



City of Arkansas City

HISTORIC PRESERVATION BOARD MEETING

AGENDA

Monday, July 25, 2022 at 5:30 PM – 118 W Central Ave, Arkansas City, KS

I. Call to Order

II. Roll Call

III. Consent Agenda

- [1.](#) Meeting Minutes, May 23, 2022.

IV. Items for Discussion

- [1.](#) Review the proposed sign at 113 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, May 23, 2022 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

ABSENT: Kayleigh Lawson

Staff present was Principal Planner Josh White

III. Consent Agenda

1. Meeting Minutes, April 25, 2022

Motion made by Lozano, Seconded by Wheatley to approve the minutes as written.

Voting Yea: Cox, Farrar, Lozano, Wheatley

IV. Items for Discussion

1. Review the proposed sign at 110 S Summit Street

White presented the staff report. The sign would be placed immediately above the storefront. It would be lit from behind which was considered compatible according to the Guidelines. Terry Kostelecky explained briefly the materials used in the sign.

Motion made by Lozano, Seconded by Wheatley to adopt the findings and approve the building permit for the sign at 110 S Summit St as reviewed in accordance with K.S.A. 75-224.

Voting Yea: Cox, Farrar, Lozano, Wheatley

Farrar asked the Kostelecky's about what the store would be. They responded it was a clothing store tailored to teens.

V. Adjournment

Motion made by Lozano, Seconded by Wheatley to adjourn the meeting

Voting Yea: Cox, Farrar, Lozano, Wheatley

Meeting adjourned at 5:40 pm.



Historic Preservation Board Agenda Item

Meeting Date: 5/23/22
From: Josh White, Principal Planner
Item: Historic Review-110 S Summit St

Purpose: Review the proposed sign at 113 S Summit Street

Background:

The subject property is located at 113 S Summit Street. The proposed project is an unlit polymetal sign mounted above the storefront on the slip cover. There is no defined sign board on this façade due to the slip cover 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.

Action:

Make a motion to approve/disapprove the permit for a sign at 113 S Summit Street as reviewed in accordance with K.S.A. 75-224 subject to any discussed conditions.

Attachments:

Staff Report, KHRI Listing



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-2022-035

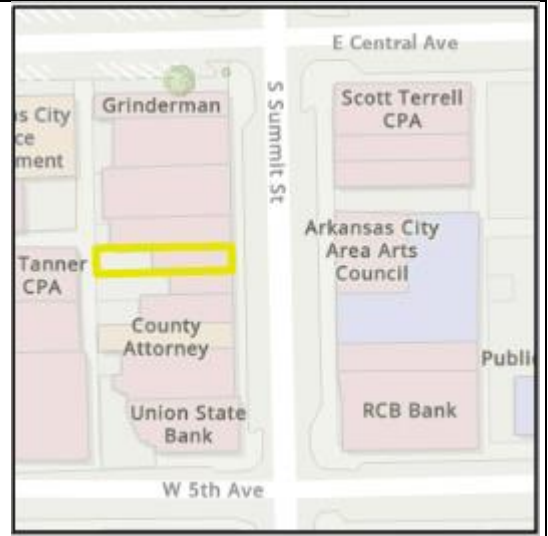
APPLICANT/PROPERTY OWNER
 Hollow Point Firearms/Shannon Martin

MEETING DATE
 July 25, 2022

PROPERTY ADDRESS/LOCATION
 113 S Summit St

PROJECT DESCRIPTION

The subject property is located at 113 S Summit Street. The proposed project is an unlit polymetal sign mounted above the storefront on the slip cover. There is no defined sign board on this façade due to the slip cover 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 ©2022 Esri World Topographic map

CONSTRUCTION DATE 1883	CONSTRUCTION TYPE One Part Commercial Block Minimal Commercial	STATE/NATIONAL REGISTER STATUS Listed on the State and National Registers as a Non-Contributing Building	BUILDING SIZE 1,494 sq feet	SIZE OF PROPERTY 23.6' X 132' 0.07 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 slip cover which appears to be the appropriate placement. The slip cover and canopy was put in place in 1983. 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
New construction can be removed without destroying essential form & integrity	X		



Front/east facade (113 on left). 11/14/2017. B. Spencer



1940 Historic View. Images: A Pictorial History of Cowley County Vol. II (2001) scanned by Cowley Co. Historical Museum. Emphasis of arrow added.

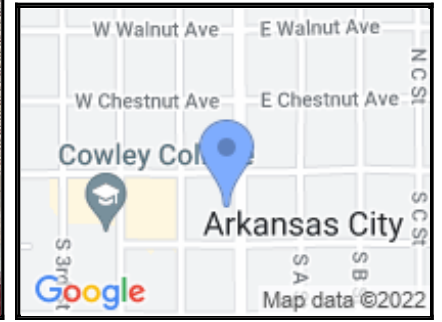


5' h x 7' w polymetal sign

**Awning sign shown as
2' h x 10' w banner**

Photo courtesy of Cardinal Sign with added graphics 7/11/22

035-0210-00077
Royal Sample News/Summit
Newstand
113 S SUMMIT ST
Arkansas City



LOCATION:

County: Cowley

Address: 113 S SUMMIT ST

Address Remarks:

City: Arkansas City

Zip: 67005 - 2681

Parcel ID: 299-30-0-30-07-003.00-0

Legal Description:

Legal Description Remarks: ARKANSAS CITY, BLOCK 80, LT 7 EXC S.54 & EXC N1.0 E100

Latitude, Longitude 1: 37.061724 -97.039317

Latitude, Longitude 2:

Latitude, Longitude 3:

Latitude, Longitude 4:

Datum: WGS84

DESCRIPTION:

Historic Name: Royal Sample News/Summit Newstand

Alternate Name:

Historic Function: Commerce/Trade

Subcategory: Specialty Store

Historic Function Remarks: Brick building on lot appears on earliest Sanborn Map (1884) and housed a druggist. In 1886, it was a drug store & stationery. Books and drugs were sold here in 1890, but by 1899, the building had been subdivided with a jeweler on the north and a barber on the south. In 1905 & 1912, the entire building housed a confectionery. A barber, news stand, and cigar shop was located here through the 1920s, with the newstand remaining through the early 1960s CDs.

Present Function: Commerce/Trade

Subcategory: Specialty Store

Present Function Remarks: 2011 and 2017: Jewelry store.

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

Section IV, Item 1.

Secondary Style:

Barn Type: Not Applicable

Bridge Type: Not Applicable

Landscape Type: Not Applicable

Physical Description/Remarks: Street views from 1983 show this building as a one-part commercial structure, complete with its transom and cornice. The current metal slip cover and canopy were added between May of 1983 (when the photos were taken) and June of the same year (when the nomination was written). \ 2011 survey notes brick building. Existing building has metal slipcover (ca.1983 according to photo reference but not included on survey form). Matching deep flat canopy with metal siding on soffit, angles back to building facade at each side. Below the canopy, a rock-face limestone facade is visible which does not appear to be veneer. The storefront is aluminum-framed windows over a tall stone bulkhead that angle back to a pair of doors centrally located. Rear of building has stucco parging therefore original masonry is obscured. One-story rear addition is shorter than original building but still spans only 3/4 of lot depth. The rear facade of the rear bay also has a stucco finish and the only opening is a single aluminum-framed glass door located near the south end. The addition has a corrugated metal roof.

Plan Form: Rectangle

Commercial Building Type: One-Part Commercial Block

Roof Form: Flat with Parapet

Stories: 1

Condition: Good

Principal Material: Metal

Condition Remarks:

Architect/Designer/Builder: Unknown

Year of Construction: 1883

Certainty: Estimated

Date Notes: Appears on 1884 Sanborn and photo indicates facade is early.

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:

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)

IMAGES & DOCUMENTS



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



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



113 S. Summit. Front/east facade (113 on left). 11/14/2017. B. Spencer



113 S. Summit. Storefront looking north. 11/14/2017. B. Spencer



113 S. Summit XX 11/14/2017 B. Spencer



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



113 S. Summit. Site Plan. 2017. City of Arkansas City