

# MINUTES

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

---

## ITEM NO. 1 ROLL CALL

Members Present: Jim Guy  
Elena Ingle  
Rachelle Pulkkila  
Mike Seiwert  
Vicki Churchman  
Claire Willenberg  
Kim Edgington (in at 3:09)

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

Revolving Loan Fund – Residential	\$108,866.21
Revolving Loan Fund – Non-Residential	
Deferred Loan Fund – Residential	\$ 1,677.20

## ITEM NO. 4 CORRESPONDENCE

NONE

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

Motion #2 made by Ingle 2<sup>nd</sup> by Churchman to approve the February 11, 2008 Minutes as presented. Motion carried unanimously (6-0).

## ITEM NO. 6 OLD BUSINESS

NONE

## ITEM NO. 7 CONSENT AGENDA

### A. Roof Repairs

HPC2008-00017 – 00018; 00024 – 00027; 00030; 00032; 00034; 00040.

### B. Signs

HPC2008-00020 915 W. Douglas. Install painted sign on panel that covers transom windows.  
HPC2008-00028 808 E. Douglas. Install replacement sign on SE corner of building.  
HPC2008-00031 3111 E. Douglas. Sign face change.  
HPC2008-00033 825 E. 2<sup>nd</sup> Street. Apply new facing and sign graphics on existing canopy and gas pumps.  
HPC2008-00035 707 N. Waco. Install plastic box sign on existing pole framework and wall sign on building.  
HPC2008-00037 3020 E. Douglas. Install replacement wall sign and pole sign (channel letters, internal light).  
HPC2008-00038 921 E. Douglas. Install 2 logo signs and 2 channel letter signs (1 each on north & east elevations).  
HPC2008-00039 201 N. Mead. Replace old sign with new acrylic logo and letter sign on building.  
HPC2008-00046 100 N. Broadway. Install new aluminum signs, south & west elevations; new lettering on wall sign.

### C. Other

HPC2008-00019 202 N. Clifton. Install new A/C unit in east wall of church.  
HPC2008-00023 224 E. 13<sup>th</sup> Street. Demolish addition on south side and expose original brick wall.  
HPC2008-00029 126 N. Mosley. Install new fence around outdoor patio (5-ft, ridge-welded with panic device on gate).  
HPC2008-00036 402 S. Yale. Install vinyl siding on residence (4 ½” lap exposure).  
HPC2008-00044 1042 S. Emporia. Replace 4” wood siding with 6” vinyl siding on residence.

Motion #1 made by Seiwert, 2<sup>nd</sup> by Ingle to approve the consent agenda. Motion carried unanimously (6-0).

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

(Edgington in at 3:09)

- A. MAJOR:** (HPC2008-00041) Lon H. Powell House  
**APPLICANT:** Phillip Burton  
**FOR:** 330 N. Crestway

Applicant requests nomination to the National Register of Historic Places.

**Motion #3 made by Seiwert, 2<sup>nd</sup> Ingle by to support the nomination of the Lon H. Powell House to the National Register of Historic Places. Motion carried unanimously (7-0).**

- B. MAJOR:** (HPC2008-00042) Woodburn House  
**APPLICANT:** Deborah Thakor  
**FOR:** 547 N. Brookfield

Applicant requests nomination to the National Register of Historic Places.

**Deborah Thakon was present for questions and comments**

**Motion #4 made by Ingle, 2<sup>nd</sup> Pulkkila by to support the nomination of the Woodburn House to the National Register of Historic Places. Motion carried unanimously (7-0).**

Mr. Seiwert mentioned that he really appreciated the investigation on the architects, the background history and research done by Kathy and Barbara.

- C. MAJOR:** (HPC2008-00045)  
**APPLICANT:** Brian Gaddis & Jerry Gaddis  
**FOR:** 800 block north Waco (vacant lot between 833 and 843 N. Waco)

Applicants propose to construct 5-story condominium.

Ron Spangenberg of Spangenberg Phillips Architecture was present for questions and comments  
Dale Miller, Planning Department, Current Plans Manager was present for zoning questions and comments.  
Dan Fitzgerald, 1309 N Topeka, Midtown Association representative was present for questions and comments.

**Motion #5 made by Edgington, 2<sup>nd</sup> Ingle by to find that proposed new construction on Parcel #116927 in the 800 block of North Waco does not encroach, damage or destroy the environs of the Review Apartments and the Bond-Sullivan House. Motion carried unanimously (6-0). 1 Abstention: Seiwert.**

**ITEM NO. 9      MISCELLANEOUS MATTERS**

1. Kansas Preservation Conference April 24 – 26 in Hutchinson  
Funding is available to pay for registration and hotel costs for three HPB members. Travel and meals costs will be their personal expense. HPB members to attend: Willenberg, Seiwert and Churchman.
2. Julie Weisgerber, KSHS CLG coordinator, has requested photographs of state historic preservation commissions for possible inclusion in a state newsletter. Wichita HP Board members were photographed.
3. Rachelle Pulkkila provided update on plan to educate realtors and potential property buyers about historic properties using MLS.
4. Claire Willenberg requested assistance in finding how other advocates of historic preservation have shown that listed properties increased property values. Information could be used to further educate the public
5. Kathy Morgan advised that the \$20,000.00 grant was received to hire consultant to write the environs litigation plan for the downtown that will address concerns for the Wichita Downtown Cooperation.
6. Present is John Speweik, from US Heritage Group, Inc. John is the historic masonry consultant hired to train subcontractors and monitor repairs the Minisa Bridge and the Belmont Arches. With John's agreement, Kathy will request City Marketing staff to assist in publicizing the need for colored glass to be used as aggregate in the Carthalite repair. It is thought that the public would enjoy collecting glass for the cause.
7. Sharon Dickgrafe let HPB members know that she would provide update on the ordinance at the next HPB meeting.
8. Barbara Hammond passed out that two articles were in the Wichita Business Journal, Feb 29, 2008. (1) City to hire consultant to write downtown design guidelines to mitigate concerns over Environs Law inhibiting downtown development. (2) Update on delays in construction of Kelly Donham hotel on Douglas.
9. Barbara mentioned that Preservation Alliance, a statewide nonprofit group is planning a fund raising event on May 18, 2008. Marc Turman, owner of the Ablah House (National Register of Historic Places) will host the affair. It is being organized by Janie Joslin. HP staff will provided HPB board members additional information as it becomes available.

**ITEM NO. 10      ADJOURNMENT**

**Motion #6 made by Churchman, 2<sup>nd</sup> by Ingle to adjourn meeting at 4:49 p.m. Motion carried unanimously (7-0).**