



STAFF REPORT

City of Arkansas City Neighborhood Services Division

Josh White, Principal Planner

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CASE NUMBER
HR-2024-042

APPLICANT/PROPERTY OWNER
Angels in the Attic

MEETING DATE
November 25, 2024

PROPERTY ADDRESS/LOCATION
412 S Summit St

PROJECT DESCRIPTION

The subject property is located at 412 S Summit Street. The proposed project is a storefront change with infill of existing windows. The windows have deteriorated. The project proposes placing tiles within the frames that could be removed in the future. This will be used as a fundraiser for Angels in the Attic to place stucco or similar on the concrete surface of the storefront that has become deteriorated. Part of the issue is that it is unknown if the windows are historic. The KHRI listing notes that the south window could have been an overhead door, it seems likely that the north window may be a part of the original structure since it has a concrete base with a punched window. After consultation with the SHPO, staff recommend denial of the storefront project in accordance with KSA 75-2724, Kansas State Historic Preservation Law.



Map data ©2024 Esri World Topographic map

CONSTRUCTION DATE 1911	CONSTRUCTION TYPE One-Part Commercial Block	STATE/NATIONAL REGISTER STATUS Listed on the State and National Registers as a Contributing Building	BUILDING SIZE 5000 sq feet	SIZE OF PROPERTY 50' X 132' 0.15 acres
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STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Generally removing windows that are a historic character defining feature of the storefront, is not recommended by the Standards. It is difficult to determine what the original windows would have looked like or if the current windows are even appropriate to the building. Staff recommend denial unless the proposed changes can be reversed without damaging the window opening and that a window could be returned to the opening or unless further evidence of the historical features of the storefront can be produced that suggests the existing windows are not appropriate.

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 view of storefront. Taken by B Spencer 12/11/2017. Downloaded from KHRI on 10/18/2024.

An exhibit of the proposed materials will be provided at the meeting.