

**WICHITA HISTORIC PRESERVATION BOARD MINUTES**  
**14 OCTOBER 2013**  
**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  
Vicki Churchman  
Rachelle Pulkkila

Members Absent: Jacob Laha  
Randy Doerksen  
Barbara Hammond

Staff Present: Kathy Morgan, Senior Historic Preservation Planner  
Jeff Van Zandt, Assistant City Attorney  
Emily Jones, City Archaeologist

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

Addition of discussion of Heritage Trust Fund Grant for the Sternberg House.  
Correct address for Item 8-C to 1316 N Emporia.

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

Revolving Loan Fund – Residential \$259,000 estimated  
Revolving Loan Fund – Non-Residential  
Deferred Loan Fund – Residential \$36,700 estimated

**ITEM NO. 4 CORRESPONDENCE**

**ITEM NO. 5 APPROVAL OF MINUTES FROM THE 9 SEPTEMBER 2013 MEETING**

**MOTION #1: Churchman moved to approve the 9 September 2013 minutes as presented; Seiwert seconded. Motion carried unanimously (4-0).**

**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:**

HPC2013-00139	1215 N Emporia	Residential Re-roof	Topeka Emporia Historic District
HPC2013-00141	1817 N Wellington Pl	Residential Re-roof	Park Place Fairview Historic District
HPC2013-00149	1744 N Park Pl	Residential Re-roof	Park Place Fairview Historic District
HPC2013-00150	1751 N Park Pl	Residential Re-roof	Park Place Fairview Historic District

**B. Signs:**

HPC2013-00148	252 N Mosley	Blade awning sign new	Warehouse & Jobbers Historic District
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**C. Other:**

HPC2013-00144	1720 N Park Pl	locate storage shed	Park Place Fairview Historic District
HPC2013-00140	136 N Crestway	replace driveway	Blaser House

**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 (4-0).**

**ITEM NO. 8 PROJECT REVIEW**

- A. MAJOR:** HPC2013-00146 L.W. Clapp House  
**APPLICANT:** Jerry Chambliss, owner  
**FOR:** 1847 N Wellington Place

Applicant requests support for a Conditional Use zone change to allow the L.W. Clapp House to be used as a Bed and Breakfast operation.

Previous owners of this property had discussed the possibility of turning the house into a bed and breakfast. The neighborhood is aware of the request and I have received no calls objecting to the use. All parking can be handled on site and not use on-street parking. No major changes will be made to the interior – one of the 2<sup>nd</sup> floor closets will be changed into a bathroom. Gary Ivey was present to speak on behalf of the project.

**MOTION #3: Pulkkila moved to adopt the findings of the Historic Preservation Staff and support the proposed Conditional Use application, as reviewed in accordance with accordance with K.S.A. 75-2715 – 2725 and the City of Wichita Code of Ordinances Section 2.12.1020(d); Seiwert seconded. Motion carried unanimously (4-0).**

- B. MAJOR:** HPC2013-00147 HRKP nomination for W.H. Gaiser Carriage Works  
**APPLICANT:** Brenda Spencer, Preservation Consultant  
**FOR:** 215-219 N St. Francis

Applicant requests support for the submission of the Gaiser Carriage Works nomination to the State Historic Sites Board of Review.

The W.H. Gaiser Carriage Works building is nominated to the Register of Historic Kansas Places under Criterion A for its association with the early commercial development of Wichita. The building was constructed in 1910 as the new home for Gaiser's carriage business and expanded with a one-story addition in 1920 to accommodate the shifting focus to horseless-carriages - the automobile. The property is nominated as an innovative business grown by Wichita pioneer W.H. Gaiser. Gaiser came to Wichita and refined his trade as a carriage maker, partnered with an established local carriage company which Gaiser continued following the death of its founder J.M. Washburn. Built to house his growing business and burgeoning automotive market, the W.H. Gaiser Carriage Works is a rare example of a wagon and carriage business that adapted to changing technology and successfully transitioned to the customization and repair of automobiles. The building served as W.H. Gaiser Carriage Works and W. H. Gaiser Automobile Works for nearly fifty years. The period of significance for the property begins with the construction of the building in 1910 and spans to 1957 when the Gaiser family sold the building to Martin Tool Co.

**MOTION #4: Seiwert moved to adopt the findings of the Historic Preservation Staff and support the proposed nomination of the Gaiser Carriage Works, as reviewed in accordance with K.S.A. 75-2715 - 2725, to the Register of Historic Kansas Places under Criterion A – Commerce; Churchman seconded. Motion carried unanimously (4-0).**

- C. MAJOR:** HPC2013-00151 Topeka Emporia Historic District  
**APPLICANT:** Joni Bradley  
**FOR:** 1316 N Emporia

Applicant requests demolition of existing carriage house and construction of new 18 X 20 one-and-one-half-story garage. Joni Bradley and Mark Fisher were present to discuss the project.

**MOTION #5: Pulkkila moved to adopt the findings of the Historic Preservation Staff and approve the construction of the new garage, as reviewed in accordance with K.S.A. 75-2715 - 2725; Churchman seconded. Motion carried unanimously (4-0).**

**ITEM NO. 9 MISCELLANEOUS MATTERS**

- A. Report on success of Historic Midtown Homes Tour which benefitted the Pony Barn in Watson Park and the Fresh Air Baby Camp. Over 1100 tickets were sold during the two-day event.
- B. Request from Ken Elliott regarding extension from SHPO on Heritage Trust Fund grant. Mr. Elliott is requesting that HPB go on record with SHPO to approve extending the HTF grant. Mr. Elliott addressed the board members

and explained the progress of the project. Board members were concerned that there was no written documentation regarding the contractor's licensed status with the City of Wichita and there were no stamped engineer's drawings which would be required to obtain a building permit.

Staff recommended that HPB notify SHPO of support of an extension to November 13, 2013 at which time Mr. Elliott is to present to the HPB a contract with a licensed Wichita Contractor with a timeline for completion of the foundation repair and a stamped structural engineer's drawing required to obtain the building permit. If all requirements are not met, HPB will not support any further extensions of the Heritage Trust Fund grant.

**MOTION #6: Willenberg moved to adopt the recommendation of the Historic Preservation Staff and request an extension until the November 13, 2013 Historic Preservation Board meeting. Motion carried (3-1, Pulkkila voting no).**

**ITEM NO. 10 ADJOURNMENT**

**MOTION #7: Churchman moved to adjourn the Wichita Historic Preservation Board meeting; Pulkkila seconded. Motion carried unanimously (4-0).**

The meeting adjourned at 4:30 p.m.