



City of Arkansas City

HISTORIC PRESERVATION BOARD MEETING

AGENDA

Monday, May 22, 2023 at 5:30 PM – 118 W Central Ave, Arkansas City, KS

GoToMeeting: <https://meet.goto.com/238453829> Or by Phone: 571-317-3122 Access Code: 238-453-829

I. Call to Order

II. Roll Call

III. Consent Agenda

1. 1. October 22, 2022 Meeting minutes
2. Administrative Reviews

IV. Items for Discussion

1. Review the proposed sign at 100 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, October 17, 2022 at 5:30 PM – 118 W Central Ave, Arkansas City, KS

I. Call to Order

II. Roll Call

PRESENT: Kevin Cox, Foss Farrar, Tom Wheatley

ABSENT: Jorge Lozano

Also present was Principal Planner Josh White and Citizens Andrew Iverson and Derek Koller

III. Consent Agenda

1. Meeting Minutes, May 23, 2022

Motion made by Cox, Seconded by Wheatley.

Voting Yea: Cox, Farrar, Wheatley

IV. Items for Discussion

1. Review the proposed sign at 208 S Summit Street

White presented the staff report. The sign would be placed on the sign board. It will be a polymetal channel letter sign with some portions lit and some unlit. The sign is considered compatible according to the Guidelines. He recommended approval of the sign.

Motion made by Cox, Seconded by Wheatley to adopt the findings and approve the building permit for the sign at 208 S Summit St as reviewed in accordance with K.S.A. 75-224.

Voting Yea: Cox, Farrar, Wheatley

V. Other Items

White gave a brief update on the downtown area. He noted that the applicant for the sign had proposed a store in 208 S Summit and also at 206 S Summit. He had future plans to develop the second floor into housing units. White also gave an update on the building at 117 W 5th Avenue; staff was working with the owners. Wheatley asked about the AC Office Building. White noted that the owners are unresponsive. The City is looking into possibilities on what to do about the building.

VI. Adjournment

Motion made by Wheatley, Seconded by Cox.

Voting Yea: Cox, Farrar, Wheatley



Historic Preservation Board Agenda Item

Meeting Date: 5/22/23
From: Josh White, Principal Planner
Item: Historic Review-100 S Summit St

Purpose: Review the proposed sign at 100 S Summit Street

Background:

The subject property is located at 100 S Summit Street. The proposed project is 2 routed face 3 X 6 cabinets stacked on each other mounted above the storefront on the façade in the same location as the current projecting sign. The current projecting box sign was approved by SHPO in 2010 and is 5 X 8. 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 100 S Summit Street as reviewed in accordance with K.S.A. 75-224 subject to any discussed conditions.

Attachments:

Staff Report, KHRI Listing, Previous sign documents



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-2023-037

APPLICANT/PROPERTY OWNER
 George Lay Sign/Property Shop

MEETING DATE
 May 22, 2023

PROPERTY ADDRESS/LOCATION
 100 S Summit St

PROJECT DESCRIPTION

The subject property is located at 100 S Summit Street. The proposed project is 2 unlit routed face 3 X 6 cabinets stacked on each other mounted above the storefront on the façade in the same location as the current projecting sign. The current projecting box sign was approved by SHPO in 2010 and is 5 X 8. 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 ©2023 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 3,300 sq feet	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 its placement is also appropriate. 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		



Current photo courtesy of George Lay Signs 02/01/2023



Photo with added graphics courtesy of George Lay Sign January 2023

George Lay Signs Inc.

1016 North Waco | Wichita KS, 67203-3999
316.262.0433 | (800) 888.0433 | laysigns@laysigns.com

DESIGNED FOR | SHELTER INSURANCE

CLIENT APPROVAL

X

6ft



Mounting Plates will be inside ends of cabinets

SPECS FILE NAME: S:\Customers\SHELTER ARK CITY\100 S Summit\ShelterBrittanyD

Sketch: (2) All new routed face 3' X 6' cabinets with a 2" reveal between them. Metal routed faces with white backup acrylic. Backup acrylic covered in first surface vinyl both translucent and perforated. Standard Shelter trans colors and all black copy will be black per to be lighted white at night. Connection plates will be inside ends of cabinet. Property shop will only have copy to be lighted. Logo and border stripe non lighted. Second option to have ACP panels skinned over 2" tube frame, both cabinets non-lighted.

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COLORS (proof only colors may not match final output)

- White
- Black Dual Color
- Blue Dual Color
- Trans Sullian Blue
- Trans Red
- MP 28239 Orange Flare

DATE: 01/23 SKETCH: 20468.1

ADDRESS | 100 S. Summit

SALESPERSON | Mary Wilson

SCALE | 3/4" = 1'

File

KANSAS

KSR&C No 10-09-155

Kansas Historical Society
Jennie Chinn, Executive Director

MARK PARKINSON, GOVERNOR

September 22, 2010

Matt Rowland, Director
Building, Planning & Code Enforcement
City of Arkansas City
118 W Central Avenue
Arkansas City KS 67005

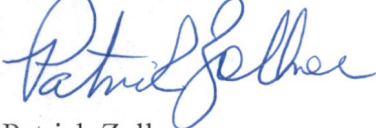
RE: Relocate Sign to 100 S. Summit, Arkansas City
Cowley County

Dear Mr. Rowland:

We have reviewed the materials received September 17, 2010, regarding the above-referenced project in accordance with the state preservation statute K.S.A. 75-2724. The law requires the State Historic Preservation Officer (SHPO) be given the opportunity to comment on proposed projects affecting historic properties or districts. The SHPO has determined the proposed project will not encroach upon, damage, or destroy any listed historic property or its environs. As far as this office is concerned, the project may proceed.

Please refer to the Kansas State Review & Compliance number (KSR&C#) listed above on any future correspondence. If you have any questions concerning this review, please contact Kim Norton Gant at 785-272-8681, ext 225.

Sincerely,
Jennie Chinn
State Historic Preservation Officer



Patrick Zollner
Director, Cultural Resources Division
Deputy State Historic Preservation Officer



100 S. SUMMIT

5X8 DF SIGN

HANG ONLY