



City of Arkansas City

HISTORIC PRESERVATION BOARD MEETING

AGENDA

Monday, May 23, 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/823718205>

You can also dial in using your phone.

United States: +1 (224) 501-3412

Access Code: 823-718-205

I. Call to Order

II. Roll Call

III. Consent Agenda

1. Meeting Minutes, April 25, 2022

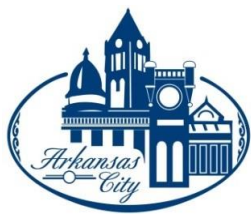
IV. Items for Discussion

1. Review the proposed sign at 110 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, April 25, 2022 at 5:30 PM — 118 W Central Ave, Arkansas City, KS

I. Call to Order

II. Roll Call

PRESENT: Kevin Cox, Foss Farrar, Kayleigh Lawson, Jorge Lozano, Tom Wheatley
Principal Planner Josh White represented staff.

III. Consent Agenda

1. Meeting Minutes, December 20, 2021.
Motion made by Lawson, Seconded by Cox to approve the minutes as written.
Voting Yea: Cox, Farrar, Lawson, Lozano, Wheatley
2. Administrative Reviews for 408 S Summit Street, 211 S Summit Street and 312/314 S Summit Street
Motion made by Lawson, Seconded by Lozano to approve the administrative reviews as presented.
Voting Yea: Cox, Farrar, Lawson, Lozano, Wheatley

IV. Items for Discussion

1. Review the proposed storefront at 314 S Summit Street

Farrar introduced the item and turned the meeting over to White. White explained the staff report and the requirements of the review. The storefront replacement would be similar but would have an extra header bar. Vincent Brown noted that they would add some tinting in order to prevent sun damage to the flooring and reduce cooling costs. Brown also briefly discussed their project on the upper floor. They planned to preserve as much of the historical features as was possible throughout the building. They hope to have that project done this summer. Lawson noted that when she ran her bookstore out of that building, some tinting would have been a major help.

Motion made by Lozano, Seconded by Wheatley to adopt the findings and approve the building permit for the storefront at 314 S Summit St as reviewed in accordance with K.S.A. 75-224.

Voting Yea: Cox, Farrar, Lawson, Lozano, Wheatley

V. Other Items

White discussed several project updates. Wheatley wanted to discuss the Town House Motel. White noted that the property is not in the Historic District but it was included in the 2017 survey. He also noted that the property owner was still planning some updates but was still dealing with financial considerations. The board discussed the merits of saving the building verses tearing it down.

VI. Adjournment

Motion made by Lawson, Seconded by Lozano to adjourn the meeting.

Voting Yea: Cox, Farrar, Lawson, Lozano, Wheatley

Farrar declared the meeting adjourned at 6:10 p.m.



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 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 that is rear lit 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.

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, Photos, Sign Diagram, Application



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-2022-034

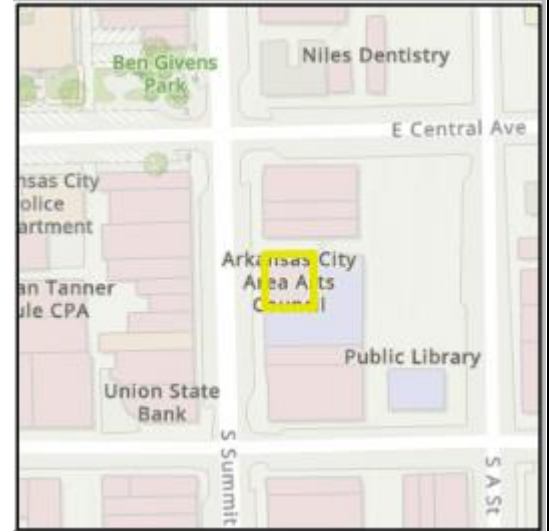
APPLICANT/PROPERTY OWNER
Cardinal Sign/Arkansas City Area Art Council

MEETING DATE
May 23, 2022

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 that is rear lit 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 ©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

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		



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.

Customer provided sign - wood, metal & LED modules
Wood is 10' 10" w x approx 12.75" h
Area to attach
is 11" h



Google StreetView December 2021 with added graphics from Cardinal Sign 5/19/22

Customer provided sign - wood, metal & LED modules
Wood is 10' 10" w x approx 12.75" h
Metal logo stands off from wood backer
Halo glow created behind "the Root"



Sign graphic courtesy of Cardinal Sign 5/19/22



Historic Review Application

Date: 5-20-22 Property Location/Name: 110A S. Summit Burford Theatre Building

Applicant Information

Name: Terry Kostelny
Address: [Redacted]
Phone: [Redacted]
Signature: [Signature]

Property Owner Information

Name: Miranda Watson Hofmeister
Address: 112 S. Summit
Phone: 620-442-5895
Signature: _____
PCAAC Board of Directors

Type of Work (Check all that apply)

- ☐ Alterations/Additions
- ☐ Zoning Action
- ☐ Demolition
- ☒ Sign
- ☐ New Construction
- ☒ Non-structural

Submittal Requirements (Attach)

- ☐ Final work drawings
- ☒ Site or sketch plan
- ☒ Photos

Project Description: (Include Specific Details and attach additional sheets as necessary)

Project Type & Review Standards

Compatibility with the Secretary of the Interior's Standards of the Treatment of Historic Properties

	YES	NO	N/A
1. Historic use/reuse and minimal change to distinctive materials, features, etc.:	—	—	—
2. Historic character retained; removal or alteration distinctive materials avoided:	—	—	—
3. No changes that create a false sense of historical development:	—	—	—
4. Changes that have acquired historical significance in their own right will be retained:	—	—	—
5. Distinctive materials, features, examples of craftsmanship, etc. will be preserved:	—	—	—
6. Repair deteriorated historic features; new features will match old in design:	—	—	—
7. Chemical and physical treatments will be as gentle as possible:	—	—	—
8. Protect and preserve archeological resources in place:	—	—	—
9. 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:	—	—	—
10. New construction can be removed without destroying essential form & integrity:	—	—	—

Summary of Findings and Basis for Decision

The proposal meets the Secretary of the Interior's Standards for the Treatment of Historic Properties. YES/NO

Board Secretary

Date: _____

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



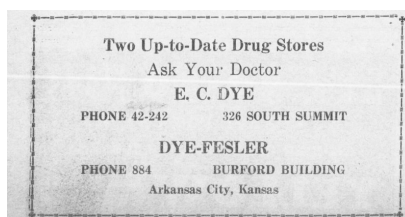
110-114 S. Summit. Cararra glass
bulkhead and hex tile at recessed
entry at south storefront bay.
11/14/2017. B. Spencer



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