D.
HPC2013-00112	255 S Dellrose	Build coated metal carport	Env: Pryor House

MOTION #2: Seiwert moved to approve the Consent Agenda as reviewed in accordance with K.S.A.75-2715-2725; Guy seconded. Motion carried unanimously (5-0).

ITEM NO. 8 PROJECT REVIEW

- A. MAJOR:** HPC2013-00098 Demolition of residence to provide alley access behind Kellogg School
APPLICANT: Geo Von LLC
FOR: 427 S Pattie
Environs: Kellogg School

Applicant requests permission to demolish a one story house to provide alley access. The remainder of the lot will be landscaped.

The house is a one-story bungalow with non-original siding. Staff recommends the proposed demolition does not encroach upon, damage or destroy the environs of the Kellogg Elementary School.

MOTION #3: Churchman 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 environs of the Kellogg Elementary School; seconded by Guy. Motion carried unanimously (5-0).

- B. MAJOR:** HPC2013-00114 RHKP and NRHP nomination of Linwood Place Historic District
APPLICANT: Davis Preservation for Residences at Linwood, LLC
FOR: 2002-2156 Hydraulic Ave; 2001-2157 S Kansas Ave; 2021-2187 S Minneapolis; 2101 – 2282 S Minnesota; 1902-1964 E Stafford Ct; 1902-1908 Hodson Street

Applicant requests support submission of the Linwood Place Historic District nomination to the State Historic Sites Board of Review.

The Linwood Place Historic District is a 40-acre property on the south side of Wichita, northwest of Wichita's aircraft related industrial district. The nominated property occupies two full additions to the City of Wichita, the Linwood Place Addition, platted on January 20, 1943 by R. H. Garvey and his wife Olive, and Darrah's First Addition, platted by the Garveys' son Willard on May 28, 1949. The property is bounded on the north by Mount Vernon Road (formerly Levy Street) and on the east by the Canal Route (I-135). The western boundary of the Linwood Place Addition is Hydraulic Avenue. The western boundary of Darrah's First Addition is Harper's Addition. The southern boundary of the Linwood Place Addition is Hodson Street. The southern boundary of Darrah's First Addition is Stafford Street. Included are ninety fourplex buildings and a maintenance shop (contributing) built between 1943 and 1950, as well as three single-family homes (non-contributing). One of the single-family residences, at 2180 S. Minnesota, was built in ca. 1910, decades before Linwood Place was platted. The other two are contemporary to the wartime and immediate post-war development of the property. The fourplex buildings in the Linwood Place Addition are one-story brick buildings – eighty-eight are red brick and two are blond brick - with simple Colonial Revival details. Their rooflines alternate between gabled and hipped roofs. The fourplex buildings in Darrah's First Addition, also built of red brick, are identical to one another. All have hipped roofs and lack the few architectural details found in those in the Linwood Place Addition. All of the fourplexes have low horizontal massing, symmetrical design, concrete foundations, brick exterior walls, asphalt roofs, and multi-pane double-hung wood windows.

Linwood Place is being nominated to the National Register of Historic Places for local significance under Criteria A and C in the areas of Community Planning and Development and Architecture. It is an excellent example of the "Fourplex Multi-Family Residence Property Type" identified in the Multiple Property Documentation Form (MPDF) "Residential Resources of Wichita, Sedgwick County, Kansas, 1870-1957" and "Early Automobile Suburb" and "Post-World War II and Early Freeway Suburb" Property Types identified in the MPDF "Historic Residential Suburbs in the United States, 1830-1960." It also falls within the historic context "Public Housing in the United States, 1933-1949." The property is being nominated under Criterion A in the area of Community Planning and Development for its association with efforts to provide affordable housing for those who came to work in Wichita's expanding aircraft industry from the years leading up to World War II through the Korean War. The property is also being nominated under Criterion C as a representative of the fourplex model developed to efficiently fill the housing shortages in the 1940s and 1950s. Like most fourplexes built at the time, the buildings draw from streamlined one-story Colonial Revival and Minimal Traditional architectural styles.

Staff recommends HPB support the nomination of the Linwood Place Historic District to the Register of Historic Kansas Places and the National Register of Historic Places.

MOTION #4: Guy moved to adopt the findings of the Historic Preservation Staff and support the proposed nomination of the Linwood Place Historic District, as reviewed in accordance with K.S.A. 75-2715 - 2725, to the National Register of Historic Places under Criterion A – Community Planning and Criterion C- Architecture; Churchman seconded. Motion carried (4-0-1), Seiwert abstained.

C. MAJOR: HPC2013-00115 RHKP and NRHP nomination of the Lahn Building
APPLICANT: Spencer Preservation for Breagan LLC
FOR: 2206-08-10 E. Douglas Avenue

Applicant requests support submission of the Lahn Building nomination to the State Historic Sites Board of Review.

The Lahn Building is a traditional two-story brick commercial building located in the 2200 block of East Douglas Avenue, two blocks east of Interstate 35 and across the street from Wichita East High School. The street facade is distinguished by a stepped parapet and a stone inscribed with the original owner's name "LAHN." Built as an investment property, the first floor has three small commercial storefronts and six apartments are located on the second floor. Former exterior alterations include replacement of one storefront, removal of upper windows and infilling transoms on the storefront. Despite these modifications, the building clearly reflects its original design and construction as a Commercial Style Two-Part Commercial Block, the most common style of historic commercial building found in cities and towns across the United States. The first-floor retail spaces retain original plaster walls and ornate tin ceilings. The second-floor is remarkably intact with the original plan configuration in place comprised of six apartments accessed by a central corridor. The corridor features interior windows on walls near a former skylight, the original wood stairway leading to the street-front apartment entrance, and original apartment doors featuring transoms and screen doors. Plaster walls and ceilings, wood floors and wood trim, as well as, some kitchen and bathroom fixtures are in place in most of the apartments.

Located on East Douglas Avenue, twelve blocks from the eastern boundary of downtown Wichita, the Lahn Building was built during a time when the city was experiencing explosive growth that led to neighborhood and commercial expansion outside the city's core. Development along this section of East Douglas, then the city's main east/west thoroughfare, followed the establishment of Wichita's "Auto-Row" on East Douglas immediately east of downtown and coincided with the selection of the site across the street from the Lahn Building, as home to Wichita East High School, built in the 1920s to serve the eastward-marching Wichita population.

Staff recommends HPB support the nomination of the Lahn Building to the Register of Historic Kansas Places and the National Register of Historic Places.

MOTION #5: Guy moved to adopt the findings of the Historic Preservation Staff and support the proposed nomination of the Lahn Building, as reviewed in accordance with K.S.A. 75-2715 - 2725, to the National Register of Historic Places under Criterion A – Commerce; Churchman seconded. Motion carried (4-0-1), Seiwert abstained.

ITEM NO. 9 MISCELLANEOUS MATTERS

1. Project updates – Richard Meier has continued to monitor the activities at the Sternberg House. The contractor has not made an effort to get licensed.
2. The board members discussed a request from Docomomo US to participate in a national tour day of modern architecture on October 5, 2013.

ITEM NO. 10 ADJOURNMENT

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

The meeting adjourned at 2:53 p.m.