



AGENDA

SALINA HERITAGE COMMISSION
CITY-COUNTY BUILDING, ROOM 107
October 28, 2020
4:00 P.M.

1. CALL TO ORDER / ROLL CALL / KOMA CONFIRMATION

- (1.1) Call to Order
- (1.2) Roll Call
- (1.3) Chair requests staff confirmation that Kansas Open Meeting Act required notice has been properly provided.

2. APPROVAL OF MINUTES

- (2.1) Approval of minutes of the Special Heritage Commission Meeting held on June 25, 2020.

3. NEW BUSINESS

Public Hearing Items

The applicant or an appointed representative must be present in order for the Heritage Commission to take action on an item.

- 3.1a Update on pending National Register of Historic Places nominations for properties within the City of Salina (former St. John's Hospital at 139 N. Penn, Teague-Nelson Building at 104-106 S. Santa Fe Avenue, boundary expansion of the nomination of the former National Bank of America building at 100 S. Santa Fe Avenue to include the bank drive-thru structure on West Iron Avenue and former Lowell Elementary School at 1009 Highland).
- 3.1b Update on Stiefel Theatre tower project.

Administrative Items

- 3.2 Annual Business Meeting – Election of Officers

Preliminary Discussion Items

None

4. UNFINISHED OR OTHER BUSINESS

None

5. PUBLIC FORUM

6. ADJOURNMENT

Record of this Meeting

This public meeting will be recorded by Salina Media Connection and available to view online free of charge at <http://www.salinatv.org/index.php/city-of-salina>. To receive meeting packets by email, subscribe to *Email Notifications* at <http://www.salina-ks.gov/content/18160/23455/23473/default.aspx>. Meeting DVDs and paper copies of meeting packets are available upon request (retrieval and/or duplication fees may apply). Please contact the Community and Development Services Department at building.services@salina.org or by phone at 785.309.5715 to request these open public records.



ADDRESSING THE HERITAGE COMMISSION

The public is invited to speak to the Heritage Commission during the public hearing portion of any item under discussion and during the Public Forum. Please raise your hand and after receiving recognition from the Chairman, approach the front, state your name, address and purpose for speaking.

Generally, the order of presentation after introduction of an item by the Chairman will be:

1. Determination if the applicant or his/her representative is present.
2. Brief presentation by the staff.
3. Comments by the applicant.
4. Comments by interested citizens.
5. Additional comments by the applicant and/or citizens, as appropriate.
6. Closing of public comment portion of hearing by Chairman.
7. Heritage Commission discussion and action.

Please note that in some cases, the Heritage Commission action represents a recommendation to be submitted to the City Commission. To file a protest petition on a Heritage Commission case, please contact the City Clerk's Office at 785.309-5735 within 14 days of the Heritage Commission decision. If you have any questions regarding the proposed case, please contact the Community and Development Services Department at 785.309.5720.



SPECIAL MEETING MINUTES

HERITAGE COMMISSION
CITY-COUNTY BUILDING, ROOM 107
June 25, 2020
4:00 P.M.

1. CALL TO ORDER / ROLL CALL / KOMA CONFIRMATION

(1.1) Call to Order

Chairman Reynolds called the meeting to order at 4:13 p.m.

(1.2) Roll Call

Commissioners Present:

John Reynolds (Chair); David Silverman (Vice-Chair); Alex Driskell, Daniel Baffa, William Tuzicka, Braden Stack (Youth Member)

Commissioners Absent:

Adelaide Easter (Youth Member)

City Staff Present:

Dean Andrew, Zoning Administrator; Dustin Herrs, Planner; Margy Long, Development Coordinator

(1.3) Chair requests staff confirmation that Kansas Open Meeting Act required notice has been properly provided.

Mr. Andrew confirmed that the meeting packet had been posted and the required notice of the meeting was provided.

2. APPROVAL OF MINUTES

(2.1) Approval of minutes of the Special Heritage Commission Meeting held on January 22, 2020.

Commissioner Tuzicka made a motion to accept the January 22, 2020 meeting minutes as presented. The motion was seconded by Commissioner Driskell and carried by vote.

3. NEW BUSINESS

(3.1) Review of Application #CA20-1 filed by Don Marrs, requesting the approval of a Certificate of Appropriateness to allow the demolition and removal of the structure located on the following described property:

342 North Santa Fe Avenue – which is legally described as Lot 23 and the North 24.6 ft. of Lot 25 on Santa Fe Avenue and Lot 24 and the North 24.6 ft. of Lot 26 on Fifth Street in the Original Town (now City) of Salina, Saline County, Kansas.

The City of Salina designated this structure as a Heritage Conservation Property in 1997 due to its architectural and/or historical significance.

Chair Reynolds recused himself from participation in Item #3.1 due to a conflict of interest and left the meeting room.

Vice Chair Silverman asked if there was still a quorum with the recusal of Chair Reynolds.

Mr. Andrew answered that the meeting was started with a quorum and that quorum could not be lost due to a recusal.

Mr. Andrew presented the staff report with visual graphics contained in today's meeting packet.

Vice Chair Silverman asked if there were interior photos of the building.

Mr. Andrew answered that he did have some photos from a few years ago that were taken by the Fire Department, but the interior was not able to be seen due to the amount of items stored in the building by the previous owner (Ashby House).

Mr. Andrew continued presenting the staff report and associated visual graphics which are contained in today's meeting packet.

Vice Chair Silverman invited the applicant to address the Commission.

Don Marrs, DMA Architects, 2035 E. Iron, passed out pictures of the interior and exterior of the building to the Commissioners. He stated that in 1969 when Long McArthur took over ownership of the building they used it as a parts warehouse. He continued that the interior is wood frame construction while the exterior is masonry. He stated that the wood used is not heavy duty timber but is multi-width wood used for beams and the roof structure is exposed. He stated that parts of the old refrigeration rooms are still in place with different floor elevations. He stated that all of these elements pose some problems with using it as currently built.

Mr. Marrs mentioned that they looked at the possibility of taking out the floor structure and raise the basement floor up, but it is not structurally feasible. He stated that does not give the adequate bracing to remain or adequate clear height for bus maintenance and repair. He stated that the proposal includes a door cut into the new building to allow buses to be brought in in two directions and exits. He continued that the plan also includes a break room and a tools/equipment room.

Mr. Marrs continued that they tried to create an exterior to enhance the art deco style and also keep the integrity of the historical building. He referred to pictures of the building proposal and the different brick proposed. He stated the building is

somewhat triangular shaped due to a rail siding that is still in place and they are planning to take that out as part of this project.

Vice Chair Silverman asked whether they have to be in contact with the railroad to remove that rail siding, to which Mr. Marrs stated that from the survey they determined that there was no railroad right-of-way in question.

Vice Chair Silverman asked what the floor to ceiling height of the existing building, to which Mr. Marrs stated it is 12-14 feet.

Vice Chair Silverman questioned what height clearance they need for the buses.

Mr. Marrs answered that the proposed building is 24 ft. tall because they use lifts to lift the buses for maintenance purposes.

Vice Chair Silverman asked if they had discussed using a ramp to go from the ground floor up to the next level.

Mr. Marrs stated that the wood-framed floor and is not structurally able to support the weight of the buses. He stated that another problem they run into with the exposed wood structures is the code requirement for extra sprinkling requirements. He continued that the progression of the building codes have taken buildings like this and made them hard to bring up to code. He stated that with the age of the building and the need for an occupancy change, they will need to meet building codes requirements.

Vice Chair Silverman questioned if the façade had a garage door at the front, to which Mr. Marrs stated it was not a garage door but a storefront.

Vice Chair Silverman asked if they tried to maintain the existing façade on Santa Fe.

Mr. Marrs stated that it would not be financially feasible to due to the shape of the building. He stated that they feel respecting the past and putting something back that fits in with the Long McArthur style will help enhance this area of downtown Salina on North Santa Fe.

Mr. Marrs stated that OCK has obtained a transportation grant to fund this project and if this is not approved, it will create a hardship as the grant will go away.

Vice Chair Silverman asked if there were questions of the applicant.

Vice Chair Silverman asked if the framework could be removed and the basement filled.

Mr. Marrs stated that removing the framework would lead to not having support for the roof. He stated that they had a structural engineer do studies and stated that keeping the façade would not be feasible. He referred to an aerial photo of the building and stated that it had a renovation in the past.

Vice Chair Silverman questioned if the north wall could be kept.

Mr. Marrs answered by referring to the blueprint and showed that the angles needed for the parking spaces inside is the reason for straightening that side of the building.

Commissioner Baffa stated that the existing building is not appealing to look at.

Mr. Andrew stated that the current building has a square footage of approximately 8,600 sq. ft. while the new proposed building is 16,000 sq. ft. in size.

Mr. Marrs stated that they would be breaking up the basement and then the backfilling of the space would begin. He stated that they would not have to take all of the concrete out but that the walls have to be taken down to put in a fill material that will support the building.

Commissioner Baffa asked why they need to break up and backfill the space.

Mr. Marrs answered so that they do not want to create a space that will trap water. He stated that they also want to ensure there are no voids under the property.

Vice Chair Silverman asked if there were comments or questions from members of the public in attendance.

MOTION: Commissioner Baffa moved that the demolition request be approved based on the findings and conclusions noted by staff on pages 8-9 of the staff report

SECOND: Commissioner Tuzicka

Commissioner Silverman questioned if the brick could be salvaged.

Mr. Marrs returned to the microphone and stated that there are two kinds of brick on the building currently. He stated that the common bricks do not have any value and whether the bricks on the front of the building be can be reused will be determined during the construction of the project.

VOTE: Motion passed 4-0.

Mr. Andrew confirmed with the applicant that no demolition or building permit applications have yet been submitted, which Mr. Marrs confirmed stating that they held off on solicitation of demolition bids until after the meeting to hear the Board's response to this request.

Chair Reynolds returned to the meeting.

Public Hearing Items

None.

Administrative Items

None.

Preliminary Discussion Items

None.

4. UNFINISHED OR OTHER BUSINESS

Mr. Andrew stated that the City is on a work-share program with reduced work schedule. As a result of the work-share program, the City offices are only open four (4) days a week and the number of meetings have been reduced. The Heritage Commission meetings are remaining the same due to the quarterly nature of the meetings. There is a possibility for special meetings to be called. He stated that there are two properties that may be in the process of being designated for State or National Register to qualify for historic tax credits.

Mr. Andrew asked Commissioner Tuzicka about the additional electronic sign at the Stiefel Theatre. Commissioner Tuzicka stated that they were holding off on that signage due to the tower project timeline. He stated that if they pursued the marquee it could have slowed the project down.

Mr. Andrew stated that the Theatre decided to use an aluminum product for the spire and the historical research just showed a general metallic color and there was no materials specified.

Commissioner Tuzicka stated that something that slowed the project down was the state making a determination that could be used for multiple theatres in Kansas to remain consistent.

Vice Chair Silverman asked for an update on the National Park Service putting together a cemetery list and they were wanting to list our cemetery specifically for August Bondi's site. He stated that he sent all the material to John Burger a few months before the pandemic.

Mr. Andrew referred back to the previous meeting minutes and stated that the owner would need to give consent. He stated that he will get in contact with the National Park Service and see what form of consent from the City they need.

Commissioner Baffa asked what is happening with St. John's. Mr. Andrew stated that the National Park Service is resisting putting the hospital on the National Register and the fact that the listing has not occurred is causing the owner not to move forward with anything. He stated that in his experience, many projects were done with both federal and state tax credits. He stated that there are 20% (National) and 25% (State) tax credits that can be stacked together to put equity into a project. He stated the hospital has been approved for the State Register. The 25% State Tax Credits would be available. The owners have not received any information that it has been placed on the National Register. He continued that the plan was to tear down the modern additions to the building and to retain the 1914/1951 portions of the building and redevelop them.

5. PUBLIC FORUM

None.

6. ADJOURNMENT

Chair Reynolds adjourned the meeting at 5:05 p.m.

John Reynolds, Chair

ATTEST:

Dean Andrew, Secretary

Record of this Meeting

This public meeting was recorded by Access TV of Salina and available to view online free of charge at <http://www.salina-ks.gov/content/18160/23455/23473/default.aspx>. Meeting DVDs and paper copies of meeting packets are available upon request (retrieval and/or duplication fees may apply). Please contact the Community and Development Services Department at building.services@salina.org or by phone at 785.309.5715 to request these open public records.

Attachment

St. John's Hospital Update

SALINA CITY HERITAGE COMMISSION

Item No. 3.1a

Hearing Date: October 28, 2020

Update on St. John's Hospital, 139 N. Penn Avenue, and its nomination to the State and National Register of Historic Place.

Background

The Heritage Commission approved a partial demolition of the 1958 Lobby and the 1988 covered driveway at the front of St. John's Hospital building to facilitate the preparation of the National/State Register nomination of the St. John's Hospital on **December 7, 2016**. This request for approval of a partial demolition was submitted by Sunflower Development Group of Kansas City, Missouri, the current property owner.

Following the demolition, a National/State Register Nomination Form was prepared by Rosin Preservation, Kansas City, Missouri for the owner, Sunflower Development Group, Kansas City, Missouri. The completed nomination form was submitted by Rosin Preservation to the State Historic Preservation Office (SHPO) on **May 9, 2018**.

A notice was received from the State Historic Preservation office on June 5, 2018 as part of the Certified Local Government program, requesting a recommendation from the Salina Heritage Commission and City Commission regarding the listing of the historic portions of the former St. John's Hospital, on the Register of Historic Kansas Places and National Register of Historic Places. The Salina Heritage Commission met on **July 18, 2018** and made a recommendation in favor of the designation to the City Commission. A Resolution of Support was approved by the City Commission for the listing of the property on the National/State Register of Historic Places at their meeting on **July 23, 2018**. A Resolution of Support for the nomination was forwarded to the SHPO as requested.

The Kansas Sites Historic Sites Board of Review (HSBR) met on **August 4, 2018** and approved the nomination of the St. John's Hospital to the Register of Historic Kansas Places and submitted the nomination with their recommendation to the National Park Service on August 12, 2018.

The National Park Service returned the nomination form to the SHPO in September 2018 requesting additional information regarding the physical condition of the structure and technical information on the nomination form. Representatives of Rosin Preservation, SHPO staff, property owner and Salina City staff visited the St. John's Hospital site and conducted a more thorough inspection and documentation. Rosin Preservation revised the nomination form and it was submitted to the National Park Service on **March 1, 2019**.

Since March 1, 2019, additional information was requested by the National Park Service. Another site visit will be required to address the NPS request. The SHPO and the preservation consultant are coordinating an additional site visit with the property owner.

The SHPO advised the property owner to proceed with their federal tax credit application while they work with the National Park Service on the National Register nomination.

While the property is now listed on the State Register, the listing of St. John's Hospital on the National Register of Historic Places is still pending. Rosin Preservation was contacted recently. They stated that the Sunflower Development Group is currently pursuing the State Rehabilitation Tax Credits as these are available to properties that are listed on the Register of Historic Kansas Places (State Register). Eligibility of federal tax credits is dependent on the structure being listed on the National Register of Historic Places.

Attachment

Background Report
NBA Bank Building

STAFF REPORT
SALINA CITY HERITAGE COMMISSION

Item No. 3.1a

Hearing Date: October 28, 2020

Update on the National Bank of America building, 100 S. Santa Fe Avenue, and its nomination to the State and National Register of Historic Places.

Background

The National Bank of America (renamed the United Missouri Bank in 1993) bank building is addressed at 100 South Santa Fe. It is prominently positioned in downtown Salina at the southwest corner of Santa Fe and Iron Avenues. The building is fifty feet wide and one hundred and twenty feet long occupying all of Lot 110 on Santa Fe. The bank is a four-story concrete frame building with ashlar limestone sheathing that reflects both its original 1923 Classical-Revival exterior design and a 1966 remodeling of the exterior.

Located in the central business district, the building spans the 50 ft. x 120 ft. lot to the alley on the west and abuts an adjacent two-story building on the south. The front entrance is on the east off Santa Fe and a secondary entrance dating to the 1960s remodel is located near the west end of the north facade on Iron Avenue. Public sidewalks border the building along street facades on the north and east. Located across the alley to the west is the bank's one-story brick two lane drive-through bank constructed in 1958.

The Heritage Commission held a public hearing regarding the SHPO request for public comments on **October 23, 2019**. A notice for the hearing was sent to all property owners within 200 feet of the nominated property. Following a presentation of the staff report by staff and comments and questions on the National Register nomination from Commissioners, the Heritage Commission approved a motion (4-0) recommending to the City Commission that the National Bank of America building should be made eligible for listing on the Register of Historic Kansas Places and National Register of Historic Places based upon the following findings:

1. The 1923 National Bank of America and 1966 remodeling retain a high degree of interior and exterior integrity that clearly portrays the building's original design and function. **(Nomination Form)**
2. The National Bank of America is associated with events that have made a significant contribution to the broad patterns of Salina's historic development. **(Criteria A)**
3. The National Bank of America embodies distinctive characteristics of a type, period, or method of construction. **(Criteria C)**

The City Commission concurred with the recommendation of the Heritage Commission and approved a Resolution of Support (No. 19-7766) for the nomination on **November 4, 2019**. That resolution was forwarded to the SHPO. The State Historic Sites Review Board met on **November 16, 2019** and approved the nomination of the National Bank of America to the

Register of Historic Kansas Places. The Board also recommended approval of listing the building on the National Register of Historic Places and forwarded the nomination to the office of the Keeper of the National Register in Washington, D.C., to be evaluated by their professional staff. The National Park Service staff returned the application to the State Historic Preservation Office and the City of Salina to determine whether the former bank drive through facility west of the main bank should be included in the nomination.

A revised National Register nomination form was prepared by the owner and consultant to include the 1958 drive through banking facility located to the west of the main NBA structure across the alleyway outside the boundary of the revised nomination form. This form addressed the significance of the drive through facility and if approved, would make the owner eligible for financial incentives to restore and rehabilitate the drive-through facility. These incentives include the use of State and Federal Rehabilitation Tax Credits. If approved, the tax credits would provide funds to preserve and rehabilitate the building's character-defining features.

Certified Local Government Program

The National Park Service originally approved the City of Salina for participation in the Certified Local Government (CLG) program in 1991. The Certified Local Government program is designed to promote the preservation of historically and culturally significant structures, buildings and sites by establishing a partnership between local government and the SHPO. This is intended to encourage and expand local involvement in preservation issues and to have a formal role in the National Register nomination process. As the primary review body under the Certified Local Government agreement, the Salina Heritage Commission can review projects locally that affect the listed historic resources. This can expedite the review process for owners.

Due to COVID-19 restrictions and staff limitations, the City of Salina did not submit formal comments on the addition of the bank drive through facility. The States Historic Sites Review Board met on August 11, 2020 and approved the nomination of the National Bank of America expansion to the State Register of Historic Places and also recommended approval of listing the building with expanded boundary on the National Register of Historic Places. The National Park Service recently approved the amended application and added the National Bank of America building with the adjoining drive through facility to the National Register of Historic Places (see attached letter).

A companion nomination to add the adjoin Teague-Nelson building at 104-106 S. Santa Fe Avenue to the National Register was not approved (see attached letter).

Effect of Designation

National and State Register designation of the NBA drive through facility will assure a protective review for federal projects that might adversely affect the character of the historic property. The property will also be protected under the Kansas Historic Preservation Act

(K.S.A. 75-2715 through 75-2725). Projects that directly affect the character-defining features of the building or site that are identified in the National Register nomination form must be reviewed by the SHPO or an authorized local government before work can proceed.

If the listing is approved, State or National Register designation will not affect adjacent or surrounding properties. The “environs review” clause previously included in the State Historic Preservation Act, that required a review for projects on surrounding properties, was eliminated by the State of Kansas in 2013. This protective review for surrounding properties is no longer required.

A listing of administrative review project types has been adopted as part of the Certified Local Government Agreement that allows the Heritage Commission’s administrative staff to review and approve minor work items. Projects that will affect character-defining features documented on the National Register Nomination Form will require review by the full Heritage Commission. Projects involving routine maintenance or employing repair using identical material requires no review.

If the Heritage Commission determines that a proposed project will damage or destroy the listed historic property or its features, review of that project must proceed to the City's governing body where appropriate. In those instances where the decision of the City's governing body is contrary to the findings of the Heritage Commission, the project shall not proceed until the City's governing body has made a determination that no feasible or prudent alternative exists to the proposed project and that the project contains provisions to minimize damage to the listed historic property.

The review of projects seeking reimbursement for State and/or National Rehabilitation Tax Credits is conducted by to the State Historic Preservation Office. **The Heritage Commission does not participate in the tax rehabilitation process but conducts reviews for any physical changes to the character-defining features of the building or site under the Certified Local Government Agreement with the City of Salina and the SHPO.**

National Register Criteria for Eligibility

The nomination submits that the National Bank of America building and drive-through banking structure is eligible for listing in the National Register of Historic Places under the following criteria:

Criteria A: The property is associated with events that have made a significant contribution to the broad patterns of our history.

Criteria C: The property embodies the distinctive characteristics of type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishing entity whose components lack individual distinction.

Area of Significance: Commerce

Period of Significance: 1958 – Present

Basis for NBA Boundary Expansion to the National Register Nomination

NBA Bank purchased two buildings on W. Iron across the alley west of the bank in 1957 and demolished the building immediately west of the alley for a drive-through bank. Built in 1958, the drive-through facility was comprised of two manned drive-through lanes and an unmanned walk-up depository at the west end. Two individual teller booths have a flat roof that spans across the lanes forming a canopy. The booths are small rectangular boxes with a curved end on north sheathed in a narrow textured brick veneer and originally featuring a projecting angled-glass teller window on the east side.

A basement tunnel provides access under the alley from the bank to the booths. Today the canopy has a membrane roof with a fascia of contemporary metal siding. In 2020, the bank transitioned to digital tellers, replacing the glass teller windows with ATM-like machines with digital screens manned by tellers inside the bank building. The drive-through booths are no longer manned.

The 1958 drive-through facility is extant but no longer has manned teller windows. Retaining a high degree of historic and architectural integrity, the National Bank of America building reflects the evolution of the bank and conveys the physical changes made to meet the needs of an expanding financial institution.

Application #HC19-1
Filed by Blue Beacon International
100 S. Santa Fe Avenue

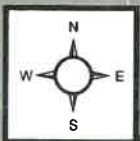
100 S. Santa Fe Avenue

Iron Ave

Iron Ave

Santa Fe Ave

Santa Fe Ave





Application #CC19-9, 100 S. Santa Fe, View from northeast

National Bank of America
Name of Property

Saline, KS
County and State

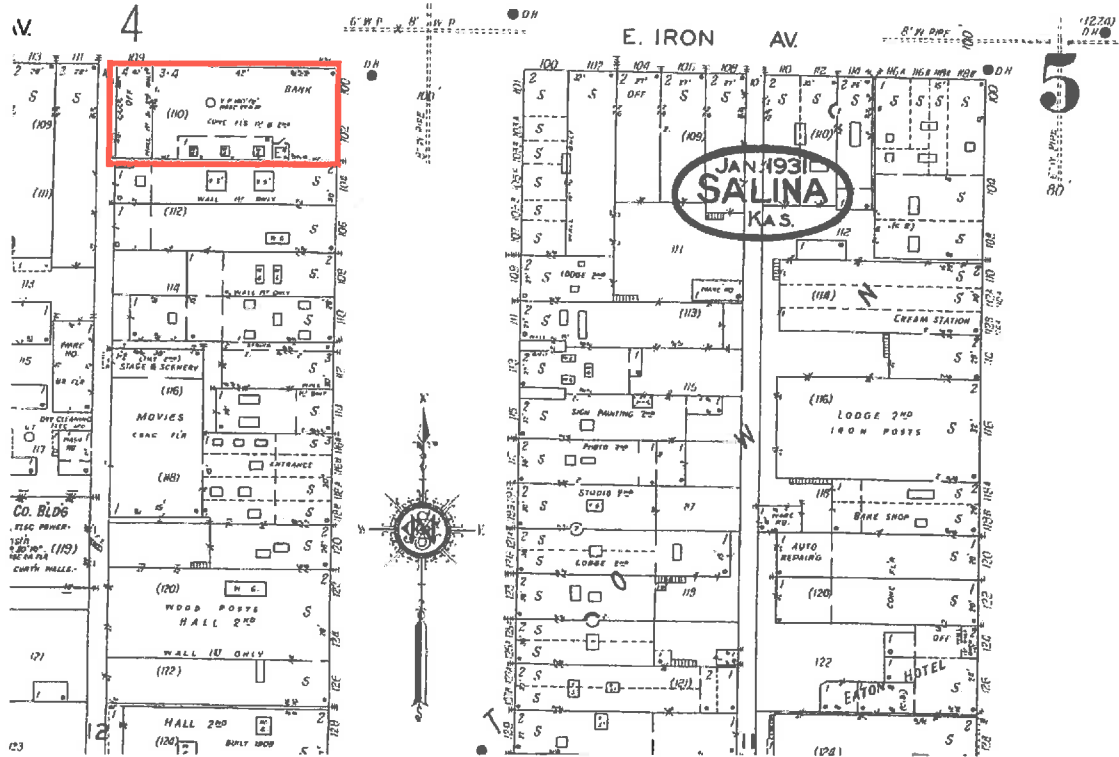


Figure 2 – National Bank of America Building is seen in its existing configuration on the 1931 Sanborn Fire Insurance Map (Excerpt Sheet 5)



Taken around 1915, "The Hub" building was torn down in 1922 to begin construction of NBA's present bank building, 100 South Santa Fe. Photo courtesy of Dale Weis.

Figure 3 – ca. 1915 photo of corner of Santa Fe and Iron that would become new home to NBA by Dale Weis. 'The Hub' was demolished in 1922 for construction of bank. *The National Bank of America 1887-1987 The First Hundred Years*, Published by The National Bank of America, 1987.

National Bank of America
Name of Property

Saline, KS
County and State

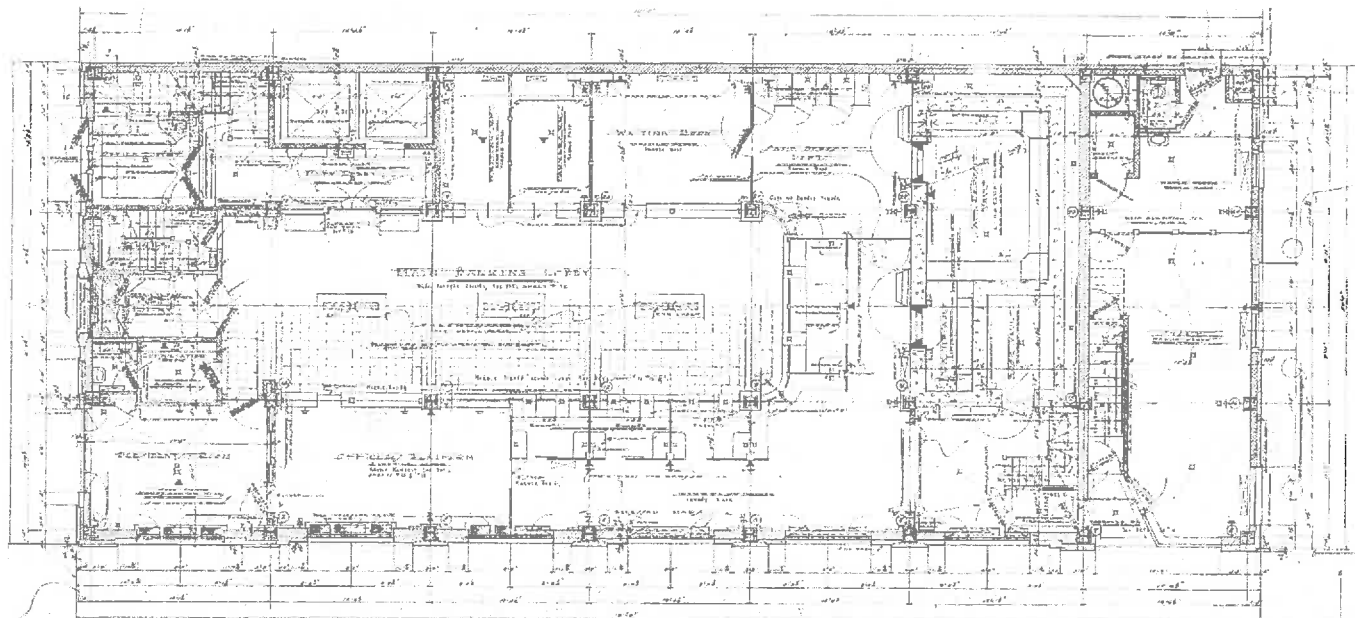
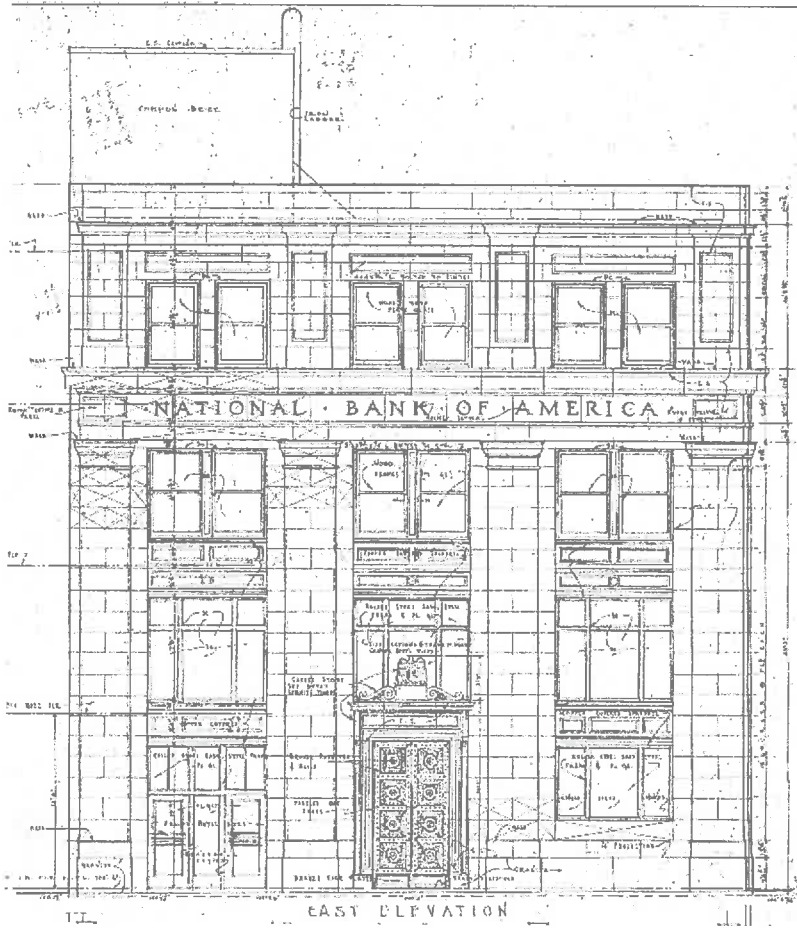


Figure 4 – 1922 Front Elevation and first floor plan, Wight and Wight Architects, Kansas City, MO, 1922. Provided by bank.

National Bank of America
Name of Property

Saline, KS
County and State

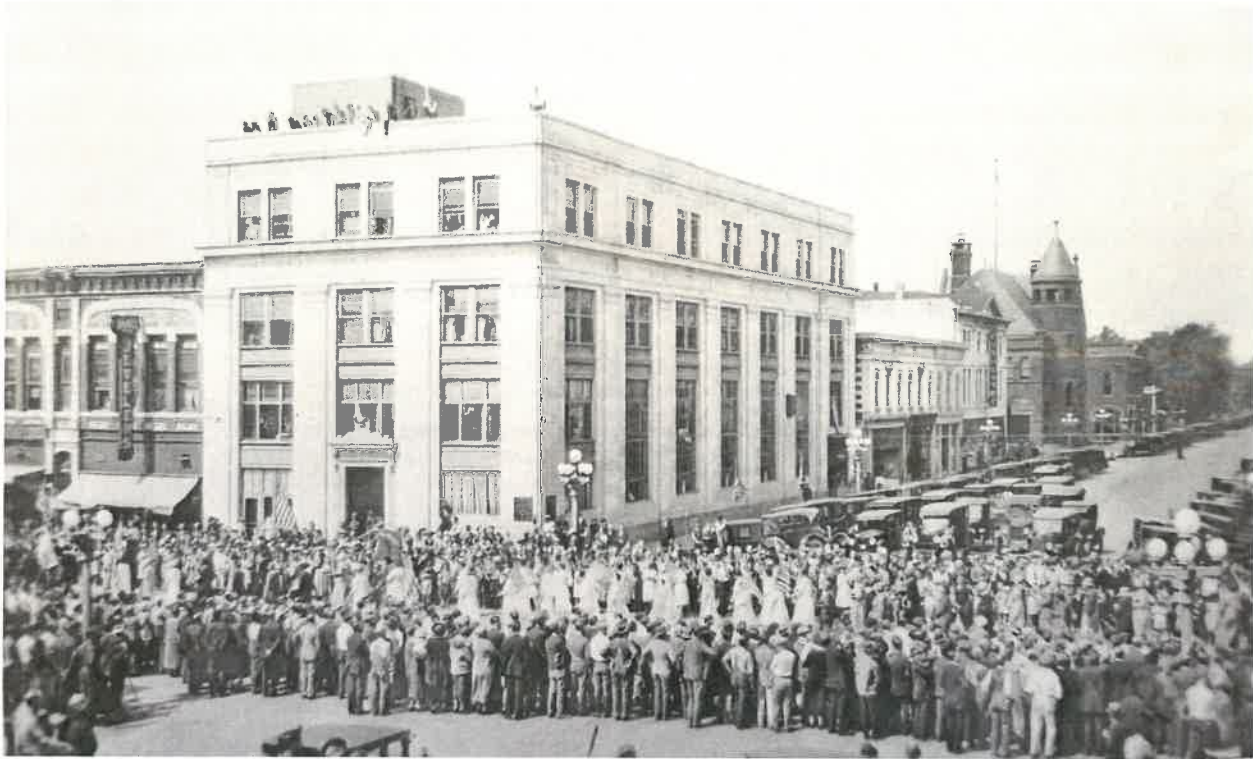


Figure 5 – 1923 View of building at grant opening of new building. Source: *The National Bank of America 1887-1987 The First Hundred Years*, Published by The National Bank of America, 1987.



Figure 7 – ca. 1925 view of bank building shortly after construction. Source: UMB.



Figure 8 (Right) – The ornate carved doors and eagle are original features that remain in the bank today, used here on 1966 bank report. Campbell Room Collection, Salina Public Library.

National Bank of America
Name of Property

Saline, KS
County and State

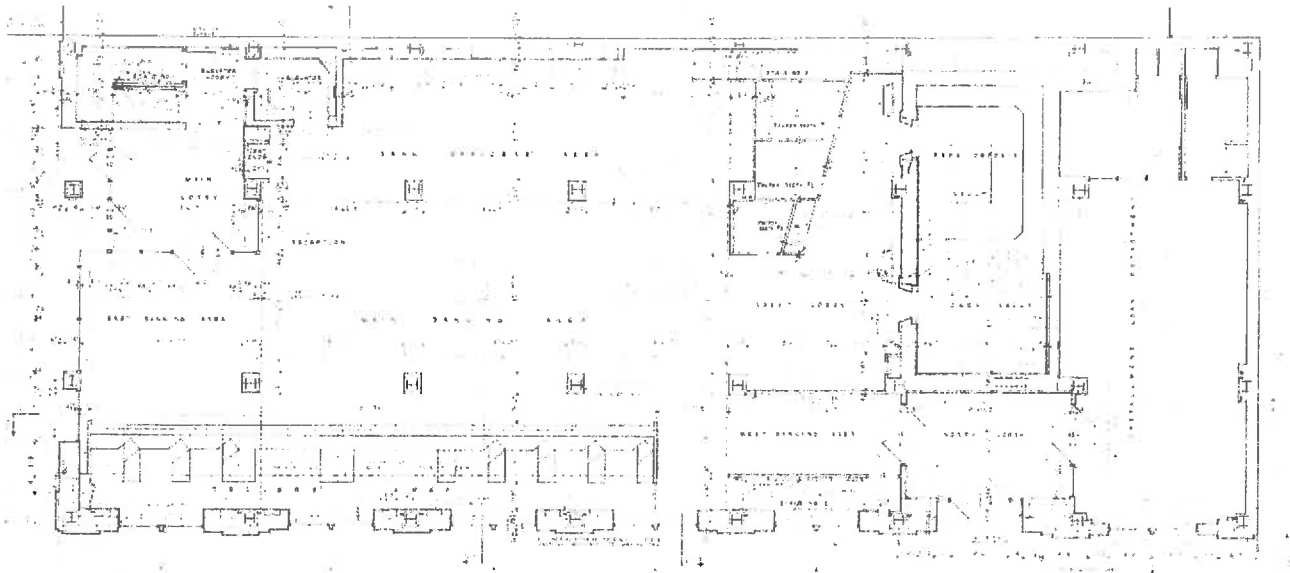


Figure 9 – 1964 Floor Plan by Wilson and Co., Architects and Engineers, Salina. Provided by UMB.

SINCE 1887 *NBA Salina's Most Beautiful Bank...and Most Convenient*

1886 Organized as a private bank and located on the Southeast corner of Ash and Santa Fe. The bank was chartered as The American State Bank, on January 5, 1887. In 1890 it became The American National Bank, and in 1894 the name was changed to The National Bank of America.

1902 Mr. Frank Hageman became the second president of the bank succeeding Mr. W. W. Watson. The bank was advertising its bank-by-mail service and free safe deposit boxes. This same year the bank moved into the Watson building located on the Northeast corner of Iron and Santa Fe. This was one of the few three-story buildings in Salina at that time.

1908 The Saline County Bank of which Mr. C. F. McAdams was president was merged with The National Bank of America and its capital was increased to \$100,000.00.

1919 The Bank was granted full trust powers—the Bank has served in every fiduciary capacity since that time.

1922 The capital account was increased to \$200,000.00 in anticipation of a new bank building.

1923 The present building was completed and has been the home of The National Bank of America since.

1960 A drive-in banking facility and customer parking lot were added.

1963 A modern Installment Loan Department, the first of its kind in Salina, was added.

1964 A complete Electronic Data Processing System was installed.

1966 Six-year modernization program completed.

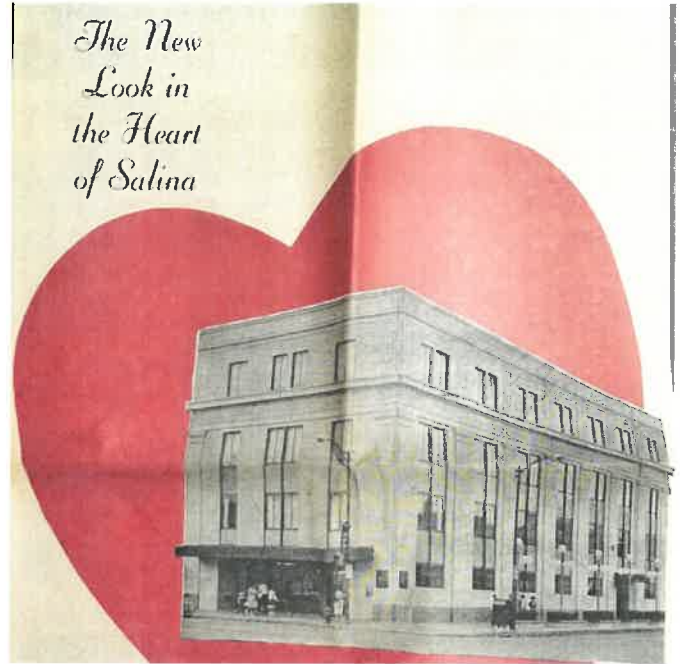
"The New Look in the Heart of Downtown Salina"

Figure 10 – 1969 Bank Pamphlet showing bank history and newly remodeled building. Source: Campbell Room Collection, Salina Public Library.

National Bank of America
Name of Property

Saline, KS
County and State

Figure 11 – National Bank of America Special Section, *Salina Journal*, 8 July, 1966, following remodeling. Source: Campbell Room Collection, Salina Public Library.



National Bank of America
Name of Property

Saline, KS
County and State

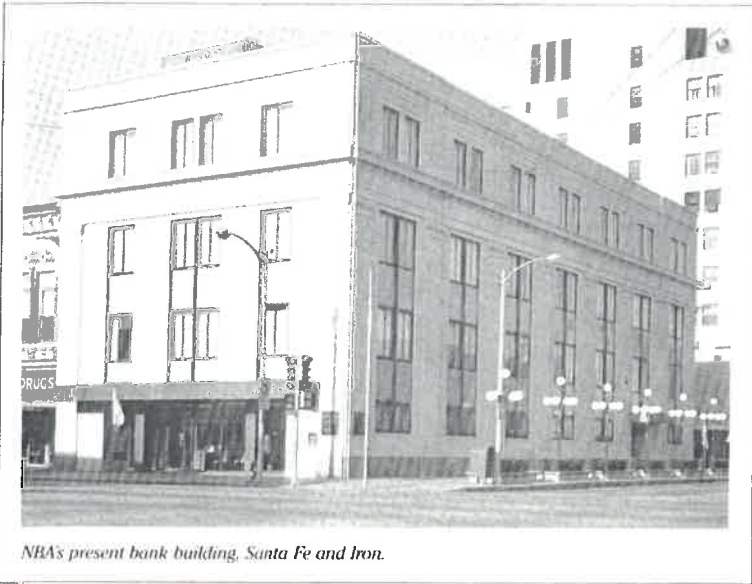


Figure 12 – 1970s-80s photos of bank following 1966 remodeling. Source: *The National Bank of America 1887-1987 The First Hundred Years*, Published by The National Bank of America, 1987.



Figure 13 – Recent photo of bank building (without current street construction). UMB website.

Attachment

Notification Letter
NBA Bank Building
Boundary Expansion

October 1, 2020

Blue Beacon International, Inc
500 Graves Blvd
Salina, KS, 67401

Re: National Bank of America (boundary expansion) (100 S Santa Fe, Salina, Saline County)

Dear Blue Beacon International, Inc:

We are pleased to inform you that the *National Bank of America (boundary increase)* was listed in the National Register of Historic Places on August 24, 2020. The National Register is the country's official list of historically significant properties, and Kansans can feel proud to have a large and growing representation of these tangible links to our past. A copy of the nomination is enclosed for your records and is available on our website (www.kshs.org/14638).

Listing of this property provides recognition of its historic importance and assures that the significance of the property will be considered in federal planning, when applicable. Construction projects involving this property will benefit from review at the state level in accordance with the Kansas Historic Preservation Act (K.S.A. 75-2724 – 75-2725). For more information about state and federal preservation law, please visit our website at www.kshs.org/14658. Contact your local permitting authority to learn of any applicable local preservation ordinances.

In addition to the prestige of inclusion in the National Register, owners of listed properties enjoy a number of other benefits:

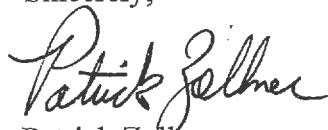
- Owners of buildings listed in the National Register may be eligible for a federal rehabilitation tax credit if they are rehabilitated for income-producing purposes. A state tax rehabilitation credit is also available for the rehabilitation of both income and non-income producing properties listed in the State or National Registers of Historic Places. Please contact Marsha Longofono, ext. 240 or Kristen Johnston at ext. 213 for applications and more information.
- National Register listing qualifies a property for the Heritage Trust Fund grant program. Please contact KSHS grants manager, Bethany Falvey at ext. 226 or Bethany.falvey@ks.gov for applications and more information.
- The Kansas State Historical Society offers free technical advice to owners of historic properties to help them maintain their properties in a historically accurate manner.

Thank you for your interest in our state's historic resources. If you have any questions concerning this nomination, please contact Jamee Fiore, National Register Coordinator, at (785) 272-8681 ext. 216 or jamee.fiore@ks.gov. We invite you to join us on Facebook at

National Register of Historic Places Listing Notice

www.facebook.com/KSHPO and follow us on Twitter at twitter.com/kansashistory or using the handle @kansashistory.

Sincerely,



Patrick Zollner
Director, Cultural Resources Division
Deputy State Historic Preservation Officer

Jamee Fiore
National Register Coordinator

encl: copy of nomination (owner only)

cc: Saline County Commission
Salina Mayor & City Council
Michael Schrage, City Manager
Smoky Hill Museum
Salina City Heritage Commission
Brenda Spencer, Spencer Preservation

August 4, 2020

Blue Beacon International, Inc
500 Graves Blvd
Salina, KS, 67401

Re: National Bank of America (expansion) (100 S Santa Fe, Salina, Saline County)

Dear Blue Beacon International, Inc:

We are pleased to inform you that at their 8/1/2020 meeting, the Kansas Historic Sites Board of Review approved the nomination for the *National Bank of America (expansion)* to the Register of Historic Kansas Places. The Board also recommended approval of listing for the National Register of Historic Places. We will now forward the nomination to the office of the Keeper of the National Register in Washington, D.C., where it will be evaluated by their professional staff. If they concur with the findings of the Kansas Historic Sites Board of Review, the property will be included in the National Register of Historic Places with 45 days of receipt. We will notify you of their decision at the earliest opportunity. A draft of the nomination is on our website at www.kshs.org/14633. No further action is required of you.

Listing in the registers qualifies the property for certain state-funded financial incentives. The Kansas Rehabilitation Tax Credit is available for the rehabilitation of listed buildings. Further, register listing also qualifies properties for the Heritage Trust Fund grant program. More information about these programs is available on our website at www.kshs.org/15605 or (785) 272-8681 ext. 240.

Listing of this property provides recognition of the community's historic importance and assures protective review of federal projects that might adversely affect the character of the historic property. This property is now subject to review under the Kansas Historic Preservation Act (K.S.A. 75-2715 through 75-2725). For more information about state and federal preservation law, please visit our website at www.kshs.org/14658. Contact your local permitting authority to learn of any applicable local preservation ordinances.

Thank you for your interest in our state's historic resources. If you have any questions concerning this nomination, please contact Jamee Fiore at (785) 272-8681 ext. 216 or jamee.fiore@ks.gov. We invite you to join us on Facebook at www.facebook.com/KSHPO and follow us on Twitter at twitter.com/kansashistory or using the handle @kansashistory.

Sincerely,



Patrick Zollner
Deputy State Historic Preservation Officer



Jamee Fiore
National Register Coordinator

cc: Saline County Commission
Salina Mayor & City Council
Michael Schrage, City Manager
Smoky Hill Museum
John Burger, Salina City Heritage Commission
Brenda Spencer, Spencer Preservation

November 18, 2019

Blue Beacon International, Inc
500 Graves Blvd
Salina, KS 67401

Re: National Bank of America (100 S Santa Fe, Salina, Saline County)

Dear Blue Beacon International, Inc:

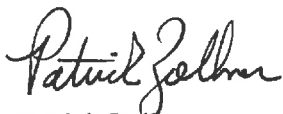
We are pleased to inform you that at their 11/16/2019 meeting, the Kansas Historic Sites Board of Review approved the nomination of the *National Bank of America* to the Register of Historic Kansas Places. The Board also recommended approval of listing for the National Register of Historic Places. We will now forward the nomination to the office of the Keeper of the National Register in Washington, D.C., where it will be evaluated by their professional staff. If they concur with the findings of the Kansas Historic Sites Board of Review, the property will be included in the National Register of Historic Places with 45 days of receipt. We will notify you of their decision at the earliest opportunity. A draft of the nomination is on our website at www.kshs.org/14633. No further action is required of you.

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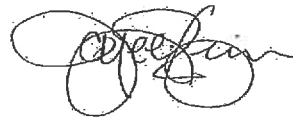
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Sincerely,



Patrick Zollner
Deputy State Historic Preservation Officer



Jamee Fiore
National Register Coordinator

cc: Saline County Commission
Salina Mayor & Council
* John Burger, Salina City Heritage Commission
Spencer Preservation Consultants

Attachment

Notification Letter
Teague-Nelson Building

Jennie Chinn, Executive Director

Laura Kelly, Governor

October 1, 2020

Guy Walker
Blue Beacon International
500 Graves Blvd
Salina, KS 67401

Re: Teague Nelson Building (104-106 S Santa Fe, Salina, Saline County)

Dear Mr. Walker:

Thank you for your patience, while we have been working from home. We recently started having staff in the office once or twice a week. As we were organizing the hard copy files, we couldn't find a copy of our letter regarding the National Park Service's (NPS) eligibility determination for the Teague Nelson Building. The NPS acknowledged the interesting history of the property, but they do not feel as though the property retains enough interior integrity and historic fabric to be individually eligible for the National Register of Historic Places. The NPS recommends including this property as contributing to a historic district, if possible. We are unaware if there is any interest from surrounding owners to create a district on this block. It might be worth reaching out to the Salina City Heritage Commission and ask about the City applying for a Historic Preservation Fund grant to survey the downtown and prepare a district nomination.

However, the Historic Sites Board of Review did approve this property for listing in the Register of Historic Kansas Places. Therefore, the property will still qualify for the Kansas Rehabilitation Tax Credit. Register listing also qualifies properties for the Heritage Trust Fund grant program. More information about these programs is available on our website at www.kshs.org/15605 or (785) 272-8681 ext. 240.

Listing of this property provides recognition of the community's historic importance and assures protective review of federal projects that might adversely affect the character of the historic property. This property is now subject to review under the Kansas Historic Preservation Act (K.S.A. 75-2715 through 75-2725). For more information about state and federal preservation law, please visit our website at www.kshs.org/14658. Contact your local permitting authority to learn of any applicable local preservation ordinances.

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Sincerely,


Jamee Fiore
National Register Coordinator

cc: Saline County Commission
Salina Mayor & City Council
Salina City Heritage Commission
Smoky Hill Museum
Brenda and Michelle Spencer, Spencer Preservation

Attachment

Background Report
Lowell School

BACKGROUND REPORT
SALINA CITY HERITAGE COMMISSION

Item No. 3.1a

Hearing Date: October 28, 2020

Update on the former Lowell Elementary School building, 1009 Highland Avenue and the status of its nomination to the State and National Register of Historic Places.

Background

The original Lowell Elementary School was constructed at 1009 Highland Avenue in 1915. Lowell Elementary School was built as a neighborhood school that served the population in the southern area of Salina. William T. Schmitt, an Oklahoma City Architect, designed the original two-story brick and concrete structure in the Neo-Classical style. Schmitt also designed Salina's Masonic Temple, First United Methodist Church, Dunbar School and Lincoln Middle School. A two-story brick addition was constructed to the south of the original school building in 1965 to expand its capacity.

The original school structure has a brown brick exterior with concrete trim. The original entrance to the school is recessed from the west wall. The platform is elevated with concrete stairs and brick walls. The recessed opening is framed on either side by a pair of Corinthian style columns that support a roof stone cornice. The double entrance door has a pediment with stone frame and keystone with the schools dedication date of "1915". Three Palladian lights occupy the transom above the doors. Two engaged brick turrets extend above the roofline on either side of the recessed entrance. Brick stringcourses and a stone foundation form the base of the building. Coffered brick patterns accent the building's west façade. Decorative inset brick and pilasters accent the other facades.

Alterations to the building include the replacement of full height windows with aluminum frame windows having reduced height. A 2-story brick addition was constructed to the south of the original school structure in 1965. The addition provided additional classrooms, a kindergarten room and multipurpose room. The exterior of the addition is comprised of tan brick with bronze aluminum window panels.

The Lowell School and grounds occupy 14 lots and a vacated alleyway that are bordered by three (3) streets: south of Republic, east of Highland and north of Beloit Avenue.

In 2003 and 2004, USD #305 solicited and reviewed numerous expressions of interest from parties interested in acquiring and reusing the school district's buildings that were no longer in use. Representatives of the Salina Christian Academy and USD No. 305 met with the City's Development Review Team (DRT) on January 14, 2004 to discuss Salina Christian Academy's interest in acquiring the former Lowell Elementary School at 1009 Highland Avenue which was being closed by USD No. 305. Salina Christian Academy expressed an interest in operating a non-denominational, regional Christian school providing a biblically based interactional educational experience for families of pre-school through sixth grade

children. They also expressed interest in establishing community partnerships to share in the use of the facility.

Salina Christian Academy purchased the school building and grounds from USD No. 305 in March of 2004. The Academy made some repairs and upgrades to the building but essentially used the facility as is. There were no major modifications or additions made to the school building. The Salina Christian Academy recently closed its doors and the property was put on the market.

Brenda Spencer with Spencer Preservation, 10150 Onaga Road, Wamego, Kansas, was hired to prepare and submit a National Register nomination form for Lowell School. The nomination form was submitted to the SHPO on February 17, 2020. After the SHPO review and evaluation, the SHPO scheduled consideration of the nomination by the Historic Sites Board of Review (HSBR) for **August 1, 2020**. The HSBR approved the nomination at their August 1, 2020 meeting and the property was entered in the Register of Historic Kansas Places. The nomination was referred to the National Park Service, who reviews nominations for placement on the National Register of Historic Places. The National Park Service has now approved the listing of Lowell School on the National Register (see attached letter).

The City of Salina Development Services Department received a notice from the SHPO on **May 27, 2020** requesting the Salina Heritage Commission and City Commission to provide their recommendations for the nomination as part of the Certified Local Government Agreement between the City of Salina and the SHPO. Because there was a pending rezoning application to allow the former Lowell School to be redeveloped as multi-family apartments and the outcome was unknown at that time staff did not seek a recommendation from the Heritage Commission.

The Salina City Commission approved an ordinance rezoning the former school to allow development of up to 15 apartment units in the building on **August 3, 2020** and a building permit has been issued to begin renovation of the building.

The effects of the listing of Lowell School on the State and National Register is to make the building eligible for financial incentives to restore and rehabilitate the building. These incentives include the use of State and Federal Rehabilitation Tax Credits. If approved, the tax credits would provide funds to preserve and rehabilitate the building's character-defining features.

Certified Local Government Program

The National Park Service originally approved the City of Salina for participation in the Certified Local Government (CLG) program in 1991. The Certified Local Government program is designed to promote the preservation of historically and culturally significant structures, buildings and sites by establishing a partnership between local government and the SHPO. This is intended to encourage and expand local involvement in preservation issues and to have a formal role in the National Register nomination process. As the primary

review body under the Certified Local Government agreement, the Salina Heritage Commission can review projects locally that affect the listed historic resources. This can expedite the review process for owners.

Effect of Designation

National and State Register designation of the Lowell School assures a protective review for federal projects that might adversely affect the character of the historic property. The property will also be protected under the Kansas Historic Preservation Act (K.S.A. 75-2715 through 75-2725). Projects that directly affect the character-defining features of the building or site that are identified in the National Register nomination form must be reviewed by the SHPO or an authorized local government before work can proceed.

If the listing is approved, State or National Register designation will not affect adjacent or surrounding properties. The “environs review” clause previously included in the State Historic Preservation Act, that required a review for projects on surrounding properties, was eliminated by the State of Kansas in 2013. This protective review for surrounding properties is no longer required.

A listing of administrative review project types has been adopted as part of the Certified Local Government Agreement that allows the Heritage Commission’s administrative staff to review and approve minor work items. Projects that will affect character-defining features documented on the National Register Nomination Form will require review by the full Heritage Commission. Projects involving routine maintenance or employing repair using identical material requires no review.

If the Heritage Commission determines that a proposed project will damage or destroy the listed historic property or its features, review of that project must proceed to the City's governing body where appropriate. In those instances where the decision of the City's governing body is contrary to the findings of the Heritage Commission, the project shall not proceed until the City's governing body has made a determination that no feasible or prudent alternative exists to the proposed project and that the project contains provisions to minimize damage to the listed historic property.

The review of projects seeking reimbursement for State and/or National Rehabilitation Tax Credits is conducted by to the State Historic Preservation Office. **The Heritage Commission does not participate in the tax rehabilitation process but conducts reviews for any physical changes to the character-defining features of the building or site under the Certified Local Government Agreement with the City of Salina and the SHPO.**

National Register Criteria for Eligibility

The nomination submits that the Lowell School is eligible for listing in the National Register of Historic Places under the following criteria:

Criteria A: The property is associated with events that have made a significant contribution to the broad patterns of our history.

Area of Significance: Education
Period of Significance: 1915-1963
Architect / Builder: William T. Schmitt (Oklahoma City, OK)
J.O. Brown, Contractor (Arkansas City, KS)

Basis for Lowell School's National Register Nomination

Named for poet James Russell Lowell, Lowell School located at 1009 Highland Avenue, is significant on a local level under Criterion A as a neighborhood public school built to serve the burgeoning population in south central Salina around Kansas Wesleyan University. The building continually served the school district from 1916 to 2002, ultimately closing due to population shifts in the community and construction of a new elementary school. Lowell School is nominated to the National Register of Historic Places under the *Historic Public Schools of Kansas MPDF* as a representative of the *City Graded School* property type. Built in 1915, the school is a Progressive Era educational structure. Outside its formal Classical Revival entry bay, the small neighborhood school was modest in design while still conveying the prominent and permanent role of educational facilities. Lowell School embodies tenets of the Progressive Era with an emphasis on building safety and public health. The safety of the masonry school was touted at its opening with the building materials clearly selected with safety in mind. Although not constructed with a gymnasium, the school was designed with an assembly space to hold 200 and an indoor recreation room for physical activity in poor weather.

The school is a representative of the work of Oklahoma City Architect William T. Schmitt who also designed the Franklin and Lincoln Schools and the Masonic Temple in Salina; the latter two are National Register listed properties. The school was built by J. Oscar Brown of Arkansas City. Anderson-Johnson Architects of Salina designed the 1963 addition. All of these firms designed multiple educational facilities in Kansas.

A City Graded School (Historic Public Schools in Kansas)

Lowell School is classified as a *City Graded School*, as defined in the *Historic Public Schools of Kansas MPDF* reflecting the distinguishing factor of the property as a school constructed specifically for elementary grades. City schools are characterized by the fact that they had High School(s) separate from the Graded School(s) regardless of size of the community. Lowell School was designed and constructed to serve students in the first through third grades, adding kindergarten during its second year of operation. With its eight rooms

configured in a simple rectangular plan, Lowell School is typical of early City Graded Schools. The school site, although it did not occupy the entire block, was landscaped with trees and featured a playground and ball fields.

The MPDF notes, "The largest of the early graded schools were eight rooms and therefore, could serve a limited number of students. In larger cities, the pattern of neighborhood schools was established from the beginning as a means to serve the children throughout the city." Lowell School was built specifically to serve the growing population in south-central Salina in the Wesleyan Addition around Kansas Wesleyan University. While the school was being constructed, the first-third graders were taught in the basement of Kansas Wesleyan because it was determined that the distance was too far for younger children to walk to South Park School.

The Progressive Era, which began around 1900 and lasted into the 1920s in Kansas, introduced new educational philosophies that promoted a comprehensive view of the cultural, academic, and physical health of students. These reforms addressed sanitation and safety issues, such as proper ventilation and fire safety. As the Progressive Era developed, so too did the standardization movement, which sought to regulate faculty qualifications, instruction and educational materials. The basic tenets of the era generated innovations in the design and construction of public schools which incorporated specific classroom and recreational spaces into their plans. Although later appropriated for classroom space, the school was designed with indoor recreation and assembly space reflecting the period's emphasis on health of students. The use of masonry in Lowell's construction reflects the emphasis on safety. Every effort was made to make the schoolhouse fire proof. At its opening, one newspaper quipped, "There's not enough wood in the entire school to make a respectable bon fire."³⁶

Historic Public Schools of Kansas Multiple Properties Documentation Form

Lowell School retains a moderate level of architectural integrity. According to *The Historic Public Schools of Kansas MPDF* alterations such as replacement windows and doors are common among those schools that served their intended use for decades. These alterations will not automatically render a school ineligible for register listing. The original masonry openings at doors and windows of Lowell School have been maintained and are clearly visible despite the replacement units. Lowell School clearly communicates its historic function as a public grade school and embodies the characteristics of the "City Schools" property type as defined in the *Historic Public Schools of Kansas MPDF*.

Attachment

**Spencer Preservation
Preliminary Site Investigation
Questionnaire:**

Salina Lowell School

Former Lowell Elementary School, 1009 Highland Avenue Excerpts from Preliminary Site Investigation Questionnaire.

Historic Significance

The Lowell Elementary School was constructed in 1915 in south central Salina. The School served the expanding neighborhood around the Kansas Wesleyan University. Occupying the east three-quarters of a city block, the school faces west fronting Highland Avenue in a residential neighborhood of modest single-family homes. At the time of its opening in 1916, Lowell School served 1st-3rd Grades. Fluctuating enrollment numbers resulted in the addition of temporary classrooms on the site at various times. A permanent two-story addition to the school was constructed in 1963. Although the School Board considered closing the school in the 1970s, Lowell School continued to serve south-central Salina until closing in 2002.

Architectural Significance

The school is representative of the work of Oklahoma City Architect William T. Schmitt who also designed the Franklin and Lincoln Schools and the Masonic Temple in Salina; the latter two are National Register listed properties. The school was built by J. Oscar Brown of Arkansas City. A 1963 addition was designed by Anderson-Johnson Architects of Salina. The school was designed in Neo-Classical Revival Style which was a common design for education buildings during this period.

The two-story unreinforced masonry building has a concrete foundation and a rectangular floor plan with slightly projecting rear bays. The building has red brick facades with a corbelled brick parapet that obscures a flat/tapered roof with a square central chimney. The exterior is red brick laid in American/common bond coursing with every sixth course having alternative headers and stretchers. Patterned and corbelled brick provides subtle detailing around the facades. **The design incorporated the use of contrasting panels on the brick facades to convey equations such as the "Pythagorean Theorem" symbol visible on the north and south facades of the original school.**

The three-bay symmetrical front facade features a finely detailed center bay framed by massive brick pilasters that extend above the parapet and fluted Corinthian columns inside the pilasters that frame the principal west entrance. The existing entrance doors are a pair of multi-light paneled wood doors with wood-framed transom featuring three panels with radiating mullions.

Housing additional classrooms and a rear multi-purpose room, a two-story south addition was constructed in 1963 and is connected to the original school at its south entrance by an enclosed two-level corridor. The two-story addition is a simple two-bay rectangular box with flat roof. The Modern-era addition has a light orange brick facade laid in a running bond pattern contrasted by vertical bands of windows as the only articulation of the unadorned brick facades.

The architectural integrity of the original Lowell School structure is good with physical changes that are typical of this property type. These include replacement windows which have been shortened in height and new floor finishes. No significant changes have been made to the original structure's floor plan. The original entrances and stairs remain. The south entrance now connects to the 1960s gymnasium and classroom addition.

Heritage Conservation District Designation

The City of Salina included the Former Lowell School building at 1009 Highland in a Heritage Conservation District that was created by the City of Salina in 1997. The Conservation District designation means the school was one of 215 non-contiguous properties that were identified as having historical and/or architectural significance to the City in the 1985 Salina Historic Resources Inventory. The Conservation District ordinance encourages the retention and reuse of these properties. Any proposal to demolish or remove any of the Conservation Properties must be reviewed by the Salina Heritage Commission. Exterior modifications or additions to the structure **are not** subject to any review by the Heritage Commission.

The Conservation District Ordinance provides for a delay of a demolition proposal for designated conservation properties while bona fide efforts to preserve and rescue the building can be made. While most of Salina's significant historic properties are already designated as National/State Register properties or Local Landmarks, the Conservation District designation includes properties that have no other historic designation. The Conservation District Ordinance applies only to the demolition or removal of the Lowell School building. Alterations or additions to Conservation properties are not reviewed. The designation does not limit or prescribe the usage of a property. In addition to Lowell School, the former Bartlett Elementary School and Oakdale School are designated Conservation Properties.

National/State Register Listing

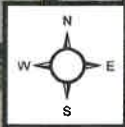
Spencer Preservation has submitted a Preliminary Site Investigation Questionnaire to the Kansas State Historic Preservation Office requesting a review by the Kansas Historic Sites Board of Review (KHSBR) for National/State Register designation in order to make improvements to the structure eligible for Federal and State Rehabilitation Tax Credits. The State Historic Preservation Office has notified the owner and consultant that the Former Lowell School appears to be eligible for listing under the Multiple Property Thematic Nomination (MPDF) for Historic Public Schools in Kansas under Criterion A: A resource's association with events, or series of events, significant to the cultural traditions of a community.

A formal National/State Register Nomination Form is being prepared by Spencer Preservation to submit to the KHSBR for evaluation at their August 1, 2020 meeting.

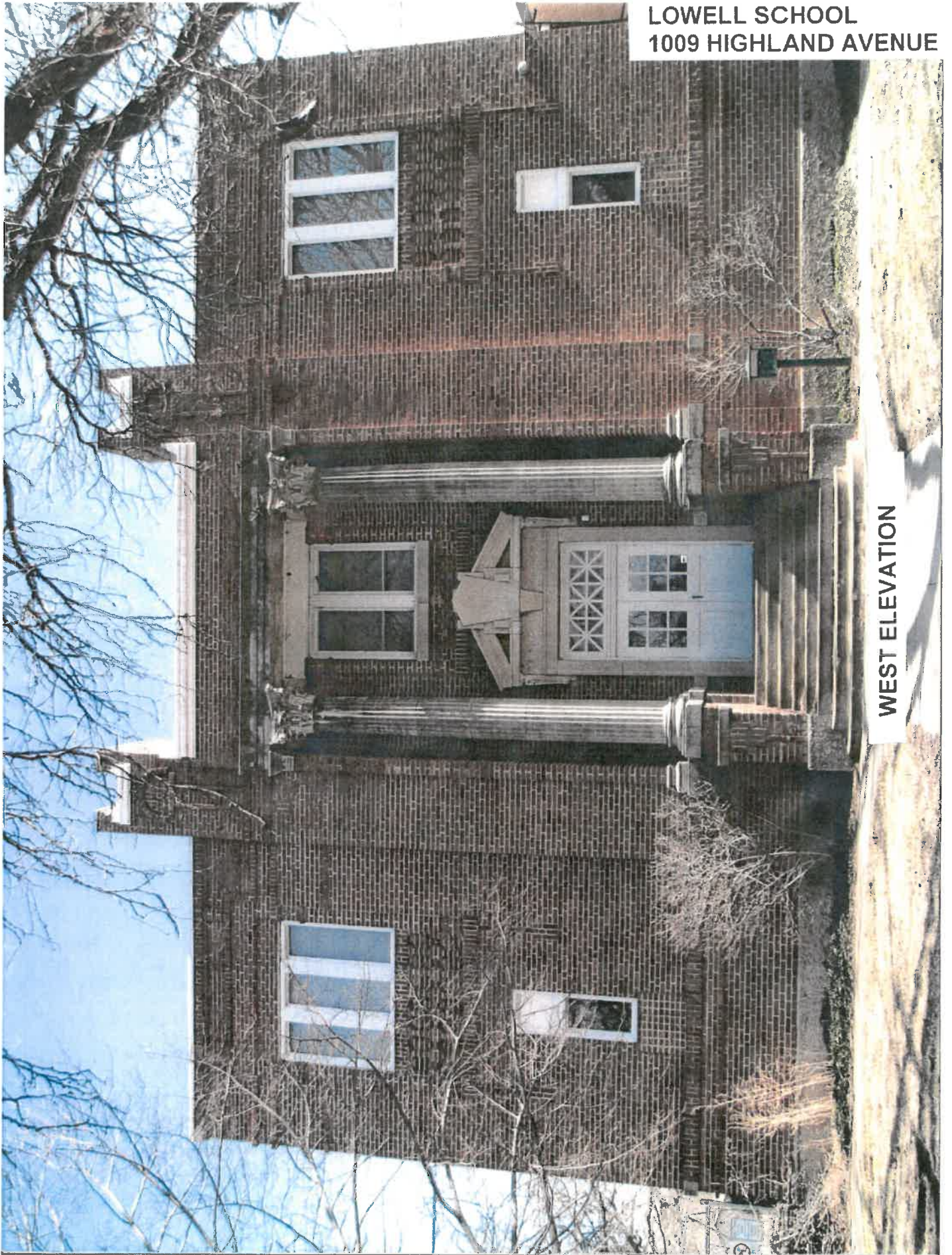
**Application #Z20-1
1009 Highland Avenue**



Request Area

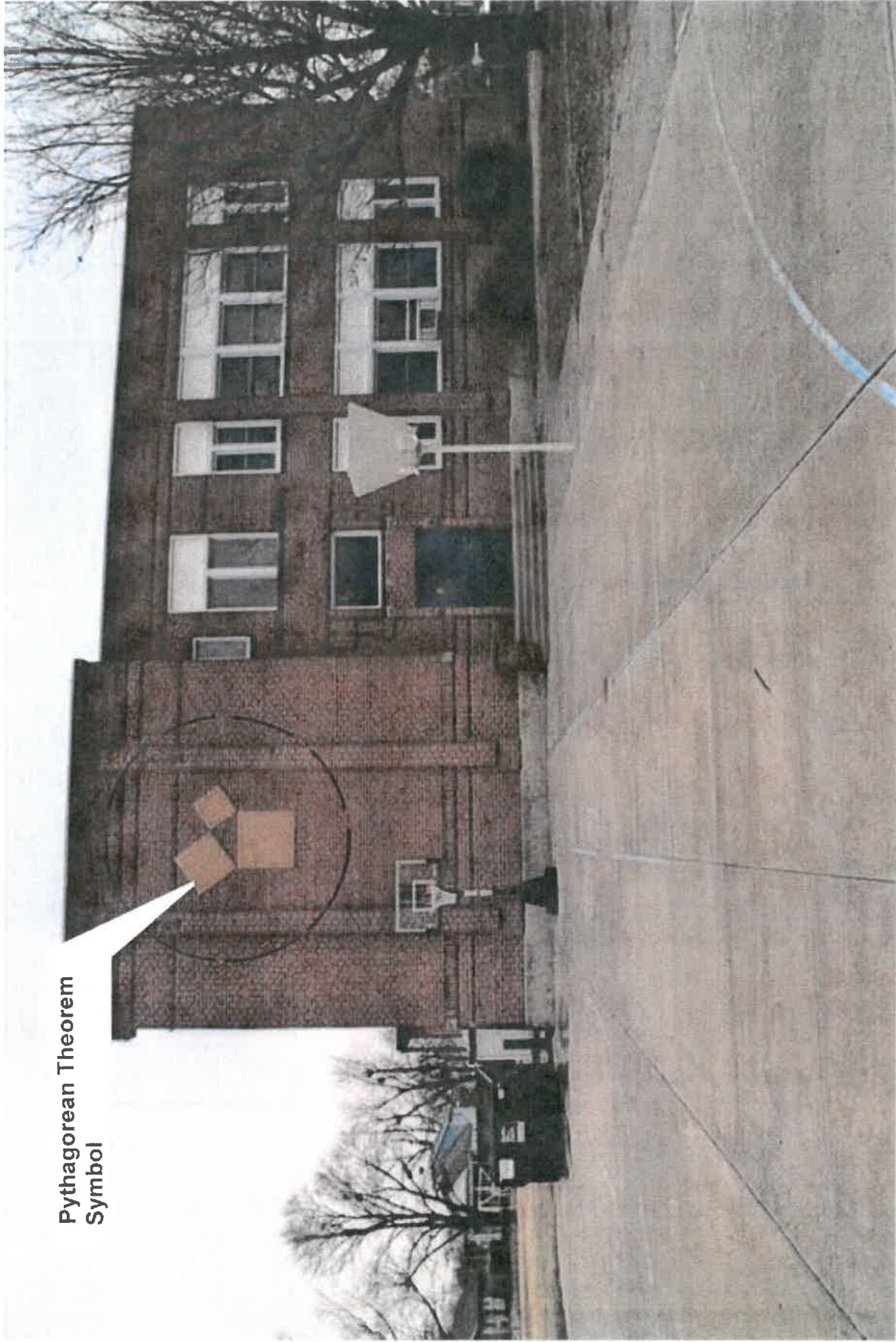


LOWELL SCHOOL
1009 HIGHLAND AVENUE



WEST ELEVATION

LOWELL SCHOOL
1009 HIGHLAND AVENUE



Pythagorean Theorem
Symbol

Attachment

Notification Letter

Lowell School

October 14, 2020

Jim Reynolds
Salina Christian Academy
1009 Highland Ave
Salina, KS 67401

Re: Lowell School (1009 S Highland Ave, Salina, Saline County)

Dear Mr. Reynolds:

We are pleased to inform you that the *Lowell School* was listed in the National Register of Historic Places on October 2, 2020. The National Register is the country's official list of historically significant properties, and Kansans can feel proud to have a large and growing representation of these tangible links to our past. A copy of the nomination is enclosed for your records and is available on our website (www.kshs.org/14638).

Listing of this property provides recognition of its historic importance and assures that the significance of the property will be considered in federal planning, when applicable. Construction projects involving this property will benefit from review at the state level in accordance with the Kansas Historic Preservation Act (K.S.A. 75-2724 – 75-2725). For more information about state and federal preservation law, please visit our website at www.kshs.org/14658. Contact your local permitting authority to learn of any applicable local preservation ordinances.

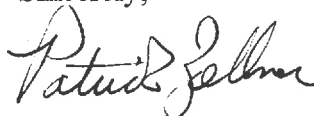
In addition to the prestige of inclusion in the National Register, owners of listed properties enjoy a number of other benefits:

- Owners of buildings listed in the National Register may be eligible for a federal rehabilitation tax credit if they are rehabilitated for income-producing purposes. A state tax rehabilitation credit is also available for the rehabilitation of both income and non-income producing properties listed in the State or National Registers of Historic Places. Please contact Marsha Longofono, ext. 240 or Kristen Johnston at ext. 213 for applications and more information.
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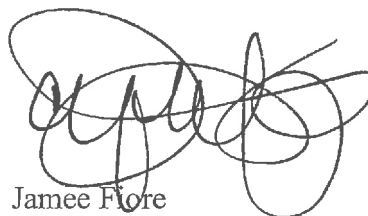
National Register of Historic Places Listing Notice

Thank you for your interest in our state's historic resources. If you have any questions concerning this nomination, please contact Jamee Fiore, National Register Coordinator, at (785) 272-8681 ext. 216 or jamee.fiore@ks.gov. We invite you to join us on Facebook at www.facebook.com/KSHPO and follow us on Twitter at twitter.com/kansashistory or using the handle @kansashistory.

Sincerely,



Patrick Zollner
Director, Cultural Resources Division
Deputy State Historic Preservation Officer



Jamee Fiore
National Register Coordinator

encl: copy of nomination (owner only)

cc: Saline County Commission
Salina Mayor & City Council
Michael Schrage, City Manager
John Burger, Salina City Heritage Commission
Smoky Hill Museum
Brian Richardson, BJCM Properties LLC.
Brenda Spencer, Spencer Preservation

Update on
Stiefel Theatre Tower



T H E S T I E F E L T H E A T R E - E X P E R I E N C E • P R O T E C T • S U S T A I N

Dean Andrews,

After going through every photo and document that we have at the theatre we believe that the original color of the Stiefel tower was a dulled silver. It is interesting to note that nowhere on the original plans is the color described. The photos, however, do look like a dulled silver. The original drawings are simply described the tower as being 'metal'. Therefore, we will proceed with the dulled silver on the tower.

The Stiefel Theatre rehabilitation project was approved by the Kansas Historical Society on August 26, 2019 as meeting the Secretary of the Interior's Standards for Rehabilitation. The theatre hired Rosin Preservation and worked closely with their team to ensure that the rehabilitation of the tower was as close to originally designed as possible. Their preservation specialists believe that the tower would have been a dulled or matte metal finish, which would have been appropriate for the Art Deco period.

At the October 31 Heritage Commission Meeting, the Commission delegated the City staff to research and find the most historically and architecturally accurate reproduction of the metal portion of the tower. JGR and the Stiefel staff has done countless hours of research using many local and state resources and have been unable to find any literature that describes the color of the perceived color of the original tower or any colored photographs that depict the color well enough to make an assumption.

Based on our research and understanding of the Art Deco design period and it's use of metals in design, along with studying the black and photographs of the original tower, we, along with the Stiefel Staff, Stiefel Board and Rosin Preservation believe that the metal tower was a dulled silver in color. We plan to achieve this look by fabricating a stainless steel tower with a factory (mill) finish.

Thank you for your support of this magnificent project for Salina and the Stiefel Theatre.

Sincerely,

Jane Gates

Executive Director, Stiefel Theatre

Kenny Hancock
Chairman of the board

Norm Yenkey
Tower project chairman

Bill Tuzicka
Facility and Technical Director, Stiefel Theatre

WORLD CLASS MUSIC YOU'LL NEVER FORGET.
AND IT'S ALL BECAUSE OF YOU.
151 S. SANTA FE, SALINA, KS 67401
785-827-1898 STIEFELTHEATRE.ORG



STAFF REPORT
SALINA HERITAGE COMMISSION

Meeting Date: October 28, 2020

Item 3.2

Election of officers for 2020-2021.

Information

The Heritage Commission's September meeting is generally the Annual Meeting of the Heritage Commission (HC) and the time for election of new officers. Because there was not a quorum for the September 23rd meeting, the Annual Business Meeting was rescheduled for October 28, 2020. Full membership of the Heritage Commission is seven appointed members. The Heritage Commission currently has six (6) appointed members: Alex Driskell, Maggie Gillam, Kyle Martin, Terri Seibel, Dr. David Silverman and the Planning Commission representative. Dan Baffa was appointed as Planning Commission representative on the Heritage Commission. Bill Tuzicka and John Reynolds' terms expired on August 31, 2020 and they did not seek reappointment. Amanda Blechle resigned from the Commission in January as her National Guard unit was called to duty. New Members: Maggie Gillam, Kyle Martin, Terri Seibel were appointed to fill the Commission vacancies. There is still one vacancy on the Commission (Citizen-At-Large or Historian). Kale Helzer was appointed to the Heritage Commission as a Youth Member.

The Annual Business Meeting involves the election of a Board Chair and Vice-Chair for the coming year. John Reynolds served as Chair this past year. He no longer serves on the Heritage Commission. David Silverman served as Vice-Chair this past year. Heritage Commission members must serve on the Commission for 12 months before becoming eligible for the position of Chair or Vice-Chair. With three (3) new appointees, only David Silverman, Daniel Baffa and Alex Driskell are eligible for the position of Chair or Vice-Chair. There is nothing in the Heritage Commission By-Laws that precludes the Planning Commission representative from serving as Heritage Commission Chair or Vice-Chair.

Recommended Action

Elect a Chair and Vice-Chair to serve until September 2021.

**SALINA CITY HERITAGE COMMISSION
MEMBERSHIP ROSTER**

<u>Name</u>	<u>Bus. Phone</u>	<u>Bus. Address & Email</u>	<u>Home/ Cell</u>	<u>Mailing Address</u>
ALEX DRISKELL (Attorney) Appt. 9/1/19 Term Exp. 8/31/22		acdrisk@gmail.com	217-820-1792	1225 Louise Lane
MAGGIE GILLAM (Architect) Appt. 9/1/20 Term Exp. 8/31/23		Jones Gillam Renz Architects mgillam@jgrarchitects.com	785-577-6710	860 S. Santa Fe
KYLE MARTIN (Citizen-At-Large) Appt. 9/1/20 Term Exp. 8/31/23		Salina Vortex Corporation eph320@cox.net	785-787-9538	605 S. Santa Fe
TERRI SEIBEL (Real Estate Professional) Appt. 9/1/20 Term Exp. 8/31/23		Salina Homes terri@salinahomes.com	785-819-3335	2619 Linda Ln.
DR. DAVID SILVERMAN (Arch. Historian) Appt. 9/1/18 Term Ex. 8/31/21	823-1214	Kansas Wesleyan University 100 E. Claflin david.silverman@kwu.edu	643-7172	164 Overhill Rd.
DANIEL BAFFA (Planning Commission Representative)		danbaffa1@yahoo.com	620-271-8891	2424 Drake Pl.
VACANCY (Citizen-At-Large)				
KALE HELZER (Youth Member) Appt. 9/1/20 Term Exp. 8/31/21		High School (Grade 10) helzerkale@gmail.com	785-342-7677	1008 E. Elm Street

(Rev. 9-1-20)