

**WICHITA HISTORIC PRESERVATION BOARD MINUTES  
12 JANUARY 2015**

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Meeting started at 2:00 p.m.

Members Present: Claire Willenberg  
Mike Seiwert  
Randy Doerksen  
Vicki Churchman  
Barbara Hammond  
Elena Ingle  
Rachelle Pulkilla

Staff Present: Kathy Morgan, Senior Historic Preservation Planner  
Jeff Vanzandt, Assistant City Attorney  
Brett Harvey,  
Jim Schiffelbein, Planning Analyst

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

Review of proposed signage for the Scottish Rite Consistory, 322 E. Main

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

The reconciled October Bank Statement shows a balance of \$270,125.91, and the amount available for loans is \$268,877.91. The deferred loan balance is \$25,000.

**ITEM NO. 5 APPROVAL OF MINUTES FROM THE 8 DECEMBER 2014 MEETING**

**MOTION #1:** Ingle moved to approve the minutes of the 8 December 2014 meeting; Churchman seconded. Motion carried unanimously (7-0).

**ITEM NO. 7 NEW BUSINESS**

There were not items to review under new business.

**ITEM NO. 8 PROJECT REVIEW**

**A. MAJOR:** HPC2014-00062 Demolition of Leona Apartment RHKP & NRHP  
**APPLICANT:** Main Street Apartments USA, LLC; agent WaterWalk LLC  
**FOR:** 507 S. Market

WaterWalk LLC is in the process of purchasing this apartment building and is requesting a demolition application approval for this property. It is listed in the Register of Historic Kansas Places and the National Register of Historic Places. There have been numerous redevelopment projects that would use the historic tax credits and the low income housing tax credits to redevelop the property. None of these have been able to complete the pro forma analysis to get the project financed. The City has responded to nuisance calls – mostly homeless getting into the building and at least two fires have been started in this building.

The purview of the Historic Preservation Board in this case is to determine if the demolition of the building will encroach upon, damage or destroy the integrity of the listed property. Staff recommends that the request for demolition be denied based on the requirements of K.S.A. 75-2715 – 2715. The applicant may appeal the decision to the City Council by providing a written letter of appeal to the Historic Preservation Planner, should they not agree with the finding of the board.

**Motion #2:** Ingle moved to adopt the findings of the Historic Preservation Staff and deny the request for demolition of the Naomi Apartment Building, as reviewed in accordance with K.S.A. 75-2715 – 2725; Pulkilla seconded. Motion carried unanimously (7-0).

**Motion #3:** Ingle moved to correct the motion to identify the building as the Leona Apartment; Pulkilla seconded. Motion carried unanimously (7-0).

**B. MAJOR:** HPC2014-00063 Demolition of Naomi Apartment RHKP & NRHP  
**APPLICANT:** Main Street Apartments USA, LLC; agent WaterWalk LLC  
**FOR:** 509 S. Market

WaterWalk LLC is in the process of purchasing this apartment building and is requesting a demolition application approval for this property. It is listed in the Register of Historic Kansas Places and the National Register of Historic Places. There have been numerous redevelopment projects that would use the historic tax credits and the low income housing tax credits to redevelop the property. None of these have been able to complete the pro forma analysis to get the project financed. The City has responded to nuisance calls – mostly homeless getting into the building.

The purview of the Historic Preservation Board in this case is to determine if the demolition of the building will encroach upon, damage or destroy the integrity of the listed property. Staff recommends that the request for demolition be denied based on the requirements of K.S.A. 75-2715 – 2715. The applicant may appeal the decision to the City Council by providing a written letter of appeal to the Historic Preservation Planner, should they not agree with the finding of the board.

**Motion #4: Hammond moved to adopt the findings of the Historic Preservation Staff and deny the request for demolition of the Naomi Apartment Building, as reviewed in accordance with K.S.A. 75-2715 – 2725; Ingle seconded. Motion carried unanimously (7-0).**

**C. MAJOR:** HPC2014-00064 Ellington Apartment RHKP & NRHP  
**APPLICANT:** Main Street Apartments USA, LLC; agent WaterWalk LLC  
**FOR:** 514 S. Main

WaterWalk LLC is in the process of purchasing this apartment building and is requesting a demolition application approval for this property. It is listed in the Register of Historic Kansas Places and the National Register of Historic Places. There have been numerous redevelopment projects that would use the historic tax credits and the low income housing tax credits to redevelop the property. None of these have been able to complete the pro forma analysis to get the project financed. The City has responded to nuisance calls – mostly homeless getting into the building.

The purview of the Historic Preservation Board in this case is to determine if the demolition of the building will encroach upon, damage or destroy the integrity of the listed property. Staff recommends that the request for demolition be denied based on the requirements of K.S.A. 75-2715 – 2715. The applicant may appeal the decision to the City Council by providing a written letter of appeal to the Historic Preservation Planner, should they not agree with the finding of the board.

**Motion #5: Churchman moved to adopt the findings of the Historic Preservation Staff and deny the request for demolition of the Naomi Apartment Building, as reviewed in accordance with K.S.A. 75-2715 – 2725; Doerksen seconded. Motion carried unanimously (7-0).**

**ITEM NO. 9 MISCELLANEOUS MATTERS**

1. Update on FABC project – Claire Willenberg updated the HPB on FABC progress.
2. Carol Skaff and Stacy Jones with Cohlma Marketing gave a presentation of proposed signage for the Scottish Rite Consistory. David Bernstorff represented the Scottish Rite organization. Cohlma Marketing will consider HPB input and submit signage package for official consideration.

**ITEM NO. 10 ADJOURNMENT**

**MOTION #6: Churchman moved to adjourn the Wichita Historic Preservation Board meeting; Doerksen seconded. Motion carried unanimously (7-0).**

The meeting adjourned at 2:50 p.m.