



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: <https://global.gotomeeting.com/join/319340397> or call +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

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

App
Item 2.



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

BUILDING PERMIT

PERMIT #:	2100457	DATE ISSUED:	7/23/2021
KS STATE ROOFING #:			
JOB ADDRESS:	316 S SUMMIT ST	LOT #:	
PARCEL ID:	2993003018005000	BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	ALL HOURS ELECTRICAL	CONTRACTOR:	ALL HOURS ELECTRICAL
ADDRESS:	1310 N CLEVELAND RD	ADDRESS:	1310 N CLEVELAND RD
CITY, STATE:	MULVANE KS 67110	CITY, STATE:	MULVANE KS 67110
ZIP:		ZIP:	
PHONE:	316-573-3162	PHONE:	316-573-3162
CLASS OF WORK:	ELECTRICAL	CONSTRUCTION TYPE:	V-B
OCCUPANT LOAD:		NUMBER OF STORIES:	
LOT SIZE:		FLOODPLAIN:	
BUILDING USE:	B: BUSINESS	FLOOD PLAIN ZONE/ELEVATION:	
		VALUATION	20,000.00
		OCCUPANCY CLASS:	IV

WORK DESCRIPTION: UPDATE ELECTRICAL PER DRAWING AND SPECIFICATIONS FROM INCOMING SERVICE TO TURN KEY COMPLETION

SPECIAL CONDITIONS:

DESCRIPTION	CONTRACTOR	AMOUNT
ELECTRICAL	ALL HOURS ELECTRICAL	\$ 74.25
SEGDESC	SEGCTNAME	SEGTOTFEES
TOTAL		\$ 74.25

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 SCHEDULED A MINIMUM OF 24 HOURS IN ADVANCE!

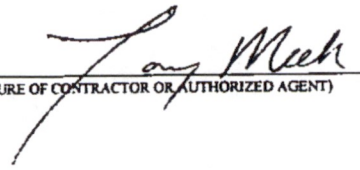
X Tom Meek
 (SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

Debbie Watts
 (ICC CERTIFIED PERMIT TECHNICIAN)

7/23/2021
 DATE

1/1
 DATE

APPLICATION FOR CONSTRUCTION PERMIT
CITY OF ARKANSAS CITY, KANSAS

Date: 7-8-2021	Permit Number:	KS State Roofing #:	Permit Fee:	Plan Review Fee:	Total Fee:		
TYPE OF PERMIT	<input type="checkbox"/> BUILDING <input type="checkbox"/> CURB CUT <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> FENCE <input type="checkbox"/> MECHANICAL <input type="checkbox"/> PLUMBING <input type="checkbox"/> ROOFING <input type="checkbox"/> SIGN						
JOB ADDRESS:	316^s Summit Arkcity				Zone:		
Owner:	Address:		Phone:				
Contractor: All Hours Electric	Electrician: Tony Meek	HVAC:		Plumber:			
Phone Number: 316 573-3162	USE OF BUILDING <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL						
CLASS OF WORK	<input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> ALTERATION <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE <input type="checkbox"/> REPAIR <input type="checkbox"/> REPLACE						
Construction Type: Electrical	Occupancy Class:	Occupant Load:	Number of Stories:	Project Size:	Lot Size:	Flood plain: <input type="checkbox"/> YES <input type="checkbox"/> NO	Floodplain Zone & Elevation:
WORK DESCRIPTION: + work performed per Drawing + specification too completely update Electrical from Incoming service to							
SPECIAL CONDITIONS: turn key completion.							
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): 20K							
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  (SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)				7/8/2021 DATE			
_____ (ICC PERMIT TECHNICIAN SIGNATURE)				1/1 DATE			

HFA-2021-018
 Apr
 Jack

Item 2.



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

BUILDING PERMIT

PERMIT #:	2100452	DATE ISSUED:	7/19/2021
KS STATE ROOFING #:		LOT #:	
JOB ADDRESS:	316 S SUMMIT ST	BLK #:	
PARCEL ID:	2993003018005000	ZONING:	
SUBDIVISION:			
ISSUED TO:	OAKRIDGE CONSTRUCTION SOLUTION	CONTRACTOR:	OAKRIDGE CONSTRUCTION SOLUTION
ADDRESS:	6572 E CENTRAL AVE	ADDRESS:	6572 E CENTRAL AVE
CITY, STATE:	WICHITA KS 67206	CITY, STATE:	WICHITA KS 67206
ZIP:		ZIP:	
PHONE:	316-393-1256	PHONE:	316-393-1256
CLASS OF WORK:	PLUMBING	CONSTRUCTION TYPE:	V-B
OCCUPANT LOAD:		NUMBER OF STORIES:	
LOT SIZE:		FLOODPLAIN:	
BUILDING USE:	B: BUSINESS	FLOOD PLAIN ZONE/ELEVATION:	
		OCCUPANCY CLASS:	IV
		VALUATION	25,000.00

WORK DESCRIPTION:

SPECIAL CONDITIONS:

DESCRIPTION	CONTRACTOR	AMOUNT
PLUMBING	OAKRIDGE CONSTRUCTION SOLUTION	\$ 124.00
TOTAL		\$ 124.00

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.

COMMERCIAL FINAL INSPECTIONS MUST BE SCHEDULED A MINIMUM OF 72 HOURS IN ADVANCE.
REGULAR INSPECTIONS MUST BE SCHEDULED A MINIMUM OF 24 HOURS IN ADVANCE.

X _____
 (SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

_____/_____/_____
 DATE

Debbie Wass

 (ICC CERTIFIED PERMIT TECHNICIAN)

_____/_____/_____
 DATE

APPLICATION FOR CONSTRUCTION PERMIT
CITY OF ARKANSAS CITY, KANSAS

Date:	Permit Number:	KS State Roofing #:	Permit Fee: 75.00	Plan Review Fee: 49.00	Total Fee: 124.00
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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 type="checkbox"/> MECHANICAL	<input type="checkbox"/> PLUMBING	<input type="checkbox"/> ROOFING	<input type="checkbox"/> SIGN
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JOB ADDRESS:	Zone:
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Owner: Lucky Star Restaurant	Address: 316 S Summit St	Phone:
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Contractor: Oakridge Const Solutions	Electrician:	HVAC:	Plumber: Oakridge Const
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Phone Number: 316 393 1256	USE OF BUILDING RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/>
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CLASS OF WORK	<input type="checkbox"/> NEW	<input type="checkbox"/> ADDITION	<input checked="" type="checkbox"/> ALTERATION	<input type="checkbox"/> MOVE	<input type="checkbox"/> REMOVE	<input type="checkbox"/> REPAIR	<input type="checkbox"/> REPLACE
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Construction Type:	Occupancy Class:	Occupant Load:	Number of Stories: 1	Project Size:	Lot Size:	Floodplain: <input type="checkbox"/> YES <input type="checkbox"/> NO	Floodplain Zone & Elevation:
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WORK DESCRIPTION:
Kitchen Grease Trap.

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):
25K

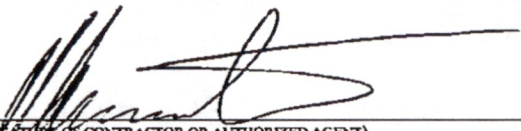
NOTE:

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 
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

7/12/21
DATE

(ICC PERMIT TECHNICIAN SIGNATURE)

1/1
DATE



City of Arkansas City, Kansas

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

Handwritten notes: HPA-2021-018, Appro, Juko, Item 2.

BUILDING PERMIT

Form containing permit details: PERMIT #: 2100431, DATE ISSUED: 7/08/2021, JOB ADDRESS: 316 S SUMMIT ST, LOT #: , BLK #: , ZONING: , ISSUED TO: P4 CONTRACTOR, CONTRACTOR: P4 CONTRACTOR, VALUATION: 95,000.00, BUILDING USE: B; BUSINESS

WORK DESCRIPTION: TURN EXISTING SPACE INTO A TO GO RESTAURANT, FRAME 2 NEW ADA RESTROOMS. FRAME 7 FT X 8 FT OFFICE. FRAME 22 FT X 31 FT KITCHEN, INSTALL DROP CEILING
SPECIAL CONDITIONS:

Table with 3 columns: DESCRIPTION, CONTRACTOR, AMOUNT. Row 1: COMMERCIAL REMODEL, P4 CONTRACTOR, \$ 453.75. Row 2: 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...

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.

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 SCHEDULED A MINIMUM OF 24 HOURS IN ADVANCE.

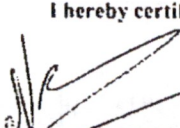
X [Signature]
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

7/18/2021
DATE

[Signature]
(ICC CERTIFIED PERMIT TECHNICIAN)

1/1
DATE

APPLICATION FOR CONSTRUCTION PERMIT
CITY OF ARKANSAS CITY, KANSAS

Date:	Permit Number:	KS State Roofing #:	Permit Fee:	Plan Review Fee:	Total Fee:		
5/24/2021							
TYPE OF PERMIT	<input checked="" type="checkbox"/> BUILDING <input type="checkbox"/> CURB CUT <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> FENCE <input type="checkbox"/> MECHANICAL <input type="checkbox"/> PLUMBING <input type="checkbox"/> ROOFING <input type="checkbox"/> SIGN						
JOB ADDRESS:	316 S Summit st Arkansas City Kansas 67005				Zone:		
Owner:	Address:		Phone:				
Joy Ni	719 Main st Winfield 67156		9175581206				
Contractor:	Electrician:	HVAC:		Plumber:			
P4 Contractor	All Hours Electric	Quality Heating & Air		Max Christensen Plumbing			
Phone Number:	USE OF BUILDING						
316 993 6758	RESIDENTIAL <input type="checkbox"/>		COMMERCIAL <input checked="" type="checkbox"/>				
CLASS OF WORK	<input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> ALTERATION <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE <input type="checkbox"/> REPAIR <input type="checkbox"/> REPLACE						
Construction Type:	Occupancy Class:	Occupant Load:	Number of Stories:	Project Size:	Lot Size:	Floodplain:	Floodplain Zone & Elevation:
	III B	17	2	1704 sq/ft	2500 Sq/ft	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
WORK DESCRIPTION: Permission to turn this space into to go restaurant. Frame 2 new ADA Restroom. Frame 7 by 8' office. frame 22' by 31' kitchen. Install new drop ceiling. Mechanical: Install 20' hood, 3 5 tons AC units, 8' by 8' walk in cooler, 8' by 8' walk in freezer. Plumbing: 1000 gallons grease trap, 3 compartment sink, 2 compartment sink, toilets, mop sink and hand sinks. Electrical: new electrical panel.							
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): Mechanical \$35000. Electrical \$22000. Plumbing \$23000. Building \$95000 total \$175000.							
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.							
 _____ (SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)				5 / 24 / 2021 _____ DATE			
_____ (ICC PERMIT TECHNICIAN SIGNATURE)				1 / 1 _____ DATE			



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: jwhite@arkansascityks.gov Website: www.arkcity.org

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

PUBLIC HEARING DATE: August 16, 2021 PROPERTY ADDRESS/LOCATION: 316 S Summit St

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



Historic Review Application-Major Project

Date: 7-23-21 Property Location/Name: 316 S Summit

Applicant Information

Name: Golden Bamboo Restaurant / Jiancheng Lin / Xiuzhen Ni
Address: 719 main - Winfield
Phone: 646 671 0837
Signature: _____

Property Owner Information

Name: Same
Address: _____
Phone: _____
Signature: _____

Type of Work (Check all that apply)

- Alterations/Additions
- New Construction
- Sign
- Zoning Action
- Demolition

Submittal Requirements (Attach)

- Final work drawings
- Site or sketch plan
- Photos

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

box sign, internally lit mounted on sign board

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. yes

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. yes

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 properties, will not be undertaken. yes

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. yes

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. yes

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. n/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. n/a

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. n/a

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. n/a

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 would be unimpaired. n/a

Historic Preservation Board Decision

The proposal meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

APPROVED/DENIED

Board Secretary

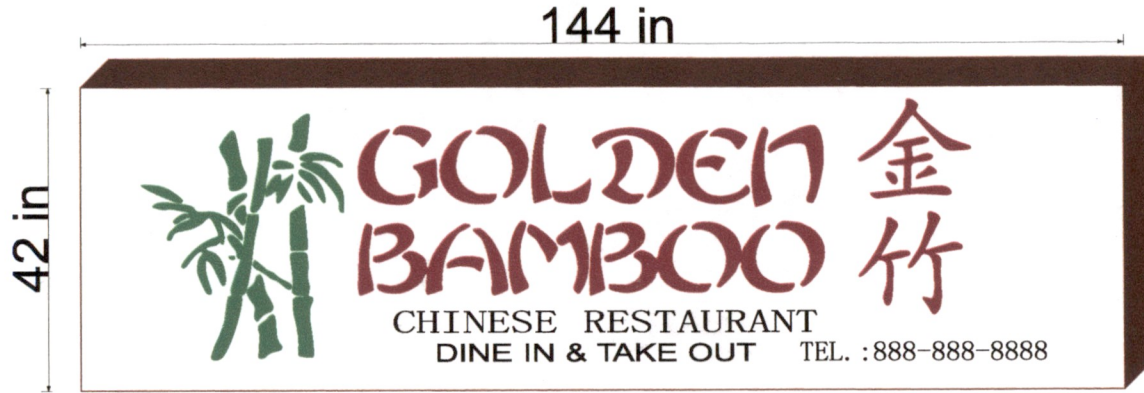
Date

316 > submit

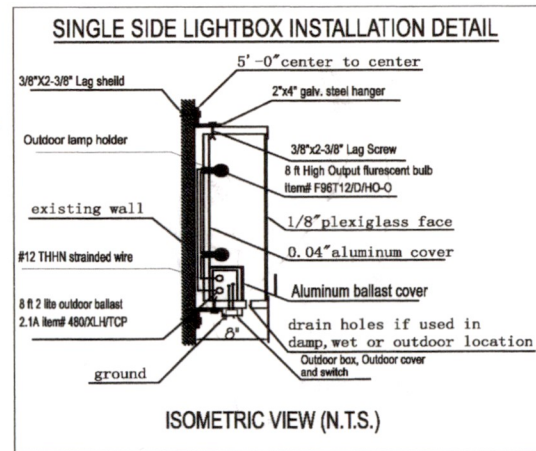
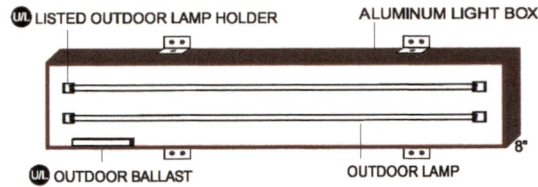
Tel: 646-671-0837

Rong

Item 3.



SINGLE SIDE ALUM LIGHT BOX



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

滙基集團
American Restaurant Design Inc.

13 DIVISION ST NEW YORK, NY 10002
 Tel: 212-226-9828 Fax: 212-226-9810

Please Sign Here To Approve This Design and Fax It Back To Us. Thank You!

Client Acceptance:

X

Date: 7/20/2021	Salesperson:	Designed By:
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Image capture: Aug 2016 © 2021 Google

Arkansas City, Kansas



Street View

