

City of Arkansas City

HISTORIC PRESERVATION BOARD AGENDA

Monday, August 16, 2021 at 5:30 PM - 118 W Central Ave, Arkansas City, KS

GoTo Meeting: $\underline{https://global.gotomeeting.com/join/319340397}$ or call $\underline{+1}$ (646) 749-3122 Access Code: 319 340 397

Call to Order

Roll Call

Consent Agenda

- 1. Meeting Minutes, July 12, 2021 meeting.
- 2. Administrative Reviews

Reviews

3. Review the proposed sign at 316 S Summit Street

Other Items

Adjournment

Arkansas City Historic Preservation Board July 12, 2021 5:30 pm City Commission Room City Hall Item 1.

Call to Order:

Roll Call: Kevin Cox [x] Foss Farrar [x] Charles Jennings [] Kayleigh Lawson [x] JW Lozano []

Staff present was Public Information Officer Andrew Lawson and Principal Planner Josh White

Charles Jennings joined the meeting in progress via GoToMeeting.

1. Consent Agenda

K. Lawson made a motion to approve the June 21, 2021 meeting minutes as written. The motion was seconded by Cox. Voice vote carried the motion.

2. Walking Tour Update

The board received an update on the brochure. It is at the printer. A proof is ready but hasn't been viewed yet. 500 should be available on Wednesday to hand out to the public. Jennings joined the meeting. The board thanked everyone involved in the creation of the brochure and felt the final product was excellent.

3. 150th Celebration

The board discussed the activities related to the 150th Celebration. Farrar reported that Sandy Randel has been working on an interactive tour. Farrar announced he would be playing the part of his grandfather in front of Union State Bank. The board agreed to participate by handing out brochures at the Burford and helping as needed on Wednesday evening. White indicated he would also be present. A. Lawson also invited the board to the opening of the time capsule on Friday at 1:00. Plans are in the works to bury a new one in honor of the 150th during Arkalalah.

4. Other Items

A. Lawson noted that the Planning Commission would be working on goals for the Historic Resources and would appreciate input from the Historic Preservation Board. White suggested that we cancel the August meeting as a break for the board which hasn't missed a month in over a year while working on this project. At the September meeting, measurable goals could be discussed and forwarded to the Planning Commission. The Facility Study for Paris Park Pool was also discussed. The board would like to see the pool preserved as much as possible while realizing that the needed repairs may force the City to remove some of the older features of the pool. The pool is not listed on the State or National Registers.

Adjournment:

K. Lawson made a motion to adjourn. Lozano seconded the motion. Voice vote carried the motion. Meeting adjourned.

.



Historic Preservation Board Agenda Item

Meeting Date: 8/16/21

From: Josh White, Principal Planner

Item: Administrative Reviews

Purpose: Administrative Reviews

Background:

Staff handles Administrative Reviews for minor projects. The Historic Preservation Board is then notified of these reviews.

The following administrative reviews were done by staff since the last notification of the board:

316 S Summit Street-Interior Remodel

Action:

Approve with the consent agenda.

Attachments:

Administrative Review materials

HRA-2021-018



City of Arkansas City, Kansas Neighborhood Services 118 West Central Avenue Arkansas City. KS 67005 620-441-4420

BUILDING PERMIT

		BUILD	ING PERMIT		
PERMIT #: KS STATE ROOFIN	2100457 NG #:	1	DATE ISSUED:	7/23/2021	
JOB ADDRESS: PARCEL ID: SUBDIVISION:	316 S SUMMIT ST 2993003018005000		LOT #: BLK #: ZONING:		
ISSUED TO: ADDRESS CITY, STATE	ALL HOURS ELECTI 1310 N CLEVELAND		CONTRACTOR: ADDRESS:	ALL HOURS ELECTRIC 1310 N CLEVELAND RI	
ZIP:	MULVANE KS 6711	0	CITY, STATE ZIP:	MULVANE KS 67110	
PHONE:	316-573-3162		PHONE:	316-573-3162	
CLASS OF WORK: OCCUPANT	ELECTRICAL	CONSTRUCTION TYPE: NUMBER OF	V-B	OCCUPANCY CLASS:	20,000.00
LOAD:		STORIES:	FLOOD		20,000.00
LOT SIZE:		FLOODPLAIN:	FLOOD ZONE/I	ELEVATION:	
BUILDING USE:	B; BUSINESS				
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APPLICATION FOR CONSTRUCTION PERMIT

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Contractor:		Electrician:		HVAC:			Plumber:		
All Hours	Electric	Tony N	leek						
Phone Number: 316 573-	3162	USE OF BUIL	RESIDENTIAL [COMMERCI	AL 🗸	`		
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regulations, zon	ing and all other	regulations co	ontrolling such v	vork, in a su	bstantial a	nd workma	inlike ma	inner and a	ccording
to the recognize	d standard metho	ds of construc	ction employed	or the type	and class o	f building a	adopted f	or the build	ing; that
the City of Ark	ansas City shall b	e held harmle	ss from any and	all loss and	expense o	r liability o	f any kin	d whatsoeve	er which
the city may su	ffer, including all	costs incurred	in the defense	of any suit o	r action re	sulting from	n the issu	iance of this	s permit,
or because of th	e demolition of the	he said buildir	ig or construction	on, thereof, o	or by any r	eason of an	y act or	thing done t	y virtue
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Before start	ing any excavatio	n, Kansas On	e Call must be c	ontacted at	1-800-344-	7233. An A	sbestos li	nspection m	ay be
required C	ontact the Kansa	s Department	of Health and E	invironment	t, Asbestos	Control Se	ction, 1-7	85-296-155	v ior
information.	f required, a cop	y of the Asbes	tos Inspection R	eport shall	be submitt	ed to the Bi	uilding O	fficial prior	to any
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Ay Item 2.



City of Arkansas City, Kansas Neighborhood Services

Neighborhood Services 118 West Central Avenue Arkansas City, KS 67005 620-441-4420

BUILDING PERMIT

		DUILD	III O I DIGITAL		
PERMIT #:	2100452		DATE ISSUED:	7/19/2021	
KS STATE ROOFIN JOB ADDRESS: PARCEL ID: SUBDIVISION:	IG #: 316 S SUMMIT ST 2993003018005000		LOT #: BLK #: ZONING:		
ISSUED TO:	OAKRIDGE CONSTRI	UCTION	CONTRACTOR:	OAKRIDGE CONSTRUC	TION SOLUTION
ADDRESS	6572 E CENTRAL AV	E	ADDRESS:	6572 E CENTRAL AVE	
CITY, STATE ZIP:	WICHITA KS 67206		CITY, STATE ZIP:	WICHITA KS 67206	
PHONE:	316-393-1256		PHONE:	316-393-1256	
CLASS OF WORK:	PLUMBING	CONSTRUCTION TYPE: NUMBER OF	V-B	OCCUPANCY CLASS:	IV
OCCUPANT LOAD:		STORIES:		VALUATION	25,000.00
LOT SIZE:		FLOODPLAIN:		PLAIN ELEVATION:	
BUILDING USE:	B; BUSINESS			-	
WORK DESCRIPTI	ON:				
SPECIAL CONDITI	IONS:				
DESCRIPTION-	CON	TRACTOR			AMOUNT
PLUMBING	OAK	RIDGE CONSTRUC	TION SOLUTION		\$ 124.00
			NOTE:	TOTAL	\$ 124.00
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APPLICATION FOR CONSTRUCTION PERMIT

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TYPE OF PERMIT	BUILDING	CURB CUT [ELECTRICAL [FENCE MEC	CHANICAL DEL	UMBING ROOFING SIG
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Car	ridse Com Solut	sT lec				Cakridge Cons
Phone Number:		USE OF BUI	LDING RESIDENTIAL [) cov	MERCIAL Z	
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WORK	Occupancy Class:	Occupant Load:	ATION MOVE		REPAIR REPI	
Type:	Occupancy Class:	Occupant Load:	Number of Stories:	Project Size:	Lot Size:	Floodplain: Floodplain Zone & Elevation:
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VALUATION (INC	LUDE ALL LABOR	AND MATERIALS):			
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That the said b	uilding shall be	demolished, cor	NOT		l in accordance s	with all the requirements of th
laws of th	e state of Kans	as and the ordin	ances of the City	of Arkansas Ci	ty relative to fire	e regulations, subdivision
						nanlike manner and according adopted for the building; that
the City of Ar	kansas City shal	ll be held harml	ess from any and	all loss and exp	ense or liability	of any kind whatsoever which om the issuance of this permit
			ng or construction			any act or thing done by virtue
			ne Call must be c	ontacted at 1-80		Asbestos Inspection may be
			stos Inspection R			Section, 1-785-296-1550 for Building Official prior to any
	Work	may be stoppe	d or permit canc	•	official for just	cause.
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City of Arkansas City, Kansas

Neighborhood Services 118 West Central Avenue Arkansas City, KS 67005 620-441-4420



BUILDING PERMIT

		BUIL	DING PERMIT		
PERMIT #:	2100431		DATE ISSUED:	7/08/2021	
KS STATE ROOF	NG #:				
JOB ADDRESS:	316 S SUMMIT ST		LOT #:		
PARCEL ID:	2993003018005000		BLK #:		
SUBDIVISION:			ZONING:		
ISSUED TO:	P4 CONTRACTOR		CONTRACTOR:	P4 CONTRACTOR	
ADDRESS	1556 N BROADWA	Y ST	ADDRESS:	1556 N BROADWAY ST	
CITY, STATE			CITY, STATE		
ZIP:	WICHITA KS 6721	4	ZIP:	WICHITA KS 67214	
PHONE:	316-993-6758		PHONE:	316-993-6758	
CLASS OF WORK:	ALTERATION	CONSTRUCTION TYPE:	V-B	OCCUPANCY CLASS:	IV
OCCUPANT LOAD:		NUMBER OF STORIES:		VALUATION	95,000.00
LOT SIZE:		FLOODPLAIN:		PLAIN ELEVATION:	
BUILDING USE:	B; BUSINESS		2010		

WORK DESCRIPT	ION: TURN EXISTING	SPACE INTO A TO	GO RESTAURANT, F	RAME 2 NEW ADA RESTRO	OOMS. FRAME 7

FT X 8 FT OFFICE, FRAME 22 FT X 31 FT KITCHEN, INSTALL DROP CEILING

SPECIAL CONDITIONS:

 DESCRIPTION
 CONTRACTOR
 AMOUNT

 COMMERCIAL REMODEL
 P4 CONTRACTOR
 \$ 453.75

TOTAL

\$ 453.75

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.

COMMERCIAL FINAL INSPECTIONS MUST BE SCHEDULED A MINIMUM OF 72 HOURS IN ADVANCE.

REGULAR INSPECTIONS MUST BE SCHUDULED A MINIMUM OF 24 HOURS IN ADVANCE.

APPLICATION FOR CONSTRUCTION PERMIT CITY OF ARKANSAS CITY, KANSAS

Date:		Permit 2	umber:		State Roofing #:		ermit Fee		Plan Rev	en Fee	:	Total	Fee:
5/24/2021		<u> </u>											
TYPE OF PERMIT	Ø	BUILDING	CURB CL	IT [ELECTRICAL [FENC	E □ ME	CHANIC	AL PER	MBING	ROO	FING	SIGN
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Owner:	3103	Summer St	MAINS C	IIV Ka	Address:				Phone:				
Joy Ni					719 Main st Wi	nfield 6	7156		91755812	06			
Contractor:			Electr	ician:	:	111	AC:		•	Phum	ber:		
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Phone Number: 316 993 6758			Usin	<i>77</i> (3(,11)	RESIDENTIAL (3	co	MMERCI	AL 🗹				
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Historic Preservation Board Agenda Item

Meeting Date: 8/16/21

From: Josh White, Principal Planner

Item: Historic Review-316 S Summit St

Purpose: Review the proposed sign at 316 S Summit Street

Background:

The subject property is located at 316 S Summit Street. The building is located within the Summit Block building. The proposed project is a box sign that is internally lit mounted on a sign board on front façade. Staff recommends approval of the sign subject to the removal of the internal lighting 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 316 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: iwhite@arkansascityks.gov Website: www.arkcity.org

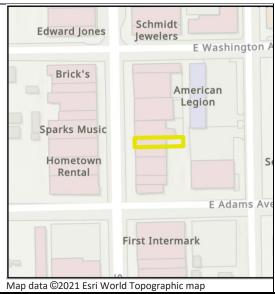
CASE NUMBER HR-2021-032 APPLICANT/PROPERTY OWNER
Jiancheng Li/Xiuzhen Ni/Golden Bamboo Restaurant

PROPERTY ADDRESS/LOCATION

316 S Summit St

PUBLIC HEARING DATE August 16, 2021 PROJECT DESCRIPTION

The subject property is located at 316 S Summit Street. The building is located within the Summit Block building. The proposed project is a box sign that is internally lit mounted on a sign board on front façade. Staff recommends approval of the sign subject to the removal of the internal lighting per the Guidelines for Signs in Historic Districts and Individually Listed properties in accordance with KSA 75-2724, Kansas State Historic Preservation Law.



CONSTRUCTION DATE 1886

CONSTRUCTION TYPE Two Part Commercial Block Italianate Queen Anne STATE/NATIONAL REGISTER
STATUS

Listed on the State and National Registers as a Contributing Building

BUILDING SIZE 25X78 SIZE OF PROPERTY 25' X 132' 0.08 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 proposed to be placed on an existing sign board. However, the proposed sign will be an internally lit box sign and is not recommended. If the internal lighting is removed, the sign would meet the Standards and could be approved per KSA 75-2724. Another alternative would be to externally light the sign.

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	Х		
New construction can be removed without destroying essential form & integrity	X		

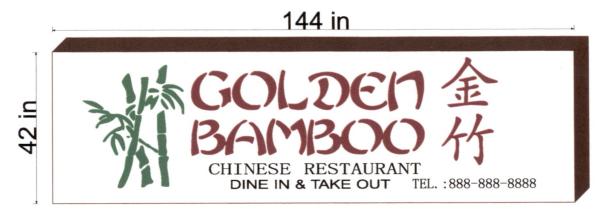
Item 3.

Historic Review Application-Major Project

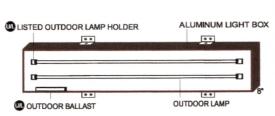
Applicant Information Name: Information Name: Same Address: 7/9 man Which Ni Address: 7/9 hone: Signature: S	Date: 7-23-21 Property Location/Name: 310	o S Summit
Name:	Applicant Information	Property Owner Information
Address:		
Phone:		
Signature: Type of Work (Check all that apply) Alterations/Additions New Construction Signature: Final work drawings New Construction Signature: Photos Project Description: (Include Specific Details and attach additional sheets as necessary) Project Description: (Include Specific Details and attach additional sheets as necessary) Project Description: (Include Specific Details and attach additional sheets as necessary) Relationship to the Secretary of the Interior's Standards for the Treatment of Historic Properties Please explain how the proposal meets each of the following standards; these are the criteria on which the Historic Preservation Board will judge the appropriateness of the application. 1. The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. 2. The historic character of the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided. 3. The property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic		
Type of Work (Check all that apply) _Alterations/Additions _Pinal work drawings _New Construction _Sign _Zoning Action _Demolition Project Description: (Include Specific Details and attach additional sheets as necessary) box sign _Internally (it		
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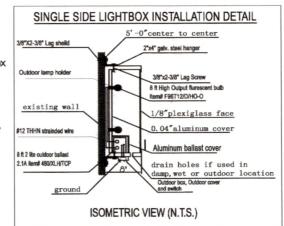
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved	Item 3
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	t
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioratio requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, where possible, materials. Replacement of missing features will be substantiated by documentary and ph	and,
evidence \(\sigma\left(a\)	
7. Chemical and physical treatments, if appropriate, will be undertaken using the gentlest means possible Treatments that cause damage to historic materials will not be used.	
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	
9. New additions, exterior alterations, or related new construction will not destroy historic materials, feat and spatial relationships that characterize the property. The new work will be differentiated from the old will be compatible with the historic materials, features, size, scale and proportion, and massing to protect integrity of the property and its environment.	and
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment woul unimpaired.	d be
Historic Preservation Board Decision	
The proposal meets the Secretary of the Interior's Standards for the Treatment of Historic Properties.	
APPROVED/DENIED	
Board Secretary Date	

Tel: 646-671-0837 Rong



SINGLE SIDE ALUM LIGHT BOX





Job No.:		
Customer:		
Company:		
Address:		
City:	State/ZIP:	
Phone:	Fax/E-mail address:	

Zu:	733		
American	Restaurant	Design	Inc.

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Client Acceptance:					
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Date:		Salesperson:		Designe	d By:
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Google Maps 318 S Summit St



Image capture: Aug 2016 © 2021 Google

Arkansas City, Kansas



Street View

