

MINUTES

WICHITA HISTORIC PRESERVATION BOARD

11 May 2009

CITY HALL, 455 N. MAIN, 10TH FLOOR

3:00 P.M.

ITEM NO. 1 ROLL CALL

Members Present: Jim Guy
Elena Ingle
Vicki Churchman
Rachelle Pulkkila
Claire Willenberg
Mike Seiwert

Members Absent: Kim Edgington

Staff Present: Kathy Morgan, Senior Planner, Historic Preservation Office
Barbara Hammond, Associate Planner, Historic Preservation Office
Jeff VanZandt, Assistant City Attorney, Law Department
Mike Gable, Building Permit Examiner, Office of Central Inspection
Mackenzie Stout, City Archaeologist

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential \$ 50,093.08
Revolving Loan Fund – Non-Residential
Deferred Loan Fund – Residential \$ 40,000.00

ITEM NO. 4 CORRESPONDENCE

None

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 13 APRIL 2009 MEETING

Motion #1 by Ingle, 2nd by Willenberg to approve the April 13, 2009 minutes as presented. Motion carried unanimously (6-0).

ITEM NO. 6 OLD BUSINESS

Chair elected to delay discussion of Old Business Item #6 (HPC2009-00081) until after New Business due to the fact that the applicant had not yet arrived at time #6 came up for discussion.

ITEM NO. 7 CONSENT AGENDA

The following items were reviewed in accordance with K.S.A. 75-2715 – 2725, as amended:

1. **Roof Repairs**

HPC2009-00085	4330 E Waterman	Re-roof on apartment: ENV Newbern-Gore House
HPC2009-00086	903 S St Francis	Re-roof on residence: ENV Grace CME Church
HPC2009-00087	825 S Emporia	Re-roof on residence: ENV Grace CME Church
HPC2009-00088	225 W Douglas	Re-roof on Century II: ENV Old City Hall, Carnegie Library
HPC2009-00091	109 E Zimmerly	Re-roof on residence: ENV Monroe-Mahan House
HPC2009-00094	1137 N Broadway	Rebuild roof lost to fire: WRHP, RHKP, NRHP Comley House
HPC2009-00098	1035 N Emporia	Re-roof on commercial: ENV Topeka/10 th Street HD, Topeka/Emporia HD
HPC2009-00099	1901 S Kansas	Re-roof on park pavilion: ENV Linwood Park Maintenance and Greenhouse buildings
HPC2009-00102	226 N Emporia	Re-roof on commercial: ENV Scottish Rite Consistory

2. **Signs**

HPC2009-00097	808 E Douglas	New sign over east entrance Emerson Biggins: Contributing structure Warehouse and Jobbers Historic District
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3. **Other**

HPC2009-00090	625 N St Francis	Build gable roof structure on existing flat roof garage: ENV Judge Wall House
HPC2009-00093	1717 Park Place	Rehab existing room addition: Contributing structure Park Place/Fairview HD
HPC2009-00103	155 N Broadway	Demo existing parking structure, replace with new surface lot and fence to match Weigand lot: ENV Orpheum Theater and Scottish Rite Consistory
HPC2009-00104	940 N Back Bay	Re-roof existing detached garage, install 4-inch vinyl siding and replace windows: ENV Sullivan-Bond House

Motion #2 by Seiwert, 2nd by Churchman to approve the consent agenda as reviewed in accordance with K.S.A. 75-2725 – 2725. Motion carried unanimously (6-0).

ITEM NO. 8 **PROJECT REVIEW**

A. MAJOR: HPC2009-00092 (Environs of Holyoke Cottage)
APPLICANT: Sandy Roberts for property owner
FOR: 1701, 1703, 1719 N. Hillside Avenue

Property owner requests approval to demolish three deteriorated houses and approval of design to build six new duplexes (configured as four units per building separated by interior firewalls to create two duplexes in each of three individual structures = twelve living units).

Architect Sandy Roberts stood for questions and comments. Property owner was present.

Motion #3 by Churchman, 2nd by Ingle to find that HPC2009-00092 as reviewed in accordance with K.S.A. 75-2715-2725 does not encroach upon, damage, or destroy the environs of the Holyoke Cottage. Motion carried unanimously (6-0).

B. MAJOR: HPC2009-00100 (Environs of Stoner Apartment Building)
APPLICANT: George Lay Signs
FOR: 933 N. Topeka

Property owner requests approval of two new signs: each to be interior-illuminated steel cabinets, 30 inches x 60 inches.

Motion #4 by Ingle, 2nd by Seiwert to find that HPC2009-00100 as reviewed in accordance with K.S.A. 75-2715-2725 does not encroach upon, damage, or destroy the environs of the Stoner Apartment Building. Motion carried unanimously (6-0).

ITEM NO. 6 **OLD BUSINESS**

MAJOR: HPC2009-00081 (Ellis Singleton Building, NRHP and KHPR)
APPLICANT: Craig Simon, Real Development Corporation
FOR: 221 S. Broadway

Applicant proposes temporary leasing signage to north and south walls of the structure. Applicant was not present.

Motion #5 by Seiwert, 2nd by Churchman to find that HPC2009-00081 as reviewed in accordance with K.S.A. 75-2715-2725, must comply with City of Wichita sign code, that the term “temporary” be defined as “no more than 120 days” and that the Kansas State Historic Preservation Office will make final approval of signage in accordance with the tax credit case associated with this project. Motion approved (4-2) Ingle and Willenberg opposed.

ITEM NO. 9 **MISCELLANEOUS MATTERS**

1. Churchman and Seiwert are registered to attend the Kansas State Preservation Conference; VanZandt is registered to attend one day of the conference.
2. Discussion on protocol for calling special meetings of the board; Chairman Guy will not call a special meeting to review HPC2009-00105 (Dyne Quik) because earliest possible meeting would be only one week before regularly scheduled June meeting. Discussion on protocol for communication between members and/or between members and staff regarding open meetings law.
3. HPB meeting of July 13, 2009 will begin at 1:30pm in order to accommodate CLG training at 3:00pm. Katrina Ringler from SHPO will observe board meeting and present training.
4. Churchman, Willenberg, and Seiwert propose Wednesday, May 20, 1:00-3:00pm for tour of Michigan Building; staff will communicate with property owner.

ITEM NO. 10 **ADJOURNMENT**

Motion #6 by Seiwert, 2nd by Churchman to adjourn at 4:08 p.m. Motion carried unanimously (6-0).