



STAFF REPORT

City of Arkansas City Neighborhood Services Division
Josh White, Principal Planner
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CASE NUMBER
HR-2023-039

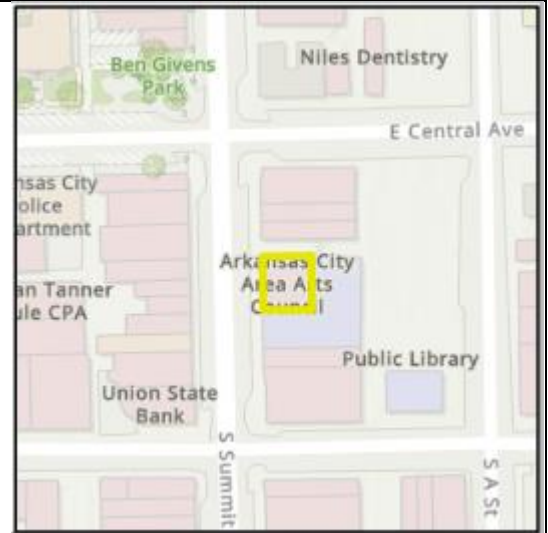
APPLICANT/PROPERTY OWNER
Stratus Unlimited/Arkansas City Area Arts Council

MEETING DATE
November 27, 2023

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 with three different proposed options. Option A is wall sign placed above the storefront similar to the existing sign that was approved last year for "The Root". Option B is simple letters in the same location as Option A. Option C is a projecting wall sign above the storefront between the windows. Staff recognizes that all three options meet the Guidelines for Signs in Historic Districts and Individually Listed properties in accordance with KSA 75-2724, Kansas State Historic Preservation Law. Staff leans toward Option A or B as they are the most appropriate placements.



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. Options A & B appear appropriately scaled and are placed on the very narrow sign board which appears to be the appropriate placement. Option C is similar to another sign placed on the Burford Building and would also be acceptable. In the past, signs have been on awnings or projecting but there is no historical evidence of where signs were placed prior to 1998. Any of the options 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.

E01 NON ILLUMINATED PLATE LETTERS - FULL COLOR **PX-BH**
8.9 square feet

Scale: 1/4"=1'-0"

OPTION A

±16'-8" STOREFRONT
6'-0" C/L

EXISTING CONDITIONS

| | | | | | | |
|--|--|---------------------------------|-------------------------------------|---|--|--|
| stratusunlimited.com 8909 Tyler Boulevard Mentor, Ohio 44060 888.503.1569 | CLIENT: FARMERS INSURANCE | ORDER NUMBER: 1202486 | PROJECT NUMBER: 65670 | Rev # Req # Date/Artist Description Original 449000 10/16/23 RH | Rev # Req # Date/Artist Description | |
| | ADDRESS: 110 S Summit St Arkansas City, KS 67005 | PAGE NO.: 2 | AGENT: Devin Avery Agency | PROJECT MANAGER: Brenda Merritt | Rev 1 450734 10/16/23 RH | |
| | ELECTRONIC FILE NAME: G:\ACCOUNTS\FF\FARMERS INSURANCE\LOCATIONS\2023\KS\Devin Avery_Arkansas City | | | | | |

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Graphics courtesy of Stratus 10/16/2023

E01 NON ILLUMINATED PLATE LETTERS **CUSTOM**
12.1 square feet

Scale: 1/4"=1'-0"

OPTION B

±16'-8" STOREFRONT
12'-1/2" C/L

EXISTING CONDITIONS

| | | | | | | |
|--|--|---------------------------------|-------------------------------------|---|--|--|
| stratusunlimited.com 8909 Tyler Boulevard Mentor, Ohio 44060 888.503.1569 | CLIENT: FARMERS INSURANCE | ORDER NUMBER: 1202486 | PROJECT NUMBER: 65670 | Rev # Req # Date/Artist Description Original 449000 10/16/23 RH | Rev # Req # Date/Artist Description | |
| | ADDRESS: 110 S Summit St Arkansas City, KS 67005 | PAGE NO.: 3 | AGENT: Devin Avery Agency | PROJECT MANAGER: Brenda Merritt | Rev 1 450734 10/16/23 RH | |
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E01 D/F NON - ILLUMINATED BLADE SIGN

Scale: 3/16"=1'-0"

CABINET STYLE 10

18.4 square feet

OPTION C

INITIAL
HERE



EXISTING CONDITIONS



Stratus™
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: **FARMERS INSURANCE**
ADDRESS: 110 S Summit St
Arkansas City, KS 67005
PAGE NO.: 4

ORDER NUMBER: 1202486
PROJECT NUMBER: 65670
AGENT: Devin Avery Agency
PROJECT MANAGER: Brenda Merritt
ELECTRONIC FILE NAME: Q:\ACCOUNTS\FARMERS INSURANCE\LOCATIONS\2023\KS\Devin Avery_Arkansas City

| Rev # | Req # | Date/Artist | Description | Rev # | Req # | Date/Artist | Description |
|----------|--------|-------------|----------------|-------|-------|-------------|-------------|
| Original | 449900 | 10/16/23 RH | | | | | |
| Rev 1 | 450734 | 10/16/23 RH | Decreased size | | | | |
| | | | | | | | |
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