

MINUTES

**WICHITA HISTORIC PRESERVATION BOARD
13 JULY 2009
CITY HALL, 455 N. MAIN, 10TH FLOOR
3:00 P.M.**

ITEM NO. 1 ROLL CALL

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

Members Absent: Kim Edgington

Staff Present: Kathy Morgan, Senior Planner, Historic Preservation Office
Barbara Hammond, Planning Analyst, Historic Preservation Office
Jeff VanZandt, City Attorney
Mike Gable, Office of Central Inspection
Dale Miller, Division Manager, Current Plans Division

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Introduction of Jacob Laha, new member to the Historic Preservation Board.

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential	\$59,976.99
Revolving Loan Fund – Non-Residential	
Deferred Loan Fund – Residential	\$40,000.00

ITEM NO. 4 CORRESPONDENCE

1. Letter from SHPO regarding Wichita High School and Penley House will be heard at the States Site Review Board on August 15, 2009 at 9:00 a.m. at the History Center. This is a meeting that is open to the Public.
2. Letter from William Davitt regarding 828 W 11th – Smoke Shack BBQ.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 8 JUNE 2009 MEETING

Motion #1 made by Seiwert, 2nd by Churchman to approve the June 8, 2009 minutes as corrected. Motion carried unanimously (6-0).

ITEM NO. 6 OLD BUSINESS

A. MAJOR: HPC2009-00084 (ENV Kress, Brown, Wheeler-Kelly-Hagny, Kauffman, Petroleum, Lassen, Orpheum, Scottish Rite Buildings, Old City Hall, Carnegie Library, and Farmers & Bankers HD)
APPLICANT: Brad Teeter, Spangenberg Phillips Architecture
FOR: 210 E. Douglas, Exchange Place Apartments & Parking

Submittal of new design for garage structure.

Brad Teeter was present for questions and comments.

Motion #2 made by Seiwert, 2nd by Pulkkila to accept the design version presented by Mr. Teeter, and that HPC2009-00084, as reviewed in accordance with K.S.A. 75-2715-2725 does not encroach upon, damage, or destroy the environs of **Kress, Brown, Wheeler-Kelly-Hagny, Kauffman, Petroleum, Lassen, Orpheum, Scottish Rite Buildings, Old City Hall, Carnegie Library, and Farmers & Bankers Historic District.** Motion carried unanimously (6-0).

ITEM NO. 7 CONSENT AGENDA

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

A. Roof Repairs

HPC2009-00125 423 N St. Francis Re-roof on commercial building. ENV Navarre-Nokomis Apts

HPC2009-00129	1647 N Fairmount	Re-roof on house. ENV Fairmount Church, Fairmount Cottage, Holyoke Cottage
HPC2009-00135	2444 McLean Blvd	Re-roof on house. ENV Elizabeth A McLean House
HPC2009-00136	1605 N Waco	Re-roof on house. ENV Park Place/Fairview Historic District
HPC2009-00138	211 N Yale	Re-roof on house. ENV Jackman House, Roberts House, Allen House
HPC2009-00145	927 S St. Francis	Re-roof on church. ENV Grace CME Church
HPC2009-00146	334 N Topeka	Re-roof on commercial. ENV Navarre-Nokomis & Virginia Apartments

B. Signs

HPC2009-00127	221 S Topeka	Re-face on existing sign. ENV Ellis Singleton Bldg, Kaufman Bldg, Hagny Kelly Brown Bldg, Old City Hall, Carnegie Library, Eagles Lodge #123
HPC2009-00132	1002 N Cleveland	Replace existing plex wall sign with new plex wall sign. ENV Dunbar Theater
HPC2009-00141	828 W 11 th	Sign face change on existing sign. Contributing structure in Bitting NR Historic District
HPC2009-00143	353 N Mead	Change Oscar's Sports Bar to Warren Bar and Grille. ENV Warehouse and Jobbers NR Historic District, International Harvester, Keep Klean
HPC2009-00150	220 S Main	New bronze plaque signs for Fidelity Bank on Carnegie Library

C. Other

HPC2009-00127	1625 N Fairmount	Fill two openings on 1 st story of rear apartment building with CMU. ENV Fairmount Congregational Church, Fairmount Cottage
HPC2009-00131	336 S Topeka	Construct new 4 ft wrought iron fence, brick piers with cast concrete caps around parking lot. ENV Ellis-Singleton Bldg
HPC2009-00132	156 N Chautauqua	Repair porch, soffits, repair/replace fascia and rafter tails. ENV Allen Market
HPC2009-00134	455 N Main	Siting of police memorial, new cooling tower pit with brick wall, security bollards and electronic building surveillance. ENV Old County Courthouse, Soldiers and Sailors Civil War Monument.
HPC2009-00137	1256 N Jackson	Construct 18 X 21 ft carport with gabled roof at rear of house. ENV Chapman-Noble House
HPC2009-00142	1315 Wellington PL	Build one-story addition 13 X13 at rear of house – not visible from street. ENV Park Place/Fairview HD
HPC2009-00144	400 W Douglas	Tax Credit Part 2 for NR listed Broadview Hotel
HPC2009-00152	1034 W Riverside	Repair tongue-n-grove porch flooring and replace wrought iron porch supports with turned wood posts. ENV Riverside Cottage, Comfort Station in N Riverside Park

Motion #3 made by Churchman, 2nd by Pulkkila to approve the consent agenda as reviewed in accordance with K.S.A. 75-2715 – 2725. Motion carried unanimously as corrected (6-0).

ITEM NO. 8 PROJECT REVIEW

- A. MAJOR:** HPC2009-00130 State/National Register Nomination for Penley House
APPLICANT: Julie Wright Connolly
FOR: 3400 Penley Drive

Applicant requests support of the HPB for the nomination of the Penley House to the Register of Historic Kansas Places and the National Register of Historic Places.

Julie Wright Connolly was present for questions and comments.

Motion #4 made by Guy, 2nd by Willenberg to support the proposed nomination of the Penley House under Criterion A Community Planning and Development and Criterion C Architecture, as reviewed in accordance with K.S.A. 75-2715-2725. Motion carried unanimously (6-0).

- B. MAJOR:** HPC2009-00147 Environs, Bower House at 1004 N Market
APPLICANT: Bill Sewester for El Zocolo
FOR: 1020 N Main

Applicant proposes to add a front covered porch creating a new central entrance enhanced by a projecting roof dormer.

Motion #5 made by Churchman, 2nd by Seiwert to find that HPC2009-00147, as reviewed in accordance with K.S.A. 75-2715-2725 does not encroach upon, damage, or destroy the environs of the Bower House at 1004 N. Market. Motion carried unanimously (6-0).

C. MAJOR: HPC2009-00153 Environs, Bower House at 1004 N Market, Stoner Apartment
APPLICANT: Dan Dokken, Law-Kingdon for Hunter Health Clinic
FOR: 931 N Market

Applicant proposes to build new one-story commercial structure with horizontal cement fiber board lap siding.

Dan Dokken was present for comments and questions.

Speakers:

Dave Crockett, one of two owners of the Amidon House, opposes the architectural form design for the corner of 9th and Market.

Sharon Fearey, 1323 N Emporia requested deferral, opposes the architectural design, would like for the applicant, architect, neighbors, Neighborhood Association and representatives from the Historic Preservation Board to work together in a timely manner to try to resolve the issues and come to an agreement regarding the architectural styles that would be to the benefit of all involved.

Dan Fitzgerald, 1309 N Topeka, opposed the architectural design.

Mr. Fitzgerald read **comments from Mr. Jason Karber**, owner of the Bower House.

Susie Swartz, CEO, Hunter Health Clinic, mention that they applied for stimulus money and there are concerned about the federal requirements which mandate "time" constraints, however they are willing to meet with all concerned as quickly as possible to resolve any issues in order to not lose a half-million dollars for this facility.

Motion #6 made by Churchman, 2nd by Seiwert to defer, HPC2009-00084 until August 10, 2009, as reviewed in accordance with K.S.A. 75-2715-2725. Motion carried unanimously (6-0). HPB Members, Willenberg, Laha, Seiwert, Neighborhood Associations, Susie Swart, architects and all interested parties will schedule a time to meet to satisfy all architectural concerns.

ITEM NO. 9 **MISCELLANEOUS MATTERS**

- a. Presentation by Krisandra Lippert, Project Manager for the Drury Broadview Hotel Renovation
- b. Training on Public Meetings policy and procedure: Jeff VanZandt, Assistant City Attorney
- c. August 10 HPB meeting will begin at 1:30 p.m. Certified Local Government training to commence upon adjournment of public meeting.
- d. "What Homebuyers Should Know" handout.
- e. Remind Council of formal letter of reappointments, and have City Clerk attend next HPB meeting for formal swearing in.

ITEM NO. 10 **ADJOURNMENT**

Motion #7 made by Seiwert, 2nd by Willenberg to adjourn at 5:43 p.m. Motion carried unanimously (6-0).