

# MINUTES

## WICHITA HISTORIC PRESERVATION BOARD

13 APRIL 2009

CITY HALL, 455 N. MAIN, 10TH FLOOR

3:00 P.M.

### ITEM NO. 1 ROLL CALL

Members Present: Jim Guy  
Elena Ingle  
Vicki Churchman (in at 3:20)  
Rachelle Pulkkila  
Claire Willenberg  
Kim Edgington (in at 3:05)

Members Absent: Mike Seiwert

Staff Present: Kathy Morgan, Senior Planner, Historic Preservation Office  
Barbara Hammond, Associate Planner, Historic Preservation Office  
Jeff VanZandt, City Attorney  
Mike Gable, Office of Central Inspection  
Mackenzie Stout, City Archaeologist

Mr. Jeff VanZandt introduced himself. He is the new attorney taking the position on this board that Sharon Dickgrafe held.

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

Copy of the State Preservation Conference Schedule, to further discussed under miscellaneous matters.

### ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential	\$ 44,916,62
Revolving Loan Fund – Non-Residential	
Deferred Loan Fund – Residential	\$ 40,000.00

### ITEM NO. 4 CORRESPONDENCE

None

### ITEM NO. 5 APPROVAL OF MINUTES FROM THE 9 MARCH 2009 MEETING

Motion #1 made by Ingle, 2<sup>nd</sup> by Pulkkila to approve the March 9, 2009 minutes as presented. Motion carried unanimously (5-0).

### ITEM NO. 6 OLD BUSINESS

None

### ITEM NO. 7 CONSENT AGENDA

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

#### 1. Roof Repairs

HPC2009-00045	1702 N Fairmount	Re-roof on apartment: ENV Fairmount Cottage, Fairmount Cong Church
HPC2009-00047	1609 N Waco	Re-roof on residence: ENV Park Place/Fairview Historic District
HPC2009-00051	411 N Grove	Re-roof on residence: ENV Johnson Drug Store
HPC2009-00054	5119 E Douglas	Re-roof on residence: ENV Belmont Arches
HPC2009-00055	1617 N Park Place	Re-roof on residence: Contributing structure, Park Place/Fairview HD
HPC2009-00058	534 N Grove	Re-roof on residence: ENV Johnson Drug Store
HPC2009-00061	136 N Emporia	Re-roof on commercial: ENV East Douglas Avenue Historic District
HPC2009-00066	2318 N McLean Blvd	Re-roof on residence: ENV Elizabeth McLean House
HPC2009-00067	2242 Ridgewood Dr	Re-roof on residence: ENV Hackberry Archaeological Site
HPC2009-00068	810 N Buffum	Re-roof on residence: ENV Smyser House
HPC2009-00072	1127 N Topeka Ave	Re-roof on residence: Contributing structure, Topeka/Emporia HD
HPC2009-00075	110 N Fountain	Re-roof on residence: ENV Belmont Arches

#### 2. Signs

HPC2009-00040	1001 N Broadway	new sign face on existing sign for Subway: ENV Bowers House/Stoner Apt
HPC2009-00044	300N Meade, Ste 108	relocate signs from 7828 W Maple: ENV Warehouse and Jobbers HD
HPC2009-00048	700 W Douglas	replace existing awning with new : ENV 800 Block West Douglas
HPC2009-00050	125 N Emporia	add sign for CALLCAP on existing tenant sign: ENV East Douglas Ave HD

**3. Other**

HPC2009-00049	1308 N Waco	Replace windows on north side of house: ENV Chapman Noble House
HPC2009-00052	1226 N Larimer	Install vinyl siding and windows, re-roof house: ENV Bitting Historic District
HPC2009-00053	520 N Broadview	Repair windows, tuckpoint, and repair clay tile roof: ENV Belmont Arches
HPC2009-00057	308 S Roosevelt	Repair fire damage to house and garage: ENV Newbern-Gore House
HPC2009-00062	1016 N Jackson	Demolition of fire damaged house: ENV Sternberg House
HPC2009-00064	400 W Central	Build carport b/t apartment bldgs: ENV Old County Courthouse and Monument
HPC2009-00065	1257 N Fairview	Install 4-6 inch vinyl siding: ENV Park Place/Fairview HD
HPC2009-00070	1204 W Riverside	Replace old shed with new to match house: ENV Smyser House, Riverside Cottage, Stackman Court Apts
HPC2009-00071	332 E 1 <sup>st</sup> Street	Install communications equipment on west elevation: Scottish Rite Consistory
HPC2009-00073	106 E16th Street	Build detached carport: contributing structure Park Place/Fairview HD
HPC2009-00074	1007 S Dodge	Install vinyl siding including soffit and fascia boards: ENV McCormick School
HPC2009-00079	927 S St. Francis	Build storage unit 20 X60 one-story 4-6 lap siding, front gable: ENV Grace ME Church

**Motion #2 made by Ingle, 2<sup>nd</sup> by Edgington to approve the consent agenda as reviewed in accordance with K.S.A. 75-2725 – 2725. Motion carried unanimously (5-0).**

**ITEM NO. 8     PROJECT REVIEW**

**A. MAJOR:**            HPC2009-00056 – Wichita High School  
**APPLICANT:**        Dave Burk  
**FOR:**                    324 N Emporia

Property owner requests support of nomination of the Wichita High School to the Register of Historic Kansas Places and the National Register of Historic Places.

Dave Burk presented the nomination and stood for questions and comments.

**Motion #3 made by Guy, 2<sup>nd</sup> by Ingle to support the proposed nomination of the Wichita High School as reviewed in accordance with K.S.A. 75-2715-2725. Motion carried unanimously (6-0).**

**B. MAJOR:**            HPC2009-00076 – Winders Historic District National Register Nomination  
**APPLICANT:**        Barbara Hammond for the property owners  
**FOR:**                    1038-40, 1044 and 1045 S. Topeka

Property owners request support of nomination of the Winders Historic District to the Register of Historic Kansas Places and the National Register of Historic Places.

Julia Lusk, Loren Winders, Wanda Dunagan, Earl Dunagan and Darvin Wilson were present for questions and comments.

**Motion #4 made by Churchman, 2<sup>nd</sup> by Ingle to support the proposed nomination of the Winders Historic District as reviewed in accordance with K.S.A. 75-2715-2725. Motion carried unanimously (6-0).**

**C. MAJOR:**            HPC2009-00078 – W.O. Van Arsdale House.  
**APPLICANT:**        Donald R. Steelberg  
**FOR:**                    201 N Broadview

Property owner requests support of nomination of the W.O. Van Arsdale House to the Register of Historic Kansas Places and the National Register of Historic Places.

Donald Steelberg presented the nomination and stood for questions and comments.

**Motion #5 made by Ingle, 2<sup>nd</sup> by Willenberg to support the proposed nomination of the W.O. Van Arsdale as reviewed in accordance with K.S.A. 75-2715-2725. Motion carried unanimously (6-0).**

**D. MAJOR:**            HPC2009-00080 – Environs Review, Lassen Hotel, the Farmers & Bankers Historic District, and the Orpheum, Kress, and Michigan Buildings.  
**APPLICANT:**        Roger Brown, Law Kingdon Architecture  
**FOR:**                    125 N Market, Wichita Executive Centre (formerly SC Telcom)

Applicant proposes to apply temporary signage to the skywalk windows advertising space for lease in the Wichita Executive Center building.

Roger Brown and Craig Simon, Dale Miller, MAPD, and JR Cox, OCI, were present for questions and comments.

**Motion #6 made by Willenberg, 2<sup>nd</sup> by Churchman to find that HPC2009-00080, as reviewed in accordance with K.S.A. 75-2715-2725 does not encroach upon, damage, or destroy the environs of the Lassen Hotel, the Farmers & Bankers Historic**

District, and the Orpheum, Kress, and Michigan Buildings. We do request that the Historic Preservation Board have submitted to them any changes in signage contents for their review and approval. Motion carried (5-1). Ingle opposed.

**E. MAJOR:** HPC2009-00081 – Ellis Singleton Building, state and national register listed  
**APPLICANT:** Roger Brown, Law Kingdon Architecture  
**FOR:** 221 S Broadway

Applicant proposes temporary leasing signage to north and south walls of the structure.

This item was deferred until May 11, 2009 HPB meeting to be presented under Old Business.

**F. MAJOR:** HPC2009-00082 – Environs Review, Kaufman Bldg, Wheeler Kelly Hagny Bldg, Ellis-Singleton Bldg.  
**APPLICANT:** Roger Brown, Law Kingdon Architecture  
**FOR:** 209 E William

Applicant proposes temporary leasing signage on the south elevator wall of the structure.

Roger Brown and Craig Simon were present for questions and comments.

Motion #7 made by Edgington, 2<sup>nd</sup> by Pulkkila to find that HPC2009-HPC2009-00082, as reviewed in accordance with K.S.A. 75-2715-2725 does not encroach upon, damage, or destroy the environs of the Kaufman Bldg, Wheeler Kelly Hagny Bldg, and Ellis-Singleton Bldg and any sign changes requires review and approval from the Historic Preservation Board. Motion carried (5-1). Ingle opposed.

Applicant proposes temporary leasing signage on the east elevator wall of the structure.

Motion #8 made by Edgington, 2<sup>nd</sup> by Pulkkila to find that -HPC2009-00082, for signage on the east elevation be approved as submitted as reviewed in accordance with K.S.A. 75-2715-2725 does not encroach upon, damage, or destroy the environs of the Kaufman Bldg, Wheeler Kelly Hagny Bldg, and Ellis-Singleton Bldg and any sign changes requires review and approval from the Historic Preservation Board. Motion carried unanimously (6-0).

**G. MAJOR:** HPC2009-00083 – Kaufman Building  
**APPLICANT:** Roger Brown, Law Kingdon Architecture  
**FOR:** 214 S Market

Applicant proposes temporary leasing signage in storefront windows.

Roger Brown and Craig Simon were present for questions and comments.

Motion #9 made by Willenberg, 2<sup>nd</sup> by Ingle to find that HPC2009-00083, as reviewed in accordance with K.S.A. 75-2715-2725 does not encroach upon, damage, or destroy the environs of the Wheeler Kelly Hagny Bldg. and Ellis-Singleton Bldg this signage to be reviewed after 12 months and any sign changes requires review and approval from the Historic Preservation Board. Motion carried unanimously (6-0).

**H. MAJOR:** HPC2009-00084 – Michigan Building  
**APPLICANT:** Roger Brown, Law Kingdon Architecture  
**FOR:** 206 E Douglas

Applicant proposes to demolish Michigan Building.

Brad Teeter was present for questions and comments.

Motion #10 made by Willenberg, 2<sup>nd</sup> by Pulkkila to find that HPC2009-00084, as reviewed in accordance with K.S.A. 75-2715-2725, has no feasible or prudent alternative to the demolition of the building, with the condition that the infill construction be compatible in scale and architecture detail. Motion carried unanimously (6-0).

## **ITEM NO. 9 MISCELLANEOUS MATTERS**

1. Report on Belmont Arches.
2. State Preservation Conference Schedule.

## **ITEM NO. 10 ADJOURNMENT**

Motion #11 made by Ingle, 2<sup>nd</sup> by Willenberg to adjourn at 5:15 p.m. Motion carried unanimously (6-0).