



City of Arkansas City

HISTORIC PRESERVATION BOARD MEETING

AGENDA

Monday, November 27, 2023 at 5:30 PM – 118 W Central Ave, Arkansas City, KS

GoToMeeting: <https://meet.goto.com/562931261> or by Phone: +1 (571) 317-3122 Access Code: 562-931-261

I. Call to Order

II. Roll Call

III. Consent Agenda

- [1.](#) June 26, 2023 Meeting minutes.

IV. Items for Discussion

- [1.](#) Review the proposed sign at 110 S Summit Street
- [2.](#) Review the proposed sign at 111 S Summit Street

V. Other Items

VI. Adjournment

Future Meetings: This Historic Preservation Board meets the 4th Monday of the month if there is any business to come before the Board, or at the call of the Chair.



City of Arkansas City

HISTORIC PRESERVATION BOARD MEETING

MINUTES

Monday, June 26, 2023 at 5:30 PM – 118 W Central Ave, Arkansas City, KS

I. Call to Order

II. Roll Call

PRESENT: Kevin Cox, Foss Farrar, Jorge Lozano, Tom Wheatley

III. Consent Agenda

1. May 22, 2023 Meeting minutes.
Motion made by Lozano, Seconded by Wheatley to approve the May 22, 2023 Meeting minutes as written. Voting Yea: Cox, Farrar, Lozano, Wheatley
2. Administrative Reviews:
1.126 S Summit St-HVAC Installation
White presented a report on the administrative reviews he had conducted in accordance with K.S.A 75-224. Motion made by Wheatley, Seconded by Cox to approve the administrative review as presented. Voting Yea: Cox, Farrar, Lozano, Wheatley

IV. Items for Discussion

1. Review the proposed storefront at 408 S Summit Street
White presented the staff report. The project at 408 S Summit Street involved a storefront change involving a roll-up door. It also included a flat wall sign that would be potentially externally lit and an awning over the front entry way. Staff recommended approval of all of these changes based on the evidence available. Brandi Webb presented additional photos and discussed her plans for a sports bar with outdoor dining and possibly drinking. She planned to open around Labor Day.
Motion made by Wheatley, Seconded by Cox to approve the permit for a storefront alteration, sign and awning at 408 S Summit St as reviewed in accordance with K.S.A 75-224.
Voting Yea: Cox, Farrar, Lozano, Wheatley

V. Other Items

White shared a letter with the board regarding a scheduled meeting of the Kansas Historic Resources Board on August 5. The Spring Creek Bridge discussed at last month's meeting will be reviewed for inclusion on the Register of Historic Places and also considered for the National Register of Historic Places. He also noted that he and Lozano had met with Katrina Ringler of the SHPO at the bridge site since the last meeting.

VI. Adjournment

Motion made by Wheatley, Seconded by Lozano to adjourn the meeting.
Voting Yea: Cox, Farrar, Lozano, Wheatley

Meeting adjourned at 5:50 p.m.

DRAFT



Historic Preservation Board Agenda Item

Meeting Date: 11/27/23
From: Josh White, Principal Planner
Item: Historic Review-110 S Summit St

Purpose: Review the proposed sign at 110 S Summit Street

Background:

The subject property is located at 110 S Summit Street. The building is located within the Burford Commercial building. The proposed project is a sign with three different proposed options. Option A is wall sign placed above the storefront similar to the existing sign that was approved last year for “The Root”. Option B is simple letters in the same location as Option A. Option C is a projecting wall sign above the storefront between the windows. Staff recognizes that all three options meet the Guidelines for Signs in Historic Districts and Individually Listed properties in accordance with KSA 75-2724, Kansas State Historic Preservation Law. Staff leans toward Option A or B as they are the most appropriate placements.

Action:

Make a motion to approve/disapprove the permit for a sign at 110 S Summit Street as reviewed in accordance with K.S.A. 75-224 subject to any discussed conditions.

Attachments:

Staff Report



STAFF REPORT

City of Arkansas City Neighborhood Services Division
 Josh White, Principal Planner
 118 W Central Ave, Arkansas City, KS 67005
 Phone: 620-441-4420 Fax: 620-441-4403 Email: jwhite@arkansascityks.gov Website: www.arkcity.org

CASE NUMBER
 HR-2023-039

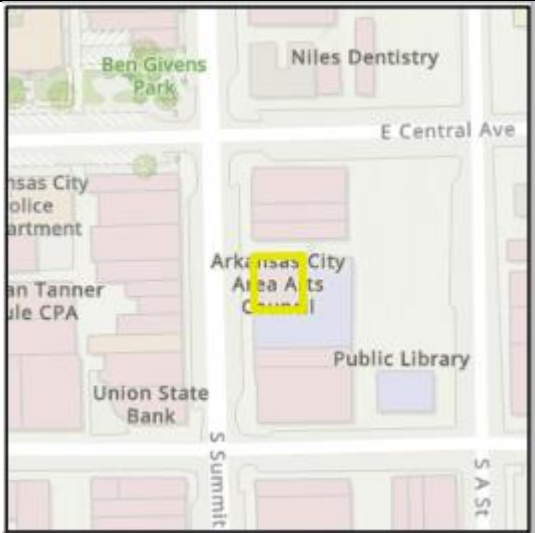
APPLICANT/PROPERTY OWNER
 Stratus Unlimited/Arkansas City Area Arts Council

MEETING DATE
 November 27, 2023

PROPERTY ADDRESS/LOCATION
 110 S Summit St

PROJECT DESCRIPTION

The subject property is located at 110 S Summit Street. The building is located within the Burford Commercial building. The proposed project is a sign with three different proposed options. Option A is wall sign placed above the storefront similar to the existing sign that was approved last year for "The Root". Option B is simple letters in the same location as Option A. Option C is a projecting wall sign above the storefront between the windows. Staff recognizes that all three options meet the Guidelines for Signs in Historic Districts and Individually Listed properties in accordance with KSA 75-2724, Kansas State Historic Preservation Law. Staff leans toward Option A or B as they are the most appropriate placements.



Map data ©2022 Esri World Topographic map

CONSTRUCTION DATE 1923	CONSTRUCTION TYPE Two Part Commercial Block Commercial Style	STATE/NATIONAL REGISTER STATUS Listed on the State and National Registers as a Contributing Building	BUILDING SIZE 5317 sq feet	SIZE OF PROPERTY 76.5' X 69.5' 0.12 acres
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STAFF RECOMMENDATION

APPROVE **APPROVE WITH CONDITIONS** **DENY**

According to the Standards and Guidelines, " Using new illuminated signs; inappropriately scaled signs and logos; signs that project over the sidewalk unless they were a characteristic feature of the historic building; or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building" is not recommended. Options A & B appear appropriately scaled and are placed on the very narrow sign board which appears to be the appropriate placement. Option C is similar to another sign placed on the Burford Building and would also be acceptable. In the past, signs have been on awnings or projecting but there is no historical evidence of where signs were placed prior to 1998. Any of the options would meet the Standards and could be approved per KSA 75-2724.

Project Type & Review Standards

	YES	NO	N/A
Historic use/reuse and minimal change to distinctive materials, features, etc.			X
Historic character retained; removal or alteration distinctive materials avoided	X		
No changes that create a false sense of historical development	X		
Changes that have acquired historical significance in their own right will be retained	X		
Distinctive materials, features, examples of craftsmanship, etc. will be preserved	X		
Repair deteriorated historic features; new features will match old in design			X
Chemical and physical treatments will be as gentle as possible			X
Protect and preserve archeological resources in place			X
New construction will not destroy historic features that characterize property and will be differentiated from the old; new work is compatible with size, scale, massing, etc	X		X
New construction can be removed without destroying essential form & integrity	X		



Undated photo provided by the Burford. It would have been taken shortly before the renovations began. The "sign board" existed at this time but it is likely that the windows were behind it as can be seen in the green panels to the south.



Photo dated 8/4/1998 provided by the Burford shows the window area at that time was covered by an awning. The photo also shows a box sign above one of the store fronts in a similar location as the proposed sign.

E01 NON ILLUMINATED PLATE LETTERS - FULL COLOR PX-BH
8.9 square feet

Scale: 1/4"=1'-0"
OPTION A

INITIAL
HERE 

EXISTING CONDITIONS



Stratus™
stratusunlimited.com
8909 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:  FARMERS INSURANCE	ORDER NUMBER: 1202486	PROJECT NUMBER: 65670
ADDRESS: 110 S Summit St Arkansas City, KS 67005	PAGE NO.: 2	AGENT: Devin Avery Agency
		PROJECT MANAGER: Brenda Merritt
		ELECTRONIC FILE NAME: G:\ACCOUNTS\FARMERS INSURANCE\LOCATIONS\2023\KS\ Devin Avery_Arkansas City

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	449000	10/16/23 RH					
Rev 1	450734	10/16/23 RH					

Graphics courtesy of Stratus 10/16/2023

E01 NON ILLUMINATED PLATE LETTERS CUSTOM
12.1 square feet

Scale: 1/4"=1'-0"
OPTION B

INITIAL
HERE 

EXISTING CONDITIONS



Stratus™
stratusunlimited.com
8909 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:  FARMERS INSURANCE	ORDER NUMBER: 1202486	PROJECT NUMBER: 65670
ADDRESS: 110 S Summit St Arkansas City, KS 67005	PAGE NO.: 3	AGENT: Devin Avery Agency
		PROJECT MANAGER: Brenda Merritt
		ELECTRONIC FILE NAME: G:\ACCOUNTS\FARMERS INSURANCE\LOCATIONS\2023\KS\ Devin Avery_Arkansas City

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	449000	10/16/23 RH					
Rev 1	450734	10/16/23 RH					

Graphics courtesy of Stratus 10/16/2023

E01 D/F NON - ILLUMINATED BLADE SIGN

Scale: 3/16"=1'-0"

CABINET STYLE 10
18.4 square feet

OPTION C

INITIAL
HERE 

EXISTING



StratusTM
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: **FARMERS INSURANCE**
ADDRESS: 110 S Summit St
Arkansas City, KS 67005
PAGE NO.: 4

ORDER NUMBER: 1202486
PROJECT NUMBER: 85670
AGENT: Devin Avery Agency
PROJECT MANAGER: Brenda Merritt
ELECTRONIC FILE NAME: Q:\ACCOUNTS\FARMERS INSURANCE\LOCATIONS\2023\KSI Devin Avery_Arkansas City

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	449900	10/16/23 RH					
Rev 1	450734	10/16/23 RH	Decreased size				

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

Graphics courtesy of Stratus 10/16/2023

035-0210-00024
Burford Commercial Building
110 S SUMMIT ST
Arkansas City



LOCATION:

County: Cowley

Address: 110 S SUMMIT ST

Address Remarks: 110, 112, & 114 S SUMMIT ST. Parcel address is 110 S SUMMIT ST

City: Arkansas City

Zip: 67005 - 2625

Parcel ID: 299-30-0-30-08-006.00-0

Legal Description:

Legal Description Remarks: ARKANSAS CITY, BLOCK 68, LTS 6-8 BEG SW COR LT 8, E69.5, N41.7, W3.75, N3.75, E3.75, N29.55, W69.5, S75 TO POB & S1.5 OF W6 9.5 LT 5

Latitude, Longitude 1: 37.061735 -97.038747

Latitude, Longitude 2:

Latitude, Longitude 3:

Latitude, Longitude 4:

Datum: WGS84

DESCRIPTION:

Historic Name: Burford Commercial Building

Alternate Name:

Historic Function: Commerce/Trade

Subcategory: Specialty Store

Historic Function Remarks: Highland Hall was built in 1883 and was replaced in 1923 by the Burford Building. In 1923, 112 was occupied by Mrs. Estelle M. Fletcher, a milliner. 114 S. Summit was Stoner and LaBarr, a barber and Arkansas City Loan Co. The storefront at 114 included a drugstore from 1925 (Dye & Fesler) through at least 1952 (Albert's). Jewelry, chocolate, women's and children's clothing also were long-term tenants. On the upper floors of the Burford Building were occupied by professional offices including doctors, dentists, lawyers, insurance and oil companies from 1925 through at least the mid-1960s (CDs). In the later years (1950s & 1960s) the offices included the City's Joint Board of Health, the Department of Health, Arkansas City Retailers Assn. and the Kansas Veterans Commission (CDs).

Present Function: Commerce/Trade

Subcategory: Professional

Present Function Remarks: 2011: Building's upper level is currently vacant. Lower level retail spaces are occupied by various tenants. 2017: Storefront businesses include two hair salons, yoga shop, The Trust Co. of Kansas, and Ark City Arts Office. The building is associated with the adjacent Burford Theater and currently has the same owner. Rehabilitation of the theater is underway and involves future plans to incorporate the Commercial Building.

Residential/Commercial/Religious Style: Commercial Style

Section IV, Item 1.

Secondary Style:

Barn Type: Not Applicable

Bridge Type: Not Applicable

Landscape Type: Not Applicable

Physical Description/Remarks: Building is simple early 20th century commercial form, but with accents at cornice and above 2nd floor windows. Buff brick. 2 stories; 9 bays. Pedimented parapet roof. Brick body with cast stone accents. The four storefronts varying in style and materials. North storefront is two bays, a replacement with aluminum-framed display windows over concrete bulkhead. Wood soffit separates transom from storefront which is five-light replacement in each bay. Center bay is building entry which is pair of aluminum-framed glass doors with transom framed by brick pilasters with cast stone base. Two south storefront bays are aluminum-framed replacements with enameled metal transom panel and bulkhead. Each has center recessed entry. Southern-most bay has mosaic tile at recessed entry with 'Drugs' in tile. Portion of north facade (exposed at adjacent pocket park) has EIFS panels on lower level. The balance of the north, and the rear/east facade is red brick.

Plan Form: Rectangle

Commercial Building Type: Two-Part Commercial Block

Roof Form: Complex

Stories: 2

Condition: Good

Principal Material: Brick

Condition Remarks:

Architect/Designer/Builder: Boller, Robert O.; Gasman, George

Year of Construction: 1923

Certainty: Documented

Date Notes: Arkansas City Daily Traveler newspaper articles from 7 Jan, 27 Jan and 6 Feb 1923 detail Boller Brothers' (architects from KC) plans for the theater and state JF Burford let contract for \$125,000 to G. Gasman, local builder.

General Remarks:

Ancillary Structures: None

Ancillary Structure Remarks:

REGISTER STATUS:

Listed in State Register: Contributing

Date of State Listing:

Listed in National Register: Contributing

Date of National Listing: 10/28/1983

Historic District: Arkansas City Commercial Center Historic District

Demolished:

Date Demolished (if applicable):

Potentially Eligible for National Register:

Register Status Remarks:

Thematic Nomination (MPDF):

National Historic Landmark:

SURVEY INFORMATION:

Survey 1

Survey Project Name: Arkansas City - Resurvey of Commercial Center Historic District and Adjacent Area (HPF2018)

Sequence Number: 066

IMAGES & DOCUMENTS



Burford Commercial Center. 110-114 S Summit St. 07/2009.



110-114 S. Summit. Front/west facade. 11/14/2017. B. Spencer



110-114 S. Summit. Detailing on parapet of west facade. 11/14/2017. B. Spencer



110-114 S. Summit. Storefronts looking south from north end. 11/14/2017. B. Spencer



110-114 S. Summit. Detail of south storefront. 11/14/2017. B. Spencer



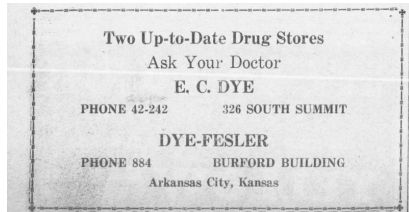
110-114 S. Summit. Cararra glass bulkhead and hex tile at recessed entry at south storefront bay. 11/14/2017. B. Spencer



110-114 S. Summit. North facade fronts vacant lot north of building. 11/14/2017. B. Spencer



110-114 S. Summit. East/rear facade. 11/14/2017. B. Spencer



110-114 S. Summit. Dye & Fesler Advertisement. Catholic Advance 20 Aug 1927. Newspapers.com



Burford Commercial Center. 110-114 S Summit St. STC Part 2 Photos, project 838.



Burford Commercial Center. 110-114 S Summit St. STC Part 3 in progress Photos, project 838.



Burford Commercial Center. 110-114 S Summit St. STC Part 3 Photos, project 838.



Burford Commercial Building. 110-114 S. Summit Street. STC Part 3 photos. Project #1083.



110-114 S. Summit. Site Plan. 2017. City of Arkansas City



Historic Preservation Board Agenda Item

Meeting Date: 11/27/23
From: Josh White, Principal Planner
Item: Historic Review-111 S Summit St

Purpose: Review the proposed sign at 111 S Summit Street

Background:

The subject property is located at 111 S Summit Street. The proposed project is a sign that is unlit and mounted just above the storefront. There is no defined sign board on this façade, but this placing appears to be the best placement for such a sign. Staff recommend approval of the sign per the Guidelines for Signs in Historic Districts and Individually Listed properties in accordance with KSA 75-2724, Kansas State Historic Preservation Law.

Action:

Make a motion to approve/disapprove the permit for a sign at 110 S Summit Street as reviewed in accordance with K.S.A. 75-224 subject to any discussed conditions.

Attachments:

Staff Report



STAFF REPORT

City of Arkansas City Neighborhood Services Division
 Josh White, Principal Planner
 118 W Central Ave, Arkansas City, KS 67005
 Phone: 620-441-4420 Fax: 620-441-4403 Email: jwhite@arkansascityks.gov Website: www.arkcity.org

CASE NUMBER
 HR-2023-040

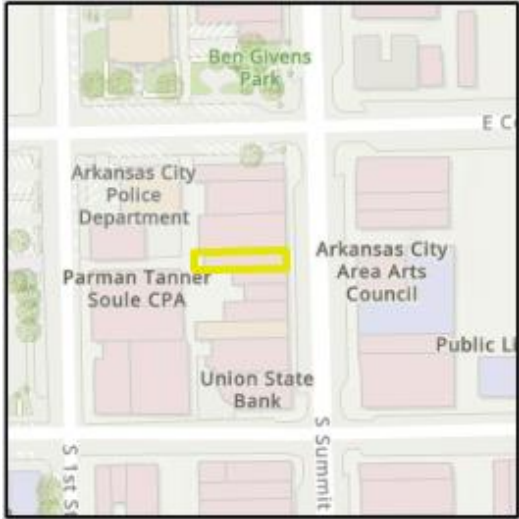
APPLICANT/PROPERTY OWNER
 Cardinal Sign/Rhonda & Jonathan Jordan

MEETING DATE
 November 27, 2023

PROPERTY ADDRESS/LOCATION
 111 S Summit St

PROJECT DESCRIPTION

The subject property is located at 111 S Summit Street. The proposed project is a sign that is unlit and mounted just above the storefront. There is no defined sign board on this façade but this placing appears to be the best placement for such a sign. Staff recommends approval of the sign per the Guidelines for Signs in Historic Districts and Individually Listed properties in accordance with KSA 75-2724, Kansas State Historic Preservation Law.



Map data ©2023 Esri World Topographic map

CONSTRUCTION DATE 1886	CONSTRUCTION TYPE One-Part Commercial Block	STATE/NATIONAL REGISTER STATUS Listed on the State and National Registers as a Non-Contributing Building (potentially eligible as Contributing in 2017 Survey)	BUILDING SIZE 2404 sq feet	SIZE OF PROPERTY 26' X 132' 0.08 acres
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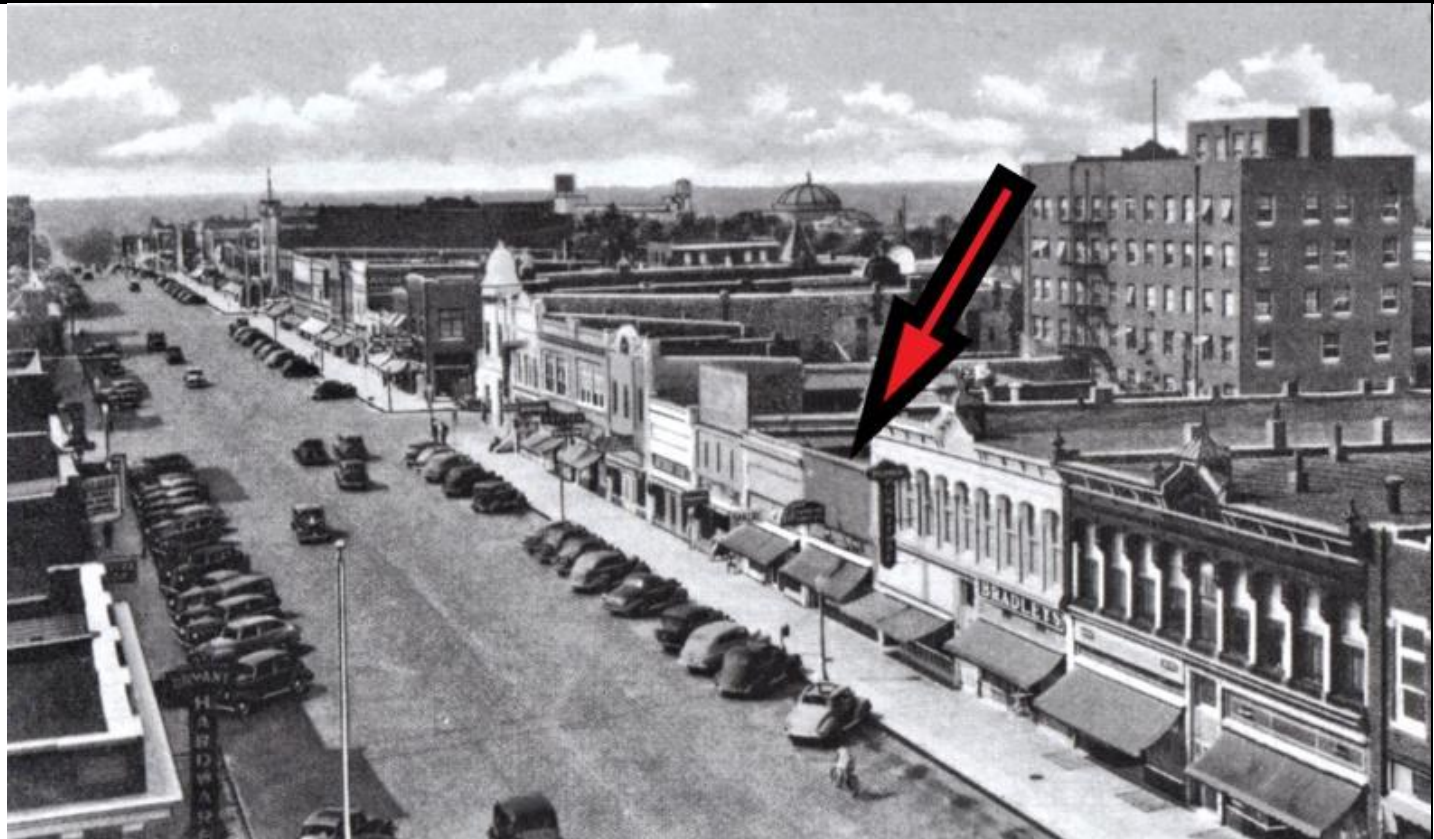
STAFF RECOMMENDATION

APPROVE **APPROVE WITH CONDITIONS** **DENY**

According to the Standards and Guidelines, "Using new illuminated signs; inappropriately scaled signs and logos; signs that project over the sidewalk unless they were a characteristic feature of the historic building; or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building" is not recommended. The sign appears appropriately scaled and is placed on the very narrow sign board which appears to be the appropriate placement. Signs with reverse lit channel letters are considered compatible. In the past, signs have been on awnings or projecting but there is no historical evidence of where signs were placed prior to 1998. The sign would meet the Standards and could be approved per KSA 75-2724.

Project Type & Review Standards

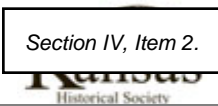
	YES	NO	N/A
Historic use/reuse and minimal change to distinctive materials, features, etc.			X
Historic character retained; removal or alteration distinctive materials avoided	X		
No changes that create a false sense of historical development	X		
Changes that have acquired historical significance in their own right will be retained	X		
Distinctive materials, features, examples of craftsmanship, etc. will be preserved	X		
Repair deteriorated historic features; new features will match old in design			X
Chemical and physical treatments will be as gentle as possible			X
Protect and preserve archeological resources in place			X
New construction will not destroy historic features that characterize property and will be differentiated from the old; new work is compatible with size, scale, massing, etc	X		X
New construction can be removed without destroying essential form & integrity	X		



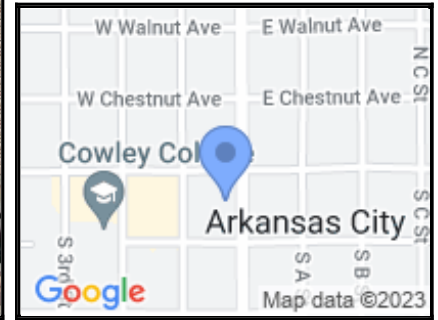
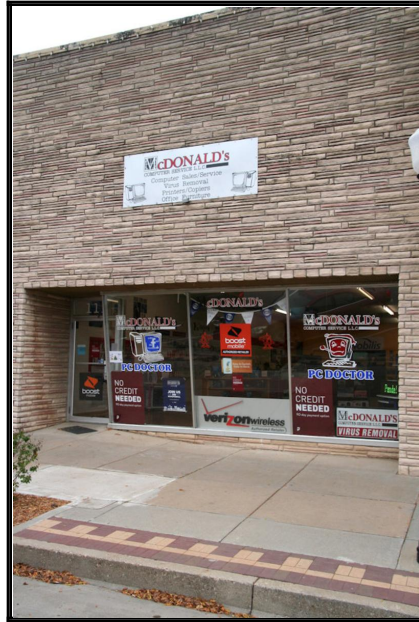
111 S. Summit. 1940s Historic View. Images: A Pictorial History of Cowley County Vol. II (2001) scanned by CC Historical Museum. Emphasis added. Downloaded from KHRI on 10/30/2023.



Photo courtesy of Cardinal Sign 10/27/2023 with added graphics.



035-0210-00078
 Midway Cafe/Teter
 Electric/Madison Maytag
 111 S SUMMIT ST
 Arkansas City



LOCATION:

County: Cowley

Address: 111 S SUMMIT ST

Address Remarks:

City: Arkansas City

Zip: 67005 - 2624

Parcel ID: 299-30-0-30-07-002.02-0

Legal Description:

Legal Description Remarks: ARKANSAS CITY, BLOCK 80, LT 6 & N1 OF E100 LT 7

Latitude, Longitude 1: 37.0617910 -97.039352

Latitude, Longitude 2:

Latitude, Longitude 3:

Latitude, Longitude 4:

Datum: WGS84

DESCRIPTION:

Historic Name: Midway Cafe/Teter Electric/Madison Maytag

Alternate Name:

Historic Function: Commerce/Trade

Subcategory: Specialty Store

Historic Function Remarks: A wood frame grocery was on this lot by 1884; by 1886, a one-story stone building with brick face housed the grocery. This function remained constant through at least 1912. That year's Sanborn map indicates the brick facade was gone. In 1920, the facade was stone and the building housed a "soft drink" saloon and a seed store. in 1925 the Midway Cafe was in this location. In 1952 Teter Electric was in the building, replaced by Madison Maytag a decade later.

Present Function: Commerce/Trade

Subcategory: Professional

Present Function Remarks: 2011 and 2017: Computer service business.

Residential/Commercial/Religious Style: Minimal Commercial (Early-Mid 20th Century)

Section IV, Item 2.

Secondary Style:

Barn Type: Not Applicable

Bridge Type: Not Applicable

Landscape Type: Not Applicable

Physical Description/Remarks: ca. 1960s Z-Brick (stone) veneer installed creating simple facade with punched storefront. Sanborns and county appraiser both indicate the building is stone which is visible on rear facade. Front facade has contemporary stone veneer with no ornamentation. Veneer wraps inside faced of storefront piers at deeply recessed storefront. Storefront is aluminum-framed glass with single door further recessed on south end. Three light large display windows are over very narrow bulkhead with matching Z-Brick/stone veneer. Building spans 3/4 of depth of lot with small parking area at rear accessed off alley. Rear facade is stone with a painted finish. A single door is centrally located, other openings have been infilled. A flat metal canopy spans full width of rear facade.

Plan Form: Rectangle

Commercial Building Type: One-Part Commercial Block

Roof Form: Flat with Parapet

Stories: 1

Condition: Excellent

Principal Material: Stone

Condition Remarks:

Architect/Designer/Builder: Unknown

Year of Construction: 1886

Certainty: Estimated

Date Notes: A one-story stone building appears here on the 1886 Sanborn. Facade reflects mid-century alteration.

General Remarks:

Ancillary Structures: None

Ancillary Structure Remarks:

REGISTER STATUS:

Listed in State Register: Noncontributing

Date of State Listing: 08/27/1983

Listed in National Register: Noncontributing

Date of National Listing: 10/28/1983

Historic District: Arkansas City Commercial Center Historic District

Demolished:

Date Demolished (if applicable):

Potentially Eligible for National Register: Contributing

Register Status Remarks: When district was listed in 1983, this building was a non-contributor. If district's period of significance is reevaluated and expanded, this building could be a contributor as example of ca.1960s stone veneer storefront.

Thematic Nomination (MPDF):

National Historic Landmark:

SURVEY INFORMATION:

Survey 1

Survey Project Name: Arkansas City - Resurvey of Commercial Center Historic District and Adjacent Area (HPF2018

IMAGES & DOCUMENTS



111 S Summit. Principal Elevation. 07/24/2009.



111 S. Summit. Front/east facade. 11-14-2017. B. Spencer.



111 S. Summit. Front/east facade (111 on right). 11-14-2017. B. Spencer.



111 S. Summit. West/rear facade. 11-14-2017. B. Spencer.



111 S. Summit. 1940s Historic View. Images: A Pictorial History of Cowley County Vol. II (2001) scanned by CC Historical Museum.



111 S. Summit. Siteplan. 2017. City of Arkansas City.