

WICHITA HISTORIC PRESERVATION BOARD MINUTES
13 MAY 2002
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3:00 P.M.

The regular meeting of the Historic Preservation board was held Monday, May 13, 2002, at 3:00 P.M. in the Metropolitan Area Planning Department's Conference Room, City Hall-Tenth Floor, 455 N. Main, Wichita, Kansas.

Members Present : Keith Lawing (Chair)
 Kim Edgington
 Claire Willenberg
 Sam Lentz

Staff Present: Kathy Morgan, Historic Preservation Planner
 Shelly Berger, Intern

Members Absent: Jim Guy
 Brian Barr
 Stan Shelden

ITEM NO. 1 ROLL CALL

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

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

No additions or adjustments were made.

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

No balances were reported.

ITEM NO. 4 CORRESPONDENCE

1. Kansas State Historic Society Architectural Historian, Martha Hagedorn-Krass requesting input on 1711 N. Market and 404-408 Back Bay. *Ms. Hagedorn-Krass has requested an official comment from the Wichita Historic Preservation Board to be considered when these properties go before the State Review Board on May 11, 2002 to be considered for inclusion on the Kansas Register of Listed Properties.*

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 11 MARCH 2002 MEETING AND 8 APRIL 2002 DESIGN REVIEW COMMITTEE MINUTES

Motion #1

Motion was made by Willenberg, 2nd by Lentz to approve the 11 March 2002 minutes as presented. Motion approved 4-0.

Motion #2

Motion was made by Lawing, 2nd by Willenberg to approve 8 April 2002 Design Review Committee Minutes. Motion approved 3-0.

ITEM NO. 6 OLD BUSINESS

None

NOTE: Please see packet for the 8 April 2002 Historic Preservation Board Meeting for C of A's not included here due to those items not dealt with last month.

WICHITA HISTORIC PRESERVATION BOARD MINUTES
13 MAY 2002

ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2002-00028) Eaton Hotel
 APPLICANT: Larry Booze Roofing
 FOR: 517 E. Douglas

Applicant proposes to replace missing Thunderstorm Grey Heritage II shingles with same. *The shingles blew off in a storm and staff has reviewed and approved.*

2. **MINOR:** (HPC2002-00029) Environs, Topeka/Emporia Historic District
 APPLICANT: High Plains Contractors
 FOR: 1035 N. Emporia

Applicant proposes to repair below ground foundation and re-point brick joints to a modern infill structure. *Staff has reviewed and approved.*

3. **MAJOR:** (HPC2002-00030) Environs, Munger House
 APPLICANT: Old Cowtown Museum
 FOR: 1871 Sim Park Dr.

Applicant proposes to move an 1870s log cabin onto Museum grounds. *Staff recommends placement of the Heller Cabin does not encroach, destroy, or damage the environs of the Munger House. Design Review Committee reviewed and approved application as submitted.*

4. **MINOR:** (HPC2002-00031) Environs, Old Sedgwick County Courthouse
 APPLICANT: All Weather Products
 FOR: 501 N. Broadway

Applicant proposed to repair car damage to building. *They will try to use as many of the original bricks as possible; staff has reviewed and approved.*

5. **MINOR:** (HPC2002-00032) Environs, Steinbuchel House
 APPLICANT: Modern Options
 FOR: 1952 N. Park Place

Applicant proposes to reside detached garage with vinyl siding. *Staff reviewed and approved.*

6. **MAJOR:** (HPC2002-00033) Environs, Hypatia House
 APPLICANT: Cornejo & Sons
 FOR: 1212 N. Main

Applicant proposes to demolish house for site clearance for new Horace Mann School. *This is the first of three structures the School Board is trying to acquire. Staff recommends that demolition of this structure does not negatively encroach, destroy, or damage the environs of Hypatia House. Design Review Committee reviewed and approved application.*

7. **MINOR:** (HPC2002-00035) Environs, Riverside Cottage
 APPLICANT: Gottschalk Brothers Roofing
 FOR: 939 N. Spaulding

Applicant proposes to re-roof house like with like materials. *Staff reviewed and approved.*

8. **MAJOR:** (HPC2002-00038) Environs, McCormick School
 APPLICANT: Joe D. Rodriguez

WICHITA HISTORIC PRESERVATION BOARD MINUTES
13 MAY 2002

FOR: 1145 Munnell

Applicant proposes demolish detached garage and porch/utility room. *Staff recommends that demolition of this structure does not negatively encroach, destroy, or damage the environs of McCormick School. This was treated as an emergency which staff reviewed and approved demolition.*

9. **MAJOR:** (HPC2002-00039) Environs, Senator Long House
APPLICANT: Carol McDaniel
FOR: 3502 E. 2nd Street

Applicant proposes to construct a new 12' x 20' garage. *Staff recommends that the construction of this structure does not negatively encroach, destroy, or damage the environs of Senator Long House. Design Review Committee reviewed and approved the application with the condition that the new siding matches the siding profile on the primary structure.*

10. **MAJOR:** (HPC2002-00040) Environs, Lassen Hotel
APPLICANT: TriMark Signs
FOR: 125 N. Market

Applicant proposes to install new signs. *Staff recommends that installation of these signs does not negatively encroach, destroy, or damage the environs of Lassen Hotel. Design Review Committee reviewed and approved application as submitted.*

11. **MINOR:** (HPC2002-00044) Environs, Eaton Place
APPLICANT: George Lay Signs
FOR: 233 S. St. Francis

Applicant proposes to reface existing sign. *Staff reviewed and approved.*

12. **MINOR:** (HPC2002-00045) Orpheum Theater
APPLICANT: Law Kingdom Architects
FOR: 200 N. Broadway

Applicant proposes to waterproof/brick repair to north and east wall. *Proposed work was reviewed by Kansas State Architect Bruce Wrightsman due to a covenant placed on the property. Thus, staff recommends approve and file application as submitted.*

13. **MINOR:** (HPC2002-00048) Environs, Emporia/Douglas Historic District
APPLICANT: TriMark Signs
FOR: 154 N. Emporia

Applicant proposes to change face of existing sign. *Staff has reviewed and approved.*

14. **MINOR:** (HPC2002-00046) Environs, McCormick School
APPLICANT: Jared Schechter
FOR: 802 S. Fern

Applicant proposes to construct a new 10 x 12 shed. *Staff reviewed and approved.*

15. **MINOR:** (HPC2002-00020) Environs, Lassen Hotel/ Hayford Building
APPLICANT: Sunflower Bank
FOR: 201 N. Main

Applicant proposes to set up inflatable "Bank Boy" during Wichita River Festival Sundown Parade. *Staff has reviewed and approved with the following conditions: "Bank Boy" is down by May 13, 2002.*

16. **MINOR:** (HPC2002-00053) Environs, Old City Hall
APPLICANT: City of Wichita

WICHITA HISTORIC PRESERVATION BOARD MINUTES
13 MAY 2002

FOR: 225 W. Douglas

Applicant proposes to install 9-11 flagpole memorial with landscaping.

Motion #3

Motion was made by Lentz, 2nd by Edgington to receive and file HPC2002-00028, HPC 2002-00029, HPC2002-00030, HPC2002-00031, HPC2002-00032, HPC2002-00033, HPC2002-00035, HPC2002-00038, HPC2002-00039, HPC2002-00040, HPC2002-00044, HPC2002-00045, HPC2002-00046, HPC2002-00048, HPC2002-00050, and HPC2002-00053. Motion approved 4-0.

17. **MAJOR:** (HPC2002-00034) Topeka/Emporia Historic District
APPLICANT: Habitat for Humanity
FOR: 1322 N. Emporia

Applicant proposes to construct new building. *Staff recommends that the designs submitted meet the guidelines as described in the Topeka/Emporia Historic District Guidelines and thus recommends approval.*

Motion #4

Motion was made by Edgington, 2nd by Lentz that the proposed new construction does meet the guidelines for the Topeka/Emporia Historic District with the following conditions: roof pitched be changed to 12/8, shingles be used on bay window, roof line over bay window be hipped, and turned balustrades on railing and porch supports be used in consideration of recommendations from the Historic Midtown Citizens Association. It was further recommended that if these recommendations add too much to the cost of the house, then the Design Review Committee will meet with Habitat for Humanity to reach a compromise. Motion approved 4-0.

18. **MAJOR:** (HPC2002-00047) Environs, Carnegie Library & Old City Hall
APPLICANT: Miracle Signs
FOR: 100 E. English

Applicant proposes to replace old pole sign with new pole and face. *Staff recommends that this project does not negatively encroach, destroy, or damage the environs of Old City Hall and Carnegie Library.*

Motion #5

Motion made by Edgington, 2nd by Willenberg that proposed sign as submitted does not negatively impact, destroy or damage the environs of the Carnegie Library and Old City Hall. Motion passed 4-0.

19. **MAJOR:** (HPC2002-00049) Environs, Allen-Lambe House
APPLICANT: Scott & Donna Goltry
FOR: 235 N. Roosevelt

Applicant proposes to reconfigure existing breezeway to expand internal stairway, move garage door opening from south to west elevation, and install basement daylight windows on west elevation. *The new window, door, and trim on breezeway will be sympathetic with existing architectural elements. Staff recommends the project as submitted does not negatively encroach, destroy, or damage the environs of the Allen-Lambe House.*

Motion #6

Motion was made by Lawing, 2nd by Lentz that the proposed project as submitted does not negatively impact, destroy or damage the environs to the Allen-Lambe House. Motion passes 4-0.

20. **MAJOR:** (HPC2002-00051) Environs, Stackman Apartment/ Riverside Cottage
APPLICANT: William and Sarah Anderson
FOR: 809 N. Gilman

Applicant proposes to construct a new 24' x 24' detached garage. *Staff recommends approval with the condition that the siding matches the profile of the main structure and they meet all property line setback requirements.*

Motion#7

Motion was made by Lentz, 2nd by Willenberg that the proposed garage construction as submitted does not

WICHITA HISTORIC PRESERVATION BOARD MINUTES
13 MAY 2002

negatively impact, destroy or damage the environs with the following conditions: that 6" lap siding be used, and the setback can be adjusted to 3' providing zoning code allows it. Motion passed 4-0.

21. **MAJOR:** (HPC2002-00052) Environs, Fire Station #6
 APPLICANT: Immanuel Baptist Church
 FOR: 1337/1343 S. Emporia

Applicant proposes to demolish both structures to construct a new paved parking lot for the church. *Staff recommends denial of this application for the following reasons: 1) they would be creating a vacant lot within a block which is currently 100% intact destroying a buffer to the neighborhood; and 2) applicant has received a parking variance and is not being required by the city to provide additional parking.*

A presentation to the Board was made by Dick Glenn, a member of the Board of Trustees for the Immanuel Baptist Church for the proposed project. Dale Churchman, a member of the Board for Firehouse #6, made a presentation against the proposed project.

Motion #8

Motion was made by Edgington to approve demolition of both structures. Motion died from lack of a second.

Motion #9

Motion was made by Lentz, 2nd by Willenberg to deny proposed demolition. Motion denied by a 2-2 split vote.

Motion #10

Motion was made by Lawing, 2nd by Willenberg for all stakeholders to meet with Design Review Committee and attempt to resolve the issues surrounding this application. Motion passed 4-0.

22. **MAJOR:** (HPC2002-00054) Ark Valley Lodge
 APPLICANT: Sedgwick County/Jim Osterlund
 FOR: 615 N. Main

Applicant proposes to rebuilt front façade to circa 1910, replace windows, inject grout, construct new addition, remodel interior. *This project has been reviewed by Kansas State Architect Bruce Wrightsman. Staff recommends approval based on his comments.*

A presentation was made to the Board explaining the proposed project by Law Kingdom.

Motion #11

Motion was made Lentz, 2nd by Willenberg to approve proposed project as submitted. Motion passed 4-0.

ITEM NO. 8 MISCELLANEOUS MATTERS

1. Board Retreat Minutes
2. Brick Streets. *A list of brick streets has been provided so board members can examine those streets within their area. We will then schedule a meeting with appropriate City department staff.*
3. June 19th SHPO visit.
4. Demolition by neglect, 1065 N. Waco

Motion #12

Motion was made by Willenberg, 2nd by Lentz to proceed with Demolition by Neglect against the owners of 1065 N. Waco and enlist City Council members to procure funding options to rectify safety issues. Motion passed 4-0.

5. Dollars & Sense of Historic Preservation Studies
6. "Federal and State Rehabilitation Tax Credits"
7. Update on Sternberg House – Jim Guy
8. Sculptures at Farm & Art Market Plaza

Edgington left at 5:08 p.m.

Meeting adjourned 5:10 p.m.

WICHITA HISTORIC PRESERVATION BOARD MINUTES
13 MAY 2002