

WICHITA HISTORIC PRESERVATION BOARD MINUTES
12 JUNE 2006
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3 P.M.

The regular meeting of the Historic Preservation Board was held Monday, June 12, 2006 at 3:05 P.M. in the Metropolitan Area Planning Department Conference Room, City Hall, Tenth Floor, 455 N Main, Wichita Kansas.

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

Members Present: Jim Guy
 Elena Ingle
 George Platt
 Lucio Arteaga (in at 1:05)
 Roberta Johnson (in at 1:07)
 Mim Hiesterman (in at 1:07)

Members Absent: Kim Edgington

Staff Present: Kathy Morgan, Senior Planner, Historic Preservation Office
 Barbara Hammond, Planning Analyst, Historic Preservation Office
 Frank Ruf, Historic Preservation Intern
 Dale Miller, Current Plans Division Manager
 Mike Gable, OCI

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Request to add HPC2006-00114, 141 S Crestway to the Agenda.

Motion # 1 made by Guy, 2nd by Ingle to add HPC2006-00114 to the Agenda. Motion carried unanimously (6-0).

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential	\$92,403.60
Revolving Loan Fund – Non-Residential	
Deferred Loan Fund – Residential	\$66,164.00

ITEM NO. 4 CORRESPONDENCE

Letter referencing the monument in North Riverside Park. A Ad Hoc Committee is being established to resolve the issue of this monument. Jim Guy and Mim Hiesterman will represent HPB on this Committee. The monument was visited by HPB members who felt that it should not have been placed in North Riverside Park and opposed to the lighting.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 8 MAY 2006 MEETING

Motion # 2 made by Ingle, 2nd by Guy to approve minutes of May 8, meeting. Motion carried unanimously (6-0).

ITEM NO. 6 OLD BUSINESS

Mr. Platt commented on how impressed he was with the Nominations for the Kansas Historic Sites for Review and with the reception at 320 N Belmont. He felt it was a worthwhile meeting and all recommendations were accepted. Thanks went out to Mim Hiesterman and those who assisted in making it such a special event.

ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- MINOR:** (HPC2006-00071) Environs, Topeka/Emporia Historic District
APPLICANT: Benito and Debbie San Roman
FOR: 1314 N Market

Applicant proposes to remove shingles down to deck and then re-cover with composition shingles.

2. **MINOR:** (HPC2006-00072) Environs, Park Place/Fairview Historic District
 APPLICANT: Evelyn Avery
 FOR: 1328 E. Douglas

Applicant proposes to tear off shingles down to decking on house and garage and re-cover with composition shingles.

3. **MINOR:** (HPC2006-00073) Topeka/Emporia Historic District
 APPLICANT: Wray Roofing
 FOR: 1217 N Topeka

Applicant proposes to tear off existing Durolast membrane roof and replace with EPDM rubber roof.

4. **MINOR:** (HPC2006-00074) Environs, Navarre-Nokomis Apartments
 APPLICANT: Free Style Sign
 FOR: 527 E Central

Applicant proposes to replace sign face and install new 3 X 10 sign box on north side of building.

5. **MINOR:** (HPC2006-00078) Environs, Mentholatum Building
 APPLICANT: Jack Cornell Construction
 FOR: 117 S Pattie

Applicant proposes to remove existing window and replace it with an overhead door on the west (rear) side of the building.

6. **MINOR:** (HPC2006-00079) Environs, Park Place/Fairview Historic District
 APPLICANT: Guadalupe Luna
 FOR: 1454 N Otils

Applicant proposes to repairing front porch, replacing floor joints and wood decking.

7. **MINOR:** (HPC2006-00080) Park Place/Fairview Historic District
 APPLICANT: Neighborhood Improvement Services
 FOR: 1701 N Fairview

Applicant proposes replace existing concrete slab porch with same; repair/replace front door and storm door; install new wood porch supports to match original; replace basement windows.

8. **MINOR:** (HPC2006-00081) Environs, Park Place/Fairview Historic District and Steinbuchel House
 APPLICANT: Roof Mechanics
 FOR: 1856 N Fairview

Applicant proposes to tear off roof and re-cover with 3-tab shingles.

9. **MINOR:** (HPC2006-00082) Environs, Old County Courthouse and Soldiers & Sailor's Monument
 APPLICANT: Eby Construction
 FOR: 606 N Market

Applicant proposes to build asphalt parking lot on existing vacant lot adjacent to existing surface parking lot.

10. **MINOR:** (HPC2006-00083) Warehouse & Jobbers Historic District
 APPLICANT: Wray Roofing
 FOR: 904 E Douglas

Applicant proposes to apply new emulsion, install new flashing and re-cover with aluminum coating.

11. **MINOR:** (HPC2006-00084) Environs, Campbell Castle
 APPLICANT: Hahner Foreman Harness
 FOR: 1401 N River Blvd.

Applicant proposes to remove NW and SE unstable brick veneer and re-clad with new brick veneer.

12. **MINOR:** (HPC2006-00086) Environs, Riverside Cottage
 APPLICANT: Roof Mechanics
 FOR: 867 N Spaulding

Applicant proposes to remove one layer of shingles and re-cover with laminated shingles.

13. **MINOR:** (HPC2006-00087) Environs, Biting Historic District
APPLICANT: Joaquin Lopez
FOR: 1208 N Jackson

Applicant proposes to remove layers of old shingles and re-cover with new composition shingles

14. **MINOR:** (HPC2006-00088) Environs, Senator Long House
APPLICANT: Roofing Services Unlimited
FOR: 3221 E Chatfield

Applicant proposes to tear off roof and sheathing, replace decking and re-shingle with Heritage shingles.

15. **MINOR:** (HPC2006-00089) Environs, 800 West Douglas Block
APPLICANT: Storer Sign
FOR: 117 N Handley

Applicant proposes to change existing sign face and install new channel letter sign on east wall.

16. **MINOR:** (HPC2006-00090) Environs, Warehouse and Jobbers Historic District
APPLICANT: Allen's Signs
FOR: 1100

Applicant proposes to change copy on existing 3 X 6 aluminum sign.

17. **MINOR:** (HPC2006-00091) Environs, Warehouse & Jobbers Historic District
APPLICANT: Shawn's Sign Service
FOR: 210 N Washington

Applicant proposes to paint a wall sign 8-3/4 X 14 feet on south elevation.

18. **MINOR:** (HPC2006-00092) Park Place/Fairview Historic District
APPLICANT: Mark Freitag
FOR: 1544 N Fairview

Applicant proposes to tear off damaged roof and metal valleys and replace with new.

19. **MINOR:** (HPC2006-00093) Park Place/Fairview Historic District
APPLICANT: Seth Boyce Landwehr Roofing
FOR: Brent Lathrop

Applicant proposes to tear off damaged shingles and replace with composite shingles. State Historic Income Tax Credit .

20. **MINOR:** (HPC2006-00094) Biting Historic District
APPLICANT: Patrick Latta
FOR: 1124 Biting

Applicant proposes to tear off roof, install new decking and re-cover with composite shingles

21. **MINOR:** (HPC2006-00095) Environs, Warehouse & Jobbers Historic District
APPLICANT: Luminous Neon
FOR: 820 E 2nd

Applicant proposes to install Courtyard Marriott signs on west, south and east elevations as presented in the elevation drawings approved in HPC2005-00085.

22. **MINOR:** (HPC2006-00096) Environs, Park Place/Fairview Historic District
APPLICANT: Marvel Vogels
FOR: 1435 N Otis

Applicant proposes to remove one layer of damaged shingles and replace with 3-tab shingles.

23. **MINOR:** (HPC2006-00097) Environs, Senator Chester Long House
APPLICANT: Freedom Roofing
FOR: 3428 E Waterman

Applicant proposes to tear off roof down to deck, re-deck and re-cover with 30 yr laminate shingles.

24. **MINOR:** (HPC2006-00098) Environs, Belmont Arches
 APPLICANT: KD Roofing
 FOR: 136 N Fountain

Applicant proposes to tear off down to deck, re-deck and re-cover with 30 year laminate shingles.

25. **MINOR:** (HPC2006-00100) Environs, Riverside Cottage
 APPLICANT: Larry Walty Roofing
 FOR: 907 Carter

Applicant proposes to tear off roof and re-shingle, install new gutters and replace rotten fascia board.

26. **MINOR:** (HPC2006-00101) Environs, Park Place/Fairview Historic District
 APPLICANT: Titus Exteriors
 FOR: 1219 N Woodrow

Applicant proposes to remove down to deck, re-deck and re-cover with laminated shingles.

Motion # 3 made by Guy, 2nd by Hiesterman to receive and file minor Certificates of Appropriateness Applications HPB2006-71 through 74, -78 through -84, -86 through -98, 100 and -101 as presented. Motion carried unanimously (6-0).

27. **MAJOR:** (HPC2006-00075) Environs, 800 West Douglas Block
 APPLICANT: Ron's Sign Company
 FOR: 200 S Walnut

Applicant proposes to install monument sign with brick base, metal message panel, and routed metal panel with interior lighting.

Motion # 4 made by Arteaga, 2nd by Ingle to approve as presented and that it does not encroach, damage or destroy the environs of the 800 West Douglas Block. Motion carried unanimously (6-0).

28. **MAJOR:** (HPC2006-00085) Park Place/Fairview Historic District
 APPLICANT: Jenny Stover Brown
 FOR: 1631 Park Place

Applicant proposes to tear off roof and re-deck and re-cover with composite shingles. Revolving Loan Application

Motion # 5 made by Guy, 2nd by Ingle to approve the application for Revolving Loan, not to exceed \$25,000 with the condition that all other loan requirements are met. Motion carried unanimously (6-0).

29. **MAJOR:** (HPC2006-00099) LW Clapp House, Park Place/Fairview Historic District
 APPLICANT: Michael and Bonita Fieser
 FOR: 1847 Wellington

Applicant proposes to repair roof, repair siding as needed and repaint. Tax Credit project and Revolving Loan Application.

Motion # 6 made by Guy, 2nd by Hiesterman to approve the application for Revolving Loan, not to exceed \$25,000 with the condition that all other loan requirements are met. Motion carried unanimously (6-0).

30. **MAJOR:** (HPC2006-000103) Old County Courthouse
 APPLICANT: Bob Bean and Jason Wenzel, WDM Architects
 FOR: 510 and 538 N Main

Applicant proposes to re-roof portions of the Old County Courthouse and the Munger building.

Ms. Morgan suggested that the County apply for the State Historic Tax Credit; and that this would be a significant savings for them.

Motion # 8 made by Johnson, 2nd by Arteaga to approve the re-roofing project of the Old County Courthouse and find that the purposed roofing of the Munger Building does not encroach, damage or destroy the environs of the Old County Courthouse, the Ark Valley Lodge and the Soldier and Sailors Monument. And that the Courthouse with the proposed composite tile on the slopes indicated are approved as presented, if there are any modification they will come back to this board for approval. Motion carried unanimously (6-0).

31. **MAJOR:** (HPC2006-000114) Environs, Belmont Arches
 APPLICANT: Robert Chisholm
 FOR: 141 S Crestway

Applicant proposes to demolish existing garage and replace with combination garage/pool house and build in-ground pool.

Motion # 7 made by Guy, 2nd by Ingle to approve that the project at 141 S Crestway does not encroach, damage or destroy the environs of the Belmont Arches. Motion carried unanimously (6-0).

ITEM NO. 8 MISCELLANEOUS MATTERS

1. Recommendation for Conditional Use for an accessory apartment at 1602 N Holyoke.

This location was an apartment previously but has not been used for several years; it required that the owner get a Conditional Use. This project would not encroach, damage, or destroy the environs of Holyoke Cottage, Fairmount Congregational Church, or the Fairmount Cottage.

Dale Miller, MAPD Staff presented staff report.

Motion # 9 made by Guy, 2nd by Hiesterman recommend support of the Conditional Use application, finding that this project would not encroach, damage, or destroy the environs of Holyoke Cottage, Fairmount Congregational Church, or the Fairmount Cottage. Motion carried unanimously (6-0).

2. Recommendation for Conditional Use for an accessory apartment at 1156 N Topeka.

This is part of the overall redevelopment plan for the Mullen Court Apartment. A copy of the letter from the Historic Midtown Citizens Association in opposition to the project, written comments from Grant Gaudreau, and e-mail from Fred Bentley, Director of the Housing Tax Credit Program for the state, were provided in the Board Members packets.

Motion # 10 made by Platt, 2nd by Ingle that the board approve Conditional Use at 1156 N Topeka, for the apartment over the garage and the use of a portion of the lot at that property for parking for the Mullen Court Apartment and the single apartment over the garage.

ITEM NO. 9 ADJOURNMENT

Motion #11 was made by Arteaga, 2nd by Johnson to adjourn at 4:45 p.m.