

Call to Order:

Roll Call: Kevin Cox [x] Foss Farrar [x] Gordon Fry [x] JW Lozano [x] Jean Snell [x]

Staff present at roll call was Principal Planner Josh White. Also present at roll call was John Sturd representing RCB Bank.

Consent Agenda:

Meeting Minutes, **January 16, 2017.**

Fry made a motion to approve the minutes from January 16, 2017 as written. The motion was seconded by Lozano and a voice vote carried the motion.

Old Business: NONE

New Business:

1. Historic Review-New construction for 126 N Summit St (RCB Bank parking/ATM kiosk)

White presented findings for the case and explained the appropriate standards and guidelines that should be used to make a decision on this case. The property is currently vacant and RCB Bank proposed to build a parking lot for their employees and build an ATM kiosk. One of the main criteria for approval is that the new construction does not give a false historic sense. He presented a site plan, elevations for the ATM kiosk as well as photos. The SHPO was consulted and stated the project should not damage or destroy the downtown historic district. Lozano asked if the building adjacent to this site was historic. White indicated it was within the historic district. Snell asked about the number of parking spaces and if this was for employees. John Sturd of RCB Bank replied it was for employees so that there would be more for customers of 125 N Summit St. Snell had some concerns about the traffic flow but Sturd replied it was because of the drive thru concept for the ATM. Farrar asked how to get into the property. Sturd replied access would be from Chestnut Avenue. Lozano asked if there were going to be improvements to the alley. Sturd replied they were going to replace the existing alley with concrete. Lozano asked why they wanted another ATM at this site. Sturd replied they would be removing the ATM at 125 N Summit St due to the current configuration of the bank drive thru. Fry asked about grading. Sturd replied there would be a lot of grading and it would slope down to the east. Lozano asked about other site improvements. Sturd replied there would be some new curb/gutter along Chestnut Avenue as well as a new sidewalk. Landscaping would also be added that was low profile due to security reasons. Lozano asked if they would improve the wall adjacent to the site. Sturd replied the wall would be repaired and repainted as needed. Snell mentioned the possibility of including a mural. Sturd said they actually were considering doing that. Lozano felt that this project did encroach in the historic district but this was a vacant lot. Cox stated this would be an improvement and didn't pretend to be historic. Snell said this might be different if another developer wanted to develop this site with a building. Fry asked how long the property had been vacant. Farrar replied it was in the early 2000s, perhaps 2001. Cox asked for more guidance on recreating historic character. White replied as long as it doesn't look like it is historic but has similar recreated architecture that has a modern look that is generally not as much of an issue. Fry called for the question. Snell made a motion to adopt the findings and approve the building permit for 126 N Summit St as reviewed in accordance with K.S.A. 75-224.

2. Other Items

White reminded the board that we should know within the next few weeks if we have won the award for the grant for the historic survey. He was told by the SHPO that there was a good chance that the grant would be awarded.

Arkansas City
Historic Preservation Board

April 24, 2017
5:30 pm

City Hall Commission Chambers
118 W Central Ave

Adjournment:

Snell made a motion to adjourn the meeting. The motion was seconded by Farrar. Voice vote carried the motion.

After adjournment the future meeting jointly with the Library board to discuss the library windows would be on May 8 at 7:00 was briefly discussed. No action was taken.