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**From:** k b <[kodybeltz@gmail.com](mailto:kodybeltz@gmail.com)>  
**Sent:** Tuesday, March 25, 2025 12:44 PM  
**To:** Josh White <[jwhite@arkansascityks.gov](mailto:jwhite@arkansascityks.gov)>  
**Subject:** Outdoor improvement at 226 summit

Good afternoon Josh,

I hope this finds you well.

Wanted to get this information over to you and talk about the next steps on our building project.

I know we had spoken about all of this before but that's been a day or two so I thought I'd better get it written down.

As discussed, in reaching out to the surveyor you suggested (Chris I believe) he did state that he believes that our property line would be the south wall of our building, however we do have a historic right of access and use to an area beyond our south wall.

Documented with the picture below you can see that the building used to have a very large exterior access points (3 doors multiple windows etc. ) it runs the entirety of the south side of our building.

Part of that old exterior basement entrance is still accessible from the interior of the building (we found it during our clean out process and I think we showed it to you when you visited, if not feel free to come back by)

In the earlier picture (40s?) you can see the old railing extends to the street and there is no sidewalk along our building.

In the later photo where the building is the tack shack (70s?) you can see that this area seems to have been reduced the sidewalks expanded.

We've been told that the entrance was covered in the 80s before the Schmidts purchased the building in the 90s

Looking at the physical evidence at building it looks like the access to the basement (it's width and how many places you could come in at) changed several times.

Based on everything we have found we believe that we have a historic right of access and use to about 8 feet of the sidewalk space off of our south wall, oddly enough very close to what our current awnings are on the building.

With all of this in mind we are looking to build a new stoop, which you can see in the attached drawing.

This new design would take advantage of the area that we have access to by constricting a terraced entrance to our home.

This would be a free standing structure (so it would not in any way attached to the building) and would also encapsulate the existing stairs (so they would not be removed but preserved inside of the structure) we would also face it with stone so as to match the building and not distract from the esthetic of the building.

In trying to keep with what has been used in the past to fence off this outdoor space (as seen in the pictures) we would be using metal fencing to add privacy to this space (we often find people on our stairs).

We would like to extend this fencing all along the south wall of the building to where you can see the old railings, so just to the right of the store windows on the south side.

This would allow us in time to remove the AC units from their perch on the side of building and remove what is a bit of an eyesore to the overall structure.

Additionally we would be opening the long enclosed windows back up and brining the old entrance to our home back to life by restoring the transom over the door and using it for our house numbers.

We feel that these improvements will add to both the overall beauty of both the building and the area as well.

I hope this is all the information you were looking for on this project. Let me know though if you have any questions or need anything else from me.

K. Beltz

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