

WICHITA HISTORIC PRESERVATION BOARD MINUTES
14 APRIL 2014
2:00 P.M.

ITEM NO. 1 ROLL CALL

Meeting started at 2:00 p.m.

Members Present: Claire Willenberg
Vicki Churchman
Barbara Hammond
Rachelle Pulkkila

Members Absent: Randy Doerksen
Mike Seiwert
Phil Hermanson

Staff Present: Kathy Morgan, Senior Historic Preservation Planner
Mike Gable, MABCD Permit Desk
Jeff Vanzandt, Assistant City Attorney

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

None

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential \$264,000.00 estimated
Revolving Loan Fund – Non-Residential
Deferred Loan Fund – Residential \$36,700 estimated

ITEM NO. 4 CORRESPONDENCE

None.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 10 MARCH 2014 MEETING

MOTION #1: Churchman moved to approve the 10 March 2014 minutes as corrected; Hammond 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:

HPC2014-00014 115 N Mead Commercial Re-roof Warehouse and Jobbers H. D.

B. Signs:

None.

C. Other:

None.

MOTION #2: Pulkkila moved to approve the Consent Agenda as reviewed in accordance with K.S.A.75-2715-2725; Hammond seconded. Motion carried unanimously (4-0).

ITEM NO. 8 PROJECT REVIEW

A. MAJOR: HPC2014-00018 Victor Court Apartments Kansas and National Register Nomination Submission

APPLICANT: Rhandalee & Raleigh Hinman; Susan & Leon Moeder
FOR: 140 N. Hydraulic

Applicant requests HPB support for listing Victor Court Apartments in the Register of Historic Kansas Places and National Register of Historic Places.

Victor Court is of Spanish Colonial Revival design and it considered a "Court Apartment." According to the *Residential Resources of Wichita, Sedgwick County, Kansas* multiple property nomination, The court apartment morphed out of the bungalow court concept and was generally two single story buildings containing four to six attached units in each building that faced a landscaped courtyard. It could also be argued that the motor courts of the early 1920s influenced the design of these structures. The motor courts took architectural styles and applied the basic elements to the motel buildings to give them the "home away from home" atmosphere. The courtyard apartments were easily assimilated into single-family residential neighborhoods because their scale and architectural styles blended. The Spanish Revival-style Rio Rita courtyard apartment was built in the Riverside Neighborhood in 1930 and in 1935 the Tudor Revival-style Hope Apartments were built across the street.⁸

Victor Court is nominated to the National Register of Historic Places under Criteria A and C for its local significance in the areas of Community Planning & Development and Architecture. It is nominated as part of the *Residential Resources of Wichita, Sedgwick County, Kansas* multiple property nomination as an example of the Multi-family Residence property type (Court Apartment subtype). The property was developed in 1935 by John Ellsworth Thorp, who hired architect Oliver J. Mourning to design the buildings. The property reflects the Spanish Colonial Revival style of architecture, which was popular throughout the United States in the early and mid-20th century.

Staff recommends HPB support the nomination of the Victor Court Apartments to the Register of Historic Kansas Places and the National Register of Historic Places. Rhandalee Hinman described the rehabilitation project to the board members.

MOTION #3: Churchman moves to adopt the findings of the Historic Preservation Staff and support the proposed nomination of the Victor Court Apartments, as reviewed in accordance with K.S.A. 75-2715 - 2725, to the Register of Historic Kansas Places and the National Register of Historic Places under Criterion A – Community Planning and Development and Criterion C- Architecture; Hammond seconded. Motion carried unanimously (4-0).

ITEM NO. 9 MISCELLANEOUS MATTERS

1. Claire Willenberg, Barbara Hammond and Kathy Morgan gave a recap of the sessions at the Hutchinson Workshop on April 11, 2014.
2. North High School ADA Ramp – staff has contacted USD 259 and is trying to connect with the architect for the project – Kenton Cox, Schaefer Johnson Cox Frey. Update at the May 12, 2014 meeting.
3. Update on Fresh Air Baby Camp – Claire Willenberg reported that roof and chimney repairs are underway; tile has been ordered and should be delivered around the first week of May.
4. Two HPF grants were submitted to SHPO – one for a building condition report and maintenance plan for the Wichita Sedgwick County Historical Museum and one for a five-day window workshop at the Linwood Park Greenhouse.

ITEM NO. 10 ADJOURNMENT

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

The meeting adjourned at 2:38 p.m.