

MINUTES

**WICHITA HISTORIC PRESERVATION BOARD
8 SEPTEMBER 2008
CITY HALL, 455 N. MAIN, 10TH FLOOR
3:00 P.M.**

ITEM NO. 1 ROLL CALL

Members Present:

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

Members Absent:

Staff Present:

Kathy Morgan, Senior Planner, Historic Preservation Office
Barbara Hammond, Planning analyst, Historic Preservation Office
Sharon Dickgrafe, City Attorney
Mike Gable, OCI
Mackenzie Stout, City Archaeologist

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Two items will be added to Agenda under Miscellaneous Matters. No vote required.

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential \$113,305.98
Revolving Loan Fund – Non-Residential
Deferred Loan Fund – Residential

ITEM NO. 4 CORRESPONDENCE

- Preservation Leadership Training Program.
- New Publication: Laypersons Guide to Historic Preservation Law.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 11 AUGUST 2008 MEETING

Motion #1 made by Seiwert, 2nd by Churchman to approve the August 11, 2008 Minutes as amended. Motion carried unanimously (7-0).

ITEM NO. 6 OLD BUSINESS

None

ITEM NO. 7 CONSENT AGENDA

A. Roof Repairs

HPC2008-00186	1420 N Emporia	Partial re-roof
HPC2008-00187	149 N. Chautauqua	Re-roof
HPC2008-00191	1123 Fairview	Re-roof
HPC2008-00194	327 S Vassar	Re-roof
HPC2008-00195	1202 N Fairview	Re-roof
HPC2008-00199	1655 N. Fairmount	Re-roof

B. Signs

HPC2008-00192	117 N. Mosley	Fabricate new wall sign in same style to replace old sign: red cabinet, white neon
HPC2008-00193	300 N McLean Blvd,	Exploration Place Face change on sign (vinyl banner in permanent frame)
HPC2008-00114	114 N St Francis	Vinyl graphics/logo for windows
HPC2008-00204	3001 E Douglas	Two wall signs and one face change on existing pole sign
HPC2008-00207	902, 930, 930 N. Market	Install three new post-and-panel signs (non-illuminated) and one new wall sign with flat acrylic letters and interior lighted logo (see similar logo sign at InterFaith Villa in 800 block N. Market)

C. Other

HPC2008-00185	1734 N Jackson	Build 2-car garage, 20x30, vinyl siding to match house
HPC2008-00189	508-510 E. 13 th	Demolition of burned out commercial building

HPC2008-00190	415 Avenue C	Pour concrete slab, construct new carport: 6x6x10H, 4 posts, front gabled roof
HPC2008-00196	1337 Wellington Place	Repairs & replacements to foundation, floor joists, basement support beams & posts, windowsill, threshold, back porch; replace sashes of 8 windows with thermal windows; repairs & replacements to front & back porches; caulk; prime & paint
HPC2008-00208	843 Buffum	Replace deteriorated deck at rear of house; rough cedar with gabled roof

Motion #2 made by Ingle, 2nd by Edgington to approve the consent agenda. Motion carried unanimously (7-0).

ITEM NO. 8 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. MAJOR:** (HPC2008-00202) Grant Application from Revolving Loan Fund
APPLICANT: Dan Fitzgerald on behalf of Historic Midtown Citizens Association
FOR: Pillars surrounding Clapp Compound (17th St, N. Fairview, 18th St; Park Place; Wellington Place)

Citizens Association requests a grant in the amount of \$5000 from the Revolving Loan Fund to finance the preparation of a masonry condition report on the Clapp Pillars. The association is concurrently applying for other funding to assist in the future repair work.

Dan Fitzgerald was present for questions and comments.

Motion #3 made by Willenberg, 2nd by Ingle to support the proposed grant application in the amount of \$5000 from the Revolving Loan Fund for Historic Properties. Motion carried unanimously (7-0).

- B. MAJOR:** (HPC2008-00203) Environs of Holyoke Cottage, Fairmount Congregational Church, Fairmount Cottage
APPLICANT: David Farha; Brock Oakes; Nela Goreschan
FOR: Properties encompassing 3202 E. 16th, 1728-1733 N. Hillside, and 1717-1723 N. Holyoke

Applicants propose site plan for new construction of three buildings to contain 125 living units facing on both Hillside and Holyoke. Principal target tenants are university students and visiting faculty. Pedestrian and bicycle-friendly; automobile parking below grade. Project will require demolition of one single-family residence and re-location of one single-family residence. Final architectural design will be submitted on a later HPB agenda.

Jamie Darnell, Principal, el dorado inc. (Architect) was present for questions and comments.

Motion #4 made by Edgington, 2nd by Ingle to find that the proposed demolition and property relocation in the 1700 block bounded by north Hillside and Holyoke does not encroach upon, damage or destroy the environs of Holyoke Cottage, Fairmount Congregational Church, and Fairmount Cottage and approved the site plan for the new construction. Motion carried unanimously (5-0). Seiwert and Pulkkila abstained.

- C. MAJOR:** (HPC2008-00205) Contributing structure, Topeka/Emporia Historic District
APPLICANT: Jeffrey Schueler
FOR: 1245-1247 N Topeka (garage only)

Applicant proposes to demolish a 2-car garage and replace with a new construction, larger garage. The present garage is associated with a duplex, both of which are contributing structures to the district.

Jeff Schueler was present for questions and comments.

Motion #5 made by Seiwert, 2nd by Churchman to find that the proposed demolition and new construction at 1245-1247 N. Topeka does not negatively impact the Topeka/Emporia Historic District. Motion carried unanimously (7-0).

- D. MAJOR:** (HPC2008-00209) Jenkins Cottage, Contributing Structure
APPLICANT: Bruce and Ruth Humphrey
FOR: 1704 Fairview

Applicants propose to demolish a non-contributing garage and non-contributing shed. New construction of replacement garage: concrete foundation and floor; wood-frame; vinyl cladding to match profile of clapboard siding on house. If shed is sound enough to be moved it will be relocated on the site rather than demolishing it.

Ronnie Lane, dba, Lifestyles by Lane, Contractor was present for questions and comments.

Motion #6 made by Churchman, 2nd by Edgington to find that the proposed demolition and new construction at 1704 Fairview does not negatively impact the Historic Jenkins Cottage House. Motion carried unanimously (7-0).

ITEM NO. 9 MISCELLANEOUS MATTERS

- A. Update on Sternberg House: Wanda Robert Robertson, Neighborhood Inspector provided update on the status of 1065 N Waco. The HPB Board members requested that the exterior and all windows opening be protected from the elements (closed or covered) and that dialogue continues with the applicant to the Neighborhood Inspector(s). In addition to put this item on the Agenda for next month under New Business Item.
- B. Update on Hypatia House: request to have OCI, Neighborhood Inspector provide update on 1215 N Broadway to HBP staff for October meeting.
- C. Update on Minisa Bridge: John Speweik will be in town September 10th and 11th, to finish items on the bridge. Rededication is scheduled for September 23, at 5:30 p.m. ceremony to start at the Minisa Park Recreation Hall.
- D. Recommendation to have the Design Committee and staff to view property at 901 Carter and 1938 Fairview and put on October 13, 2008 Agenda as a Minor Certificate(s) of Appropriateness, with the recommendation of the three Board members. (Design Review Committee: Seiwert, Willenberg and Pulkkila).
- E. Conference: Kansas Health Summit: "**Built Environment and the Outdoors**", October 6th and 7th, 2008, at the Hyatt Regency/Century II, for more information and/or to register go to www.krpa.org.
- F. Request suggestions for Historic Preservation Fund Grant for 2009.
- G. Point of Information: Skinner/Lee House at 1344 N Topeka is for sale.

ITEM NO. 10 ADJOURNMENT

Motion #7 made by Ingle, 2nd by Churchman to adjourn at 5:13 p.m. Motion carried unanimously (7-0).