



City of Arkansas City

HISTORIC PRESERVATION BOARD MEETING

AGENDA

Monday, October 17, 2022 at 5:30 PM – 118 W Central Ave, Arkansas City, KS

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/793946077>

You can also dial in using your phone.

United States: +1 (571) 317-3112

Access Code: 793-946-077

- 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 208 S Summit Street
- V. **Other Items**
- VI. **Adjournment**

Future Meetings: This Historic Preservation Board meets the 3rd 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: 10/17/22
From: Josh White, Principal Planner
Item: Historic Review-208 S Summit St

Purpose: Review the proposed sign at 208 S Summit Street

Background:

The subject property is located at 208 S Summit Street. The proposed project is an unlit polymetal channel letter sign mounted above the storefront on the sign board. A portion of the sign will be backlit channel letters (see diagram in staff report). 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 208 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-2022-036

APPLICANT/PROPERTY OWNER
 Andrew Iverson

MEETING DATE
 October 17, 2022

PROPERTY ADDRESS/LOCATION
 208 S Summit St

PROJECT DESCRIPTION

The subject property is located at 208 S Summit Street. The proposed project is an unlit polymetal sign mounted above the storefront on the sign board. A portion of the sign will be backlit channel letters. 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 1920	CONSTRUCTION TYPE Two Part Commercial Block	STATE/NATIONAL REGISTER STATUS Listed on the State and National Registers as a Contributing Building	BUILDING SIZE 6,300 sq feet	SIZE OF PROPERTY 48.5' X 132' 0.15 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 sign board which appears to be the appropriate placement. 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		

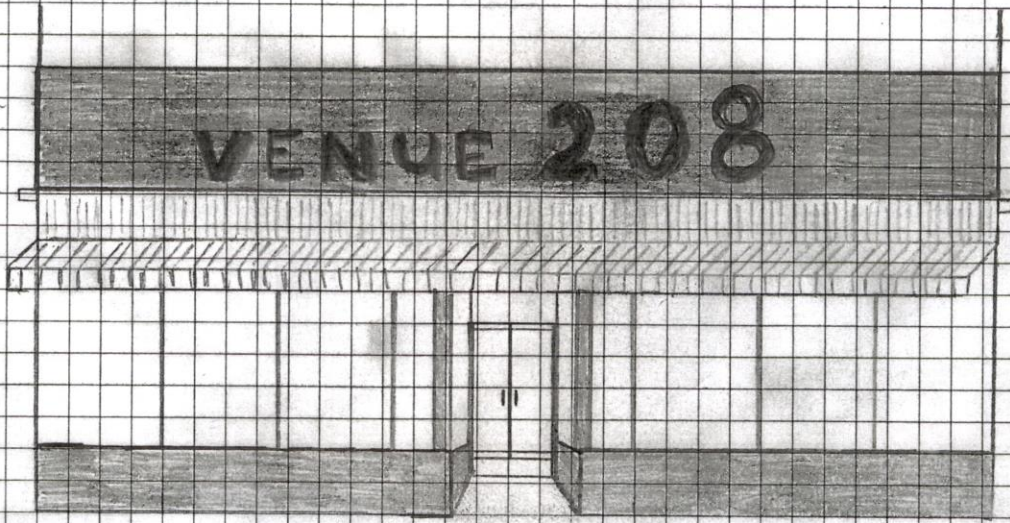


Photo with added graphics courtesy of Cardinal Sign 8/18/18

Venue 208

A. Iverson '22

Option 1

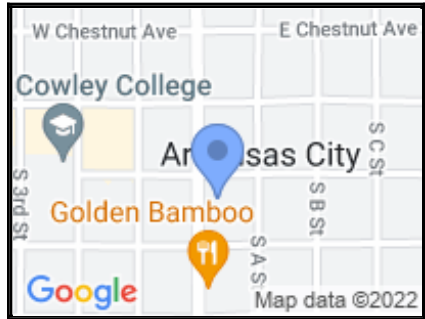


- Reuse "VENUE" from old sign.
- Order 208, which will be backlit.
- 208 in RAILWAY MEDIUM 500.
in LED lighting.

Andrew Iverson
(620) 660-2520

Legend
1" = 100'

035-0210-00030
Zadie Building
208 S SUMMIT ST
Arkansas City



LOCATION:

County: Cowley

Address: 208 S SUMMIT ST

Address Remarks: 206-208-210 S SUMMIT. Two parcels: 206 on North and 208-210 on South; two separate owners. PID for 206: 299-30-0-30-15-008.01-0

City: Arkansas City

Zip: 67005 - 2847

Parcel ID: 299-30-0-30-15-008.00-0

Legal Description:

Legal Description Remarks: 206: ARKANSAS CITY, BLOCK 69, Lot 4; 208: ARKANSAS CITY, BLOCK 69, LTS 5 & 6 EXC N1.5 LT 6

Latitude, Longitude 1: 37.060678 -97.038598

Latitude, Longitude 2:

Latitude, Longitude 3:

Latitude, Longitude 4:

Datum: WGS84

DESCRIPTION:

Historic Name: Zadie Building

Alternate Name: Townsend's Dept Store/Sears/Kroger/Gambles

Historic Function: Commerce/Trade

Subcategory: Specialty Store

Historic Function Remarks: The building at 206 first appears on the 1912 Sanborn, while the structure at 208-210 appears as a separate address ca. 1938 according to city directories. At 206 a pool hall is in residence on the 1912 and 1925 Sanborns. The 1947 Sanborn shows a furniture store. The 1947 Sanborn is the first to show 208-210 as a single building utilizing most of the parcel space. In the 1925 CD a billiard and barber shop is listed at 206, while 208 is called the Zadie building with at least 8 different professional offices listed. 210 houses Eagle Jewelry. The only change in 1930 is the jeweler changed hands (Eiffler). By 1938 Townsend's Dept Store occupies 208-210. By 1952 Sears is listed at 208 and Kroger Grocery is at 210. By 1962 Gambles has replaced Kroger (CD).

Present Function: Commerce/Trade

Subcategory: Specialty Store

Present Function Remarks: 2011: Sprint (206 S Summit) and Summit Antique Mall (208 S Summit); 2017: Landrush Antique Mall with Just Between Friends Gift Shop (2017) in north storefront.

Residential/Commercial/Religious Style: Commercial Style

Secondary Style: Late 19th & 20th Century Classical Revival

Barn Type: Not Applicable

Bridge Type: Not Applicable

Landscape Type: Not Applicable

Physical Description/Remarks: Two-story brick facade has stone detailing including corner quoining and quoined panels on parapet. Parapet over center bay has stone panel inscribed "Zadie Block" North bay (now separate building) has painted facade diminishing detailing present on original facade. Upper windows have stone keystones. North bay retains original 1/1 double-hung windows with transoms but windows have been replaced on south and center bays. Red brick building has stone detailing; all masonry is painted on north bay. Transoms have been covered on both buildings with wood; metal siding covers piers on north bay. A retractable canvas awning remains in place on south bays. South storefront aluminum-framed display windows over stucco bulkhead with recessed central entry. At recessed stair at south of north bay, ceramic tile bulkhead and mosaic tile flooring is extant likely reflecting former storefront modifications. North bay also has aluminum-framed storefront but over brick bulkhead (painted) and with recessed central door. Rear facade is brick with multi-light steel windows extant at several openings. Building(s) extend nearly full-depth of lot with stair leading to central entrance on rear facade of each building.

Plan Form: Rectangle

Commercial Building Type: Two-Part Commercial Block

Roof Form: Flat with Parapet

Stories: 2

Condition: Good

Principal Material: Brick

Condition Remarks:

Architect/Designer/Builder: Unknown

Year of Construction: 1920

Certainty: Estimated

Date Notes: The building at 208-210 was built after the 1925 Sanborn, as it first appears in its current footprint on the 1947 Sanborn. The building at 206 appears on the 1912 Sanborn but likely received a new matching facade when 208-10 was built in 1920.

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:

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



Zadie Building. 206-208 S Summit. Principal Elevation. 07/24/2009.



Zadie Building. 206-208-210 S Summit. Front/west facade of 208-210. 12-11-2017. B. Spencer



Zadie Building. 206-208-210 S Summit. Inscribed parapet over center bay on west facade. 12-11-2017. B. Spencer



Zadie Building. 206-208-210 S Summit. Front/west facade of 206. 12-11-2017. B. Spencer



Zadie Building. 206-208-210 S Summit. 206 retains original upper windows. 12-11-2017. B. Spencer



Zadie Building. 206-208-210 S Summit. 206 storefront on west facade. 12-12-2017. B. Spencer



Zadie Building. 206-208-210 S Summit. 208-210 storefront on west facade with street access to 2nd floor. 12-12-2017. B. Spencer



Zadie Building. 206-208-210 S Summit. Rear/east facade with 206 (white) on north. 12-12-2017. B. Spencer



Zadie Building. 206-208-210 S Summit. East/rear facade of 208-210. 12-12-2017. B. Spencer



Zadie Building. 206-208-210 S Summit. Siteplan. 2017. City of Arkansas City

Zadie Building. 206-208-210 S
Summit. East side of 200 block S.
Summit. 12-11-2017. B. Spencer

Section IV, Item 1.