

**MINUTES**

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

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**ITEM NO. 1 ROLL CALL**

Members Present: Jim Guy  
Elena Ingle  
Vicki Churchman  
Rachelle Pulkkila  
Claire Willenberg  
Kim Edgington  
Mike Seiwert

Members Absent:

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

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

None

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

Revolving Loan Fund – Residential \$ 50,093.00  
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 11 MAY 2009 MEETING**

Motion #1 made by Ingle, 2<sup>nd</sup> by Seiwert to approve the May 11, 2009 minutes as presented. Motion carried unanimously (7-0).

**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

Applicant proposes new construction to infill three adjoining sites on Douglas Avenue between the Kress Building and the Exchange Place Building (site of Michigan Building and parking lot).

Brad Teeter was present for questions and comments.

Motion #2 made by Seiwert, 2<sup>nd</sup> by Churchman to find that HPC2009-00084, as reviewed in accordance with K.S.A. 75-2715-2725, does indeed encroach upon, damage, or destroy the environs of the Kress, Brown, Wheeler-Kelly-Hagny, Kauffman, Petroleum, Lassen, Orpheum, Scottish Rite Buildings, the Old City Hall, Carnegie Library, and Farmers and Bankers Historic District and we find this without prejudice. Motion carried (6-1). (Edgington opposed).

**ITEM NO. 7 CONSENT AGENDA**

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

- A. Roof Repairs**
  - HPC2009-00110 1157 N State St. Re-roof on house. ENV Chapman-Noble House
  - HPC2009-00113 1622 N Fairmount Re-roof on house. ENV Fairmount Church, Fairmount Cottage, Holyoke Cottage

HPC2009-00114	146 N Battin	Re-roof on house. ENV Ablah House
HPC2009-00116	916 N Buffum	Re-roof on house. ENV Smyser House
HPC2009-00117	1865 Museum Blvd	Re-roof on Cowtown Depot. ENV Munger House
HPC2009-00121	224 N Holyoke	Re-roof on residence. ENV Senator Long House
HPC2009-00122	200 N Broadway	Re-roof on portion of Orpheum Building, NRHP

**B. Signs**

HPC2009-00109 312 N Mosley – Install 2 temporary banners & 2 permanent signs. ENV W&J Historic District

**C. Other**

HPC2009-00111 1310 S Broadway – Construct extension of memorial wall on grounds of Engine House #6

HPC2009-00115 924 W Douglas – Replace store windows; fill in east window opening. ENV 800 Block HD

**Motion #3 made by Pulkkila, 2<sup>nd</sup> by Ingle to approve the consent agenda as reviewed in accordance with K.S.A. 75-2715 – 2725. Motion carried unanimously (7-0).**

**ITEM NO. 8 PROJECT REVIEW**

- A. MAJOR:** HPC2009-00105 (ENV Comley, Lewelling Houses, Market St. Cottage, Topeka/Emporia and North Topeka/10<sup>th</sup> Street Historic Districts)  
**APPLICANT:** Max Christensen, Oakridge Construction Services  
**FOR:** 1202 N. Broadway, Dyne Quik Restaurant

Applicant proposes to construct 11ft x 20ft addition to existing restaurant building; purpose is to provide ADA compliant restrooms.

**Motion #4 made by Edgington, 2<sup>nd</sup> by Willenberg to find that HPC2009-000105, as reviewed in accordance with K.S.A. 75-2715-2725 does not encroach upon, damage, or destroy the environs of the Comley and Lewelling Houses, the Market St. Cottage, and the Topeka/Emporia and North Topeka/10<sup>th</sup> Street Historic Districts. Motion carried unanimously (7-0).**

- B. MAJOR:** HPC2009-00119 (ENV 800 Block West Douglas Historic District)  
**APPLICANT:** Calvary Bible Church  
**FOR:** 207 S. Osage

Applicant proposes to demolish deteriorated house and detached garage and clear lot of all trees.

Alan Reimer was present for questions and comments.

**Motion #5 made by Seiwert, 2<sup>nd</sup> by Ingle to find that HPC2009-00119, as reviewed in accordance with K.S.A. 75-2715-2725 does not encroach upon, damage, or destroy the environs of the 800 Block West Douglas Historic District. We also recommend that the historic woodwork on the interior of the house be salvaged before demolition and that the mature trees are left in place. Motion carried unanimously (7-0).**

**ITEM NO. 9 MISCELLANEOUS MATTERS**

- a. Amend motion of May 11, 2009 to change date for Certified Local Governments (CLG) Training by Katrina Ringer from SHPO. New date to be August 10, 2009. Regularly scheduled HPB meeting will begin at 1:30 and training will follow at 3:00 p.m.

**Motion #6 made by Seiwert, 2<sup>nd</sup> by Churchman to amend the date of the meeting from May 11, to August 10, 2009 for CLG Training by Katrina from SHPO and meeting to begin at 1:30p.m. Motion carried unanimously (7-0).**

- b. Elena Ingle finds it necessary to resign and she introduced her replacement, Jacob Laha. His term will become effective July 13, 2009. Kim Edgington has completed her term of service; a replacement has yet to be appointed by City Council. Mackenzie Stout, City Archaeologist has also completed her term as ex-officio member; a replacement will be determined by the WSU Anthropology Department.
- c. The Board will hold election of officers at the August 10 meeting.
- d. HPB Bylaws will be reviewed by staff to ensure that they comply with the ordinance and presented to the Board.
- e. Updates and comments were given by Board members who attended the State Historic Preservation Conference on June 3-6, 2009.
- f. Suggestion was made to host a public seminar with presenter Bob Yapp regarding window repair for homeowners.
- g. A member requested that HP staff provide real estate agents with written information about the aspects of owning a historic house or a house within an environs.

- h. Law staff suggested that there may be an opportunity to educate about historic architecture in coordination with City Arts photography classes.
- i. A member suggested visiting “Kansas of Olde” website; they are looking for names of tourist attractions, buildings, places, etc. that are successful but are currently threatened by the attempts to repeal the environs review process and/or by the cap on the rehabilitation tax credits.

**ITEM NO. 10 ADJOURNMENT**

**Motion #7 made by Ingle, 2<sup>nd</sup> by Seiwert to adjourn at 4:37 p.m. Motion carried unanimously (7-0).**