



# STAFF REPORT

City of Arkansas City Neighborhood Services Division

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CASE NUMBER  
HR-2025-043

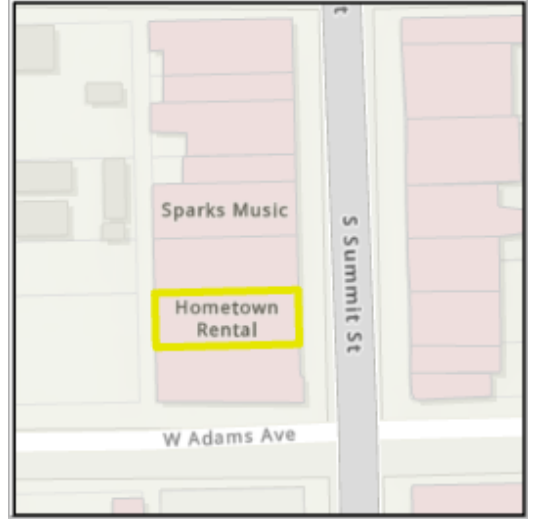
APPLICANT/PROPERTY OWNER  
MakeKings LLC/Hometown Rental/  
Roger & Diane Sparks

MEETING DATE  
January 27, 2025

PROPERTY ADDRESS/LOCATION  
321/323 S Summit St

### PROJECT DESCRIPTION

The subject property is located at 321/323 S Summit Street. The proposed project is a sign that is a rear-lit channel letter sign and mounted just above the storefront on the sign board. It will replace the existing marquee style sign. Staff recommend 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 ©2025 Esri World Topographic map

CONSTRUCTION DATE 1910	CONSTRUCTION TYPE Two-Part Commercial Block	STATE/NATIONAL REGISTER STATUS Listed on the State and National Registers as a Contributing Building	BUILDING SIZE 6,540 sq feet	SIZE OF PROPERTY 50' X 132' 0.15 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 placed on the 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 the sign board or projecting. In the 1928 photo in this report, channel letters were placed above the transom windows (now covered) and there is a projecting sign above that. 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		



Historic View Kress Building ca. 1928. Cherokee Strip Land Rush Museum Photo Collection, (Heather Ferguson, Arkansas City. Arcadia Pub: Charleston, SC:2008).Downloaded from KHRI on 1/8/2025.

"Home Town"  
4" Thick Channel Letters  
Halo LED Lighting

48"x176"

HomeTown  
Sales • Lease

Flat Vinyl

Photo courtesy of MakeKings LLC 1/8/2025 with added graphics.