



# 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](mailto:jwhite@arkansascityks.gov) Website: [www.arkcity.org](http://www.arkcity.org)

CASE NUMBER  
HR-2023-038

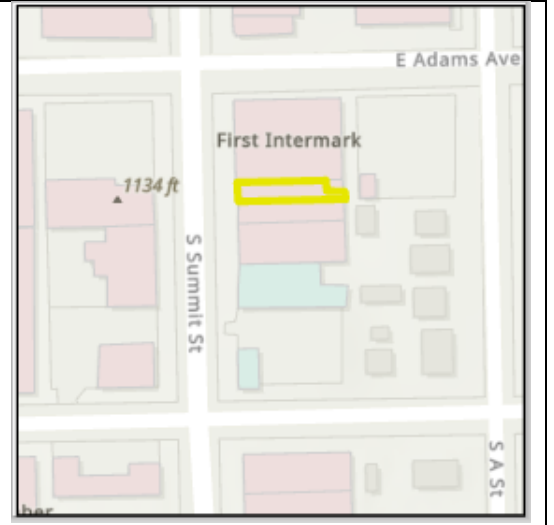
APPLICANT/PROPERTY OWNER  
Brandi Webb

PUBLIC HEARING DATE  
June 26, 2023

PROPERTY ADDRESS/LOCATION  
408 S Summit St

### PROJECT DESCRIPTION

The subject property is located at 408 S Summit Street.. The proposed project is a store front replacement. The applicant would like to place a roll-up style door on the storefront to allow easy access from her business to the sidewalk. No historic photos have been found but according to the KHRI listing, the building has had a history of the building being a repair garage and likely had a roll-up door on the front before. There is a curbcut still present in front of the building. Staff recommends approval of the storefront per the Illustrated Guidelines for Rehabilitating Historic Buildings: Storefronts in accordance with KSA 75-2724, Kansas State Historic Preservation Law.



Map data ©2023 Esri World Topographic map

CONSTRUCTION DATE 1930 Estimated	CONSTRUCTION TYPE One Part Commercial Block	STATE/NATIONAL REGISTER STATUS Listed on the State and National Registers as a Contributing Building	BUILDING SIZE 2,625 sq feet	SIZE OF PROPERTY 24.65' X 132' Irregular lot 2,928 sq feet 0.07 acres
-------------------------------------	--	---	--------------------------------	---

### STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

According to the Standards and Guidelines, “**Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.**” One-story blond brick building with punched storefront bays and no detailing. Concrete block building has blond brick front facade. Pair of wood doors has two-light wood transom in south bay. North bay is wood-framed two-light display window with 12-light transom.

This project would involve a roll-up type door with movable tables that could be moved in and out as weather permits. Staff recommends approval as long as the door has a similar look to the windows. Because of the building’s history as a garage it is likely that it had a roll-up door of some sort in the past. Without any photos it is difficult to determine what the historic storefront may have looked like. The double door entry should also try to match the existing entry.

### 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		



Storefront as it exists today. Photo by Brandi Webb 6/15/23



Concept photo provided by Brandi Webb



408 S. Summit. Front/west facade. 12-11-2017. Photo by B. Spencer downloaded from KHRI 6/14/23.



408 S. Summit. East side of 400 block S. Summit. 12-11-2017. Photo by B. Spencer. Downloaded from KHRI 6/14/23