

WICHITA HISTORIC PRESERVATION BOARD MINUTES
13 January 2003
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, January 13th, 2003 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 : Jim Guy (Vice Chair)
 Paul Cavanaugh
 Kim Edgington
 Randal Steiner
 Stan Shelden

Members Absent : Keith Lawing (Chair)

Staff Present : Kathy Morgan, Historic Preservation Planner
 Jeanne L. de Grasse, Planning Analyst

ITEM NO. 1 ROLL CALL

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

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Motion #1: Motion was made by Cavanaugh, seconded by Shelden to add HPC 2003-00005 and HPC 2003-00007 to the agenda under Item 7. Motion carried unanimously (5-0).

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

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

ITEM NO. 4 CORRESPONDENCE

Historic Tax Credit Seminar announcement

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 9 DECEMBER 2002

Motion #2: Motion was made by Edgington, seconded by Shelden, to approve the minutes from the December 2002 meeting. Motion carried unanimously (5-0)

ITEM NO. 6 OLD BUSINESS

ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2002-00166) Park Place/Fairview Historic District
 APPLICANT: Fermin S. Fernandez
 FOR: 325 W. Allen

Applicant proposes to re-roof detached garage with composition shingles.

2. **MINOR:** (HPC2002-00168) Environs, Hypatia House
 APPLICANT: K.D. Roofing
 FOR: 1202 N. Main

Applicant proposes to re-roof structure with 3-tab composition shingle.

3. **MINOR:** (HPC2002-00169) Bitting Historic District
 APPLICANT: Wichita Roofing
 FOR: 1120 N. Bitting

Applicant proposes to remove old shingles and decking and replace decking and shingles with GAF 3-tab composition shingle.

4. **MINOR:** (HPC2002-00170) Environs, Allen House
 APPLICANT: Fry Roofing
 FOR: 307 N. Roosevelt

Applicant proposes to tear off damaged wood shingle roof and replace with synthetic terra cotta tile roofing material.

5. **MINOR:** (HPC2002-00173) Environs, Eaton Hotel
 APPLICANT: Star Signs & Graphics, Inc.
 FOR: 214 S. Topeka

Applicant proposes to change sign faces for the Wichita Transit Center.

Motion #3 Motion was made by Cavanaugh, seconded by Shelden, to receive and file minor Certificates of Appropriateness HPC2002-00166, 00168, 00169, 00170, and 00173. Motion carried unanimously (5-0).

6. **MAJOR:** (HPC2002-00174) Environs, Sternberg House
 APPLICANT: George Lay Signs
 FOR: 1068 N. Waco

Applicant proposes to install new channel letter sign with neon.

Motion #4 Motion by Shelden, seconded by Cavanaugh, that the board find the neon sign does not encroach, damage or destroy the environs of the Sternberg House. Motion carried unanimously (5-0).

7. **MAJOR:** (HPC2002-00175) Environs, Wheeler Kelly Hagney Bldg.
 APPLICANT: Charlie Malsky
 FOR: 1235 N. Emporia

Applicant proposes to relocate front door and window back to the original configuration and re-open a closed in window on the north side.

Motion #5 : Motion by Cavanaugh, seconded by Shelden, that the application be approved as presented. Motion carried unanimously (5-0).

8. **MAJOR:** (HPC2002-00176) Environs, Senator Long House
 APPLICANT: Relph Construction for Patricia and Art Smith
 FOR: 324 N. Rutan

Applicant proposes to build 300 square feet, one-storey addition at the rear of the house; material to match existing.

Motion #6 : Motion by Shelden, seconded by Cavanaugh, that the HPB find that the proposed addition does not encroach, damage or destroy the environs of the Senator Long House with the conditions that the exterior siding material and window profiles match the main structure and that the roof ridgeline of the addition does not exceed the ridgeline height of the main structure. **Motion carried unanimously (5-0).**

9. **MAJOR:** (HPC2002-00177) Environs, Stackman Court Apartments
 APPLICANT: D & D Roofing for Robin Chadwick
 FOR: 929 N Buffum

Applicant proposes to build 22x24, wood frame with 4" vinyl siding, one-story garage with composition roof material.

Motion #7 : Motion by Cavanaugh, seconded by Shelden, that the HPB find that the construction of a new garage does not encroach, damage, or destroy the environs of the Stackman Court Apartments with the conditions that all setbacks are followed, ridge height does not exceed 12 feet, and siding profile is to be 4 inches. Motion carried unanimously (5-0).

10. MAJOR: (HPC2003-00005) Environs, Hypatia House
APPLICANT: Jackie Sanders, resident
FOR: 1136 N Market

Applicant proposes to remove existing derelict porch, a design for replacement of porch to be presented at a later date.

Motion #8 : Motion by Cavanaugh, seconded by Steiner, that the HPB find that the removal of the existing porch does not encroach, damage, or destroy the environs of the Hypatia House with the conditions that an appropriate design for a replacement porch be presented at a later date. Motion carried unanimously (5-0).

11. MAJOR: (HPC2003-00007) Environs, Lassen and Occidental Hotels
APPLICANT:
FOR: 219 N Market and 221 N Market

Applicant proposes to demolish building and create surface parking.

Motion #8 : Motion by Edgington, seconded by Shelden, that the HPB find that the demolition of 219 N Market and 221 N Market does not encroach, damage, or destroy the environs of the Lassen and Occidental Hotels with the conditions that :

Item #1 : applicant follows up on availability of parking in nearby parking garage as an alternative

Item #2 : a screening wall design be presented to mask lot from Market Street

Item #3 : that extensive photographic documentation be made of 221 N Market before demolition.

Motion carried 4-0, with 1 (Guy) abstention.

ITEM NO. 8 MISCELLANEOUS MATTERS

1. Update on Sternberg House
2. Tax Credit Seminar
3. February Retreat

ITEM NO. 9 ADJOURNMENT