



# City of Arkansas City

## HISTORIC PRESERVATION BOARD MEETING

### AGENDA

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Monday, May 20, 2024 at 5:30 PM – 118 W Central Ave, Arkansas City, KS

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**GoToMeeting:**

<https://meet.goto.com/308915629>

**You can also dial in using your phone.**

Access Code: 308-915-629

United States: +1 (872) 240-3311

**I. Call to Order**

**II. Roll Call**

**III. Consent Agenda**

- [1.](#) Minutes, November 27, 2023 regular meeting.

**IV. Items for Discussion**

- [1.](#) Review the proposed sign/awning at 226 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, November 27, 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. June 26, 2023 Meeting minutes.

Motion made by Lozano, Seconded by Cox to accept the June 26, 2023 as written.

Voting Yea: Cox, Farrar, Lozano, Wheatley. Motion carried.

#### IV. Items for Discussion

1. Review the proposed sign at 110 S Summit Street

White presented the staff report. The sign company proposed several options all of which were acceptable. The sign company preferred B which was blue letters attached on a white background on the narrow sign board above the storefront. After discussion, the board agreed to vote on Option B.

Motion made by Lozano, Seconded by Cox to approve the permit for a sign using Option B as presented at 110 S Summit Street as reviewed in accordance with K.S.A. 75-224.

Voting Yea: Cox, Farrar, Lozano, Wheatley. Motion carried.

2. Review the proposed sign at 111 S Summit Street

White presented the staff report. The sign would be placed on the façade above the storefront. There isn't a sign board but anywhere on the façade would be acceptable based on the building type.

Motion made by Lozano, Seconded by Wheatley to approve the permit for a sign at 111 S Summit Street as reviewed in accordance with K.S.A. 75-224.

Voting Yea: Cox, Farrar, Lozano, Wheatley. Motion carried.

#### V. Other Items

White noted that the Spring Creek Stone Arch Bridge was now listed on both the Register of Historic Kansas Places and the National Register of Historic Places. The Board praised Lozano for his hard work and White noted that now we have a board member that understands the listing process. Farrar asked about the status of the AC Office Building. White noted that the City's hands are tied at this point but staff monitors the building, making repairs when necessary and sending the property owner the bill. He also noted that the Howard Building across the street was recently purchased by a local resident who intended to fix the building up including the east wall that has separated from the building.

#### VI. Adjournment

Motion made by Wheatley, Seconded by Farrar to adjourn the meeting.

Voting Yea: Cox, Farrar, Lozano, Wheatley. Farrar declared the meeting adjourned at 5:50 pm.



# Historic Preservation Board Agenda Item

**Meeting Date:** 05/20/2024  
**From:** Josh White, Principal Planner  
**Item:** Historic Review-226 S Summit St

**Purpose:** Review the proposed sign/awning at 226 S Summit Street

**Background:**

The subject property is located at 226 S Summit Street. The proposed project is a sign that is mounted on the existing awning and unlit. Previously there was a canvas awning over the top of the current metal awning but was damaged after lightning damaged the building and a piece fell on the awning. The previous owner had the stone properly repaired. Cardinal Sign notes that this would have a similar look to Traver’s across the street. 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 226 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](mailto:jwhite@arkansascityks.gov) Website: [www.arkcity.org](http://www.arkcity.org)

CASE NUMBER  
HR-2024-041

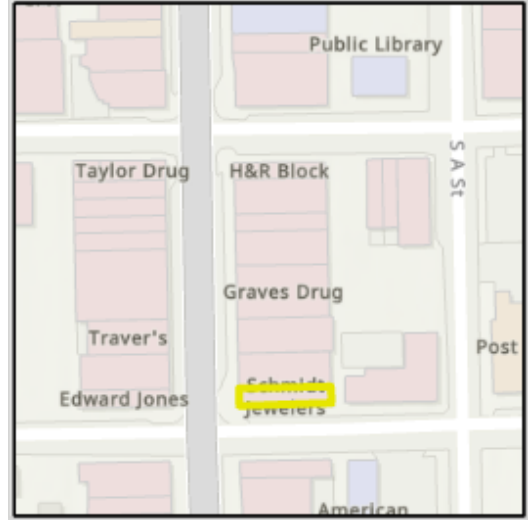
APPLICANT/PROPERTY OWNER  
Cardinal Sign/Kody Beltz

MEETING DATE  
May 20, 2024

PROPERTY ADDRESS/LOCATION  
226 S Summit St

**PROJECT DESCRIPTION**

The subject property is located at 226 S Summit Street. The proposed project is a sign that is mounted on the existing awning and unlit. Previously there was a canvas awning over the top of the current metal awning but was damaged after lightning damaged the building and a piece fell on the awning. The previous owner had the stone properly repaired. Cardinal Sign notes that this would have a similar look to Traver's across the street. 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.



Map data ©2024 Esri World Topographic map

CONSTRUCTION DATE 1890	CONSTRUCTION TYPE Two-Part Commercial Block	STATE/NATIONAL REGISTER STATUS Listed on the State and National Registers as a Contributing Building	BUILDING SIZE 3300 sq feet	SIZE OF PROPERTY 25' 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 existing awning. The sign appears to 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
New construction can be removed without destroying essential form & integrity	X		



**ANTI HORSE THIEF ASSOCIATION PARADE**

ca. 1912 view of S Summit St. Cornish Studio. The building is on the far right with "The GLOBE" sign. Downloaded from KHRI on 05/07/2024.



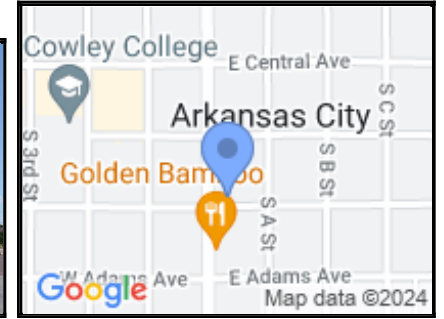
*The Good Finch Company*  
*Art & Antiques*

SW6690 Gambol Gold  
Printed Colors TBD

Photos courtesy of Cardinal Sign 05/07/2024 with added graphics.



035-0210-00034  
 K.P. Castle Block  
 226 S SUMMIT ST  
 Arkansas City



**LOCATION:**

County: Cowley

Address: 226 S SUMMIT ST

Address Remarks:

City: Arkansas City

Zip: 67005 - 2847

Parcel ID: 299-30-0-30-15-012.00-0

Legal Description:

Legal Description Remarks: ARKANSAS CITY, BLOCK 69, Lot 14

Latitude, Longitude 1: 37.06006 -97.038596

Latitude, Longitude 2:

Latitude, Longitude 3:

Latitude, Longitude 4:

Datum: WGS84

**DESCRIPTION:**

Historic Name: K.P. Castle Block

Alternate Name: Whittle Building

Historic Function: Social

Subcategory: Meeting Hall

**Historic Function Remarks:** The Knights of Pythias met on the third level of this building from ca. 1890-1905. The building was known as the KP Block, the KP Castle, the Whittle Building and The Globe or Lesem Mercantile Company. The building first appears on the 1890 Sanborn, which also notes a bowling alley was in the basement, a clothing store on the main level, and offices on the second. The only changes in 1899 were that the store was vacant and billiards replaced bowling. In 1902, the Lesem Sisters leased the first floor and basement for their Mercantile, the second floor was being used by Dr. L.D. Mitchell for his dental practice. The Whittle family and Mrs. Whittle's mother, Mrs. Hillier, occupied the third floor. According to local history the Lesem sisters store was the first Ladies' Ready-to-Wear store in town. It carried everything but shoes, and specialized in bridal apparel. Hats were made to order in the store. Chief Washunga, Chief of the Kaw Nation, was a customer. Sanborns show the millinery in 1905, that was expanded to include clothing and occupied the basement and first level in 1912 (a photo from ca. 1912 has the name The Globe on the facade). The KoP on the third level were replaced by furnished rooms, and a dentist was on the second level. The same functions (minus the dentist) were noted on the 1920 Sanborn. The 1925 CD lists Midwest Coffee Co. with Globe Apts upstairs. Brown & Miller Furniture is listed in 1930 & 1938, replaced by Whiting Furniture by 1952. Whiting remains at this location through at least 1962 (CD).

Present Function: Commerce/Trade



**Subcategory:** Specialty Store

**Present Function Remarks:** 2011 and 2017: Schmidt Jewelry store on the main level with a above.

Section IV, Item 1.

**Residential/Commercial/Religious Style:** Vernacular

**Secondary Style:**

**Barn Type:** Not Applicable

**Bridge Type:** Not Applicable

**Landscape Type:** Not Applicable

**Physical Description/Remarks:** Narrow three-story limestone building appears to have had cornice previously removed. Facade features corner pilasters and arched window surrounds on west and south street facade. Windows visible are 1/1 double-hung wood units in single and pair configurations that appear to be original. Windows are exposed at second-floor openings on front and one bay of south facade only, all other upper windows are covered. Storefront is mid-century replacement.

Stone building has cementitious parging over arched window hoods, keystones and integral beltcourse across south and east/rear facade. Windows are boarded, exposed in select locations on front facade. Historic view shows arched stone openings on street level. Existing storefront is major design change with blond brick corner pier and tall bulkhead (typical of jewelry stores). Entry is recessed at north end of west facade. Transom area is covered with metal siding. Large fixed canvas awning has been installed over flat metal canopy and extends around corner to south storefront bay.

**Plan Form:** Rectangle

**Commercial Building Type:** Two-Part Commercial Block

**Roof Form:** Flat with Parapet

**Stories:** 3

**Condition:** Fair

**Principal Material:** Stone

**Condition Remarks:**

**Architect/Designer/Builder:** Unknown

**Year of Construction:** 1890

**Certainty:** Estimated

**Date Notes:** The building first appears on the 1890 Sanborn

**General Remarks:**

**Ancillary Structures:** None

**Ancillary Structure Remarks:**

#### REGISTER STATUS:

**Listed in State Register:** Contributing

**Date of State Listing:** 08/27/1983

**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:** Cementitious coating on stone lintels and stone detailing negatively affects historic integrity as does infill of upper windows.

**Thematic Nomination (MPDF):**

**National Historic Landmark:**

#### SURVEY INFORMATION:

Survey 1

Survey Project Name: Arkansas City - Resurvey of Commercial Center Historic District and Adjacent Ar

Section IV, Item 1.

Sequence Number: 078

Surveyed By: Spencer Preservation

Survey Date: 12/11/2017

IMAGES & DOCUMENTS



226 S Summit St. Looking NE and the west and south elevations. 07/24/2009.



ANTI HORSE THIEF ASSOCIATION PARADE  
ca. 1912 view of S Summit St. Cornish Studio.



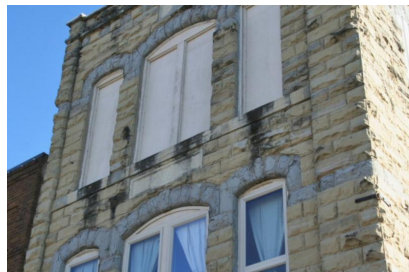
226 S. Summit. 12-11-2017. Front/west facade. B. Spencer



226 S. Summit. 12-12-2017. South facade. B. Spencer



226 S. Summit. 12-12-2017. Storefront at SW corner. B. Spencer



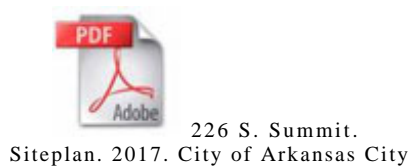
226 S. Summit. 12-12-2017. Upper floors on front/west facade. B. Spencer



226 S. Summit. 12-12-2017. South



226 S. Summit. 12-12-2017. Detail of cement parging on lintels and beltcourse (typical). B. Spencer



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

and east/rear facades. B. Spencer

Section IV, Item 1.