



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 Website: www.arkcity.org

CASE NUMBER

HR-2022-034

APPLICANT/PROPERTY OWNER

Cardinal Sign/Arkansas City Area Art Council

MEETING DATE

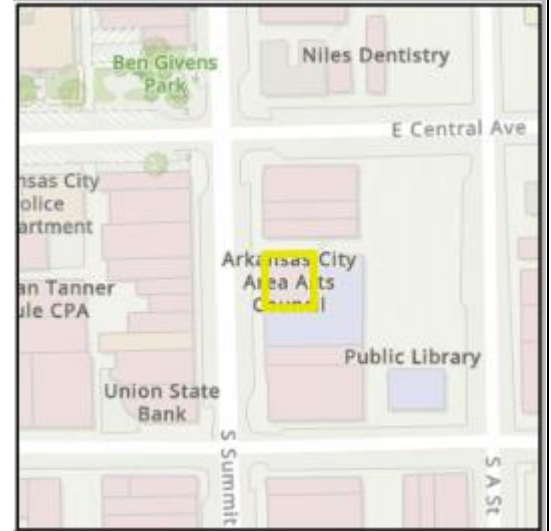
May 23, 2022

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 that is rear lit and mounted just above the storefront. There is no defined sign board on this façade but this placing appears to be the best placement for such a sign. Staff recommends 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 ©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. The sign appears appropriately scaled and is placed on the very narrow 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 awnings or projecting but there is no historical evidence of where signs were placed prior to 1998. 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		

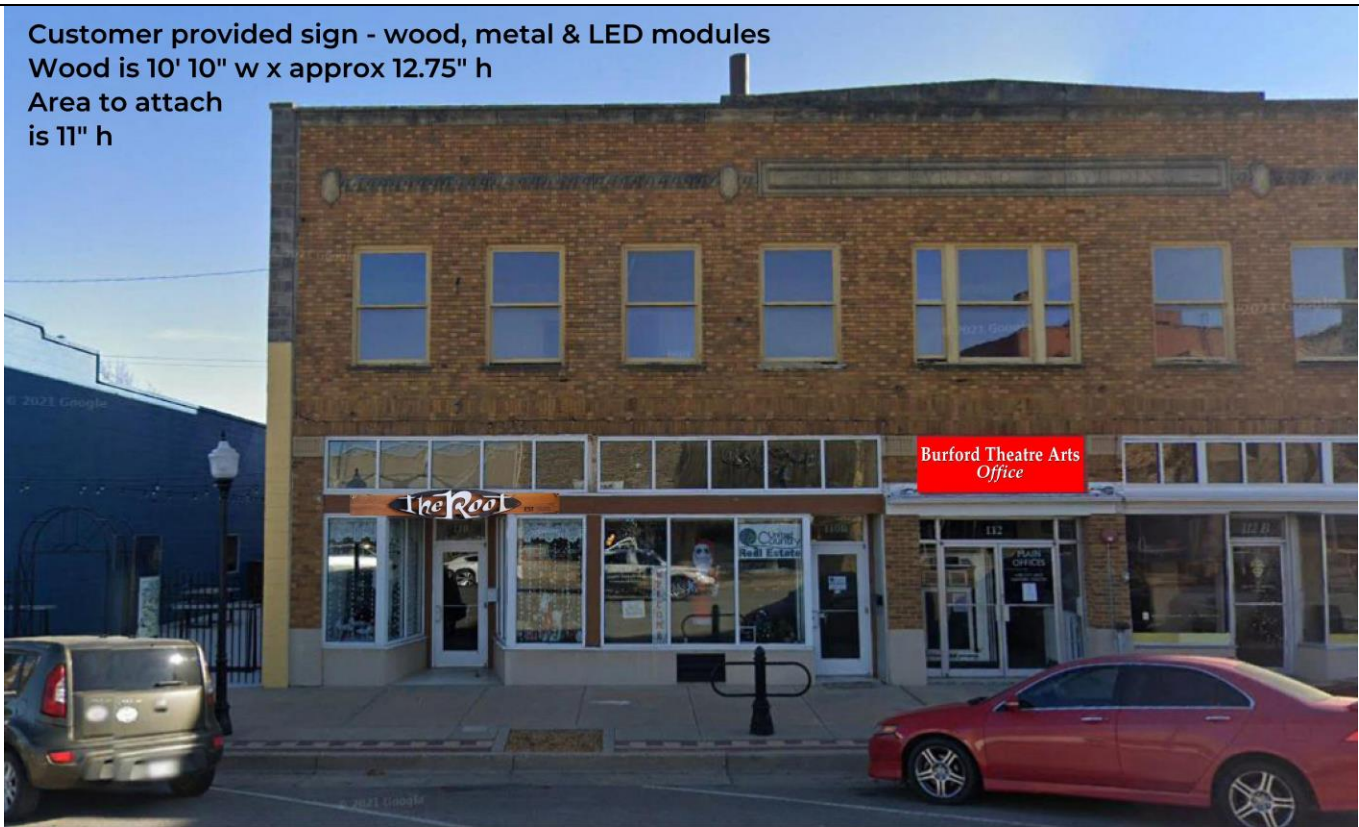


Undated photo provided by the Burford. It would have been taken shortly before the renovations began. The "sign board" existed at this time but it is likely that the windows were behind it as can be seen in the green panels to the south.



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.

Customer provided sign - wood, metal & LED modules
Wood is 10' 10" w x approx 12.75" h
Area to attach
is 11" h



Google StreetView December 2021 with added graphics from Cardinal Sign 5/19/22

Customer provided sign - wood, metal & LED modules
Wood is 10' 10" w x approx 12.75" h
Metal logo stands off from wood backer
Halo glow created behind "the Root"



Sign graphic courtesy of Cardinal Sign 5/19/22