



City of Arkansas City

HISTORIC PRESERVATION BOARD MEETING

AGENDA

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

GoToMeeting:

<https://meet.goto.com/942359989>

You can also dial in using your phone.

Access Code: 942-359-989

United States: +1 (408) 650-3123

I. Call to Order

II. Roll Call

III. Consent Agenda

1. May 22, 2023 Meeting minutes.

2. Administrative Reviews:

1.126 S Summit St-HVAC Installation

IV. Items for Discussion

1. Review the proposed storefront at 408 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 22, 2023 at 5:30 PM – 118 W Central Ave, Arkansas City, KS

I. Call to Order

II. Roll Call

PRESENT: Foss Farrar, Jorge Lozano, Tom Wheatley

ABSENT: Kevin Cox

III. Consent Agenda

1. October 17, 2022 Meeting minutes
2. Administrative Reviews

Josh White stated that there weren't any administrative reviews. Motion made by Lozano, seconded by Wheatley to approve the October 17, 2022 Meeting minutes as written.

Voting Yea: Farrar, Lozano, Wheatley

IV. Items for Discussion

1. Review the proposed sign at 100 S Summit Street

Josh White presented the staff report. The sign located at 100 S Summit St is proposed to be a two sided projecting sign with 2 cabinets of 3 X 6 feet each mounted in the same location as the current 5 X 8 sign. That sign was approved by the SHPO in 2010. The proposed sign will remain unlit. Staff recommended approval of the sign per the Guidelines for Signs in Historic Districts and Individually listed properties in accordance with KSA 75-224.

Motion made by Lozano, Seconded by Wheatley to approve the permit for a sign at 100 S Summit St as reviewed in accordance with K.S.A. 75-224 as presented.

Voting Yea: Farrar, Lozano, Wheatley

V. Other Items

City Clerk Tiffany Parsons spoke to the board about their vacancy. She discussed plans to advertise the position and hopefully get it filled soon.

Josh White talked about some efforts by staff to improve the downtown by addressing windows and awnings. One such case has already been fixed.

Jorge Lozano discussed a bridge near his property that is outside the city limits. He is working to get it listed on the National Register of Historic Places and asked the board for support of the application. Tom Wheatley asked about the benefit of listed the bridge. Jorge replied that it would protect the bridge from

demolition. He asked Foss if he would discuss it with the Cowley County Historical Society. The board asked Josh to draft a letter of support to be signed by Foss the chair.

VI. Adjournment

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

Meeting adjourned at 6:09 p.m.

DRAFT

**APPLICATION FOR CONSTRUCTION PERMIT
CITY OF ARKANSAS CITY, KANSAS**

Section III, Item 2.

Date: 06/16/23	Permit Number:	KS State Roofing #:	Permit Fee:	Plan Review Fee:	Total Fee:
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TYPE OF PERMIT	<input type="checkbox"/> BUILDING <input type="checkbox"/> CURB CUT <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> FENCE <input checked="" type="checkbox"/> MECHANICAL <input type="checkbox"/> PLUMBING <input type="checkbox"/> ROOFING <input type="checkbox"/> SIGN
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JOB ADDRESS:	126 S Summit	Zone:
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Owner: RCB Bank	Address: P.O. Box 189 Claremore, OK 74018	Phone: 620-442-4040
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Contractor:	Electrician:	HVAC: Waldorf Riley Heating and Co	Plumber:
Phone Number: 620-442-5610	USE OF BUILDING RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/>		

CLASS OF WORK	<input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE <input type="checkbox"/> REPAIR <input checked="" type="checkbox"/> REPLACE
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Construction Type:	Occupancy Class:	Occupant Load:	Number of Stories:	Project Size:	Lot Size:	Floodplain: <input type="checkbox"/> YES <input type="checkbox"/> NO	Floodplain Zone & Elevation:
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WORK DESCRIPTION:
Installation of a new Trane 4 ton all electric heat pump.

SPECIAL CONDITIONS:

IF A PERMIT IS APPLIED FOR, AND INSPECTION MUST BE SCHEDULE AT LEAST 24 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS: 620-441-4420

VALUATION (INCLUDE ALL LABOR AND MATERIALS):
\$10,500.00

NOTE:

That the said building shall be demolished, constructed, remodeled, or repaired in accordance with all the requirements of the laws of the state of Kansas and the ordinances of the City of Arkansas City relative to fire regulations, subdivision regulations, zoning and all other regulations controlling such work, in a substantial and workmanlike manner and according to the recognized standard methods of construction employed for the type and class of building adopted for the building; that the City of Arkansas City shall be held harmless from any and all loss and expense or liability of any kind whatsoever which the city may suffer, including all costs incurred in the defense of any suit or action resulting from the issuance of this permit, or because of the demolition of the said building or construction, thereof, or by any reason of any act or thing done by virtue of this permit.

Before starting any excavation, Kansas One Call must be contacted at 1-800-344-7233. An Asbestos Inspection may be required. Contact the Kansas Department of Health and Environment, Asbestos Control Section, 1-785-296-1550 for information. If required, a copy of the Asbestos Inspection Report shall be submitted to the Building Official prior to any work being performed.

Work may be stopped or permit canceled by building official for just cause.

I hereby certify that I have read and examined this application and know the same to be true and correct.

X Kiley Christopher
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

06 / 16 / 23
DATE

(ICC PERMIT TECHNICIAN SIGNATURE)

DATE



Historic Preservation Board Agenda Item

Meeting Date: 6/26/23
From: Josh White, Principal Planner
Item: Historic Review-408 S Summit St storefront

Purpose: Review the proposed storefront at 408 S Summit Street

Background:

The subject property is located at 408 S Summit Street.. The proposed project is a store front replacement. The applicant would like to place a roll-up style door on the storefront to allow easy access from her business to the sidewalk. No historic photos have been found but according to the KHRI listing, the building has had a history of the building being a repair garage and likely had a roll-up door on the front before. There is a curbcut still present in front of the building. Staff recommends approval of the storefront per the Illustrated Guidelines for Rehabilitating Historic Buildings: Storefronts in accordance with KSA 75-2724, Kansas State Historic Preservation Law.

Action:

Make a motion to approve/disapprove the permit for a storefront at 408 S Summit Street as reviewed in accordance with K.S.A. 75-224 subject to any discussed conditions.

Attachments:

Staff Report, Photos, 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-2023-038

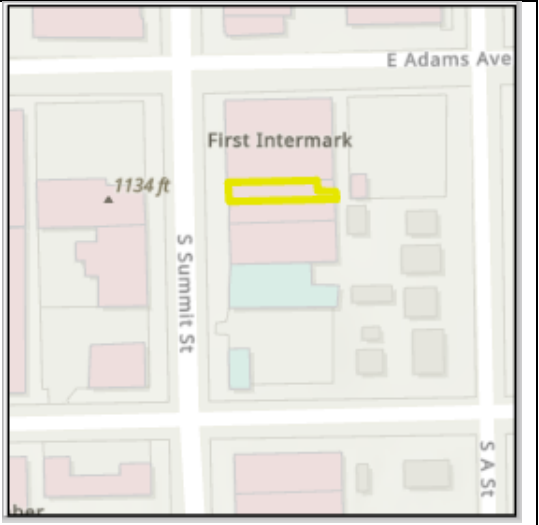
APPLICANT/PROPERTY OWNER
 Brandi Webb

PUBLIC HEARING DATE
 June 26, 2023

PROPERTY ADDRESS/LOCATION
 408 S Summit St

PROJECT DESCRIPTION

The subject property is located at 408 S Summit Street.. The proposed project is a store front replacement. The applicant would like to place a roll-up style door on the storefront to allow easy access from her business to the sidewalk. No historic photos have been found but according to the KHRI listing, the building has had a history of the building being a repair garage and likely had a roll-up door on the front before. There is a curbcut still present in front of the building. Staff recommends approval of the storefront per the Illustrated Guidelines for Rehabilitating Historic Buildings: Storefronts in accordance with KSA 75-2724, Kansas State Historic Preservation Law.



Map data ©2023 Esri World Topographic map

CONSTRUCTION DATE 1930 Estimated	CONSTRUCTION TYPE One Part Commercial Block	STATE/NATIONAL REGISTER STATUS Listed on the State and National Registers as a Contributing Building	BUILDING SIZE 2,625 sq feet	SIZE OF PROPERTY 24.65' X 132' Irregular lot 2,928 sq feet 0.07 acres
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STAFF RECOMMENDATION

- APPROVE APPROVE WITH CONDITIONS DENY

According to the Standards and Guidelines, “**Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.**” One-story blond brick building with punched storefront bays and no detailing. Concrete block building has blond brick front facade. Pair of wood doors has two-light wood transom in south bay. North bay is wood-framed two-light display window with 12-light transom.

This project would involve a roll-up type door with movable tables that could be moved in and out as weather permits. Staff recommends approval as long as the door has a similar look to the windows. Because of the building’s history as a garage it is likely that it had a roll-up door of some sort in the past. Without any photos it is difficult to determine what the historic storefront may have looked like. The double door entry should also try to match the existing entry.

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		



Storefront as it exists today. Photo by Brandi Webb 6/15/23



Concept photo provided by Brandi Webb

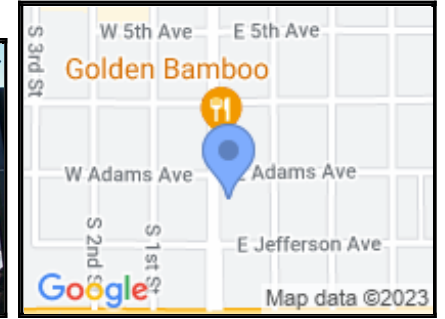


408 S. Summit. Front/west facade. 12-11-2017. Photo by B. Spencer downloaded from KHRI 6/14/23.



408 S. Summit. East side of 400 block S. Summit. 12-11-2017. Photo by B. Spencer. Downloaded from KHRI 6/14/23

035-0210-00038
Tire Bill Shop
408 S SUMMIT ST
Arkansas City



LOCATION:

County: Cowley

Address: 408 S SUMMIT ST

Address Remarks:

City: Arkansas City

Zip: 67005 - 2890

Parcel ID: 299-30-0-30-27-002.01-0

Legal Description:

Legal Description Remarks: ARKANSAS CITY, BLOCK 71, S24.65 LT 5

Latitude, Longitude 1: 37.058304 -97.038672

Latitude, Longitude 2:

Latitude, Longitude 3:

Latitude, Longitude 4:

Datum: WGS84

DESCRIPTION:

Historic Name: Tire Bill Shop

Alternate Name: Holt Motor Co./Stockton Motor Co.

Historic Function: Commerce/Trade

Subcategory: Specialty Store

Historic Function Remarks: The 1930 CD indicates the Tire Bill Shop was at this location, replaced by Holt Motor Co and Fred Stockton Auto Body Shop by 1938. The 1952 CD shows Ben Stockton Motor Co, but the building was vacant by 1962.

Present Function: Vacant/Not in Use

Subcategory:

Present Function Remarks: 2011: dry cleaners; 2017: Vacant.

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

Secondary Style:

Barn Type: Not Applicable

Bridge Type: Not Applicable

Landscape Type: Not Applicable

Physical Description/Remarks: One-story blond brick building with punched storefront bays and no detailing. Concrete block building has blond brick front facade. Pair of wood doors has two-light wood transom in south bay. North bay is wood-framed two-light display window with 12-light transom. Concrete block is visible on rear facade. Building occupies 3/4 of lot. Dumpster bay for adjacent building is located on this lot off alley.

Plan Form: Rectangle

Commercial Building Type: One-Part Commercial Block

Roof Form: Flat with Parapet

Stories: 1

Condition: Good

Principal Material: Brick

Condition Remarks:

Architect/Designer/Builder: Unknown

Year of Construction: 1930

Certainty: Estimated

Date Notes: 1920 Sanborn indicates a stone building on this site. Existing building is concrete ca. 1930.

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)

Sequence Number: 088

Surveyed By: Spencer Preservation

Survey Date: 12/11/2017

IMAGES & DOCUMENTS



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



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



408 S. Summit. East side of 400 block S. Summit. 12-11-2017. B. Spencer.



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

Section IV, Item 1.

408 S. Summit. East/rear facade.
12-11-2017. B. Spencer.