

# MINUTES

## WICHITA HISTORIC PRESERVATION BOARD

12 MAY 2008

CITY HALL, 455 N. MAIN, 10TH FLOOR

3:00 P.M.

---

### WORKSHOP AT 2:00 P.M.

Topic: The permitting process and implications for historic preservation cases. Presenter: Kurt Schroeder, Supt OCI.

### REGULAR MEETING

#### ITEM NO. 1 ROLL CALL

Members Present:

Jim Guy  
Elena Ingle  
Mike Seiwert (in at 4:09)  
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  
Ingrid Mendoza, City Archaeologist  
Mike Gable, OCI

#### ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA: None

#### ITEM NO. 3 REVOLVING LOAN FUND UPDATE: No information available

Revolving Loan Fund – Residential  
Revolving Loan Fund – Non-Residential  
Deferred Loan Fund – Residential

#### ITEM NO. 4 CORRESPONDENCE

Barbara Hammond passed out Media-Tips handout and she addressed how to respond and to whom you should address your questions and/or concerns if you should be contacted by the media.

#### ITEM NO. 5 APPROVAL OF MINUTES FROM THE 14 APRIL 2008 MEETING

Motion #1 made by Ingle, 2<sup>nd</sup> Willenberg by to approve the April 14, 2008 Minutes as presented. Motion carried unanimously (6-0).

#### ITEM NO. 6 OLD BUSINESS

NONE

#### ITEM NO. 7 CONSENT AGENDA

##### A. Roof Repairs

HPC2008-00084; 00086—00087; 00089; 00091; 00096--000101; 000105

##### B. Signs

HPC2008-00094 447 N. St Francis Copy change on existing pole & wall signs; add one new wall sign.

HPC2008-00104 1654 N. Hydraulic Install new double-face pole sign.

HPC2008-00106 1011 E Douglas Replace existing pole sign with new monument sign with tenant panels.

##### C. Other

HPC2008-00071 1227 N. Topeka Construct new tool shed.

HPC2008-00082 1011 S. Dodge. Demolish existing garage; construct new garage.

HPC2008-00092 327 Circle Drive. Demolish existing garage; construct new garage.

Motion #2 made by Edgington, 2<sup>nd</sup> by Ingle to approve the consent agenda, with noted correction. Motion carried unanimously (6-0).

#### ITEM NO. 8 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

A. MAJOR: (HPC2008-00021)  
APPLICANT: Immanuel House of Faith Christian Center, Inc  
FOR: 528 N. Indiana

Applicant submits request to Revolving Loan Fund for Historic Properties.

Curtiss Marlowe was present for questions and comments.

**Motion #3 made by Edgington, 2<sup>nd</sup> Churchman by to approve the application to the Revolving Loan Fund in the amount of \$5,000 for rehabilitation at 528 N Indiana with conditions that the loan requirements are met and the funds will be used as outlined in correspondence between Historic Preservation Office and the Office of Housing Services. Motion carried unanimously (6-0).**

**B. MAJOR:** (HPC2008-00083) McLean House  
**APPLICANT:** Julianne Drew McLean  
**FOR:** 2359 N. McLean Boulevard

Applicant requests nomination to National Register of Historic Places.

**Motion #4 made by Ingle, 2<sup>nd</sup> Pulkila by to indicate support for the National Register nomination of the McLean house to the Kansas State Historic Sites board of Review. Motion carried unanimously (6-0).**

**C. MAJOR:** (HPC2008-00085) Environs of 800 Block West Douglas, NRHP  
**APPLICANT:** Gregory Sullivan  
**FOR:** 119 and 121 S. Handley

Applicant requests demolition of a house and a former residential structure, now a storage building.

**Motion #5 made by Churchman, 2<sup>nd</sup> Ingle by to find the proposed demolition of 119 S Hadley and 121 S. Handley does not encroach upon, damage or destroy the environs of the 800 Block of West Douglas. Motion carried unanimously (6-0).**

**D. MAJOR:** (HPC2008-00103) Environs of Dunbar Theater, NRHP  
**APPLICANT:** Mennonite Housing  
**FOR:** 1034 N. Ohio

Applicant proposes to construct new residence on vacant lot.

Lou Confessori of Mennonite Housing was present for questions and comments.

**Motion #6 made by Ingle, 2<sup>nd</sup> Willenberg by to find the proposed new construction at 1034 N Ohio does not encroach upon, damage or destroy the environs of the Dunbar Theatre. Motion carried unanimously (6-0).**

**E. MAJOR:** (HPC2008-00107) Environs of 800 Block West Douglas, NRHP  
**APPLICANT:** McCluggage Van Sickle & Perry  
**FOR:** 700 W. Douglas

Applicant proposes to renovate exterior of commercial building and add new signage.

Patrick Coulter of McCluggage Van Sickle & Perry was present for questions and comments.

**Motion #7 made by Churchman, 2<sup>nd</sup> Edgington by to find the proposed renovation at 700 W Douglas will not encroach upon, damage, or destroy the environs of the 800 Block of West Douglas. Motion carried unanimously (6-0). Seiwert abstained.**

#### **ITEM NO. 9 MISCELLANEOUS MATTERS**

1. Announcement: Ingrid Mendoza, City Archaeologist will be leaving her position, HPB members and staff thanked Ingrid for her support and input. Her replacement will be McKenzie Stout, who is to start August 18th, 2008.
2. News item: Mount Saint Scholastica v. City of Atchison, a challenge to the state environs law.
3. Report & discussion: Informing potential real estate buyers of implications of historic properties and environs. (Item postponed).
4. Discussion: Wichita Historic Preservation Ordinance: revision process. Sharon Dickgrafe will continue to review and make revisions as they are submitted to her. This item should be put on the next HPB meeting agenda as an Old Business item for a vote.

Larry Weber of the Downtown Development Corporation was present and interested in this item however he had a prior appointment and could not stay for the discussion.

#### **ITEM NO. 10 ADJOURNMENT**

**Motion #8 made by Willenberg, 2<sup>nd</sup> by Ingle to adjourn meeting at 4:47 p.m. Motion carried unanimously (7-0).**