

Salina, Kansas Historic Preservation Plan



REFERENCES

- No. 1. County Court House
- 2. Jail
- 3. Pacific House
- 4. Rail Road House
- 5. Depot
- 6. Kansas Central Land Agency
- 7. Government Land Office
- 8. Western Hotel

BIRD'S EYE VIEW OF

SALINA, Saline Co. Kansas, 1873.

From the NORTH EAST

REFERENCES

- No. 9. Salina Public School
- 10. Phillips Bank
- 11. Phillips Bank
- 12. Phillips Bank
- 13. Phillips Bank
- 14. Phillips Bank
- 15. Phillips Bank
- 16. Phillips Bank

Wood Building
 Brick
 Stone
 Log (This was first in Salina in 1873)
 W, N, S, E

- 17. Saw & Saw Mill
- 18. Phillips Saw & Saw Mill. 1st in Salina started 1861
- 19. City Bank - This was the first business building in Salina.
- 20. First Office
- 21. City Hotel - Taylor Miller prop.
- 22. City Hotel - Taylor Miller prop.
- 23. Old Phillips Bank - This was the first used as such since summer of 1862. In 1873 used as City Court yard.
- 24. Old Phillips Bank - This was the first used as City Court yard.
- 25. City Jail.

Prepared for the City of Salina
and the
Salina Heritage Commission
October 1995

Our plans miscarry because we have no aim. When a man does not know what harbor he is making for, no wind, is the right wind.
Seneca, 4 B.C.-65 A.D.

Cover Art: "Bird's Eye View" rendering of Salina, 1873 by E.C. Glover, published in Saline County Journal, March 1873 from photographic print of L.H. Maffit. Courtesy of the Smoky Hill Museum.

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Salina Historic Preservation Plan 1995

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I. Introduction

Salina, Kansas, a community of approximately 42,000 persons, is located in the agricultural heartland of central Kansas on the banks of the Smoky Hill River. It is a predominantly residential community, but also serves as a regional center for commerce and industry due to its excellent transportation connections. The railroad was a major force in Salina's growth and history and today interstate highways U.S. 70 and 135 intersect on the edge of the city. Salina is the county seat of Saline County and home to three educational institutions.

Although laid out in 1858, Salina's historic character dates primarily from the early 20th Century. Formalized historic preservation activities were implemented in Salina in November of 1979 with the adoption of a Heritage Conservation Ordinance by the City. The ordinance required the preparation of a Heritage Conservation Plan for the community. That plan was prepared in 1982.

The overall goal of the 1982 plan was "To identify and preserve significant historic resources in Salina as a means of improving the economic, educational, social, and aesthetic environment for all citizens." Despite the fact that 13 years have passed, that goal appears to still be viable today and with the exception of substituting the word "cultural" for "historic" in order to include the preservation of archaeological resources, remains the mission statement of this plan. Since the adoption of the 1982 plan, Salina has enjoyed a number of preservation successes. The 1982 plan has served the City well, but a need to generate a new set of goals and action strategies to guide Salina's preservation activities over the next decade exists and is the impetus behind the preparation of this document.

The preparation of this preservation plan was funded through a FY'95 federal Historic Preservation Fund grant from the Kansas State Historical Society. The plan consists of four major chapters. A "Historic Preservation Overview" outlines national and state preservation legislation and programs that affect local preservation efforts, discusses Salina's historic character and summarizes past preservation efforts in Salina. Chapters on the "Legal Basis for Preservation Planning" and "Preservation Tools and Techniques" provide information on the legislation and preservation programs that can be used by the City of Salina to achieve the preservation goals identified in Chapter 5 "Preservation Plan".

The goals and action strategies found in Chapter 5 were identified in two planning sessions in May and July of this year. The first session was devoted to establishing seven overall goals; the second session refined those goals and detailed a set of action strategies (see Chapter V: Preservation Plan). Participants in the planning process included representatives of Salina's business community, real estate industry, government, civic organizations, the preservation community and property owners.

Upon completion, this Plan will be presented for formal adoption by the Salina Heritage Commission, the Salina Planning Commission and the City Commission and will thereafter be incorporated into the City's Comprehensive Plan. However, implementation of the Preservation Plan will require the involvement of more than just City government; state officials, owners of historic properties, preservation interest groups, neighborhood activists, educators and business and civic leaders all have a role to play in achieving the goals of this plan and preserving Salina's cultural heritage.



Figure 1. United Life Building, 101-113 S. Seventh Street, 1929

II. Historic Preservation Overview

A. National Historic Preservation Framework

The National Historic Preservation Act of 1966 (Public Law 89-6665) established this country's first comprehensive national historic preservation program as a joint partnership between the states and the federal government. On the national level the program is administered by the National Park Service, located within the U. S. Department of the Interior, and the Advisory Council on Historic Preservation, an independent federal agency. The 19-member Council advises the President and Congress on historic preservation matters.

Since 1966 each of the 50 states has established a state historic preservation office and appointed a state historic preservation officer (The acronym SHPO is used interchangeably for both the officer and the office, whichever is appropriate.) The Kansas State Historic Preservation Office was established in 1969 and is part of the Kansas State Historical Society located in Topeka. The executive director of the Society is the Kansas State Historic Preservation Officer.

In addition to the creation of state historic preservation offices, key provisions of the National Historic Preservation Act of 1966, which facilitate local preservation efforts, are the establishment of a National Register of Historic Places, provisions regarding the impact of federal undertakings on historic properties or archaeological sites (see Preservation Tools and Techniques, Regulatory Tools), the creation of a Historic Preservation Fund and the set aside of funding for the National Trust for Historic Preservation.

The National Historic Preservation Act authorized the Secretary of the Interior to "maintain a National Register of Historic Places composed of districts, sites, buildings, structures and objects significant in American history, architecture, archaeology, engineering and culture." The National Register is our country's honor role of properties most worthy of preservation, recognizing that we cannot save every old building nor would we desire to do so. National Register designation or eligibility for designation is used nationwide as the cornerstone of all other federal, state or local historic preservation programs.

In September 1995 the National Register included 64,766 individual properties and historic districts across the country, with more than 653 individual properties and historic districts listed in Kansas. Historic districts by definition, consist of more than two resources so the actual number of Register properties in Kansas number approximately 2,000. Six properties in Salina are currently listed on the National Register (see Appendix A: Salina Register of Historic Places); approximately 25 other Salina properties have been identified as potentially eligible for listing. Criteria

utilized by the National Park Service in determining eligibility for the National Register and the State process for nominations of historic resources to the National Register and the process for the nomination of historic or pre-historic resources to the National Register is included in Appendix H: National Register Program.

Like the National Register of Historic Places, the "Secretary of the Interior's Standards for Rehabilitation" are used nationwide as the criteria for evaluating appropriate repair, maintenance and rehabilitation work to historic properties. The "Standards" are 10 broad guidelines subject to some interpretation, but generally, they permit the updating of historic properties while retaining the property's historic character. The Standards are listed in Appendix J.

To carry out the provisions of the 1966 Preservation Act, Congress established the Historic Preservation Fund (HPF) from revenues generated by off-shore oil drilling leases under the Outer Continental Shelf Lands Act. Each state receives a share of funding from the HPF. All HPF monies must be matched with non-federal monies by the state or if the state chooses to pass the monies on to local governments or preservation organizations, etc. by the grant recipient. Salina has been the recipient of several HPF grants, including the grant that is funding the preparation of this document.

The 1966 Preservation Act also sets aside a portion of the HPF for the National Trust for Historic Preservation. The National Trust for Historic Preservation was chartered by Congress in 1949 as a charitable and educational not-for-profit organization. The Trust is headquartered in Washington, D.C. and has seven regional offices, whose staff provide technical assistance to local preservation efforts. The regional office for Kansas (the Mountain/Plains Regional Office) is located in Denver, Colorado.

One of the Trust's greatest success stories has been the Main Street program - a program that uses historic preservation as an economic development tool to revitalize downtowns in small communities. The program has been replicated in 40+ states. In Kansas the program is administered by the Kansas Department of Economic Development rather than the Kansas SHPO. Salina became a Kansas Main Street community in 1989. Downtown Salina, Inc. administers the program.

In 1980, Congress amended the 1966 Historic Preservation law to expand the existing state-federal partnership to include local governments as part of President Ronald Reagan's interest in decentralizing big government and shifting responsibility from the federal level to the states. The 1980 law mandated that all states must set up a program that "certifies" local governments to participate in local preservation activities. Local governments are defined as both municipalities and counties. Kansas implemented the Certified Local Government (CLG) Program in 1985.

In order to achieve CLG status, Kansas local governments must enact local preservation legislation, which Salina has had since 1979; establish a local historic preservation commission; maintain a system for the survey and inventory of historic properties; and provide for adequate public participation in the local historic preservation program, including the process of nominating properties to the National Register of Historic Places. Once certified, CLG's are eligible for an earmarked pool of the state's HPF grant monies (a minimum of 10% of the state's annual allocation) and are given the opportunity to officially comment on the nomination of properties to the National Register of Historic Places. Salina obtained CLG status in 1991, the fifth municipality in Kansas to do so (the other four are: Hutchinson, Kansas City, Lawrence and Wichita).

The major Federal Preservation Programs are further discussed in Appendix G: "Major Federal Preservation Programs."

B. State Historic Preservation Framework

The Kansas State Historic Preservation Office administers state as well as federal preservation programs since the State of Kansas has adopted preservation legislation beyond that of the National Historic Preservation Act.

The Kansas Historic Preservation Act (K.S.A. 75-2715-75-2725) was originally adopted in 1977 and amended in 1981, 1988 and 1993. The 1977 law provides for a state register of historic places, called the Register of Historic Kansas Places, and a review process of projects undertaken, licensed or permitted by the state or its political subdivisions that impact historic properties or archaeological sites or their environs. Environs of a property are considered to be all those surrounding properties which are within 500 feet of a State or National Register site or property. Properties that are significant in Kansas history or pre-history, which may not meet the stringent requirements of National Register listing can be placed on the Register of Historic Kansas Places. Currently 103 individual properties are listed on the Kansas Register.

Amendments to the law in 1981 expanded the state review process to include the review of private projects, as well as public projects, by the SHPO. A 1988 amendment introduced a civil penalty for failure to obtain the proper permit for a project, project permits are the triggering mechanism for review of private projects under the state law. In 1993 the law was amended to authorize qualified cities and counties to assume the SHPO's review responsibilities. "Qualified" cities and counties are those local governments that have enacted a historic preservation ordinance, appointed a historic preservation commission and established an overall comprehensive preservation program. To date, no rules and regulations have been issued to implement this new statutory provision.

In 1990, the State of Kansas enacted legislation that created a state historic preservation grant program financed by a tax on the recording of property transactions at all County Recorder of Deeds Offices (the tax is 1 cent on every \$100 of property value); this program is known as the **Kansas Heritage Trust Fund**. (see **Preservation Tools and Techniques, Financial Incentives**).

The Kansas Historic Preservation Program publishes a bimonthly newsletter, Kansas Preservation, and provides an extensive public education program in the form of participation in conferences, workshops, seminars, and lectures; speaking engagements; written materials and building inspections. Historic preservation technical assistance is provided at no charge to property owners, governments or any interested individual or organization.

Detailing of Kansas State Preservation Office programs is included in **Appendix H: Kansas State Historic Preservation Office Programs**. The State Preservation Office initiated a two-year statewide preservation planning process in September 1992 in response to a National Park Service mandate to develop a strategic management plan that addresses key critical issues in preservation. The plan entitled "Planning for the Future: Historic Preservation is Public Policy", was approved by the NPS in September 1995.

The **Kansas Preservation Alliance**, a private non-profit corporation which supplements and supports the activities of the Kansas State Historic Preservation Office, was established in 1979.

The Alliance promotes preservation in Kansas on a statewide basis through tours, lectures, educational courses and public events such as an annual preservation awards banquet beginning in 1981 which recognizes significant contributions by individual or organizations to the preservation of Kansas history and buildings. Since 1992, the Alliance has also joined with the Kansas Chapter of the American Institute of Architects (AIA Kansas) in recognizing outstanding Kansas elementary and secondary school teachers who have effectively used preservation, conservation and/or historic preservation in their educational activities.

The Alliance publishes a quarterly news-letter updating membership of significant state and national preservation initiatives as well as serving as a technical resource for local preservation efforts.

C. Salina's Historic Character

Salina was originally laid out in 1858, yet today, only a small percentage of the city's existing historic buildings date from the 19th Century. Instead, Salina's historic appearance is a reflection of the early 20th Century. Salina's 1984-85 architectural/historic survey inventoried 286 significant properties located within the city's 1930 boundaries. Three-fourths of the 286 properties were built during the time period 1890-1930.

Salina's 19th Century origins have not totally disappeared. The town founders: William A. Phillips, Alexander M. Campbell, James Muir, David Phillips and Alexander C. Spilman laid out the town in rectangular blocks on the west side of the Smoky Hill River and this street grid system is still apparent today. All of the original townsite streets retain their original names. The town's plan is unique in that it does not center upon a town square as was common, nor was the intersection of the two main streets (Iron and Santa Fe Avenues) the geographical center of town. Instead of a central town square, four blocks were set aside for public use grounds in each quarter of the town. Some of these spaces are still reserved for public use today.* See Figure No. 2: Original Townsite Boundaries.

Built in 1860, 205 North Front, is the only known building that has survived from Salina's frontier settlement days. A log building, now covered with corrugated galvanized tin, it was the carpentry shop of Simeon Garlitz, Salina's first carpenter.

The Kansas Pacific Railroad was the first line to reach Salina in 1867. A wood frame depot served the railroad from a location near North Ninth Street. The fortunes of the initial railroad fell and it went into receivership in 1876. The Union Pacific Railroad acquired Kansas Pacific in 1880. The Missouri-Pacific line began serving Salina in 1886. The railroads ensured Salina's future as a trading and industrial center and fueled its population growth with new immigrants. Salina's population boomed from 800 in 1870 to 3,500 in 1880 and almost doubled again by 1890 (population 6,503). Salina's railroad heritage is represented by two remaining train depots, the 1887 stone Romanesque Missouri-Pacific Depot, 352 N. Santa Fe Avenue, and the 1912 Mission-style Union Depot, 400 N. 13th Street. At the time of its construction, the Union Depot served the Union Pacific, the Missouri-Pacific, the Atchinson, Topeka & Santa Fe and Rock Island Railroads and cost well over \$100,000.

Although Salina owes much of its heritage to the railroad, it is not a typical railroad town with the main commercial district fronting the tracks. The already-established business district (the north and south 100 blocks of Santa Fe Avenue) did not relocate to the tracks nor was the grid street system adjusted to accommodate the tracks. The commercial center and focus of the

*Salina's town plan is very similar in appearance to the plan of Philadelphia, Pennsylvania laid out by William Penn and Thomas Holme in 1685. Philadelphia's original town plan also has squares reserved for public space in each of the townsite's quarters, the town's two major streets intersect each other at a point off-center in the plan and the two major streets are unusually wide, 100 feet, the original right-of-way of both Santa Fe and Iron Avenues in Salina. Philadelphia also has a open square reserved for public use at the intersection of the two main streets, which Salina does not.

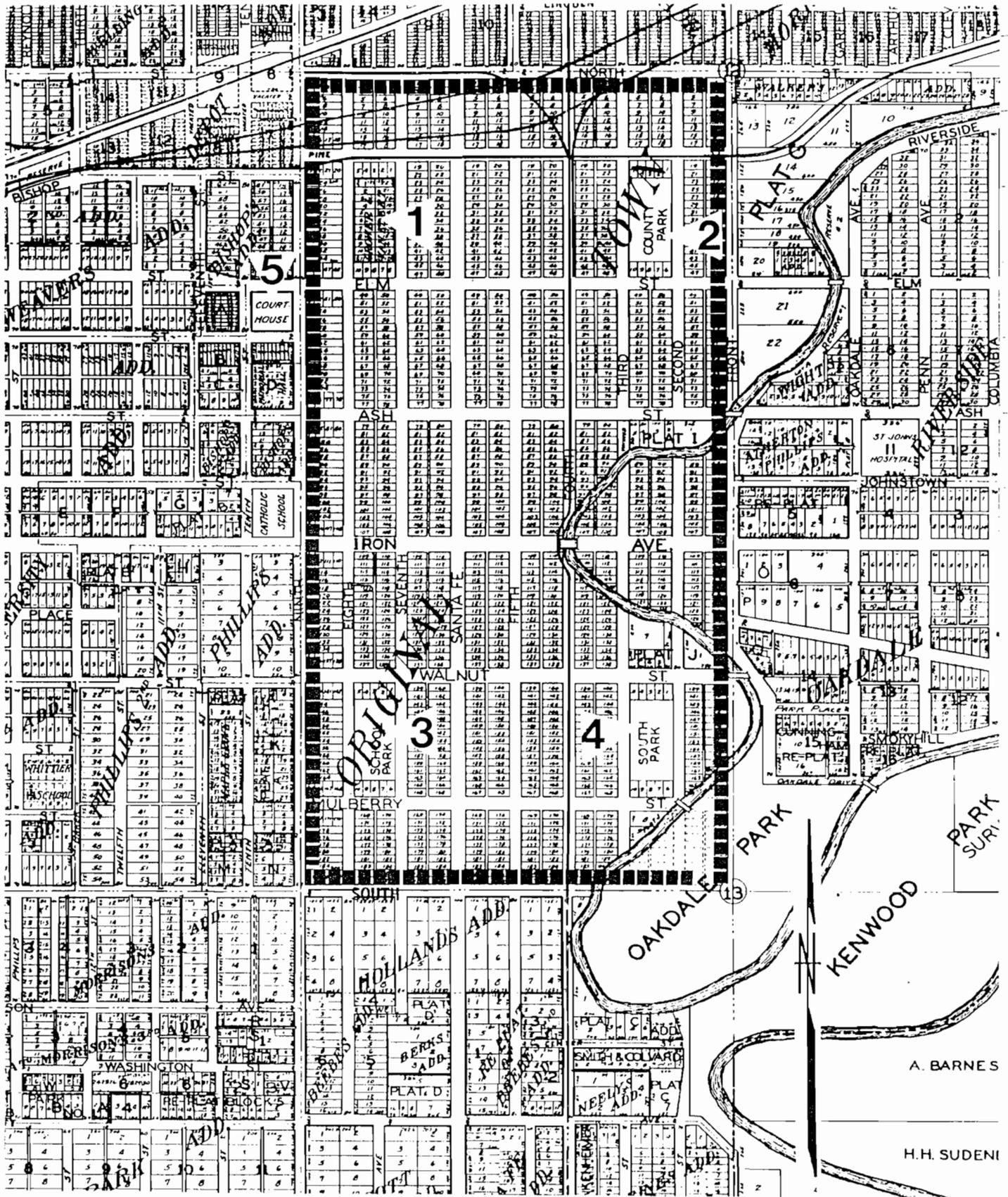


Figure 2, Detail of 1940 City Plat Map
Original Town of Salina Addition, 1860

Public Use Grounds: 1. Church Park, which later became Gower and Vanelets Subdivision; 2. County Park, present site of the Carver Center; 3. School Park, present site of Roosevelt-Lincoln Junior High; 4. South Park, present site of Special Education Center; 5. Courthouse Square, designated 1870, and site of Saline County Courthouse, now the Liesure Years Center.



Figure 3.
Union Depot, 13th and
Bishop, 1916

town remained at the intersection of Iron and Santa Fe Avenues, which lies several blocks south of the tracks. An industrial area, still evident today, did spring up along the railways. Several historic mill complexes: Robinson Mill Complex, 500 N. 9th Street (c. 1885); Econo-Flo (Lee-Warren) Mill Complex, 346 N. 7th (1899); Gooch Mill Complex, 321 W. North Street, (1918); Western Star Mill Complex, 300-318 E. Ash Street, (c. 1929) and Shellabarger Mill, 511 No. Santa Fe Avenue, are located along the tracks. The first carload of wheat was shipped from Salina to New York in 1870. Due to the great wheat harvests from the surrounding countryside, Salina's prominence in flour milling was well-established by 1885.

Two buildings associated with Henry D. Lee, 254 N. Santa Fe Avenue and 346 N. 7th Street, are located in the historic industrial area. Lee arrived in Salina in 1888 and became a major force in the community's commercial activity and economic growth. He founded H. D. Lee Mercantile Co., Lee Hardware Co., H.D. Lee Flour Mill and the Kansas Ice and Cold Storage Co. He gave his name to some of the most popular blues jeans and overalls manufactured in the United States, albeit today, in Kansas City rather than Salina.

Outstanding among Salina's historic industrial buildings is the Swift & Co. Building, 211 E. Elm, which was built in 1927 as a poultry hatchery. The four-story reinforced concrete building features glass block and touches of both the Spanish Revival and Art Deco styles, in addition to terra cotta signature panels with the company logo.

A fire in 1871, along with a second fire in 1875, destroyed Salina's first business district, all frame construction, and greatly shaped the appearance of its second. The town rebuilt in fire-proof brick, generally two-story structures with flat roofs that abutted the sidewalk line and shared party walls. These buildings sat on narrow lots and featured cast-iron storefronts (also fire-proof) and decorative cornices and window surrounds. First floors were devoted to retail outlets; upper stories were office or living spaces. The brick came from a number of local brick manufacturers, the most important of which was Salina Vitriified Brick Co. (later known as Salina Brick and Tile).

None of these buildings were architect-designed, but instead were typical examples of the vernacular commercial buildings built in small towns or in neighborhood commercial centers in big cities during this time period using local brick and stock architectural design elements ordered from catalogs by the owner or builder. And as is typical elsewhere, through the years, these buildings were remodelled, often more than once, in order to maintain an up-to-date appearance thought to be necessary to stay competitive. Thus a majority of Salina's historic commercial buildings were built in the 19th Century, but currently possess a 20th Century appearance.

These remodellings reflect the latest trends in early 20th Century commercial building design: the installation of larger plate glass window display areas, a wider facade and recessed entry and floating display islands, all made possible by new glass technologies; the use of new materials such as aluminum, stainless steel, pigmented structural glass, tinted or mirrored glass, glass block, neon, and marble; experimentation with special lighting, stylized lettering on signs and store design with a theme taken from a period of art history (i.e., Tudor, Spanish or Art Deco), promoted as the "artistic front" store.

Salina's most influential architect, Charles W. Shaver, was particularly adept at Romantic Revival design in both commercial and residential structures. He designed the majority of Salina's exceptional commercial architecture between 1915 and 1940. His use of the Spanish Revival style and polychromatic terra cotta as a building material gives downtown Salina a unique character. Two outstanding examples of his work are the United Life Building, 110-113 S. 7th Street, built in 1929, and the Fox-Watson Theater, 153-163 S. Santa Fe Avenue, built in 1931. The ten-story Art Deco United Life Building, the tallest building in Salina, features polychromatic terra cotta. The Art Deco Fox-Watson Theater was one of Kansas' grandest movie palaces in its heyday.

Figure 4.
Fox-Watson Theater
153-163 S. Santa Fe
Avenue, 1931



After World War II, Salina's commercial buildings continued to be remodelled with the elimination of facade windows, the removal of cornices and the cladding of the entire facade in sheathing giving the building a sleek "modern" appearance. Several buildings were demolished to create downtown plazas and linked new auxiliary parking for downtown merchants and employees beginning in 1986. Subsequent redevelopment removed overhead electrical service and reconfigured the downtown streetscape with brick sidewalks, planters and midblock crosswalks. Historic plaques are erected to commemorate sites of previous historic structures and are part of the plazas, named for each of the city's founders. Today, downtown Salina reflects a wide range of commercial architecture, which hinders historic district designation.

Salina's survey states "The single most startling observation about the city's built environment is the complete absence of Victorian-period institutional (schools, hospitals, etc.) and civic buildings. In addition, very few ecclesiastical and utilitarian (industrial) structures have survived". In the 1880's, Salina exhibited a rather strong interest and dedication to higher education, unusual for a community with a population of only 3,500. Four institutions of higher learning opened. Salina Normal College (1884, destroyed by fire in 1904) was located at the west end of Iron Avenue. Institutions of higher learning were located at each end of Santa Fe Avenue. St. John's Military School, built in 1888, sat at the north end of Santa Fe Avenue; Kansas Wesleyan University, built in 1886, at the south end. Both still exist. Mt. Barbara Academy, built in 1898, was located at the east end of Iron Avenue. Mt. Barbara Academy no longer exists, although Marymount College, built in 1921, is located close to the former location of Mt. Barbara. Until after World War II, St. John's Military School and Kansas Wesleyan University served as the north and south edges of Salina, influencing the city's pattern of growth.

Early 20th Century examples of institutional of buildings in Salina have fared much better than 19th Century. To the south and west of historic downtown Salina are a number of significant public and semi-public properties, all dating from the 20th century. They include the second courthouse, 245 N. 9th Street, built in 1910; the Classical Revival Memorial Hall, 410 W. Ash Street, built in 1922; Christ Episcopal Cathedral, 128 S. 8th Street, built in 1906 in the Gothic style; the six-story Classical Revival Masonic Temple, 336 S. Santa Fe Avenue, built in 1922; and the W.P.A. Post Office, 211 W. Iron Avenue, built in 1938.

The end of the Civil War brought economic prosperity to Salina and a residential construction boom in the 1870's and 1880's. Simplified versions of Italianate, Stick, Carpenter Gothic and Queen Anne houses were built; most houses were frame construction. The elite residential area of town was located along S. Santa Fe Avenue between the 400 and 700 blocks and today that area still encompasses many of the best examples of high-style Victorian architecture in Salina. Other middle-class residential areas

spread to the west, south and east of the business district. North of the railroad tracks more modest housing was built. Good examples of all types of Victorian housing remain in Salina, but not in concentrations.

The boundaries of Salina's residential areas were well-established by the turn-of-the century, but the architectural style of the houses built in those neighborhoods in the 20th Century radically changed and came to dominate. Salina's residential historic districts are lined with the "comfortable house" types (bungalows, foursquares), the Romantic Revivals and the Utilitarian (Craftsman, Prairie School) styles popular in the early 20th Century; scattered among them are the earlier Victorian homes. Brick was more commonly used as a residential construction material between 1910 and 1926 than in the 19th Century. These areas still retain many of their brick streets, the first of which was installed in 1905. Similar setbacks, large open front lawns, no fences, trees and facades that face the street all tie these neighborhoods together and establish their historic character.

Only two new stylistically unified neighborhoods were developed in Salina during the 20th Century - Highland Court Addition, adjacent to Sunset Park, and Country Club Heights, designed by Charles Shaver. Both additions with their curved streets reputed Salina's grid system. Developed in 1927, the exclusive Country Club Heights area may have been modelled after the Country Club Plaza residential area in Kansas City, Missouri. Both areas are probably eligible for historic district designation due to the designed qualities of their layout, in addition to the architecture of their individual residences.

Salina's park system began with the acquisition of Oakdale Park in 1880; the park system was enlarged by the addition of Kenwood Park, separated from Oakdale Park by the Smoky Hill River, in 1917 and Sunset Park in 1936. Sunset Park, which features extensive use of red rock, was designed by Salina landscape architect Ralph Ricklefs, Sr. and developed using Works Progress Administration or National Youth Association labor in 1936. It is an excellent candidate for listing on the National Register of Historic Places.

Not yet 50 years old in some cases, but worthy of preservation is Salina's roadside architecture. U.S. Highway 40 wound its way through north Salina and left behind a legacy of motels and service stations.

A final class of properties, also not yet 50 years old, but representative of an important, more recent chapter of Salina's heritage are properties associated with the various military installations that have been located near the city. Extensive housing was built in Salina following the outbreak of World War II and the re-activation of Schilling Air Force Base in 1952; in time this housing will also gain historical significance.

D. Past Preservation Efforts in Salina

Salina's first preservation activity occurred in 1973 with the listing of the "The A.J. Schwartz House", 636 E. Iron Avenue, on both the National Register of Historic Places and the Register of Historic Kansas Places. The Schwartz House was one of 20 properties located in Salina that had been identified by the Kansas State Historical Society in 1973 as significant historic sites (see Appendix F for list of sites). A second property, the "Judge John D. Prescott House", 211 W. Prescott Avenue, was listed on the National Register of Historic Places and Register of Historic Kansas Places in 1976. In the period which followed, four listed properties were designated local landmarks by the Salina Heritage Commission. Unfortunately, five properties out of the original 20 significant sites have been either lost or demolished.

Salina enacted its first city Heritage Conservation Ordinance on November 26, 1979 as a result of public reaction to the fate of the "Fred H. Quincy House" at 680 S. Santa Fe Avenue. The stately Victorian Stick style home stands at the prominent intersection of S. Santa Fe Avenue and Crawford Street. Built in 1885 during the early Salina boom of residential construction, it was home to Quincy, a State Senator and president of Planters Bank and his family from 1898 until 1940. In 1978, a Salina real estate agent presented the City with a change of zoning application request in order to convert the structure into professional offices. Homeowners in the historic Santa Fe neighborhood strongly opposed this application and other increasing development pressures along the southern edge of the downtown business corridor. Public concern eventually led the City Board of Zoning Appeals to deny the request. As a result, the Santa Fe Neighborhood Organization was formed and in 1979 the Salina Heritage Commission was established.

The original Heritage Conservation Ordinance prescribed the development of a preservation plan and called for the creation of a seven member Heritage Commission. Commission members were to



Figure 5.
Fred Quincy House
680 S. Santa Fe
Avenue, 1885

have expertise in history, urban planning, architecture, archeology, law and related fields or have a demonstrated interest in historic preservation. Once established, the Commission was empowered to identify and recommend designation of local landmarks or historic districts, referred to as Heritage Conservation overlay zones in the City's zoning ordinance. A process for design review of exterior alterations to local landmarks was outlined. A detailed hearing and review process for the nomination of historic properties was established with ultimate designation powers resting with the City Commission.

To insure that all potential historic landmarks or historic districts in Salina would eventually be considered for historic designation, the City began a plan to conduct a systematic survey of all properties included in the 1930 Salina city limits. A grant, awarded in July 1980 from the Kansas State Historical Society, made possible a photographic streetscape inventory of those properties and the hiring of an historic preservation consulting firm to evaluate existing resources and ultimately develop a citywide preservation plan. Approximately, 4,250 structures, comprising 280 city blocks, were identified and photographed; the information gathered was organized by street addresses, keyed to vicinity maps and filed in the City Planning and Development Department. (See Figure No. 6: Previous Salina Historic Resources Surveys and Inventory Boundaries.)

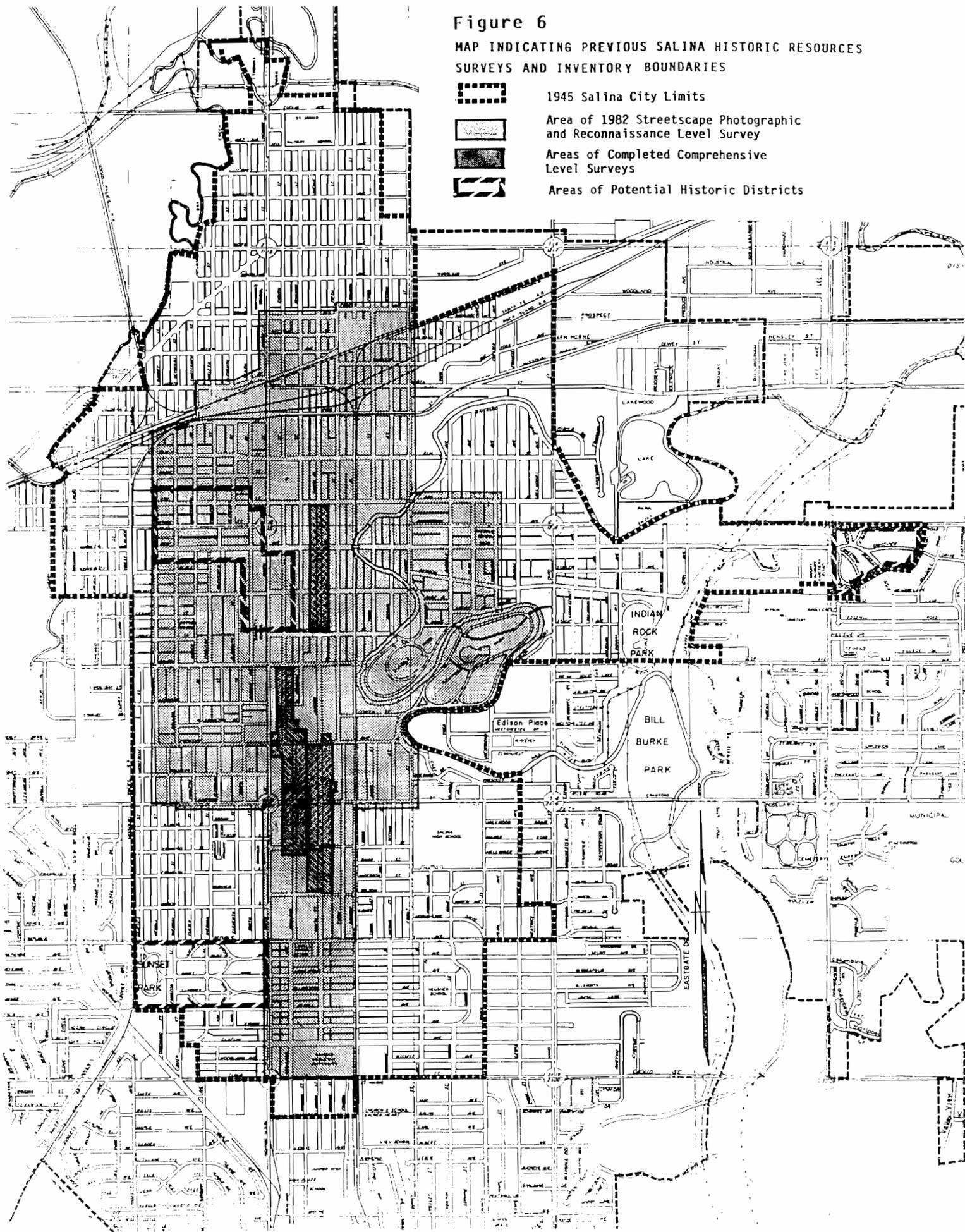
The inventory process included a three-tier level of resource evaluation based on architectural and historical significance. Information on the historic development of Salina was gathered by archival research and interviews. The survey was published in June 30, 1984 under the title "Salina, Kansas Historic Resources Survey Part I". The report contained a preservation plan which listed historic preservation goals, objectives and recommendations. A second survey inventory report was published in 1985; it summarized additional research on 285 of the city's most significant resources. A resource file folder was created for each of the historic properties and additional information continues to be added to each file as it is obtained. All resource files are available for public viewing at the City Planning and Development Department. (See Figure No. 7: Map of Significant Identified Historic Resources.)

Between 1984 and 1990, property owners, with the assistance of the Heritage Commission nominated three additional properties to both the National Register of Historic Places and the Register of Historic Kansas Places: the Flanders-Lee House, 200 S. Seventh Street, the Fox-Watson Theater, 153-163 S. Santa Fe Avenue, and the Smoky Hill Museum, 211 W. Iron Avenue. The Commission also identified 30 properties in Salina which were eligible for designation as local landmarks. Twenty-two individual properties were placed on the Salina Register of Historic Places by the Heritage Commission, giving local designation to four existing National/State Register properties. Eleven residential landmark properties designated in 1989 became part of the City's first

Figure 6

MAP INDICATING PREVIOUS SALINA HISTORIC RESOURCES SURVEYS AND INVENTORY BOUNDARIES

-  1945 Salina City Limits
-  Area of 1982 Streetscape Photographic and Reconnaissance Level Survey
-  Areas of Completed Comprehensive Level Surveys
-  Areas of Potential Historic Districts



Heritage Conservation District along the 800 block of S. Santa Fe Avenue. A complete listing of the Salina Register of Historic Places, can be found in Appendix A.

In 1988 with the assistance of the Salina Arts and Humanities Commission Horizon grant program, an architectural tour guide of 48 local historic resources was published. The pamphlet was broadly distributed to individuals and organizations interested in Salina's historic built-environment. The Horizon program was utilized again in 1989 to develop a short video program which featured 22 of Salina's most significant historic properties. The program, as well as a slide program, has been presented to various groups and organizations.

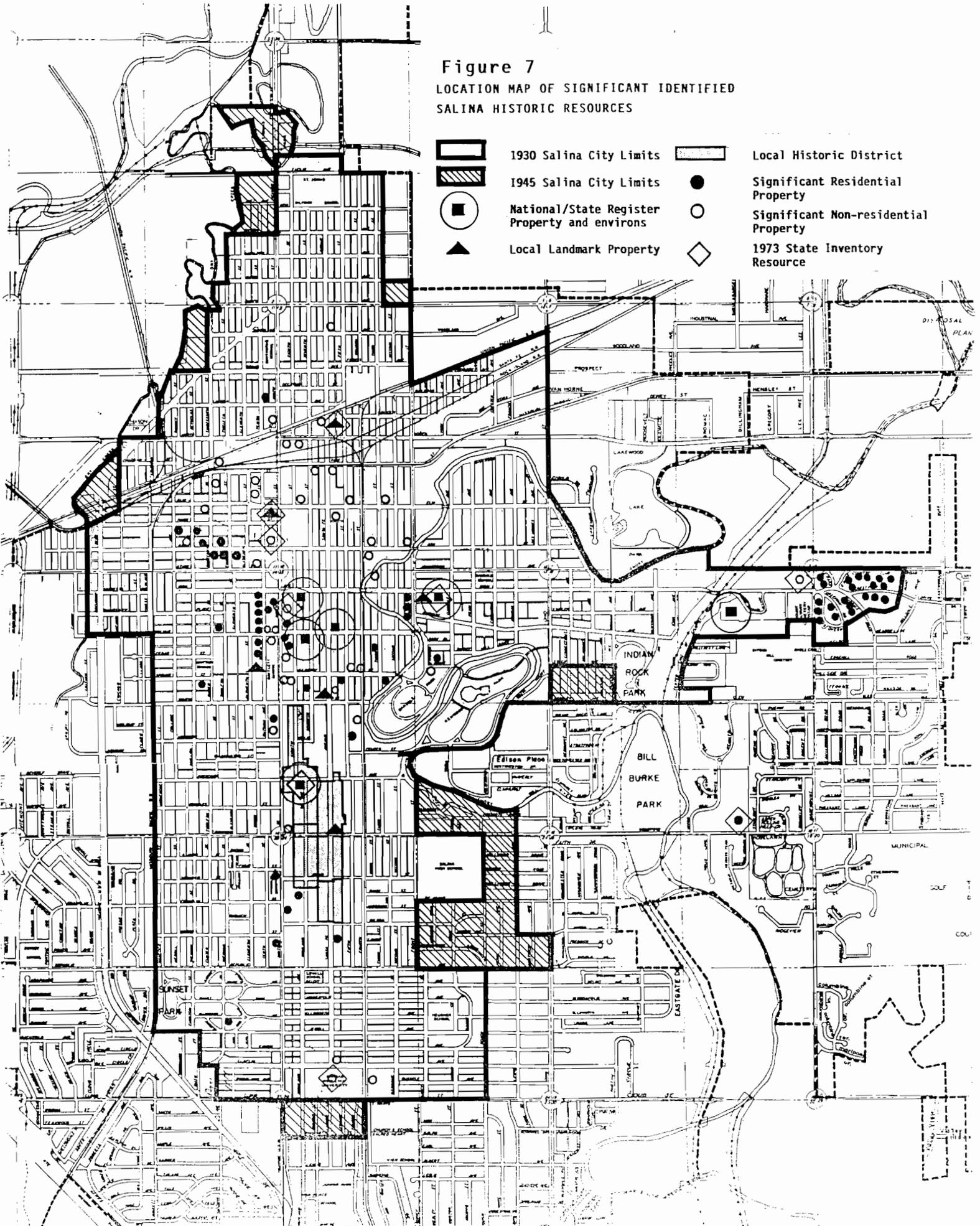
The City's preservation ordinance was broadened and refined in 1990 (see Appendix C). In order to better conform with State enabling legislation, the new ordinance outlines specific procedures for the designation of historic districts. The Heritage Commission has the power to regulate changes to the exterior appearance of buildings or sites within the districts. A "Certificate of Appropriateness" must be granted by the Commission before building projects can proceed. Design criteria used to guide the Commission's review of proposed changes are based on the "Secretary of the Interior's Standards for Rehabilitation". The ordinance provides for an appeals process for applicants seeking a review of the Heritage Commission's nominations or design review recommendations. The principal motivation for the enactment of the preservation ordinance was the desire to protect buildings in historic areas from alternations to their exterior appearance, which would be inconsistent with the building's design or the historic appearance of the balance of the neighborhood.

The residents of the 800 block of S. Santa Fe Avenue were the first neighborhood to initiate an effort to designate their area as an historic district. The possible development of new apartment buildings in the neighborhood stimulated interest among residents in the regulatory function of residential historic district designation. Designations of this area and later districts were done largely with the support of resident property owners. Homes along Santa Fe Avenue date largely from 1885 to 1926 and represent a variety of architectural styles from that era - Late Victorian and Post-Victorian. The houses sit on deep spacious lots along the city's main arterial street as is typical of middle-class residential neighborhoods from this time period. Styles of homes range from a Late Victorian Queen Anne Shingle home to Post-Victorian Foursquares and Colonial Revival architecture with some modern infill. The 800 block of South Santa Fe Avenue included 22 single-family homes and two apartment house conversions at the time of its designation as a district. It was nominated by a petition from 17 property owners and was approved as a local historic district in March, 1991.

Figure 7

LOCATION MAP OF SIGNIFICANT IDENTIFIED SALINA HISTORIC RESOURCES

- | | | | |
|---|---|---|--------------------------------------|
|  | 1930 Salina City Limits |  | Local Historic District |
|  | 1945 Salina City Limits |  | Significant Residential Property |
|  | National/State Register Property and environs |  | Significant Non-residential Property |
|  | Local Landmark Property |  | 1973 State Inventory Resource |



An area adjacent to the 800 block of S. Santa Fe Avenue, the 700 block of Highland Avenue, was the second neighborhood to be considered for local historic district designation. Its 48 residences date largely from 1910 to 1920 and are examples of modest Post-Victorian styles - Foursquares, Bungalows and Revival architecture. A nomination petition initiated by 34 of the district's 48 property owners was approved in September, 1991.

Historic district status was sought by property owners in the 600 and 700 blocks of S. Santa Fe Avenue in the latter part of 1991, primarily to control commercial intrusions along the area's edges. Twenty-six of 54 property owners supported the nomination petition for Salina's third historic district. The area encompasses 40 single-family residences, six apartment houses and three commercial business offices. Six residences within the district are splendid surviving examples of Late Victorian architecture, and are identified in the 1983 survey as possessing the highest level of historical and architectural significance in Salina; the remainder of the district is Post-Victorian residences. The district was approved in December of 1991.



Figure 8.
Charles Kirtland House
720 S. Santa Fe Avenue
1887

A petition for a fourth historic district: the 400 and 500 block of S. Eighth Street, the 100 and 200 block of W. Prescott Avenue and the 600 block of Highland Avenue, was presented by 38 of 75 property owners in the early part of 1992. The nominated district contains 65 single-family residences, 12 apartment houses and two commercial offices, and adjoins the former Sears Center strip mall and the Asbury Regional Medical Center planned development district. The historic district application by resident owners, which was requested in order to limit further commercial intrusion at these edges, was approved in June of 1992.

The Salina Heritage Commission received designation as a Certified Local Government from the National Park Service in 1991. A statewide historic preservation conference was planned and co-sponsored by the Salina Heritage Commission in September of 1993; 72 preservation commissioners and members of other preservation organizations throughout the state attended this event.

The Heritage Commission supported the nomination of 100 Mount Barbara to the National Register of Historic Places and the Register of Historic Kansas Places in December of 1993. The high-Prairie style home, which stands overlooking the bluffs east of the Smoky Hill River, was listed on the State Register in December of 1993, and listed on the National Register March, 1995.

Of the approximately 30 most significant historic resources identified in the 1983-1984 Inventory of Salina, 5 are listed on the National/State Register, 11 others have been designated local historic landmarks and were recommended as having the highest potential for placement on the State and National Register of Historic Places. These are:

- 645 S. Santa Fe Ave., "Silas Seaman House", 1885
- 680 S. Santa Fe Ave., "Fred H. Quincy House", 1885
- 352 N. Santa Fe Ave., "Missouri-Pacific Depot", 1887
- 683 S. Santa Fe Ave., "Sampson-Litowich House", 1887
- 705 S. Santa Fe Ave., "Phillip Q. Bond House", 1887
- 720 S. Santa Fe Ave., "Charles B. Kirtland House", 1887
- 746 S. Santa Fe Ave., "Thomas L. Bond House", 1887
- 800 S. Santa Fe Ave., "R.H. Allerton House", 1887
- 245 N. Ninth Street, "Old Saline County Courthouse", 1910
- 630 E. Iron Avenue, "Charles Schwartz House", 1911
- 336 S. Santa Fe Ave., "Masonic Temple", 1922

Another 14 significant resources identified in the Inventory have not yet been nominated for local historic landmark designation. These were recommended for local designation and also have highest potential among Salina historic resources for placement on the State and National Register of Historic Places. These are:

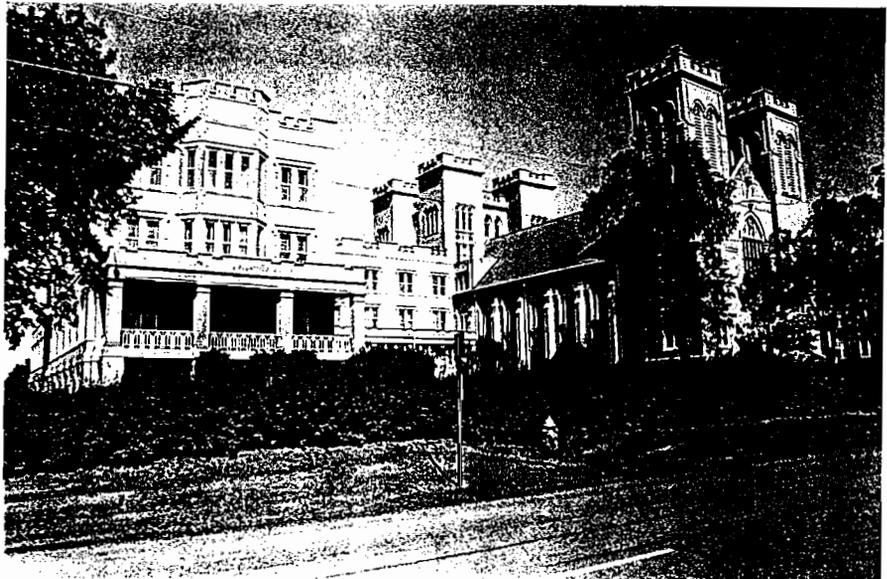
- 205 N. Front Street, "Garlitz Carpenter Shop", 1860
- 150 S. Eighth Street, "John Shellabarger House", c.1870
- 122 S. Ninth Street, "Alexander M. Campbell House", c.1872
- 218 S. Third Street, "Peter and Mary Mugler House", c.1879
- 104-106 S. Santa Fe Ave., "The Paris Plus Building", 1886
- 138 S. Eighth Street, "Christ Church Cathedral", 1908
- 2035 E. Iron Avenue, "Marymount Administration Building", 1915
- 400 N. Thirteenth St., "Union Depot", 1916
- 130 Mount Barbara Road, "F.C. Bulkley House", 1916
- 509 E. Elm Street, "Old Dunbar School", 1921
- 100 East Claflin, "Pioneer Hall", Kansas Wesleyan Campus, 1926
- 211 E. Elm Street, "Swift Building", 1927
- 17 Crestview Drive, "Charles Shaver Home", c.1927
- 101-113 S. Seventh St., "United Life Building", 1928

The City has adapted several significant historic structures for public reuse. The federal post-office at 211 W. Iron was converted to the Smoky Hill Museum in 1985 and later placed on the National/State Registers. The old Saline County Courthouse, 245 N. Ninth Street, was converted into a senior citizens activity center in 1976 and is listed as a local landmark. Memorial Hall at 410 W. Ash, once a civic auditorium, is now used as offices for various organizations and studios of Salina's Community Access Television Station. The Fox Theater is resuming partial use of its storefront spaces since donation of the vacant structure to the City in 1989.

In early 1993 the Salina Catholic Diocese set a deadline for proposals to reuse the Marymount Administration Building, vacant since closure of the school in 1989. A local Salina architect purchased the building in March 1993 and is now leasing space to the Benedictine College as well as maintaining his office and residence in the structure. Many of the grand older homes of Salina, once converted to apartments and rooming houses for the influx of military personnel in the 40's and 50's are now returning to single family use by their owners. Conversion of upper floors of downtown businesses to loft residential use is also now becoming more common.

The City received a matching fund grant in 1995 from the Kansas State Historical Society to update the original Heritage Conservation Plan of 1983. The process of developing the plan, involving much of 1995, and the resulting preservation planning document are intended to guide the preservation policies of the near future.

Figure 9.
Marymount Administration
Building, 2035 E. Iron
Avenue, 1915



III. Legal Basis for Preservation Planning

Both Kansas enabling legislation and Salina city ordinances provide a sound legal basis for the designation and protection of local landmarks and historic districts and the preparation of a local historic preservation plan.

A. Comprehensive Plan.

KSA 12-747 authorizes local governments to prepare and adopt comprehensive plans. The Comprehensive Plan for Salina represents the city's official policy guide for future growth and development. An important objective of the plan is retaining and enhancing the special characteristics of the community including preservation of historic buildings and districts. Key strategies to achieve this objective include:

- * Support Downtown Salina as the city's civic and business center -- maintain public improvements, improve overall image and appearance and retain the compact urban character.
- * Preserve and enhance the distinctive environmental features of Salina's residential neighborhoods -- prevent commercial encroachment, establish clear edges and transition buffers between incompatible uses and discourage unnecessary through traffic.
- * Encourage infill of vacant parcels and buildings in the existing city limits -- resist annexation and development of new land unless designated within the land use plan, ensure annexed land has adequate public facilities and services and assess the cost of providing such facilities to the newly developing area.

B. Preservation Ordinance

Kansas zoning statutes (KSA 12-755) provide the legal basis for a local preservation ordinance in Salina. The statute reads:

"the governing body may adopt zoning regulations which may include provisions which preserve structures or districts listed on the local, state or national historic register."

Pursuant to this authority, the Salina zoning ordinance includes a heritage conservation overlay district, which is used in conjunction with any other zoning district.

Salina first enacted a city Heritage Conservation Ordinance in 1979 (Salina Heritage Conservation Ordinance #8760); the current preservation legislation (Salina Preservation Ordinance #90-9387) was adopted in 1990.

Salina's preservation ordinance:

- * creates a Heritage Commission
- * directs the Commission to undertake a historical resources survey of the City of Salina and upon completion of the survey, identify the most significant resources; devise and adopt procedures to designate the most significant resources as landmarks and historic districts; and prepare a heritage conservation plan
- * establishes a Salina Register of Historic Places including criteria and procedures for designation
- * requires a Certificate of Appropriateness for any action that affects the exterior architectural appearance of a landmark or property within an historic district and establishes design review criteria and procedures for issuing a Certificate
- * provides for a Certificate of Economic Hardship
- * provides for the recognition and protection of city-owned historic properties
- * Provides for exceptions to city buildings code provisions regarding landmarks or buildings located in historic districts and
- * Provides for the minimum maintenance of landmarks and properties within historic districts.

C. Design Review

Heritage Commission decisions regarding appropriate repairs, alterations and additions to historic structures are based on the Secretary of the Interior's "Standards for Rehabilitation". In addition to these general design review criteria, each specific ordinance designating a landmark or an historic district delineates significant attributes of the property(ies), appropriate design review criteria and, in the case of districts, contributing and non-contributing resources. Contributing resources are properties that "contribute" to the significance of the historic district. Non-contributing properties do not, generally, because they are less than 50 years old or have been severely altered from their original appearance. Usually, greater flexibility regarding design review is allowed for non-contributing resources as opposed to contributing resources. From time to time, the Heritage Commission also adopts additional design review guidance such as the recently issued guidelines on artificial siding and fences and walls.

Requirements have been established for the review for design compatibility of construction work proposed in the downtown area. By authority of municipal home rule powers and the Kansas Business

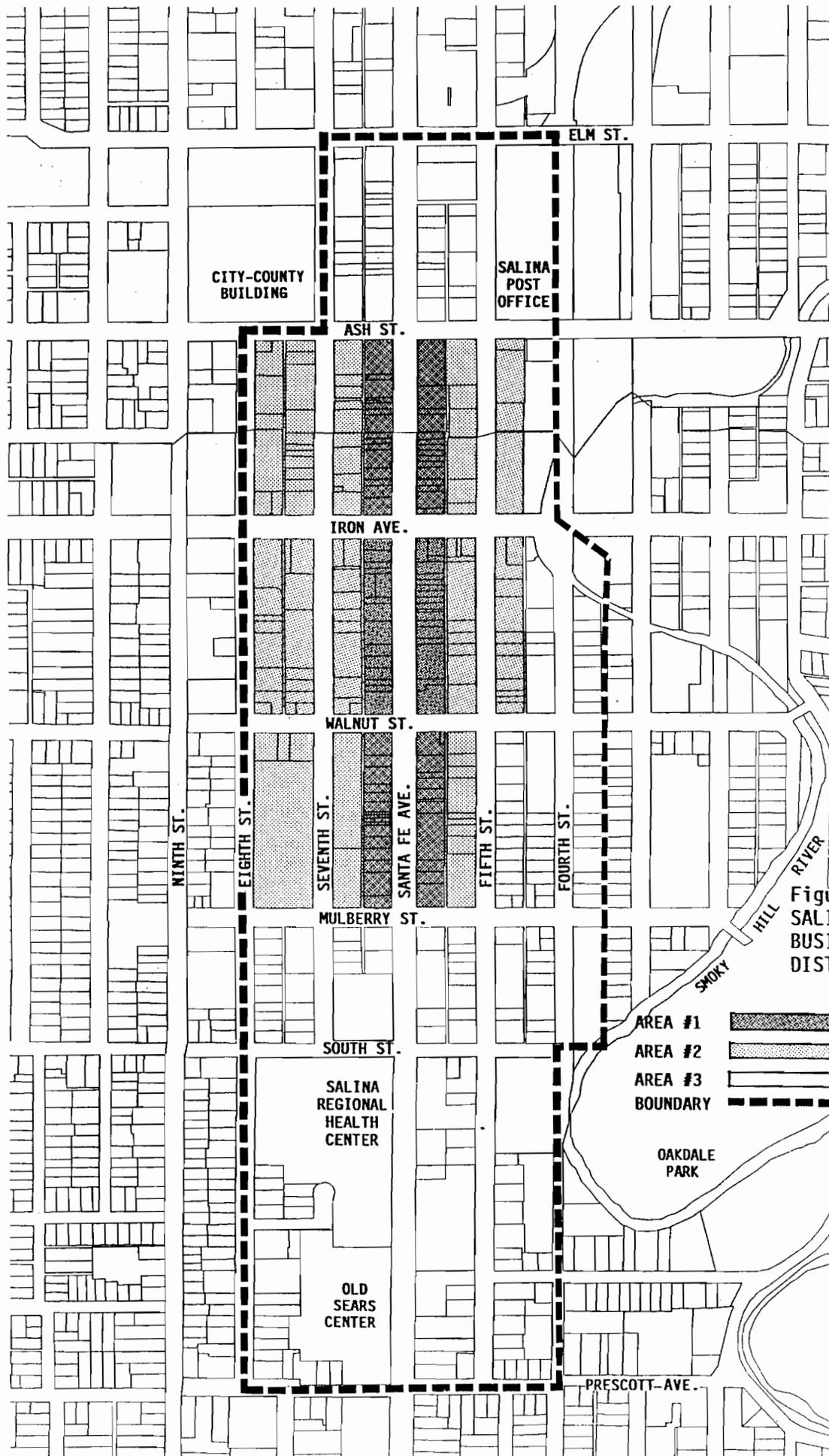


Figure 10
 SALINA DOWNTOWN
 BUSINESS IMPROVEMENT
 DISTRICT # 1

- AREA #1
- AREA #2
- AREA #3
- BOUNDARY



Improvement Act, a Design Review Board has been established for the Downtown Business Improvement District (See Figure No. 5 for boundaries of Salina Business Improvement District). The purpose of the board is to protect and enhance the exterior appearance of property through proper application of architectural principles, design, materials and orientation. No building, sign or demolition permit may be issued or work performed without first obtaining a certificate of compatibility. In order to better fulfill this role, the board has recently developed a manual of design guidelines.

D. Preservation Plan

The legal basis for preparing a preservation plan for the City of Salina derives from two sources: the City's preservation ordinance and its comprehensive land use plan. Salina's preservation ordinance states:

"The heritage commission shall prepare and adopt a heritage conservation plan containing goals, objectives and polices to guide decision-makers in preserving the community's historic resources."

The City of Salina adopted its current comprehensive land use plan in 1993. With regard to historic resources, the plan specifically states the following objective:

"Identify alternative ways to protect, enhance and improve historic sites, buildings and areas."

To further expand upon and satisfy that objective was the impetus behind the preparation of this document, which will be incorporated into the City's comprehensive land use plan.



Figure 11. Alexander Campbell House
122 S. Ninth Street, c.1872

IV. Preservation Tools and Techniques

Most historic properties remain in private ownership; few properties are federal or state-owned historic sites and an even smaller number are owned by local governments. Most historic properties are preserved through the efforts of private citizens or organizations. However, a wide array of preservation tools and techniques have evolved over the years to assist them. Preservation tools generally fall into three categories: financial incentives (grants, loans or tax benefits), regulatory tools and educational activities.

A. Financial Incentives

Financial incentives provide a source of dollar assistance for the acquisition or rehabilitation of historic properties, that otherwise, might not successfully occur without that assistance. Generally, financial incentives are structured so that eligible properties must be listed on the National Register of Historic Places, be eligible for listing or possess state or local landmark designation. Rehabilitation work must meet the Secretary of the Interior's "Standards for Rehabilitation" and may have to be approved by the State Historic Preservation Officer (SHPO), the local historic preservation commission, the U. S. Department of the Interior, or all three, depending upon who is administering the program. Often a historic preservation easement (see below) is attached to the property in exchange for the receipt of assistance.

Kansas Heritage Trust Fund (state)

Enacted in 1990, the Kansas Heritage Trust Fund provides state grants, awarded on an annual basis, for the repair, rehabilitation or restoration of properties listed on either the National Register of Historic Places or the Register of Historic Kansas Places. Grants can also be used for pre-development activities including architectural or engineering studies or feasibility studies. For-profit corporations must provide a dollar for dollar match; all other property owners must provide a 20-80 match; that is, the property owner pays 20 percent of the cost of the project and grant funds are used to pay the remaining 80 percent. Properties owned by state or federal government are not eligible. A five year preservation easement is attached to the property. All rehabilitation work must be approved by the Kansas SHPO.

Preservation Services Fund (National Trust for Historic Preservation)

Preservation Services Fund grants are awarded once a year (application deadline is October 1) for the cost of architectural or engineering services, feasibility studies or other consultant services. Grants can also be used for preservation education activities. Grants range in size from \$500 to \$5,000; most average

\$1,000-2,000. Applicants must be a not-for-profit organization, public agency or educational institution. Grants must be matched dollar-for-dollar with non-federal funds. If a specific property is the focus of the project, the property must be either listed on the National Register of Historic Places or eligible for listing.

National Preservation Loan Fund (National Trust for Historic Preservation)

National Preservation Loan Funds are awarded as below-market rate loans, loan guaranties or lines of credit. Funds can be used to acquire, stabilize, or rehabilitate a National Register-listed or eligible property; establish or expand a revolving fund established for preservation purposes or purchase options to acquire historic properties. Funds must be matched at a minimum of a dollar-for-dollar match. Applicants must be public agencies or not-for-profit organizations, unless the project involves a National Historic Landmark. The significance of the property is a major criterion for project funding; thus threatened National Historic Landmarks are given highest priority. Applications are accepted at any time.

Local Grant or Revolving Loan Programs

Many communities have established their own local matching grant or low-interest or no interest loan program. Grant or loan funds are raised through corporate contributions, fundraising events, Community Development Block Grant (CDBG) monies or cooperative relationships with local financial institutions. These programs can often be very effective despite modest grant awards; a small grant under \$5,000 can often leverage additional monies. Grants and/or loans are usually targeted towards exterior restoration items such as historic paint color schemes, missing porches, cornices and storefront facades.

A number of communities have convinced local financial institutions to provide major rehabilitation loans with generous financial terms either independently or in tandem with government or not-for-profit organizations. Local revolving funds have also been established for the sole purpose of acquiring threatened historic properties in crisis situations. A preservation easement is usually attached to the property before it is conveyed to a new owner.

Funding from Non-Traditional Sources

An amazing number of preservation projects, today, are funded not from monies specifically earmarked for preservation, but instead from programs, the primary focus of which is some other goal, but which can further preservation endeavors. A few examples:

* the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) mandated the set aside of ten percent of the funding for transportation "enhancement" activities; that is, projects that "enhance" the transportation experience. Eligible enhancement projects encompass projects related to

transportation history. A number of train depot and bridge restoration projects have been financed with grants from this program in Kansas.

* The federal low-income housing credit is frequently combined with the historic tax credit to rehabilitate historic structures for use as low-income housing.

* The U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) funds are routinely used to finance historic preservation projects.

* The National Endowment for the Arts' Design Arts Program and the Kansas Arts Commission through its Capital Aid Program fund historic preservation projects.

* In the aftermath Hurricane Andrew which devastated Charleston, South Carolina, the San Francisco earthquake and the 1993 floods in the Midwest, federal disaster relief funds have become, unfortunately, a viable source of funding for historic preservation projects.

Historic Tax Credit (federal)

A 20 percent federal income tax credit on rehabilitation expenses is available to property owners who renovate an historic property for either commercial, industrial or residential rental use. Homeowners cannot take the credit on their own home. Properties must be listed on the National Register of Historic Places or contribute to the historic significance of a district that is listed on the National Register or a local district certified for tax purposes. Property owners must spend \$5,000 or the adjusted basis of the property, whichever is greater. All rehabilitation work must be approved by both the Kansas SHPO and the U.S. Department of the Interior.

Local Property Tax Relief

Many communities offer property owners who substantially rehabilitate historic properties a frozen property tax assessment for a specific number of years at pre-rehabilitation assessment levels. Most commonly, after that period, tax assessments must again reflect a property's full market value, however, in some communities, assessments at full value are phased in over a period of time or the freeze is permanent. The draft State of Kansas Preservation Plan recommends the amendment of the Kansas Constitution to provide for a new subclassification of real property - property listed on the National Register of Historic Places or the Register of Historic Kansas Places. These properties, regardless of use, would be assessed at a percentage of value lower than the current assessment.

Some communities and states offer a tax credit on property taxes similar to the federal historic tax credit. The Kansas

Neighborhood Revitalization Act, enacted in 1994, provides for a tax rebate resulting from the increased value of improved property within identified neighborhood revitalization areas. This legislation could be used to encourage historic preservation or could work against preservation by subsidizing the demolition of historic properties to build new.

Special Tax Assessments

A special tax assessment is a procedure whereby a municipal government can assess individual property owners for specific public improvements which provide greater benefits to them than to the community at large. It is a standard tool used to finance new streets, sidewalks, street lighting, parking facilities and pedestrian malls and in recent years, historic preservation programming in downtown historic commercial districts. Each property owner is assessed according to the amount of benefit it is estimated that he or she will receive from the improvement. An annual assessment is paid over a period of several years.

Salina established a Downtown Business Improvement District in 1983 under the auspices of the Kansas Business Improvement Act. See Figure No. 10. The boundaries of the district are roughly Elm Street on the north, 4th Street on the east, Prescott Avenue on the south and 8th Street on the west. Business occupants in the district are charged a fee based on number of employees and frontage on Santa Fe Avenue; these fees finance the operating expenses of Salina Downtown, Inc. A special tax assessment paid by property owners in the downtown area finances public improvements.

B. Regulatory Tools

Regulatory legislation that promotes or facilitates the preservation of historic properties is present at both the national and the state level in Kansas. However, generally, the most effective regulatory legislation is local preservation legislation.

Section 106 Review and Compliance (federal)

Under Section 106 of the National Historic Preservation Act of 1966, as amended, federal monies or programs cannot be used to negatively impact cultural resources without a review process by the Advisory Council on Historic Preservation and the appropriate SHPO. Resources need not actually be listed on the National Register of Historic Places, but only determined eligible for listing (known as a Determination of Eligibility). Section 106 does not necessarily prevent the loss of cultural resources, but does trigger a re-evaluation of the necessity.

Kansas Historic Preservation Act (state)

Kansas law (Kansas Statutes Annotated 75-274), as amended, provides that no project may be undertaken, licensed or permitted by the state or its political subdivisions (city, county, township, school district, etc.) or a private party, which will encroach upon, damage or destroy any historic property or archaeological site or the environs of such property, listed on the National Register of Historic Places or the Register of Historic Kansas Places until the SHPO has been given notice and an opportunity to investigate and comment on the proposed project. If the SHPO determines that the project would have an adverse effect on the property, the project may not proceed without a determination that there is no feasible and prudent alternative and five days notice has been given to the SHPO of the determination. As a result of this legislation, National Register listing in Kansas has serious implications above and beyond that of many other states, where listing is primarily a recognition program and protection extends only to federal undertakings.

Preservation Easements

A preservation easement is a legal agreement which places certain restrictions on the present and future use, or development, of a property. The easement travels with the property deed, regardless of changes in ownership. Preservation easements commonly prevent any exterior changes that would alter the historic character of the property. The property owner "grants" the easement to a not-for-profit preservation organization or government entity who agrees to monitor the property's status. The Kansas Historical Society has the ability to accept preservation easements, but has never done so.

Design Guidelines

Design guidelines are a tool used to guide decisions about changes that should or should not be made to structures located in a historic district or a potential district. Generally, they address changes to the exterior of a building only. Design guidelines discuss architectural elements, color, construction materials, building placement on the lot, height, scale, massing, site relationships, signs, streetscape improvements and landscape features. Design guidelines may be voluntary or mandatory; if mandatory they are a regulatory tool, if voluntary they can be a valuable educational tool. Salina Downtown, Inc. recently completed mandatory design guidelines for the Salina Downtown Business Improvement District.

Exemptions from Parking Requirements

Many communities allow greater flexibility regarding parking requirements within historic districts under the local zoning ordinance, recognizing that historic properties were built in a time when the horse and buggy, not the automobile, was the most

avored mode of transportation. Flexibility usually takes the form of a reduced number of required off-street parking spaces. In Salina, most uses in the downtown area (C-4 district zoning) are exempt from providing off-street parking.

Disincentives for Surface Parking Lots

A number of communities have provisions in their preservation ordinance that prohibits the demolition of a historic building unless a building permit has been issued for a replacement structure.

Exemptions from Building Code Requirements

Building and safety codes specify how buildings will be constructed or renovated in order to establish a minimum standard for the public's health, safety and general welfare. Codes apply to all new construction and substantial rehabilitation projects that exceed an established threshold of work. As a general rule, if a building's use does not change, minor alterations can be made with materials and details matching the original, while changes of use, new construction, and structural modifications to the original building require a higher degree of compliance. Review of any existing building or structure is based on its occupancy type and the fire resistance of its construction. Codes were written primarily with new construction in mind and often do not reflect the realities of historic buildings. As a result, many communities allow waivers or trade-offs of some building code provisions for historic rehabilitation projects provided that the public safety is not endangered.

The City of Salina has adopted the 1991 UBC, which is published by the International Conference of Building Officials (ICBO). Section 104(F) of the UBC allows repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation or continued use of a building or structure to be made without conformance to all the requirements of the Code when authorized by a building official provided that:

- * the building or structure has been designated as having special historical or architectural significance by official local action.
- * if unsafe conditions as described in the Code are corrected.
- * the restored building or structure would be no more hazardous with regard to life safety, fire safety, and sanitation than the existing building.

ICBO also published the Uniform Code for Building Conservation (UCBC) in 1985 to encourage the continued use or reuse of existing buildings. It provides a less stringent approach for older buildings. The City of Salina's Inspection and Permits Department is currently reviewing the possible adoption of the UCBC code.

Neither the UBC or the UCBC code strictly adheres to the Secretary of the Interior's "Standards".

1990 Americans with Disabilities Act. The ADA is a federal law which came into full effect in January 26, 1992. It prohibits discrimination against people with disabilities by requiring state and local governments, as well as private owners to provide barrier free access to public accommodations and services by the disabled. Federal projects have had to provide for accessibility since the Rehabilitation Act of 1973. Historic properties are not exempt from the ADA requirements. To the greatest extent possible, they must be as accessible as non-historic buildings, however, it may not be possible for all historic properties to fully meet general accessibility requirements.

Under Title III of the ADA, owners of "Public Accommodations" (Theaters, restaurants, retail shops, private museums) must make "readily achievable" changes; that is changes that can be easily accomplished without much expense. When alterations, including restoration and rehabilitation work are made, specific accessibility requirements come into effect. These requirements are outlined in the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG).

Alterations to historic buildings are required to comply with ADAAG just as alterations to other buildings. But if complying with the specific requirements of ADAAG would "threaten or destroy the historic significance" of an historic building, alternative requirements may be utilized. A consultation process is outlined in the ADA's Accessibility Guidelines for owners of historic properties who believe that making specific accessibility modifications would "threaten or destroy" the significance of their property. Owners of "qualified historic buildings," those eligible for or listed in the National Register or designated as historic under appropriate state or local law, can contact the state historic preservation officer (SHPO) to determine if the special provisions for historic properties may be used. Further, if it is determined in consultation with the SHPO that compliance with the minimum requirements would also "threaten or destroy" the significance of the property, alternative methods of access, such as home delivery and audio-visual programs may be used. Guidelines for submitting an application for a "Waiver of Accessibility Standards" are available from the City Planning and Community Development Department.

Zoning Re-evaluation (Downzoning/Flexible Zoning Requirements)

Zoning is essentially a means of insuring that the land uses of a community are properly situated in relation to one another, providing adequate space for each type of development. It directs new growth into appropriate areas and protects existing development; when properly used, zoning protects and stabilizes property values. However, many communities have found the need to re-evaluate current zoning in existing or potential historic

districts and consider downzoning. Within a zoning ordinance there is a hierarchy of uses with residential being considered a less intensive use than commercial or industrial or single-family residential being a less intensive use than multi-family residential, thus the term downzoning, which means reducing the allowable density in a specific area.

Many early zoning ordinances overzoned for commercial use, with the thought that if zoned for business purposes, the land would become more valuable. Often there is not enough demand for commercial property and as a result, older neighborhoods may possess inappropriate zoning that encourages the conversions of large houses to multi-family units or commercial use, the demolition of smaller, older buildings to build bigger ones, or the construction of new apartment or commercial uses on vacant land in an otherwise, predominantly single-family residential neighborhood.

In other cases, more zoning flexibility may be needed to save large houses too big for today's family size and convert them to new uses compatible with the neighborhood (for example, bed and breakfast establishments, art galleries, museums, professional offices and private clubs and lodges). Other communities have permitted greater flexibility in the upper stories of downtown commercial space to facilitate its conversion to residential space. Often this flexibility is granted through zoning variances and conditional uses.

In order for new construction to occur on vacant lots in historic districts, some communities have also waived minimum lot size, floor area, setbacks, height and open space requirements for infill construction. Houses were often built closer together in older neighborhoods than in new neighborhoods today.

Conservation Districts

A conservation district is an area established by an overlay zone within a municipal zoning ordinance. Its purpose is to provide protection for neighborhoods from unnecessary demolitions, surface parking lots and the construction of incompatible new buildings. The designation of a conservation district, like the designation of a historic district, does not change the underlying zoning classification(s). Design guidelines for a conservation district are generally much less strict than for a historic district.

Urban Growth Boundaries

Urban growth boundaries are a mapped line surrounding a city, within which development is permitted to occur. The goal is to protect rural areas from urban sprawl and encourage infill development and revitalization in existing neighborhoods. New development is more cost-effective for local taxpayers if it is located in existing neighborhoods, which are already served by public facilities and services.

C. Educational Activities

Technical/Design Assistance

Many national historic preservation groups offer professional technical or design assistance to communities, organizations or individual property owners. Examples include the National Trust for Historic Preservation, the National Main Street Center, the Society for Commercial Archeology, the Society for Industrial Archeology, Friends of Terra Cotta, League of American Historic Theaters and Friends of Sacred Places. State chapters of national organizations such as the American Institute of Architects or the Society for Architectural Historians or state preservation entities (Kansas SHPO, Kansas Main Street Program) also offer volunteer assistance. In Kansas the architectural department of both of the major universities, the University of Kansas and Kansas State University, have also been generous with their expertise in the field of preservation.

However, many local communities set up their own design assistance program; such a strategy has been particularly popular in downtown commercial historic districts. Assistance can take the form of an outright grant to secure the services of a preservation architect or the employment of an architect, either as a permanent staff person or on retainer to provide design assistance.



Figure 12. Swift & Company Building
211 E. Elm Street, 1927

V. 1995 Salina Historic Preservation Plan

Mission Statement

The mission statement, goals and action strategies outlined below are designed to guide future historic preservation activities undertaken by the City of Salina and its citizens. These elements reflect needs and opportunities identified at two strategic planning sessions with representatives of the business and civic community of Salina, as well as members of the City Planning staff, a historic preservation consultant and interested members of the public.

The mission statement adopted for Salina's Historic Preservation Plan is:

To identify and preserve significant cultural resources in Salina as a means of improving the economic, educational, social, and aesthetic environment for all citizens.

Summary of Goals

In order to pursue the above-stated mission statement, seven basic preservation goals were identified in the strategic planning sessions:

1. Rehabilitate the Fox-Watson Theater and preserve its historic character.
2. Restore historic facades of downtown commercial buildings and discourage inappropriate new facade alterations.
3. Provide historic preservation technical education and assistance to both property owners and contractors.
4. Strengthen and preserve Salina's older residential neighborhoods.
5. Teach an appreciation of Salina's architectural heritage to Salina's children.
6. Maintain Salina's historic properties.
7. Heighten general public awareness of Salina's architectural heritage and the value of historic preservation; develop support for historic preservation among the real estate industry including realtors, appraisers and lenders.

Action Plan

The action plan is intended to represent potential strategies for achieving the stated goals. Some strategies may prove to be feasible, others may not. Adoption of the action plan should not be interpreted as endorsement of each and every strategy as some may be mutually - exclusive and others may need modification as conditions change.

Goal 1. Rehabilitate the Fox-Watson Theater and preserve its historic character.

Background

The Art Deco Fox-Watson Theater, located at 153-163 S. Santa Fe, was specifically built as a movie theater in 1930-31 but was also equipped with stage lighting, flyloft, scenery drops, dressing areas and orchestra pit. A retractable movie screen, the largest in Kansas at the time, allowed live performances such as big band tours and local events on stage during the 1930's and 1940's. The Dickinson Theater Company closed the Fox in 1987 due to the nationwide trend to locate first-run movies in smaller, more efficient theaters with more screens and lower operating expenses such as those in Salina's outlying shopping centers. Following two years of vacancy, the Theater was donated to the City of Salina in 1989 with the stipulation that first run movies could not be shown in the building for a period of 20 years.

The Salina Symphony evaluated the possibility of converting the theater to its permanent home in 1989, but determined the cost to be prohibitive. A community-wide Cultural Facilities Task Force (1990) recommended that a facility for the presentation of touring drama, music, dance and popular entertainment should be available in Salina. The City's comprehensive plan also repeated the need for a performing arts facility, however, the Fox-Watson Theater may not be that building.

Although the Fox seats 1353, it lacks the stage depth (only 25 feet) and backstage spaces (wing areas, dressing rooms, loading access to the stage) needed for larger touring companies. Possible expansion of the stage and backstage spaces is complicated by the fact that the rear of the theater abuts the side elevation of 147 S. Santa Fe, also an historic building. However, the possibility of expanding the stage and backstage spaces should not be totally ruled out without careful evaluation by a preservation architect and theater consultant who could address its existing design, historic characteristics and the feasibility of operating a mixed-use auditorium such as the Fox for the Salina region.

On the plus side the building contains two stories of office/retail commercial space along the west (S. Santa Fe) elevation. The availability of this space and the auditorium make the theater an ideal candidate for a multi-purpose use that could include meetings, smaller performances, community events, film festivals, second run or vintage films and office and retail space.

The Fox-Watson Theater is listed on the National Register of Historic Places and any for-profit developer would be able to take advantage of the 20% federal historic tax credit on rehabilitation expenses. If turned over to private interests, the City's desire to protect the historic character of the building could be ensured by attaching an historic preservation easement to the property in addition to its current local landmark designation under the City's

preservation ordinance. The establishment of some type of local economic incentive for historic preservation in Salina would greatly strengthen the effort to attract a developer for the Fox Theater.

The City installed a new roof on the Fox Theater in 1990 and has just completed renovation of the first story commercial retail space, which will be managed by Downtown Salina, Inc. However, a lack of consensus and indecision regarding a specific reuse proposal for the theater has hampered additional fundraising efforts.

Sentiment towards the preservation of the Fox-Watson Theater is very strong in Salina and it is a key landmark building in the downtown area. Thus its preservation was the overwhelming number 1 priority of the participants in the preservation planning sessions.

Action Plan

- * Mayor appoints a citizen task-force to identify viable new uses(s).
- * Apply for a National Trust for Historic Preservation "Preservation Services Fund" grant or a Kansas Arts Commission Design Arts Planning Grant or a Kansas Heritage Trust Fund grant to obtain professional expertise in evaluating viable new uses for the Theater or address specific renovation issues (i.e., can stage be expanded?) or seek assistance through the Kansas Arts Commission Design Arts Consultants Pool or the Consulting Program of The League of Historic American Theaters.
- * Join Kansas Theater Re-use Network, The League of Historic American Theaters, Art Deco Society and the Friends of Terra Cotta.
- * Form a not-for-profit "Friends" fund-raising group.
- * Raise private funds through corporate donations, fundraising events, and foundation support.
- * Maintain contact with communities who have rehabilitated, or are in the process of restoring similar performance halls (Brown-Grand Theater, Concordia; Columbia Theater, Wamego; Fox Theater, Hutchinson.)
- * Establish a local economic incentive program that would encourage historic restoration or rehabilitation in Salina (property tax rebate, matching restoration grants, low-interest or no-interest loans).
- * Assemble a developer request-for-proposals similar to the recent request-for-proposals for the San Jose (California) Fox

Theater.

- * Apply for a Kansas Arts Commission Capital Aid Program grant and/or a Kansas Heritage Trust Fund grant for rehabilitation work.
- * Utilize City CIP Building Improvement Fund to complete work essential to stabilize the building.

Goal 2. Restore historic facades of downtown commercial buildings and discourage inappropriate new facade alterations.

Background

Salina still possesses a relatively healthy downtown with few store vacancies. Several second floor spaces have been converted to new housing in recent years. The City established a Downtown Business Improvement District in 1983 and joined the Kansas Main Street program in 1989. Despite building construction dates that range from the 1870's to 1948 and only one post-1948 building, Salina's primary downtown historic commercial center (the 100 blocks of Santa Fe north and south of Iron) is currently not eligible for listing on the National Register of Historic Places or the Register of Historic Kansas Places due to the loss of several buildings and the number of modern changes that have been made to many buildings. These alterations detract from downtown Salina's historic character. Alterations most commonly encompass the installation of modern storefronts, signs or awnings; blockage of historic fenestration; and cladding of the entire building facade in contemporary sheathing. Many of the alterations are reversible and if removed, individual buildings or small clusters of buildings could possibly be listed on the National Register of Historic Places.

Currently there is no financial incentive available to property owners to convince them to undertake a facade restoration. The lack of National Register listing for downtown buildings (the exception is the Fox-Watson Theater) preempts the use of the 20% federal historic tax credit benefits, the most common tool for encouraging the historic rehabilitation of commercial buildings. Likewise, the lack of listing on either the National Register or the Register of Historic Kansas Places eliminates the possibility of financing facade restorations with funding from the Kansas Heritage Trust Fund.

The City of Salina established a Downtown Design Review Board in 1986 for the Salina Downtown Business Improvement District. The Board's purpose is to protect and enhance the exterior appearance of downtown property through proper application of architectural principles, design, materials and orientation. Property owners must obtain a certificate of compatibility from the Downtown Design Review Board before they can obtain a building, sign or demolition permit or undertake any construction work. The Board has not had

a preservation orientation in the past. However, the Board recently developed a manual of design guidelines. These guidelines are an excellent educational tool, but property owners who are receptive to historic preservation will still most likely need both technical and financial assistance in order to undertake a facade restoration. Salina Downtown, Inc. expects to receive some Kansas Main Street grant money this year, which could be used for this purpose. Discussion regarding the use of the Kansas Neighborhood Revitalization Act in the older core of Salina to offer tax rebates for property improvements is also underway.

Action Plan

- * Widely circulate new downtown design guidelines among downtown property owners and businesses.
- * Provide facade architectural design assistance to anyone contemplating improvements to their building.
- * Establish a local economic incentive program that would encourage facade restoration (.i.e, property tax rebate, matching restoration grants, no-interest or low-interest loans).
- * Target specific buildings and approach their owners individually about removing contemporary cladding as a demonstration project. One good example can inspire others.
- * Recognize successful facade improvements by preservation design awards through the Salina Downtown, Inc. office.
- * Encourage the downtown Design Review Board to adopt the Secretary of the Interior's "Standards for Rehabilitation" as the basis for their decision-making.

Goal 3. Provide historic preservation technical education and assistance to both property owners and contractors.

Background

Numerous publications and conferences/workshops are available to individuals desiring to expand their knowledge of what should and should not be done to historic buildings. However, it is often difficult for the homeowner or contractor to attend these events or stay abreast of new publications. Ideally, information on preservation techniques and the latest preservation technology and products needs to be easily accessible in Salina.

Action Plan

- * Collect technical assistance materials and establish a repository of materials available to the general public at the local library. Include subscriptions to the Old House Journal and Traditional Building, National Park Service "Preservation

Briefs", audio-visuals materials.

- * Establish a question and answer column in the local newspaper regarding rehabilitation issues. The author of the column must be someone who inspires confidence with regard to their knowledge of preservation techniques.
- * Assemble and distribute a gift packet of information for new "old house" owners. Include articles: "How to Research Your House", "How to Hire a Contractor", appropriate architectural style information on the new house.
- * Sponsor a series of technical home improvement workshops/classes/lectures for homeowners. Possible topics: period paint schemes, energy conservation, lead paint abatement, health hazards for do-it-yourself rehabbers, historic landscaping, historic interiors.
- * Target technical assistance informational mailings to property owners in historic districts.
- * Provide preservation design assistance to property owners.
- * Publish a directory of Salina and regional craftsman/contractors/architects with historic preservation expertise.
- * Sponsor a one day workshop annually for area craftsman and architects that address case studies and techniques of preservation using Salina's buildings. Seek participation in the workshop from the Kansas State Historic Preservation Office and the architectural faculty of the state universities.
- * Establish an annual preservation award program that recognizes quality rehabilitation projects (For example, the town of Herman, Missouri (population 2,754) gives a \$1,000 award each year for the best rehab project; prize dollars are raised from the town's annual Oktoberfest).
- * Offer scholarships to state and national preservation conferences for eligible design review board members or related staff persons.

Goal 4. Strengthen and preserve Salina's older neighborhoods.

Background

Due to insufficient age, generally regarded as 50 years in the case of State or National Register properties, modern or inappropriate alterations or intrusions, sections of Salina may never be eligible for historic district designation, but are still good places to live. In their own way, they contribute to a sense of time and place in Salina. Yet their preservation can be threatened by

demolition, new construction, inappropriate zoning, neglect and negative perceptions of their value.

Action Plan

- * Update existing survey and inventory material in terms of pre and post World War II buildings and promote an appreciation of their architectural merit.
- * Enact new city legislation for the designation of a conservation district or districts.
- * Reduce the incentive to demolish older buildings or convert them to inappropriate uses by re-evaluating current zoning.
- * Enforce current nuisance laws.
- * Evaluate the possible use of the Kansas Neighborhood Revitalization Act in Salina to stabilize and preserve older neighborhoods.
- * Retain and preserve historic brick streets.

Goal 5. Teach an appreciation of Salina's architectural heritage to Salina's children.

Background

Local history is taught in Kansas public schools, however, very little of that instruction focuses on the buildings where that history took place. A 1991 seminar on "Teaching the Built Environment" (lead by Ginny Graves) was well received in Salina, but has generated very little continuing activity.

Action Plan

- * Pursue a local architectural heritage curriculum for use in Salina schools using the educational resources of the Smoky Hill Museum and Arts and Humanities Commission.
- * Sponsor a workshop on heritage education for teachers in conjunction with other nearby school districts.
- * Establish an annual local landmark drawing contest or other special event for children that encourages them to look at their built-environment. This could be incorporated into national preservation week or Santa Fe Days activities at the Smoky Hill Museum.

Goal 6. Maintain Salina's historic properties.

Background

Since the completion of Salina's architectural/historic survey in 1985, only a relatively small number of Salina's historic resources have been lost. Particularly tragic was the loss of the Great Plains Building, 119 S. Seventh, and the King Gymnasium on the campus of Kansas Wesleyan University. However, some of the most historic houses in Salina are in the hands of people who cannot afford to take care of them and need assistance. Almost no restoration work has occurred in the downtown commercial area and the second floors of many commercial buildings are under used, which contributes to a perception of obsolescence. A number of older industrial buildings along the railroad tracks are generally not appreciated in terms of historical significance and architectural character. Landmark and historic district designation are generated by property owner interest and do not always reflect a true picture of the city's significant cultural resources. Yet official landmark or historic district designation are usually critical to determining eligibility for any protection program.

Action Plan

- * Initiate local landmark and historic district designation rather than just responding to requests for designation so as to truly recognize and protect Salina's most significant resources.
- * Actively nominate eligible properties to the National Register of Historic Places and the Register of Historic Kansas Places. Develop additional historic context statements for future nominations to the National Register.
- * Establish a local economic incentives program(s) that encourage the restoration/rehabilitation of historic buildings (i.e., property tax rebates, grants, low or interest-free loans).
- * Actively search for appropriate, viable new uses and pro-preservation owners for vacant, underutilized or endangered significant historic properties.
- * Develop specific design guidelines for resources in existing historic districts.
- * Establish a program to assist homeowners without the resources to maintain and/or repair their historic home.
- * Reduce the incentive to demolish historic buildings or convert them to inappropriate uses by re-evaluating current zoning.
- * Encourage the City to adopt the Uniform Code for Building Conservation (UCBC).

Goal 7. Heighten general public awareness of Salina's architectural heritage and the value of historic preservation; develop support for historic preservation among the real estate industry including realtors, appraisers and lenders.

Background

Preservation activity began in Salina in 1973 with the listing of the A.J. Schwartz House, 636 E. Iron Avenue, on both the National Register of Historic Places and the Register of Historic Kansas Places. Since 1973 the city has completed an architectural/historic survey, gained national and state recognition for a number of properties, enacted city-wide preservation legislation, designated several local landmarks and historic districts, implemented a downtown Main Street program and produced a number of educational materials. These include a walking tour of historic downtown Salina, a citywide architectural heritage brochure, a slide program, videos and a Salina Journal news supplement on historic preservation. Yet despite many accomplishments, there is still a public perception in Salina that "old" is not as good as "new". Realtors discourage prospective buyers from considering an older home; banks are reluctant to lend in older areas and low appraisals justify that reluctance.

Action Plan

- * Establish a preservation column in the local newspaper, which could take a number of different formats (i.e., feature a different architectural style in each column).
- * Establish and maintain an annual preservation awards program which would recognize individual contributions to preserving Kansas History and historic sites and buildings.
- * Assemble public exhibits on Salina's architectural heritage, both on a permanent and rotating basis.
- * Publish an architectural history of Salina similar to the "As We Were" publications of the Saline County Historical Society.
- * Celebrate National Historic Preservation Week (second week of May) each year with the scheduling of a special event.
- * Hold a special tour of historic homes/buildings for realtors, appraisers, lenders and others.
- * Produce and air additional videos profiling historic resources in Salina utilizing local Community Access Television and the government channel. Outreach programs detailed above could utilize matching grants from the Historic Preservation Fund program of the State Historic Preservation Office and resources of the Smoky Hill Museum.

VII. APPRECIATION

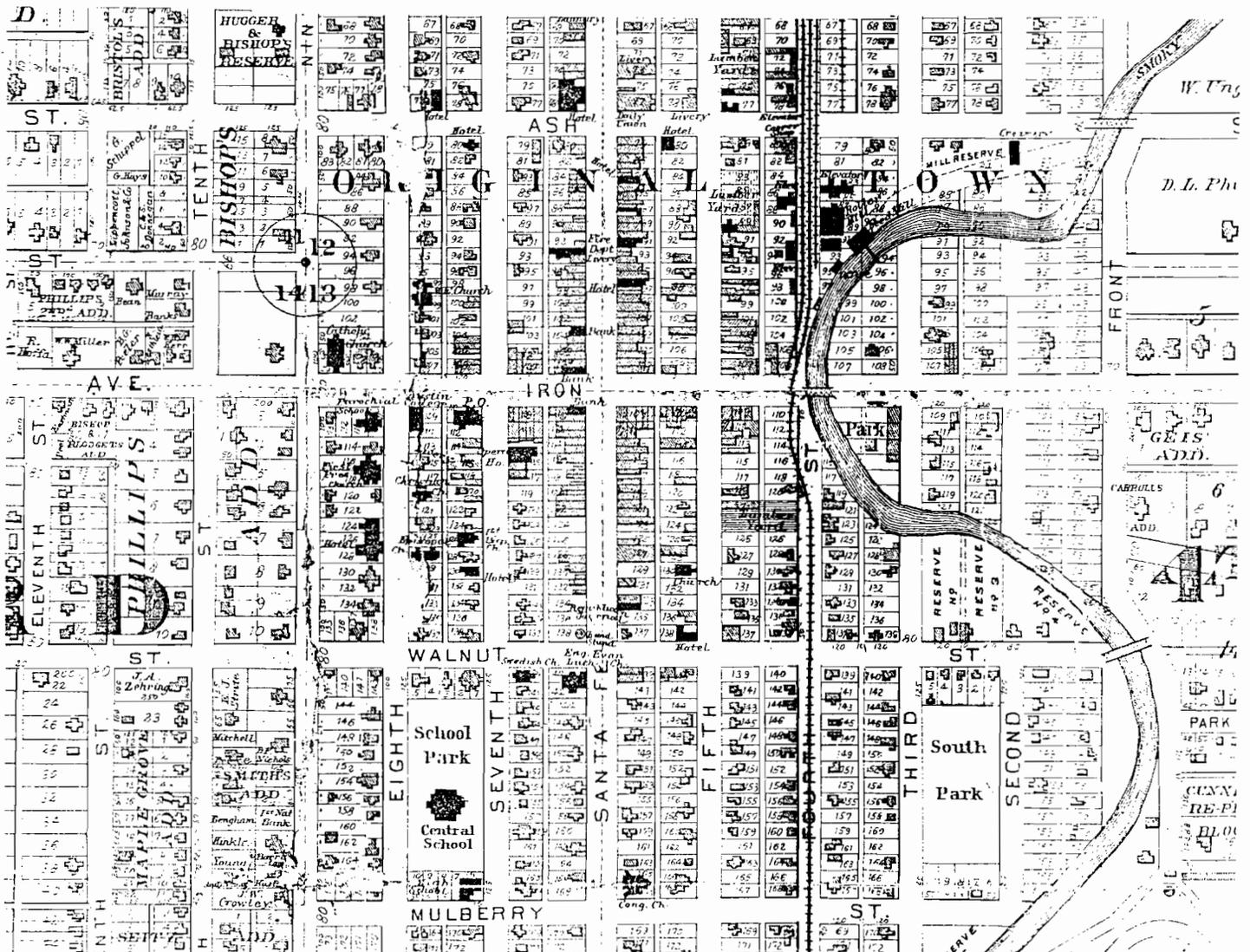
This preservation planning document was made possible by the efforts of many individuals. It also relies on the involvement and concerns of private citizens, City board members, Planning staff and other individuals who have promoted an appreciation for the value of Salina's cultural heritage.

Salina has had the foresight to integrate an historic preservation element into its community planning process beginning in 1979. The preservation plan builds upon the hard work done by previous City Planning staff members: Keith Rawlings, John Palm, Marcia Penrod, Sheryl Jones, Linda Rodriguez, Jim Jackson, LaDonna Bennett; and City architectural historians: Abner Perney, May Lee Robbins, Becky Hessel, Darlene Dombroski, Mary Douglass and Melissa Hodges. Our appreciation goes out to numerous other contributors to our understanding of Salina's history by members of the Saline County Historical Society, Smoky Hill Museum, Salina Public Library, and Salina Arts and Humanities Commission. Members of the project steering committee showed sincere interest in their community, pride in their neighborhoods and were thoughtful debaters on the topic of preservation and the many issues surrounding it. Salinans involved in the process were mindful that historic preservation in the community would require their support as well as that of elected officials.

Information presented in Chapter IV, regulatory tools, was drawn in part from "Safety, Building Codes and Historic Preservation" an information booklet of the National Trust and "Making Historic Properties Accessible," a preservation brief published by the National Park Service, U.S. Department of the Interior. Information provided in Appendix G., Major Federal Preservation Programs, was taken from "Preserving and Revitalizing Older Communities: Sources of Federal Assistance", National Park Service, U.S. Department of the Interior. These and other reference material concerning historic preservation are available to the public at the Department of City Planning and Community Development and the Salina Public Library.

This program has received Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127.

Salina, Kansas Historic Preservation Plan Appendices



Prepared for the City of Salina
and the
Salina Heritage Commission
October 1995

Cover Art: Detail of plat map City of Salina, 1903, compiled by J.R. Durham, Clinton, Iowa for the Northwest Publishing Company. Courtesy of Salina City Planning Department

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CITY OF SALINA

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Photographs and maps reproduced in this report are courtesy of the Salina Public Library, Smoky Hill Museum and the Salina City Planning and Community Development Department.

Salina Historic Preservation Plan 1995
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**Figure 13. The Nelson-Sheldon House, 1915-1918
100 Mount Barbara, National/State Register 1995.**

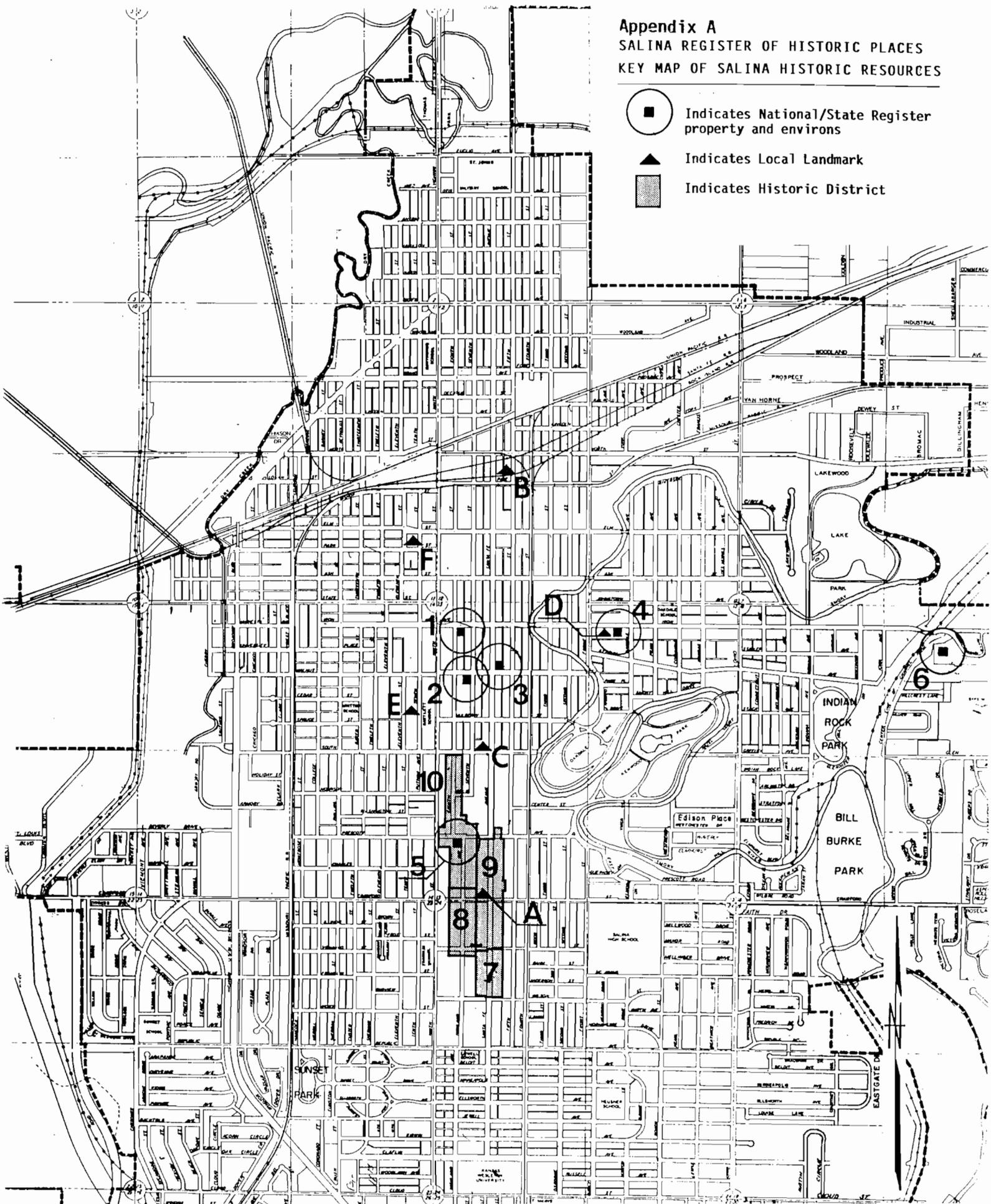
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Appendix A
SALINA REGISTER OF HISTORIC PLACES
KEY MAP OF SALINA HISTORIC RESOURCES

-  Indicates National/State Register property and environs
-  Indicates Local Landmark
-  Indicates Historic District



Appendix A
SALINA REGISTER OF HISTORIC PLACES
September 1, 1995

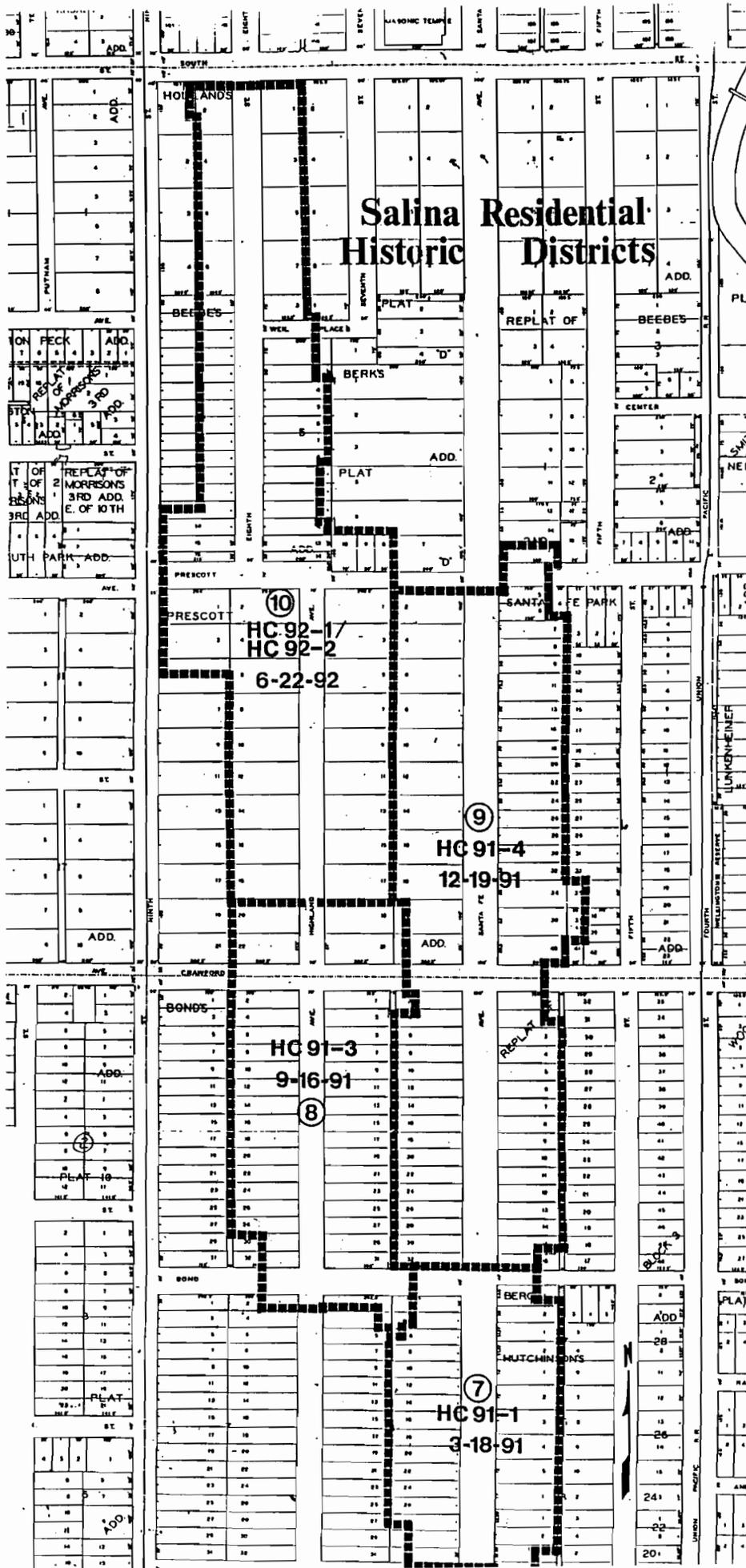
NATIONAL/ KANSAS REGISTER OF HISTORIC PLACES

1. **200 South Seventh Street** (Flanders-Lee House). Queen Anne style home with Colonial Revival front porch added at the turn of the century. Built between 1888 and 1891 for William and Isabelle Flanders, it was also occupied by Henry D. Lee and members of his family until 1955. Designated in 1987.
2. **211 West Iron** (Smoky Hill Museum). Art Deco structure built as a Federal Post Office in 1938 from a design by Lorimar Rich. Nominated for carved limestone figures, part of the Fine Arts Section of Public Works. Abstract sculptures depict a frontier family. Designated in 1989.
3. **153-163 South Santa Fe Avenue** (Fox-Watson Theater). Art Deco motion picture and performing arts facility built in 1931 by civic efforts of local businessman Winfield Watson. Charles Shaver supervised construction. Designated 1988.
4. **636 East Iron Avenue** (A. J. Schwartz House). Victorian Renaissance-Second Empire home, built in 1875 for Schwartz and his bride Aggie Gies. Noted for its prominent French mansard roof. Designated in 1973.
5. **211 West Prescott** (Judge Prescott House). Victorian Italianate Villa built by local architects, Wilmarth and Zerbe for Judge John Prescott in 1884. Design features prominent Second Empire tower and location at the end of South Eighth Street. Prescott Addition named for owner. Designated 1976.
6. **100 Mount Barbara Road** (Nelson-Sheldon House). High Prairie style home built during 1915 and 1918 for D. A. "Bert" and Genevieve Schippel Nelson. Its prominent location overlooks the Smoky Hill River. Design architect Clarence Shepard of Kansas City worked in the Chicago studios of Frank Lloyd Wright, who originated the styling characteristics. Designated 1995.

LOCAL HISTORIC LANDMARKS

- A. **683 South Santa Fe Avenue** (Litowich-Campbell House). Shoppell pattern book and Queen Anne style home built by Hugh King for Mason D. Sampson in 1887. Sampson established Saline County Journal which became Salina Journal. Home was occupied by prominent mercantile businessman Ben Litowich and his family for 50 years. First locally designated landmark structure in 1984.
- B. **352 North Santa Fe Avenue** (Old Missouri-Pacific Depot). Built in 1887, the depot served freight and passengers until the Union Depot was constructed in 1912. Richardsonian Romanesque design of rough-cut native limestone is one of few in region. Site contains first geological survey bench mark. Structure designated in 1985.
- C. **336 South Santa Fe Avenue** (Masonic Temple). Monumental Greek Revival style structure built between 1920 and 1922 to serve many of the region's Masonic organizations. Colossal four-story portico was constructed of large Bedford Indiana limestone, marble, steel and concrete. W. T. Schmidt of Oklahoma City and local engineer I. L. Zerbe designed structure. Designated 1986.
- D. **630 East Iron Avenue** (Charles L. Schwartz House). Colonial Revival home was first stucco and structural tile residence built in Kansas in 1911. Owner Charles Schwartz was president of Lee Hardware. Designated in 1985.
- E. **238 South Tenth Street** (Ezra Dow House). Wood-framed Italianate House built for the Dow family in 1887. Designated in 1988.
- F. **245 North Ninth Street** (Old Saline County Courthouse). Classical Revival and vernacular design by C. G. Wilmarth and I. L. Zerbe. Built in 1910, structure housed county courtroom and offices until 1969. Designated in 1988.

Salina Residential Historic Districts



RESIDENTIAL HISTORIC DISTRICTS

7. **HISTORIC DISTRICT #HC91-1** Designated 3-18-91
800 BLOCK OF SOUTH SANTA FE AVENUE

Local Landmark Structure:

800 South Santa Fe Avenue (R.H. Allerton House). Victorian Shingle style house built in 1887 with Queen Anne details joined with ornamental shingle patterns. Home to R. H. Allerton, Manager of the Thorstenburg Grain Company, and his family from 1897 to 1929.

Contributing Structures:(13):

809, 815, 818, 820, 824,826, 828, 830, 833, 840, 841, 850 and 860 South Santa Fe Avenue

Non-contributing Structures:(10):

805, 810, 821, 825, 835, 837, 849, 855 and 859 South Santa Fe Avenue ;
108 East Bond Street

8. **HISTORIC DISTRICT #HC91-3** Designated 9-16-91
700 BLOCK OF HIGHLAND AVENUE

Contributing Structures (29):

670, 671, 680, 700, 701, 708, 709, 714, 717, 719, 720, 723, 724, 727, 728, 740, 749, 751, 756, 758, 759, 760, 762, 800 and 801 Highland Avenue

123 and 130 West Crawford Avenue; 122 and 124 West Bond Street

Non-contributing Structures (19):

677, 686, 707, 711, 712, 721, 725, 726, 745, 748, 753 and 763 Highland Avenue

108, 109, 120 and 214 West Crawford Avenue; 117-119, 123 and 125 West Bond Street

9. HISTORIC DISTRICT #HC91-4
600 & 700 BLOCK OF SOUTH SANTA FE AVENUE

Designated 12-19-91

Local Landmark Structures (6):

645 South Santa Fe Avenue (Silas Seaman House). Victorian Stick style residence built in 1887 at a cost of \$16,000. Home to early Salina lumber dealer, Silas Seaman.

680 South Santa Fe Avenue (Fred H. Quincy House). Late Victorian Stick style home built in 1885. Home to Fred H. Quincy, founder of the Salina Cement Plaster Company and later State Senator, and his family from 1898 until 1940.

683 South Santa Fe Avenue (Mason D. Sampson House). A house design of Queen Anne styling and elements of Shoppel Pattern Book. Built in 1887 by Hugh King for Sampson, editor of newspaper to become Salina Journal. Home to the Litowich family from 1916 to 1963.

705 South Santa Fe Avenue (Phillip Q. Bond House). Brick Italianate design, built in 1887 for Bond, lawyer and real estate broker who promoted the nationally recognized Salina National Hotel.

720 South Santa Fe Avenue (Charles B. Kirtland House). Late Victorian Princess Anne style residence with distinctive three-story central turret built in 1887 at a cost of \$10,000. Kirtland was one time Mayor of Salina, State Representative and Vice-President of the Salina National Bank.

746 South Santa Fe Avenue (Thomas L. Bond House). Victorian Stick style residence built in 1887. Home to Bond, lawyer and Register of the Salina Land Office, and his family from 1902 until 1968.

Contributing Structures (23):

543, 605, 626, 630, 639, 642, 656, 659, 660, 665, 666, 673, 700, 709, 716, 725, 735, 743, 745, 750, 757, 760 and 763 South Santa Fe Avenue

Non-contributing Structures (26):

600, 603, 609, 615, 619, 620, 621, 622, 629, 633, 635-637, 646, 652, 655, 658, 708, 715, 726, 729, 730, 733, 734, 739, 742, 749 and 753 South Santa Fe Avenue

10. HISTORIC DISTRICT #HC92-1/ HC92-2

Designated 6-22-92

400 & 500 BLOCK OF SOUTH EIGHTH STREET, 100 & 200 BLOCK OF WEST PRESCOTT AND PORTION OF 600 BLOCK OF HIGHLAND AVENUE

Local Landmark Structure:

211 West Prescott Avenue (Judge John H. Prescott House). Victorian Italianate Villa with striking Second Empire tower, designed by local architects, Wilmarth and Zerbe. Built in 1884 for Prescott, the house cost \$10,000 to construct and stands highly visible at the termination of South 8th Street.

Contributing Structures (42):

401, 402, 410, 414, 439, 442, 443, 445-449, 448, 451, 452, 502, 512, 513, 516, 517, 522, 534, 542, 545 and 549 South Eighth Street

120, 130, 132, 219, 223 and 231 West Prescott Avenue

622, 636, 638, 640, 641, 648, 650, 651, 653, 655, 656, 660, 664, 659
668 Highland Avenue

Non-contributing Structures (36):

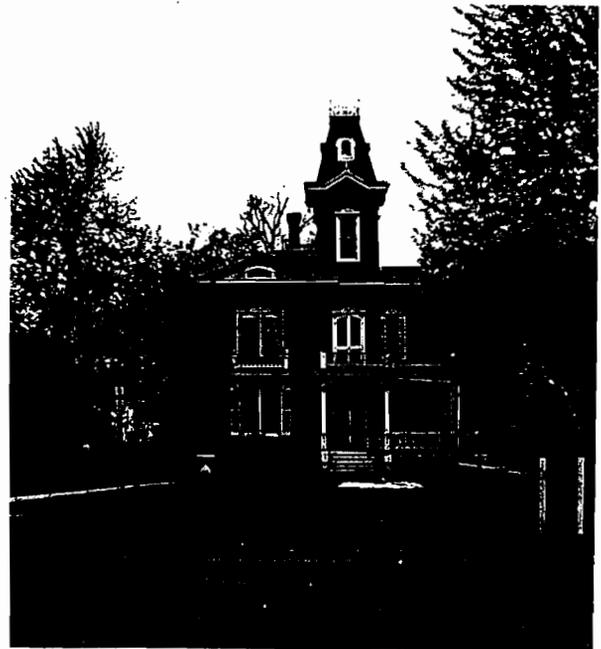
420, 426, 432, 438, 444, 450, 454, 508, 525, 526, 530, 531, 535, 538-540
and 541 South Eighth Street

611, 615, 620-620½, 623, 624, 627, 629, 635, 637-639, 642, 645, 661 and
667-669 Highland Avenue

211 West South Street; 501-503 South Eighth Street; 207-209 Weil Place

107, 115, 124, 129 and 314 West Prescott Avenue

Figure 14
Judge John Prescott House, 1884
211 W. Prescott Avenue
National/State Register 1976



Appendix B: Suggested Readings

The following reference material is available and can be obtained by contacting, the Preservation Planner, City of Salina Planning and Community Development Department, City-County Building, 300 West Ash, Salina, Kansas, 67402-0736, or call (913) 826-7260.

Accessibility and Historic Preservation: Legal Requirements, Planning Issues, Design Solutions, A resource guide compiled by Thomas C. Jester, National Park Service and Judy Hayward, Historic Windsor, Inc., 1993.

Buyer's Guide to Older and Historic Homes by Richard Wagner, National Trust for Historic Preservation Information Series # 2174, 1994.

"Conservation Districts as an Alternative to Historic Districts", Historic Preservation Forum, September/October, 1993, Volume 7, Number 5

Curtain Up: New Life for Historic Theaters by Grey Hautaluoma and Mary Margaret Schoenfeld, National Trust for Historic Preservation Information Series #2172, 1993.

Design for Art: Performance a Technical Assistance pamphlet published by the Kansas Arts Commission, 1993.

Economic Incentives for Historic Preservation by Richard J. Roddewig, a Critical Issues Fund report for City of Atlanta, 1987.

The Economics of Historic Preservation : A Community Leader's Guide by Donovan D. Rypkema, published by the National Trust for Historic Preservation, 1994.

The Economics of Rehabilitation by Donovan D. Rypkema, National Trust for Historic Preservation Information Series # 2153, 1991.

A Field Guide to American Houses, by Lee and Virginia McAlester, 1984.

Fiscal Incentives for Historic Preservation by Susan Robinson and John E. Peterson. January, 1989, Center for Preservation Policy Studies, National Trust for Historic Preservation, 1989.

A Guide to Tax-Advantaged Rehabilitation by Jayne F. Boyle, Stuart Ginsberg and Sally G. Oldham, revised by Donovan D. Rypkema, National Trust for Historic Preservation Information Series # 2189, 1994.

Heritage Education: A Community School Partnership by Kathleen Hunter, National Trust for Historic Preservation Information Series # 2173, 1993.

How to Complete the National Register Registration Form, National Register Bulletin #16A, Published by U.S. Department of Interior, 1991.

Innovative Tools for Historic Preservation by Marya Morris, a Critical Issues Fund issue paper and Planning Advisory Service Report #438 published by the National Trust for Historic Preservation and the American Planning Association, 1992.

Local Incentives for Historic Preservation by Constance E. Beaumont, CRM Supplement volume 14, Number 7, 1991, published by the U.S. Department of the Interior, 1991.

Planning for the Future: Historic Preservation is Public Policy. The Kansas Preservation Plan, by Kansas State Historical Society, Historic Preservation Office, 1995.

Preservation Briefs, A series of booklets addressing technical issues in historic preservation. They assist owners and developers of historic buildings to recognize and resolve common preservation and repair problems prior to work. The briefs are especially helpful to preservation tax incentive program applicants because they recommend those methods and approaches for rehabilitating historic buildings that are consistent with their historic character. Topics address subjects such as roofing for historic buildings, repointing masonry and mortar joints, exterior painting, wood, stone and other physical treatments, by National Park Service, Department of interior.

Preservation Revolving Funds by Lyn Moriarity, National Trust for Historic Preservation Information Series # 2178, 1993.

Quest for Funds Revisited: A Fund-Raising Starter Kit by Joe Breiteneicher and Bob Hohler, National Trust for Historic Preservation Information Series # 2175, 1993.

Rescuing Historic Resources: How to Respond to a Preservation Emergency by Grace Gary, National Trust for Historic Preservation Information Series # 2151, 1991.

Safety, Building Codes and Historic Buildings, by Marilyn Kaplan, National Trust for Historic Preservation Information Series #2157, 1992.

Salina, Kansas Historic Resources Survey, Part I, by Mary Lee Robbins, City of Salina, 1984, Revised 1991.

Salina, Kansas Historic Resources Survey, Part II, By Mary Douglass, City of Salina, 1985, Revised 1991.

Salina's Architectural Heritage Tour Guide, Published by Salina Heritage Commission and Salina Arts and Humanities Commission, 1988.

Salina's Architectural Heritage Video, Produced by Salina Heritage Commission and Salina Arts and Humanities Commission, 1989.

Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, U.S. Department of interior, Washington, D.C., 1990.

Standards for Accessible Design: ADA Accessiblity Guidelines (ADAAG), U.S. Department of Justice, Washington D.C., 1991.

Share Your Success: Fund-Raising Ideas by Leilah Powell, National Trust for Historic Preservation Information Series # 2180, 1993.

Teaching with Historic Places Lesson Plans, published by the National Trust for Historic Preservation. This series of lesson plans uses sites from the National Register of Historic Places to teach students geography, history, architecture and related cultural issues.

Using the Community Reinvestment Act in Low-Income Historic Neighborhoods, by Jennifer Blake, National Trust for Historic Preservation information Series #2156, 1992.

Using a Revolving Loan Fund for Downtown Preservation, a Critical Issues Fund report by J. Myrick Howard, 1988.



Figure 15. (Ghost) Old Carnegie Public Library, 1903
W. Iron and Eighth Street, Razed in 1969
and replaced with new structure at 301 W. Elm.

Appendix C: 1990 Salina Historic Preservation Ordinance

§ 42-458

CURRENT SALINA PRESERVATION ORDINANCE # 90-9387 ADOPTED JUNE 1990

- (2) To protect and enhance historic landmarks and districts which represent distinctive and important elements of the city's cultural, social, economic, political, archaeological and/or architectural history;
- (3) To stabilize and improve property values in areas designated as historically and/or architecturally significant; and
- (4) To enhance the attractiveness of the city to home buyers, visitors and shoppers and thereby promote business and tourism. (Ord. No. 90-9387, § 1, 6-25-90)

Sec. 42-457. Permitted uses.

Permitted and conditional uses in the heritage conservation district shall be the same as those otherwise allowed in the underlying zoning district and all other requirements of that district shall apply. (Ord. No. 90-9387, § 1, 6-25-90)

Sec. 42-458. Definitions.

For the purpose of administration of this article, the following words or terms are hereby defined. Unless specifically defined below, words or terms in this article shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this article its most reasonable application.

Administrator. The designated individual assigned to administer, interpret and enforce the provisions of this division; also known as the secretary for the heritage commission.

Alteration. Any act or process that changes one (1) or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction or removal of any structure.

Area. Properties, near to or adjacent to one another, capable of being described with such definiteness that their collective location may be established and boundaries definitely ascertained.

Building. A structure, such as a house, barn, church, hotel, courthouse, city hall, social hall, commercial structure, library, factory, mill, train depot, theater, school, store or similar construction, created to shelter any form of human ac-

ARTICLE IX. HERITAGE CONSERVATION DISTRICT

DIVISION 1. GENERALLY*

Sec. 42-456. Purpose.

The heritage conservation district is designed to be used in conjunction with any existing zoning district. The purposes of this district are:

- (1) To identify, safeguard and preserve the city's historic and cultural heritage;

*Editor's note—Section 2 of Ord. No. 90-9387, adopted June 25, 1990, amended Ch. 42 by repealing provisions designated as Div. 1 of Art. IX, §§ 42-456–42-461, containing general provisions relative to the Heritage Conservation District and derived from Code 1966, §§ 36-8A00, 36-8A01, and 36-8A07–36-8A10. Section 1 of Ord. No. 90-9387, enacted provisions designated and incorporated as a new Civ. 1, §§ 42-456–42-468.

tivity. The term also may refer to a small group of buildings which constitute an historically and functionally related unit, such as a courthouse and jail, house and barn, mansion and carriage house, church and rectory, and farmhouse and related outbuildings.

Certificate of appropriateness. A certificate issued by the commission indicating its approval of plans for alteration, construction, removal or demolition of a landmark or of a structure within an historic district based primarily on design consideration.

Certificate of economic hardship. A certificate issued by the commission indicating its approval of plans for alteration, construction, removal or demolition of a landmark or of a structure within an historic district based primarily on economic considerations.

City commission. The governing body of the City of Salina, Kansas.

Commission. The Heritage Commission of the City of Salina, Kansas.

Construction. The act of adding an addition to an existing structure or the erection of a new principal or accessory structure on a lot or property.

Contributing. A significant building, site, structure or object which adds to the architectural qualities, historic association or archeological values of an historic district because:

- (1) It was present during the pertinent historic time;
- (2) It possesses integrity and reflects its significant historic character or is capable of yielding important information about the pertinent historic period; or
- (3) It independently meets the standards and criteria of this division.

Demolition. Any act or process that destroys in part or in whole a landmark or a structure within an historic district.

Design guideline. A standard of appropriate activity that will preserve the historic and architectural character of a structure or area.

Exterior architectural appearance. The architectural character and general composition of the exterior of a structure, including, but not limited to, the kind, color and texture of the building material and the type, design and character of all windows, doors, light fixtures, signs and appurtenant elements.

Historic district. An area designated as an historic district by ordinance of the city commission and which may contain within definable geographic boundaries one (1) or more significant sites, structures or objects and which may have within its boundaries other properties or structures that, while not of such historic, archeological and/or architectural significance to be designated as landmarks, nevertheless, contribute to the overall visual characteristics of the significant sites, structures or objects located within the historic district.

Landmark. A site, structure or object designated as a landmark by ordinance of the city commission, pursuant to procedures prescribed herein, that is worthy of rehabilitation, restoration and preservation because of its historic, archeological and/or architectural significance to the City of Salina, Kansas.

Object. Those physical items that have functional, aesthetic, cultural, historical or scientific value and are relatively small in scale and simply constructed. While an object may be, by nature or design, movable, it should be located in a specific setting or environment appropriate to its significant historic use, role or character. Objects include sculptures, monuments, street signs, fence posts, hitching posts, mileposts, boundary markers, statuary and fountains.

Owner of record. Those individuals, partnerships, firms, corporations, public agencies or any other legal entities holding title to property but not including legal entities holding mere easements or leasehold interests; may also be referred to as property owner(s). Current owner(s) of record are those listed as owners on the records of the register of deeds. For the purposes of this article, the vote of owner(s) of record shall require the complete signature(s) of the listed owner (s) on the

records of the register of deeds. For example, deeds designating joint ownership by two (2) individuals shall require the signature of both individuals for a single vote to be recorded.

Property. An area of land, undivided by a street, alley, railroad, stream or similar physical feature, under common ownership or control, which is or will be occupied by one (1) structure or land use, and any accessory structures and uses. A property could be made up of one (1) or more lots or record, one (1) or more portions of a lot or lots of record, or any combination thereof. The term shall include landscape features.

Removal. Any relocation of a structure in whole or in part on its site or to another site.

Repair. Any change to a structure or object that is not construction, removal, alteration or demolition.

Site. The location of a significant event, a pre-historic or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural or archeological value regardless of the value of any existing structure. Examples of sites include habitation sites, burial sites, village sites, hunting and fishing sites, ceremonial sites, battlefields, ruins of historic buildings and structures, campsites, designed landscapes, natural features, springs and landscapes having cultural significance.

Structure. Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including, but not limited to, the following: buildings, walls, gazebos, signs, towers and swimming pools. (Ord. No. 90-9387, § 1, 6-25-90)

Sec. 42-459. Heritage conservation survey.

(a) The heritage commission shall cause and commit to be undertaken a historical resources survey of the City of Salina to identify buildings, structures, sites, neighborhoods and areas that may have historical, cultural or architectural importance or value to the community. As a part of the survey, the heritage commission shall review and evaluate any prior surveys and studies by any public or private organization and compile

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appropriate descriptions, facts and photographs. All new surveys and inventories shall utilize the inventory form and survey manual prepared by the Kansas Historic Preservation Department.

(b) Upon completion of the survey for all or a portion of the city, the heritage commission shall:

- (1) Identify the most significant resources with potential for designation as a landmark or historic district;
- (2) Devise and adopt procedures to initiate and consider the nomination of these potential landmarks and historic districts;
- (3) Prepare and adopt a heritage conservation plan containing goals, objectives and policies to guide decision-makers in preserving the community's historic resources. (Ord. No. 90-9387, § 1, 6-25-90)

Sec. 42-460. Salina Register of Historic Places.

(a) There is hereby established a Salina Register of Historic Places, which shall include:

- (1) A description of all buildings, structures, sites and objects designated as landmarks pursuant to this article.
- (2) A description of the boundaries of each area designated as an historic district pursuant to this article.

The boundaries of landmarks and historic districts shall be recorded on the zoning map of the city. A current copy of the Salina Register of Historic Places and zoning map shall be kept on file in the office of the zoning administrator.

(b) Landmarks may include any:

- (1) Exterior of a structure;
- (2) Property or part thereof;
- (3) Landscape feature or object.

(c) Historic districts may include two (2) or more structures and/or properties. Individual buildings, sites, structures and objects within designated historic districts shall be classified as contributing or noncontributing. (Ord. No. 90-9387, § 1, 6-25-90)

Sec. 42-461. Nomination of landmarks and historic districts.

Nomination may be made only by application. Application for nomination of a site, structure or object for designation as a landmark or of an area for designation as an historic district may be made by motion of the heritage commission or city commission; or in the case of a landmark, by the owner of record of the nominated property or structure; or in the case of an historic district, by twenty-five (25) percent or more of the owners of record of property in a proposed historic district. (Ord. No. 90-9387, § 1, 6-25-90)

Sec. 42-462. Criteria for designation.

(a) The heritage commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated site, structure, object or area possesses significant historical, archeological and/or architectural qualities and thus qualifies for designation pursuant to one (1) or more of the following criteria:

- (1) Its character, interest or value as part of the development, heritage or cultural characteristics of the community, county, state or nation;
- (2) Its location as a site of a significant local, county, state or national event;
- (3) Its identification with a person or persons who significantly contributed to the development of the community, county, state or nation;
- (4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials;
- (5) Its identification as a work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, county, state or nation;
- (6) Its embodiment of elements of design, detailing, materials or craftsmanship that render it architecturally significant;

- (7) Its embodiment of design elements that make it structurally or architecturally innovative;
- (8) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- (9) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures, with a high level of integrity or architectural significance;
- (10) Its location as a site of prehistoric or historic occupation or activity possessing significant archeological value.

(b) Any site, structure, object or area that meets one (1) or more of the above criteria shall also have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration. (Ord. No. 90-9387, § 1, 6-25-90)

Sec. 42-463. Public hearing and designation.

(a) *Generally.* The heritage commission shall hold at least one (1) public hearing on each property to be designated as a landmark or historic district at a reasonable time and place as established by the heritage commission. It shall hold such hearing no later than forty-five (45) days from the date the application is filed.

(b) *Notice of hearing.* At least twenty (20) days in advance of the public hearing on the proposed designation, notice of same shall be published in the official city newspaper. The notice shall state the date, time and place of the hearing and contain a street address and legal description of the nominated property. The heritage commission shall also send by regular mail a written notice of the public hearing, containing the same information as the public hearing, containing the same information as the published notice, to the owners of record and all property owners within two hundred (200) feet of the nominated landmark or historic district at least twenty (20) days prior to the hearing. From time to time, as provided by its

rules, the heritage commission may give such additional notice to other persons as it desires.

(c) *Conduct of hearing.* The hearing, which may be continued, shall be conducted and a record of the proceedings shall be preserved and filed in the office of the city clerk. Any person or party may appear and be heard at the hearing in person, by agent or by attorney. The heritage commission may request a report from any government official or agency or any other person, firm or corporation. If such report is made, a copy thereof shall be made available by the secretary of the heritage commission to the owner(s) of the affected property and any other interested person.

(d) *Report and recommendation.* Within thirty (30) days after the close of the public hearing, the heritage commission shall adopt a recommendation to be submitted to the city commission that the nominated landmark or historic district does or does not meet the criteria for designation. The recommendation shall be accompanied by the following information:

- (1) Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 42-462;
- (2) Explanation of the integrity or lack of integrity of the nominated landmark or historic district;
- (3) In the case of a nominated landmark found to meet the criteria for designation:
 - a. The significant exterior architectural features of the nominated landmark that should be protected; and
 - b. The types of construction, alteration, demolition and removal, other than those requiring a building or demolition permit, that cannot be undertaken without obtaining a certificate of appropriateness.
- (4) In the case of a nominated historic district found to meet the criteria for designation:
 - a. The types of significant exterior architectural features of the structures

within the nominated historic district that should be protected;

- b. The types of construction, alteration, demolition and removal, other than those requiring a building or demolition permit, that cannot be undertaken without obtaining a certificate of appropriateness; and
 - c. A list of all contributing sites, structures and objects within the historic district.
- (5) A map showing the location of the nominated landmark or the boundaries of the nominated historic district.
 - (e) *City commission designation:*
 - (1) The city commission shall consider the application at a public hearing, which may be during a regularly scheduled meeting. The city commission shall not consider the application until the period for the filing of written protests has lapsed. Prior to that hearing, the city commission shall be provided with the recommendations and record of the proceedings before the heritage commission. At the conclusion of the public hearing, the city commission may approve an ordinance designating a nominated site, structure or object as a landmark or designating an area as an historic district.
 - (2) The heritage commission may recommend and the city commission may designate a landmark or historic district which includes a portion of the structures and/or properties under consideration and described in any notice.
 - (3) The heritage commission may recommend and the city commission may amend or rescind designation of a landmark or historic district in the same manner and procedure as is followed in a designation of a landmark or historic district.
 - (4) In the case of a denial of landmark nomination, subsequent nomination attempts shall not occur within one (1) year or without a change or ownership of the property, whichever occurs first. A subsequent

nomination of an historic district may not be made within one (1) year unless there has been a substantial reconfiguration of the proposed nominated district.

(f) *Notice of designation:*

- (1) The administrator shall forward notice of designation of any landmark or historic district approved by the city commission to the Kansas State Historical Society.
- (2) Within seven (7) days after approval of such an ordinance, the administrator shall notify in writing the owner of each structure or property designated as a landmark or included within an historic district. The administrator shall also notify the city building official of the designation.
- (3) The designation of a landmark or historic district shall in no way alter the uses permitted by the existing zoning classification or district of the properties so designated. A desire to change permitted uses shall require the filing of an application requesting a zoning change as provided by the Zoning Ordinance of the City of Salina.

(g) *Designation protest procedures:*

- (1) *Protest of landmark designation.* A protest of any landmark nomination may be filed with the city clerk any time within fourteen (14) days following the conclusion of the heritage commission's public hearing on the nomination. The protest shall be executed in writing by the owner(s) of record of the nominated landmark. The city clerk shall provide a protest form upon request. Upon submittal of a valid protest petition, it shall be forwarded to the city commission. Such property may be designated a landmark only by a three-fourths favorable vote of all the members of the city commission.
- (2) *Protest of historic district designation by property owner within proposed district.* The consent of a majority of the owners within a proposed historic district shall be required for the city to designate an historic district. Owners of a property within a proposed dis-

trict shall be given thirty (30) days within which to file written consents or objections to the inclusion of their property in the proposed district. Said thirty (30) days shall commence upon the conclusion of the public hearing before the heritage commission. Owners of property shall be entitled to one (1) vote for each taxable property of which they are the owner of record as acknowledged by the records of the Register of Deeds of Saline County, Kansas. If property owners fail to respond as set forth herein, they shall be deemed to have consented to the inclusion of their property in the proposed district. If a majority (fifty-one (51) percent or more) of the owners within a proposed historic district file a written protest against the inclusion of their property in the proposed historic district, then the city commission shall deny the application nominating the area as an historic district. If thirty-five (35) percent or more of the owners of property within a proposed historic district file a written protest against the inclusion of their property in the proposed historic district, then the city commission may adopt an ordinance designating the proposed area as an historic district only upon the affirmative vote of three-fourths of all the members of the city commission. (Ord. No. 90-9387, § 1, 6-25-90)

Sec. 42-464. Certificate of appropriateness.

(a) *When certificate required.* A certificate of appropriateness shall be required before the following actions affecting the exterior architectural appearance of any landmark or property within an historic district may be undertaken:

- (1) Any construction, alteration or removal requiring a building permit from the City of Salina;
- (2) Any demolition in whole or in part requiring a demolition permit from the city;
- (3) Any construction, alteration, demolition or removal affecting a significant exterior architectural or historical feature as specified in the ordinance designating the land-

mark or historic district. However, such requirement shall not apply to such repairs and maintenance measures minimally required to prevent additional loss or harm to the structure resulting from accidental or natural causes.

Nothing in this article shall be construed to prevent the ordinary maintenance or repair of a structure or building.

(b) *Application for certificate of appropriateness.* A copy of every application for a demolition permit or a building permit, including any accompanying plans and specifications, affecting the exterior architectural appearance of a landmark or of a property within an historic district will be forwarded to the heritage commission and shall initiate an application for a certificate of appropriateness. The building inspection department shall not issue the demolition or building permit until a certificate of appropriateness has been issued by the heritage commission. Application for review of construction, alteration, demolition or removal not requiring a building permit for which a certificate of appropriateness is required shall be initiated on a form prepared by the heritage commission.

(c) *Determination by heritage commission:*

- (1) Any applicant may request a meeting with the heritage commission before the application is received or during the review of the application. The commission shall consider the completed application at a regular or special meeting. To prevent unnecessary delay in construction, the administrator may issued certificates of appropriateness for the renovation or reconstruction of any structure when such work substantially reproduces the existing design and is performed in the existing material. The chairman or vice-chairman shall cosign any certificates of appropriateness issued in this manner.
- (2) The chairman of the commission may appoint a subcommittee of four (4) of its members to review applications for a certificate of appropriateness for all types of actions except demolitions when delay to the next regular meeting would create an unne-

sary inconvenience to the applicant. A certificate of appropriateness may be issued prior to the next regular meeting upon the signatures of all but one (1) of the members of that subcommittee.

- (3) The commission shall review the application and issue or deny the certificate of appropriateness within forty-five (45) days of receipt of the application. Written notice of the decision shall be provided to the applicant and the building inspection department within seven (7) days following the determination and shall be accompanied by a certificate of appropriateness in the case of approval.

(d) *Denial of certificate of appropriateness:*

- (1) A denial of a certificate of appropriateness shall be accompanied by a statement of the reasons for the denial. The heritage commission shall make recommendations to the applicant concerning changes, if any, in the proposed project that would cause the commission to reconsider its denial and shall confer with the applicant and attempt to resolve as quickly as possible the differences between the owner and the commission. The applicant may resubmit an amended application or reapply for a building or demolition permit that takes into consideration the recommendations of the commission.
- (2) Any person dissatisfied with a determination by the heritage commission concerning a certificate of appropriateness may file an appeal to the city commission within fourteen (14) days of the date of notification of that determination. The city commission must act on this request within thirty (30) days of receipt and must hold a public hearing on the appeal.

(e) *Standards for review:*

- (1) An application for a certificate of appropriateness shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in ques-

tion. The certificate shall be evaluated upon the following criteria:

- a. Most careful scrutiny and consideration shall be given to applications for designated landmarks;
 - b. Slightly less scrutiny shall be applied to properties designated as "contributory" within an historic district;
 - c. The least stringent evaluation is applied to "noncontributory" properties of a landmark or historic district. There shall be a presumption that a certificate of appropriateness should be approved in this category unless the proposed construction or demolition would significantly encroach upon, damage or destroy the landmark or historic district. If the heritage commission denies a certificate of appropriateness in this category, and the owner appeals to the city commission, the burden to affirm said denial shall be upon the heritage commission and the city commission.
- (2) In considering an application for a certificate of appropriateness, the heritage commission shall be guided by the following general standards in addition to any design criteria in this article and in the ordinance designating the landmark or historic district:
- a. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of a building, structure, site or object and its environment, or to use a property for its originally intended purpose.
 - b. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.
 - c. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no histor-

- d. ical basis and that seek to create an earlier appearance shall be discouraged.
- d. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.
- e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.
- f. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- g. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- h. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- i. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property or neighborhood.

(f) *Design criteria:*

- (1) The purpose of the following design criteria is to encourage preservation of intact significant properties, restoration of significant properties, restoration of significant properties that have already undergone insensitive alterations, and new construction, as long as such complements existing buildings and streetscapes. It is not the intention of these criteria to discourage new architectural styles.
- (2) In considering any application for a certificate of appropriateness, the commission shall consider the standards for review listed in paragraph (e) above and the following design criteria:
 - a. Alterations. Specific design criteria for exterior alterations of landmarks and contributing properties within historic districts shall be based on the U.S. Secretary of the Interior's Standards for Rehabilitation, as published in section 36, Code of Federal Regulation, part 67, and as revised from time to time, and by further reference to such specific design criteria as the commission may require for the designation of the landmark or historic district.
 - b. New construction and additions to existing buildings:
 1. The design for new construction shall be sensitive to and take into account the special characteristics that the district is established to protect. Such consideration may include, but should not be limited to, building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping and other features deemed appropriate by the commission.
 2. New buildings need not duplicate older styles of architecture but must be compatible with the architecture within the district. Styles of architecture will be controlled only to ensure that their exterior design, materials and color are in harmony with neighboring structures.
 - c. Demolition, relocation and land surface change:
 1. Demolition in whole or in part of individual landmarks or any contributory structure within an historic district shall ordinarily not be permitted. Exceptions are allowed only if a structure has been substantially damaged through fire, windstorm, flood or deterioration, and if there is reasonable proof that it would not be economically or physically feasible to rehabilitate. Other exceptions may be allowed if a structure does not possess the integrity, originality, craftsmanship, age or historical significance to merit preservation. However, demolition of past additions which have not gained historical significance and which have disguised or sheathed original elements or facades are encouraged, as long as the intention is to restore such elements or facades.
 2. Structures should not be removed from their original site. Exceptions will be allowed only if there is substantial evidence that it would not be practical or economical to utilize the building on its present site. If a structure lies in the path of a public improvement project involving the City of Salina, and if the building is worthy of preservation by virtue of its integrity, originality, craftsmanship, age or historical significance, relocation may be considered as an alternative.

3. Substantial change of land surface within the boundaries of a landmark or historic district should not be permitted. Exceptions will be allowed only if there is substantial evidence that the change would not be detrimental to the historical and architectural character of surrounding structures or landscaping.
- d. Signage guidelines. The heritage commission shall receive copies of any request for permit, appeal or variance regarding a sign to be located on a landmark or within an historic district. The commission shall review and approve such requests under the procedures set forth within this section for other permits, subject to the following guidelines:
 1. Signs should be designed and placed so as to appear an integral part of the building design, in proportion to the structure and environment and to respect neighboring properties within historic districts.
 2. Obscuring or disrupting important design elements is discouraged. Signs should be designed with appropriateness relative to the services of the establishment served.
 3. Signs should be maintained if they are determined to be an original part of the building or if they have acquired significance by virtue of their age, design, materials, craftsmanship or historical significance.
 4. Illumination of signs should be properly shielded or diffused so as to eliminate glare and be of a low enough wattage to not detract from or set apart the structure.
 5. Descriptive signs as an integral part of the structure are encouraged. Such signs could include building dates, historic descriptions, commemorations, etc.
 6. Freestanding signs may be considered, if appropriate and necessary to preserve the character of the landmark or historic district.
 - e. Accessory structures and landscaping:
 1. Existing characteristics such as trees, walls, stairs, paving materials, fencing, walkways and other similar structures or site features that reflect the landmark or historic district's history and development shall be retained.
 2. Landscaping should be appropriate to the scale and the unique features of the landmark or historic district.
 3. Accessory structures to a designated landmark or within the boundaries of a designated historic district shall be appropriate to and compatible with the architectural features of the primary structures. Structures accessory to noncontributory buildings within a designated historic district shall be so designed as to not detract from the historical or architectural character of the district.
- (3) Within each of the designated categories, the design criteria will be applied more stringently to properties of greater significance than those with lesser significance as determined by their respective designation. The heritage commission may prepare and adopt more specific design guidelines as it deems necessary to supplement the provisions of this division for the review of certificates of appropriateness. The city commission must first approve such additional design guidelines before said guidelines shall become effective. (Ord. No. 90-9387, § 1, 6-25-90)

Sec. 42-465. Certificate of economic hardship.

(a) *Purpose.* A certificate of economic hardship serves as an alternative to and wherever a certif-

icate of appropriateness would otherwise be required. The purpose of the certificate of economic hardship is to provide relief where the application of this article would otherwise impose undue hardship.

(b) *Application for certificate.* Application for a certificate of economic hardship shall be made on a form prepared by the heritage commission. Such application may be made in conjunction with or separately from an application for, or upon the denial of, a certificate of appropriateness. The commission shall hold a public hearing concerning such applications within thirty (30) days of receipt of application.

The administrator shall assist all applicants in the preparation of applications for certificates of economic hardship. Every reasonable effort shall be made to limit the costs to the applicant and to assure efficient processing of the application. The commission shall require the submission of financial documents, professional reports and expert testimony only when they are necessary to review an application.

The commission may solicit expert testimony or request that the applicant for a certificate of economic hardship make submissions concerning any or all of the following information before it makes a determination on the application:

- (1) Estimate of the cost of the proposed construction, alteration, demolition or removal, and an estimate of any additional cost that would be incurred to comply with the recommendations of the commission for changes for the issuance of a certificate of appropriateness.
- (2) A report from qualified or bonded persons with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation.
- (3) Estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and after any changes recommended by the commission; and, in the case of a proposed demolition, after renovation of the existing property for continued use.
- (4) In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
- (5) If the property is income-producing, the annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation, deduction and annual cash flow before and after debt service, if any, during the same period.
- (6) Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
- (7) All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing or ownership of the property.
- (8) Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two (2) years.
- (9) Assessed value of the property according to the two (2) most-recent assessments.
- (10) Real estate taxes for the previous two (2) years.
- (11) Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.
- (12) Any other information considered necessary by the commission to a determination as to whether the property does yield or may yield a reasonable return to the owners.

(c) *Determination.* The commission shall review all the evidence and information required of an applicant for a certificate of economic hardship and make a determination within forty-five (45)

days of receipt of the application whether the denial of the application will deprive the owner of the property of reasonable use of, or reasonable economic return on, the property. Written notice of the determination shall be provided in the same manner as notification of a determination concerning a certificate of appropriateness.

(d) *Appeal.* Any person dissatisfied with a determination by the heritage commission concerning a certificate of economic hardship may file an appeal to the city commission within fourteen (14) days of the date of notification of that determination. The city commission must act on this request within thirty (30) days of receipt and must hold a public hearing on the matter. (Ord. No. 90-9387, § 1, 6-25-90)

Sec. 42-466. Property owned by public agencies.

In the City of Salina many of the historically and architecturally significant buildings, sites, structures and objects are owned by government entities. The preservation of such buildings, sites, structures and objects is established as national policy in the National Historic Preservation Act of 1966, as amended. The Kansas Historic Preservation Act, as amended, declares that the historical, architectural, archeological and cultural heritage of Kansas is an important asset of the state and that its preservation and maintenance should be among the highest priorities of government. To accomplish the adopted policies of the federal and state governments and to accomplish the purposes of this chapter, the following regulations promote the preservation of publicly owned historically and architecturally significant buildings, sites, structures and objects:

- (1) For properties in the City of Salina, the city commission may authorize the submittal of an application to list a building, site, structure, object or district owned by a unit of government on the Kansas or the National Register of Historic Places. The authorization of the pertinent unit of government, if other than the City of Salina, should be obtained before submittal of such an application if required by applicable state or federal law and regulations.

- (2) To further the purposes of this chapter, the city may enter into agreements with other units of government. The city shall specifically seek to negotiate an agreement with the state historic preservation officer whereby the state delegates certain responsibilities to the city, including, but not limited to, the review of building and/or demolition permit applications. The commission may recommend, and the city commission shall authorize in behalf of the city, entering into such agreements. Such agreements may address:

- a. Designation of landmarks and historic districts;
- b. Administration or the use of preservation fund resources;
- c. Improvements to landmarks or properties in historic districts, and properties adjacent to landmarks or historic districts;
- d. Demolition and clearance of all or a portion of landmarks, properties in historic districts, and properties adjacent to landmarks or historic districts;
- e. Efforts to encourage the maintenance of landmarks and properties in historic districts; and
- f. Other mutually acceptable provisions.

- (3) Proposed improvements to a building, site, structure or object owned by the city (designated as a landmark or located in an historic district) shall be reviewed and approved according to the procedures and regulations listed herein. Proposed demolition and/or clearance of a building, site, structure or object owned by the City of Salina (designated as a landmark or located in an historic district) shall be reviewed and approved according to the procedures and regulations listed herein. (Ord. No. 90-9387, § 1, 6-25-90)

Sec. 42-467. Exceptions.

Exceptions to the building code of the City of Salina may be available to owners of landmarks and buildings within historic districts as set forth

in section 104 of the building code. (Ord. No. 90-9387, § 1, 6-25-90)

Sec. 42-468. Minimum maintenance requirement.

All real property, and any building, structure or utility thereon, designated as an historic landmark or located within an historic district, whether owned or controlled privately or by any public body, shall receive reasonable care, maintenance and upkeep appropriate for its protection, preservation, enhancement, perpetuation or use in compliance with the terms of this article and the applicable codes of the city. (Ord. No. 90-9387, § 1, 6-25-90)

Secs. 42-469, 42-470. Reserved.

DIVISION 2. HERITAGE COMMISSION*

Sec. 42-471. Created; purposes.

The heritage commission is hereby created, whose purposes will be to inventory, promote, list, record, protect, preserve and enhance places, areas, features or sites within the city that have special significance in the architectural, archaeological, cultural or historical sense. The commission shall also advise the board of commissioners and other groups concerning preservation of the city's historic and cultural heritage. (Code 1966, § 36-8A02)

Sec. 42-472. Membership.

The heritage commission shall consist of seven (7) members, all of whom must reside within the city limits, to be appointed by the board of commissioners. The membership of the commission shall include, but not be limited to, one (1) architect, one (1) historian, one (1) archeologist, landscape architect, architectural historian, or urban planner, one (1) city planning commissioner one (1) member of the real estate or legal profession, and two (2) other individuals that the board of commissioners may wish to consider. (Code 1966, § 36-8A03; Ord. No. 91-9433, § 1, 3-25-91)

*Cross references—Administration, Ch. 2; boards and commissions generally, § 2-136 et seq.

Sec. 42-473. Terms of office.

Appointments to the heritage commission shall be for a term of three (3) years. Three (3) members of the first commission shall serve for three (3) years, two (2) members shall serve for two (2) years and two (2) members shall serve for one year. Thereafter, all members shall serve for three (3) years. (Code 1966, § 36-8A04)

Sec. 42-474. Compensation; expenses.

The members of the heritage commission shall serve without compensation except for necessary expenses sustained in carrying out their official duties. Such expenses shall be paid by the city as authorized by the board of commissioners. (Code 1966, § 36-8A04)

Sec. 42-475. Officers.

The heritage commission shall annually elect, from its membership a chairman and vice-chairman, whose terms of office shall be one year. The heritage commission shall appoint a secretary from the city planning department, who shall keep a record of all minutes, resolutions and proceedings and other actions of the commission. (Code 1966, § 36-8A05)

Sec. 42-476. Vacancies.

All vacancies on the heritage commission shall be filled by the board of commissioners. (Code 1966, § 36-8A05)

Sec. 42-477. Quorum; voting; minutes.

The presence of four (4) members of the heritage commission shall constitute a quorum, and issues shall be decided by a majority vote of the members present. The minutes of each meeting shall be filed in the office of the city clerk. (Code 1966, § 36-8A05)

Sec. 42-478. Financial support.

The heritage commission may accept donations, grants and other financial assistance from any public body or any agency, including but not limited to, the city, the county, the state, and any of its agencies, and from any private individual or groups for the purpose of carrying out the func-

tions, powers, and duties of the heritage commission, including property acquisition and renovation. These funds shall be utilized exclusively for heritage conservation purposes and shall be kept in a separate account requiring heritage commission and city approval for utilization. The heritage commission may, with the approval of the board of commissioners, enter into agreements and contracts with the public or private consultants for the purpose of assisting the heritage commission in carrying out its functions, duties and powers. (Code 1966, § 36-8A06)



Figure 16. (Ghosts)
Salina Police Department, 1917 and Old City Hall, 1911
N. Fifth and Ash Streets. Transferred to new facilities
in 1950 and 1962. Old City Hall razed in 1971.

Appendix D: Chronology of Past Local Historic Preservation Activities

- Apr. 13, 1973 Listing of 636 East Iron Avenue, "The A.J. Schwartz House" on National/State Register of Historic Places.
- Sep. 30, 1973 Listing of 20 Salina properties on the Kansas State Historical Society 1973 Inventory of Significant Historic Sites.
- May 17, 1976 Listing of 211 West Prescott Avenue, "The Judge John D. Prescott House" on National/State Register of Historic Places.
- Mar. 16, 1979 Salina Board of Zoning appeals denys application to convert 680 South Santa Fe Avenue, "The Fred Quincy House", from residential district zoning to commercial office use.
- Nov. 16, 1979 Original Heritage Conservation Ordinance #8760 adopted by Salina City Commission. Ordinance creates Heritage Commission, provides for development of original Preservation Plan and establishes design review standards for the designation of historic Salina resources as local Heritage Conservation Landmarks.
- Feb. 6, 1980 First meeting of seven-member Salina City Heritage Commission.
- Jul. 1, 1980 City of Salina awarded grant from Kansas State Historical Society to conduct photographic streetscape inventory of historic Salina resources.
- May 25, 1982 Publishing of Salina Journal supplement, "The Preservation News" which provided 16,000 subscribers in and around Salina information about the Salina Heritage Commission survey and inventory of historic resources. It also detailed significant historic sites and buildings in Salina.
- Jun. 16, 1982 Adoption of 1983 Heritage Conservation Plan by Salina Heritage Commission. Document adopted as official City policy by Salina City Commission, January 1983.
- Jun. 30, 1982 Completion of Historic Resources inventory by historic preservation planning consultant, P.D.S., Inc., of Wichita, KS.
- Jan. 1983 Establishment of the Downtown Business Improvement District and Salina City Center Incorporated Office.
- Aug. 1983 Replacement of West Iron Avenue bridge over Smoky Hill River, relocation and placement of Historic Ferry location marker.
- Jun. 30, 1984 Completion of Part I of the Salina, Kansas Historic Resources Manual which detailed the historic development of Salina, an Urban Study Unit analyzing historic sites in thematic context elements and made specific recommendations for preservation of Salina historic resources.

- Aug. 9, 1984 Announcement of impending demolition for 8 Salina downtown structures for 1986 Downtown Redevelopment Project.
- Sept. 26, 1984 Printing of "Look-up, a Walking Tour of Historic Downtown Salina", an eagle scout survey and identification project of Andy Dalton.
- Dec. 17, 1984 Designation of 683 South Santa Fe Avenue, "The Litowich-Campbell House", as Heritage Conservation Landmark.
- Mar. 18, 1985 Designation of 352 North Santa Fe Avenue, "The Old Missouri-Pacific Depot" as Heritage Conservation Landmark.
- Mar. 25, 1985 Heritage Commission provides report to the City Commission arguing for the preservation of the Great Plains Building at 119 South Seventh Street and the Credit Bureau Building at 117 South Seventh Street. The buildings were scheduled for demolition as part of the Downtown Redevelopment Project.
- Apr. 15, 1985 Designation of 630 East Iron Avenue, "The Charles Schwartz House", as Heritage Conservation Landmark.
- Jun. 30, 1985 Publishing of Part II Salina, Kansas Historic Resources Survey and Inventory manual. Manual detailed 283 of Salina most significant historic resources, and completed 1983-1984 historic resources survey.
- Aug. 18, 1986 Designation of 336 South Santa Fe Avenue, "The Masonic Temple", as Heritage Conservation Landmark.
- Sept. 15, 1986 Designation of 200 South Seventh Street, "The Flanders-Lee House", as Heritage Conservation Landmark.
- Oct. 20, 1986 Establishment of the Downtown Design Review Board.
- Jan. 1987 Salina City Center Incorporated Office is reorganized as Salina Downtown Incorporated.
- Aug. 20, 1987 Listing of 200 South Seventh Street, "The Flanders-Lee House", on National/State Register of Historic Places.
- Dec. 21, 1987 Designation of 211 West Prescott Avenue, "The Prescott House", as Heritage Conservation Landmark.
- May 11, 1988 Publishing of "Salina Architectural Heritage Tour Guide", which detailed 48 of Salina's most significant historic and architectural resources. It was made possible in part by a grant from the Horizons Program of the Salina Arts and Humanities Commission.
- Jan. 6, 1988 Designation of 211 West Iron Avenue, "The Smoky Hill Museum" as Heritage Conservation Landmark.

- Aug. 4, 1988 Listing of 153-163 South Santa Fe Avenue, "The Fox-Watson Theater" on National/State Register of Historic Places.
- Nov. 14, 1988 Designation of 238 South Tenth Street, "The Dow House"; 245 North Ninth Street, "The Old Saline County Courthouse" and 850 South Santa Fe Avenue", "the C.E. Robinson House." as Heritage Conservation Landmarks.
- Jan. 1989 Salina Downtown Organization becomes part of the Kansas Main Street Program of the National Trust for Historic Preservation.
- Jul. 18, 1989 Listing of 211 West Prescott Avenue, "The Smoky Hill Museum", previously the Salina Federal Post Office, on the National/State Register of Historic Places.
- Jul. 26, 1989 Completion of Salina's Architectural Heritage Video made possible in part by a grant from the Horizon Program of the Salina Arts and Humanities Commission.
- Aug. 7 1989 Approval of Heritage Conservation Historic District #HC89-1 containing twelve residential properties in the 800 block of South Santa Fe Ave. Properties received local landmark designation under original Conservation Ordinance.
- Nov. 13, 1989 Designation of 153-163 South Santa Fe, "The Fox-Watson Theater", as Heritage Conservation Landmark.
- Jan. 30, 1990 Presentation of bronze plaques to five historic district homes and three National Register properties.
- May 14, 1990 Designation of 100 Mount Barbara, "The Dr. Sheldon House", as Heritage Conservation Landmark.
- Jun. 25, 1990 Adoption of Heritage Conservation District Ordinance #90-9387.
- Mar. 1, 1991 "Teaching Built Environment Seminar" by Ginny Graves held at Smoky Hill Museum.
- Mar. 18, 1991 Establishment of Historic District #HC91-1 containing 24 residential properties in the 800 Block of South Santa Fe Avenue. The historic district superseded Heritage Conservation District #HC89-1, approved August 7, 1989.
- Apr. 24, 1991 Heritage Commission certificate of appropriateness subcommittee appointed.
- Jun. 27, 1991 Fox Theater Panel Discussion and public forum held at Smoky Hill Museum highlighting historic preservation of the National Register facility.
- Oct. 7, 1991 Heritage Commission receives Certified Local Government status from National Park Service and Kansas State Historical Society.

- Sep. 16, 1991 Establishment of Historic District #HC91-3 containing 48 residential properties on or near the 700 block of Highland Avenue.
- Dec. 19, 1991 Establishment of Historic District #HC91-4 containing 52 residential properties and 3 commercial properties along the 600 and 700 block of South Santa Fe Avenue.
- Jun. 22, 1992 Establishment of Historic District #HC92-1/92-2 containing 72 residential properties and 2 commercial properties along the 400 and 500 block of South Eighth Street, the 100 and 200 blocks of West Prescott and the 600 Block of Highland Avenue.
- Nov. 18, 1992 Approval by Heritage Commission of siding and fence guidelines for homes within historic districts.
- Feb. 27, 1993 Members of Heritage Commission, AIA Historic Resources Committee tour the administration building of closed Salina Marymount College, to determine the feasibility for reuse of the vacant historic building. Salina Catholic Diocese sets March 1, 1993, as deadline for proposals.
- Mar. 19, 1993 Local architect, Donnie D. Marrs, announces the purchase of the Marymount building from the Catholic Diocese.
- Sep. 10 & 11, 1993 City of Salina hosts two-day preservation commissions' workshop with the assistance of the Kansas State Historical Society. Representatives of various preservation organizations attend from Kansas and Missouri.
- Oct. 27, 1993 Heritage Commission reviews National/State Register application for 100 Mount Barbara, the "Dr. Sheldon House". Following a public meeting the Commission votes to support the nomination.
- Nov. 1, 1993 City erects street signs marking the four residential historic districts boundaries.
- Dec. 11, 1993 100 Mount Barbara is placed on National and State Register of Historic Places.
- May 8, 1994 Heritage Commission and Salina Symphony sponsor open house tour of the vacant Fox-Watson Theater. 523 visitors tour the vacant National/State Register structure to hear discussions of its history.
- Nov. 1994 City of Salina receives notification of grant approval to update original Heritage Conservation Plan.

Appendix E:

City of Salina Heritage Commissioners

1980, 1981

Mary Maley, Chairperson
Kenneth R. Bieberly
Sherry Denton
Opal Dieckhoff
Esther Errebo
Mary Jarvis
Wanda L. McMullin

1982

Mary Maley, Chairperson
Kenneth R. Bieberly
Imogene Campbell
Esther Errebo
Russ Jones
Naomi Wooster

1983

Mary Maley, Chairperson
Kenneth R. Bieberly
Imogene Campbell
Esther Errebo
Russ Jones
Wally Storey, Jr.
Naomi Wooster

1984

Imogene Campbell, Chair
Kenneth R. Bieberly
Esther Errebo
Russ Jones
Mary Maley
Wally Storey, Jr.
Naomi Wooster

1985

Imogene Campbell, Chair
Kenneth R. Bieberly
Esther Errebo
Russ Jones
Judy Lilly
Leona Eckley
Wally Storey, Jr.
Mary Maley

1986

Kenneth R. Bieberly, Chair
Paul Anderson
Wilma Dorsey
Esther Errebo
Judy Lilly
Wally Storey, Jr.

1987

Kenneth R. Bieberly, Chair
Paul Anderson
Sheldon Burr
Wilma Dorsey
Esther Errebo
Judy Lilly
Wally Storey, Jr.

1988

Kenneth Bieberly, Chair
Paul Anderson
Sherry Denton
Sheldon Burr
Wilma Dorsey
Esther Errebo
Judy Lilly

1989

Kenneth R. Bieberly, Chair
Jean Brewer
Sheldon Burr
Sherry Denton
Judy Lilly
John Reynolds
John Marietta

1990

John Marietta, Chair
Jean Brewer
Sheldon Burr
Sherry Denton
Judy Lilly
Larry Jordan
John Reynolds

1991

John Marietta, Chair
Jean Brewer
Sherry Denton
Melissa Hodges
Larry Jordan
Cleta Mulder
John Reynolds

1992

John Marietta, Chair
Jean Brewer
Elizabeth Duckers
Melissa Hodges
Larry Jordan
Cleta Mulder
John Reynolds

1993

John Marietta, Chair
Jean Brewer
Elizabeth Duckers
Warren Ediger
Melissa Hodges
Cleta Mulder
John Reynolds

1994

Melissa Hodges, Chair
Elizabeth Duckers
Warren Ediger
John Marietta
Cleta Mulder
John Reynolds

1995

John Marietta, Chair
Elizabeth Duckers
Warren Ediger
Judy Ewalt
Melissa Hodges
John O'Leary
Albert L. Nelson

Appendix F:

Properties Listed In The 1973 Kansas Inventory Of Historic Sites
"Historic Preservation In Kansas, Volume 2" Architecture

Christ Church Cathedral, 1906, 138 South Eighth Street.

Church of God in Christ, 1910, 231 South Ninth Street

Old Paris-Plus, 1886, 104-106 South Santa Fe Avenue

Dr. Mowery Lodge, c. 1910, 1829 East Crawford. Once located beyond city limits on 20 acres, the farm is now within city limits. The original structure has been substantially altered from original features and is now a single family residence.

Prescott-Foley House, 1884, 211 West Prescott Avenue, National/State Register, Local Landmark, Historic District #HC92-1, 92-2

Charles B. Kirkland House, 1887, 720 South Santa Fe. Local Landmark, Historic District #HC91-4.

John B. Shellabarger House, c. 1885, 150 S. Eighth Street, Once an early hotel, then residence, is now a group home managed by the Episcopal Diocese.

Marymount Administration Building, 1919, 2035 East Iron Avenue. Vacant since closing of the campus in 1989, the structure was returned to partial use in 1993.

Masonic Temple, 1922, 326 South Santa Fe Avenue, local landmark

Memorial Hall, 1922, 410 West Ash Street. Once civic auditorium, new location of the Community Access Station and offices.

Old Missouri-Pacific Railroad Depot, 1887, 352 North Santa Fe Avenue, local landmark. Now used by offices of local manufacturing company.

Old Saline County Courthouse, 1910, 245 North Ninth Street. Local Landmark now converted to Leisure Years Activity Center.

Pioneer Hall, 1926, Kansas Wesleyan Campus

A.J. Schwartz House, 1875, 636 West Iron Avenue, National/State Register. Once converted to professional offices, the lower floor of the house is now an art gallery with living quarters still maintained on upper floors.

Union Station, 1915, 400 North 13th Street

Carnegie Science Hall, 1908, Kansas Wesleyan Campus. Utilized until replacement with new facility on 1968.

Salina City Hall, 1912, 116 West Ash Street. Demolished and replaced with new facility, 1962.

King Gymnasium, 1915, Kansas Wesleyan Campus. Destroyed by fire.

Great Plains Building, 1922, 119 South Seventh Street. Demolished 1986, to create new downtown auxiliary parking lot.

Vail Hall, c.1885, St. John's Military Academy Campus. Partially destroyed by fire in 1948, the facility was continued to be used until a second fire in 1978 destroyed the structure. Replaced with new academic buildings.



Figure 17. (Ghost)
The Great Plains Building
119 S. Seventh Street
Erected in 1922, Demolished
for parking in 1986.



Figure 18. (Ghost)
King Gymnasium Building
Kansas Wesleyan University
Erected in 1915, damaged by
fire in 1982. Replaced with
new facility 1986.

Appendix G: Major Federal Preservation Programs

The National Historic Preservation Act of 1966, as amended, is the basic federal law for identification, designation and protection of historic and archeological places of local, state and national significance. The Act established the major federal preservation programs including the National Register of Historic Places, the Historic Preservation Fund, technical preservation assistance, the rehabilitation tax credit and easement programs, and the Advisory Council on Historic Preservation. The State Historic Preservation Offices carry out preparation of National Register nominations, work with developers seeking tax credits and with easement donors, and administer monies from the Historic Preservation Fund.

The National Register of Historic Places, maintained by the National Park Service, is the official list of the nation's cultural resources which are worthy of preservation. Listing on the Register, or determination that a property contributes to a listed historic district, may qualify properties for various types of government assistance. Listed properties may qualify for grants from the Historic Preservation Fund if selected by the State Historic Preservation Officers.

The Historic Preservation Fund, administered by the National Park Service, provides matching funds to the states for the purposes of preparing comprehensive statewide historic surveys and plans, and for preserving and protecting properties listed on the National Register of Historic Places. Funds may be provided by the states for matching subgrants to private organizations, individuals or governmental subdivisions for purposes specified in the National Historic Preservation Act. In each state, the selection of preservation activities for financial assistance is determined by the State Historic Preservation Officer (SHPO), who is appointed by the governor. A portion of the funds is allocated to Certified Local Governments (CLGs). These local governments which have preservation plans in place, work in partnership with the SHPO's to identify, protect and preserve historic resources.

The rehabilitation tax credit program has been the largest federal incentive for revitalizing historic buildings. Income-producing structures listed on the National Register or contributing to a registered historic district may qualify for tax credits for rehabilitation projects that meet the Secretary of the Interior's Standards for Rehabilitation. These Standards were developed to assure that the distinctive features of an historic structure is preserved in the process of rehabilitation. Certifications are issued by the National Park Service. Developers interested in tax credits for rehabilitation projects should contact their State Historic Preservation Offices and work closely with them to be sure they meet all criteria for certification as the process proceeds. The 20% tax credit, which is applied to qualified rehabilitation expenses, is specifically targeted at income-producing historic properties. The credit leverages five times its cost in private expenditures on historic preservation. In fiscal year 1992,

certified investment in rehabilitation of historic buildings totaled \$777.07 million. The low income housing tax credit is often used in conjunction with the rehabilitation tax credit to create or maintain affordable housing in historic areas.

Easements may be granted by private owners to protect facades or important interior spaces of certified historic structures, or significant landscapes or sites, from alterations that will detract from their historic character. Restrictions granted by easements pass with title of the property to new owners, to protect the property in perpetuity. Easements may be held by a suitable non-profit organization; the granting of an easement may result in lessening of federal or local taxes. Again, the State Historic Preservation Offices are the contact point for further information.

Technical preservation assistance is made available through State Historic Preservation Offices, regional offices of the National Park Service, and the Preservation Assistance Division of the National Park Service, which prepares publications and provides training on technical aspects of preservation.

The Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) of the National Park Service produces measured drawings, large format photographs, and written histories on historic sites and structures that are significant to the architectural, engineering, maritime, and industrial heritage of the United States. Documentation has been produced on nearly 25,000 sites and structures.

The Archeological Assistance Program provides federal, state and local agencies, Indian tribes and others with technical assistance on the identification, evaluation and preservation of archeological properties, collections, reports, and records. Activities include limited technical assistance on specific projects for the recovery of important archeological and historical data threatened with damage or destruction by federal undertakings. Available publications include a quarterly newsletter and a series of technical briefs.

Listing on the National Register of Historic Places, or a determination of eligibility for listing on the National Register, means that any activity funded or licensed by a federal agency which might impact on the listed property must be evaluated by the Advisory Council on Historic Preservation. The Council determines whether or not the impact will adversely affect the historic property. If it determines that the effect may be adverse, it will seek mitigative action.

The National Trust for Historic Preservation chartered by Congress in 1949, is a private, nonprofit organization with more than 250,000 members and is supported financially by membership dues, private donations, federal grants and other sources. The National Trust's mission is to foster an appreciation of the diverse character and meaning of our American cultural heritage and to

preserve and revitalize the livability of our communities by leading the nation in saving America's historic environments. Its National Main Street Center provides technical assistance to older business districts in rural and urban areas. The Innerscity Ventures Fund provides loans, grants and technical assistance to nonprofit-sponsored projects which rehabilitate historic buildings for low income housing and neighborhood-based economic development. Other programs include the National Preservation Loan Fund which makes below-market rate loans; the Critical Issues Fund which funds policy orientated research; and the Preservation Services Fund which provides grants for consultant services, educational programs and conferences. Headquartered in Washington, D.D., the National Trust has regional offices in Boston, Philadelphia Charleston, Fort Worth, Chicago, Denver and San Francisco.

Legacy is the Department of Defense program to manage the natural and cultural resources on the 25 million acres of land it controls in the United States. Legacy may fund demonstration projects which will have application to stewardship of Department of Defense resources.



Figure 19. (Ghost)
Government Building and Post Office, 1895
W. Iron and Seventh Streets, Demolished 1962.



Appendix H:

**HISTORIC PRESERVATION OFFICE
KANSAS STATE HISTORICAL SOCIETY**

6425 S.W. 6th Street, Topeka, KS 66615-1099
(913) 272-8681

I. Overview

Program Explanation

The state historic preservation program fosters the preservation of the archeological, architectural, and cultural heritage of Kansas. The Historic Preservation Office (HPO) does not itself preserve properties but seeks to heighten the awareness of property owners and decision makers. The HPO serves as the staff for the state historic preservation officer and administers the state as well as the federal preservation program within Kansas. The staff professionals are currently an archeologist, an architectural historian, two historians, three preservation architects, and a grants manager. Historic preservation assistance is provided at no charge to federal, state, and local governments; planning, engineering, architectural, and other consulting firms; local historical societies; other non-profit organizations; private property owners; and any interested organization, firm, or individual whether or not the properties have been listed on the national or state registers. Described below are the identifiable activities of the state preservation program. While explained separately, they all work together towards the program goal of preserving the heritage of Kansas.

Survey

The HPO maintains historic property inventories for located and identified historic and archeological resources in Kansas. Local organizations, agencies, or individuals are encouraged (often through matching grants) to perform surveys in their own communities or regions. The office performs limited specialized inventories, trains local surveyors, provides guidance to local survey projects, and evaluates results of survey projects. Survey and inventory activities provide information for register nomination and protection of historic and cultural resources.

Planning

The HPO is responsible for developing and implementing a statewide strategic management plan that addresses key critical issues in preservation. The plan is used to predict trends affecting and impacting historic and archeological properties and to guide resource management decisions and operations for the HPO and other preservation stakeholders. The HPO involves many organizations, agencies, and individuals in the statewide preservation planning process. The plan is regularly updated and revised to adequately address the preservation needs of the state.

National Register/State Register

The HPO administers the nomination procedures for the Register of Historic Kansas Places (state register) and the National Register of Historic Places (national register) in Kansas. Sponsors are assisted in the preparation of the resource data necessary for submitting a national or state register nomination. The staff then reviews, evaluates, and presents the proposed nominations to the Kansas Historic Sites Board of Review, composed of professionals in related fields and interested citizens appointed by the Governor. Upon board approval, the materials are revised and prepared on final nomination forms and submitted to the National Park Service for final approval and entering on the National Register. As time permits, the staff will also prepare the nominations for properties which may have widespread importance but no sponsors to nominate them.

Review and Compliance

Approximately two thousand projects a year are reviewed in accordance with the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* for potential effects on the state's historic and cultural resources. This includes all federal or federally funded, licensed, permitted, or approved undertakings that may have an effect on properties listed on or eligible for the National Register of Historic Places or the Register of Historic Kansas Places. Any project undertaken, licensed, or permitted by the state or its political subdivisions (such as a city, county, township, school district, etc.) that will encroach upon, damage, or destroy a historic property listed on the state or national registers or the environs of a listed historic property must be reviewed in accordance with the state preservation laws. The protective measures for historic properties in both state and federal laws are implemented for all properties regardless of ownership and reviewed using the same Standards.

Public Education/Outreach

To inform Kansas citizens on general preservation issues, an extensive public education program has been developed. The HPO publishes a bimonthly newsletter, *Kansas Preservation*, which can be received by any interested party free of charge. Staff members participate in workshops, seminars, and conferences as lecturers or advisors; speak to university classes, local historical societies, preservation groups, downtown organizations, local governments, etc.; respond to written and telephone requests for information; distribute technical leaflets and information; and inspect buildings to offer advice on preservation treatments. Special assistance is provided to compatible programs like the Kansas Main Street Program, the Certified Local Government Program, and their participants to insure that they are implemented in a manner conducive to proper preservation practices.

Heritage Trust Fund

The Heritage Trust Fund program, which was enacted in 1990, provides for the awarding of state grants for the preservation of properties listed on the national or state registers of historic places. All registered properties except for those owned by the state or federal governments are eligible for these grants. An opportunity is given annually for eligible owners to submit applications. Applicants other than for-profit corporations will have to provide a cash match of 20 percent and will have to agree to follow the Secretary of the Interior's *Standards for Rehabilitation* in carrying out their projects. For-profit corporations must provide a dollar-for-dollar cash match. All projects are subject to a five year covenant.

Certified Local Governments

Certified Local Governments (CLGs) are eligible to compete for ten percent annually, or more as deemed appropriate by the HPO, of the state's federal historic preservation funds to carry out preservation functions in their communities. Through the CLG process, the local government can assume a leadership role in the preservation of its historic resources, have a formal role in the National Register nomination process, participate in the establishment of state historic preservation objectives, and receive technical and advisory services from the HPO. Assistance is provided to develop a preservation ordinance, a qualified preservation commission, and a survey and inventory system which are prerequisites for participation.

Preservation Tax Incentives

Federal legislation provides for tax incentives to spur the rehabilitation of historic properties. Preservation tax incentives are available for any qualified project that the Secretary of the Interior designates a certified rehabilitation of a certified historic structure. A certified historic structure is any building that is listed individually on the National Register of Historic Places or located in a registered historic district and certified as being of historic significance (contributing) to the district. The HPO functions as the intermediary between the project sponsors and the National Park Service. In order that the work is planned and carried out in accordance with the Secretary of the Interior's *Standards for Rehabilitation* which are used to evaluate the work, the office provides technical information and recommends appropriate preservation treatments and methods. Because tax incentives are available for contributing buildings in National Park Service certified local districts, communities may be interested in developing appropriate historic landmark ordinances and district designation. The HPO provides assistance in drafting ordinances, their review, and review of districts before the National Park Service certifies these districts.

Development Grants and Covenants

The federal matching grants-in-aid program for the acquisition or development by public or private owners of properties listed on the National Register is administered by the HPO. There have been no pass-through grants for these activities since 1980 with the exception of a small amount created by the Emergency Jobs Bill of 1983. For previous grants, periodic inspections of the properties are required and must be reported to insure that preservation conditions of the grant are being maintained.

For additional information or assistance in any of these activities please contact:

Kansas Historic Preservation Office
Kansas State Historical Society
6425 S.W. 6th Street
Topeka, KS 66615-1099
(913) 272-8681

Staff of the Historic Preservation Office:

Ramon Powers, State Historic Preservation Officer (SHPO)
Dick Pankratz, Deputy SHPO, and Director of Cultural Resources Division
Desmond Anyanwu, Preservation Architect – Federal/State Review and Compliance, Main Street Program Liaison
Martha Hagedorn-Krass, Architectural Historian – National and State Register Nominations, Preservation Planning
Larry Jochims, Historian – Survey Subgrants, CLG Coordinator
Carl Magnuson, Grants Manager
Sandy McDaniel, Secretary II
Carol McLaughlin, half-time Office Assistant II, filing, data entry
Kim Rivera, Preservation Architect – Outreach, Technical Assistance
Courtney Swann, Preservation Architect – Heritage Trust Fund Architect
Barry Williams, Archeologist – Review and Compliance, Nominations and Surveys Relating to Archeology
Doris Wilson, half-time Office Assistant III, correspondence, logging, filing



KANSAS STATE HISTORICAL SOCIETY

CENTER FOR HISTORICAL RESEARCH

KANSAS MUSEUM OF HISTORY

6425 South West Sixth ▪ Topeka, Kansas 66615-1099 ▪ 913/272-8681

KANSAS HISTORIC PRESERVATION OFFICE PROGRAMS: THE NATIONAL REGISTER OF HISTORIC PLACES AND THE REGISTER OF HISTORIC KANSAS PLACES

Properties eligible for the National Register of Historic Places and the Register of Historic Kansas Places retain their original interior and exterior appearance to a fairly high degree, are fifty years or older, and have the potential to be documented as historically significant at either the local, state, or national level. Many different property types are listed on each register, including but not limited to barns, banks, courthouses, libraries, houses, ranches, battle fields, hospitals, roads, bridges, rail depots, and archeological sites. In most cases, if a property meets the criteria of age, integrity, and potential significance, the nomination process takes between eight to twelve months. Our office provides direction for the research necessary to complete the nomination, relying heavily on the time and efforts of the nomination sponsor to accomplish that research.

Interested parties may begin the register process by completing the Preliminary Site Information Questionnaire, and returning the application to the Kansas Historic Preservation Office (KHPO). If a property appears eligible for either the National Register of Historic Places or the Register of Historic Kansas Places, the sponsor is sent a research guide, an example nomination, and a nomination form to assist in the development of the nomination. The example nomination shows how different types of information can be combined to tell the story of the property.

Many properties can be documented quite successfully using public records such as census reports, deeds, tax records, and newspapers in addition to secondary source histories, architectural drawings and photographs. Historic photographs are a very important source of information. These records can be found at local libraries, university research libraries, county courthouses, and local and state historical societies, as well as under private ownership. Many of the Kansas State Historical Society records are available on microfilm through interlibrary loan.

Once the sponsor has completed the research on the property and compiled it into a working draft, it is sent to KHPO for review and evaluation. Often, the sponsor will be asked to provide additional information regarding the history of the property. KHPO staff will work with the sponsor to ensure that all aspects of the nomination forms are accurately completed, so that the final product will be ready to present to the Kansas Historic Sites Board of Review for nomination consideration. When the property has been thoroughly documented and a site visit to the property has been made by KHPO staff, it is considered for nomination to either the National Register of Historic Places or the Register of Historic Kansas Places by the Kansas Historic Sites Board of Review.

For more information about the National Register of Historic Places and the Register of Historic Kansas Places programs please contact the Kansas Historic Preservation Office.

THE NATIONAL REGISTER CRITERIA

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- a. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. that are associated with the lives of persons significant in our past; or
- c. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. that have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations (Exceptions): Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- d. a cemetery which derives its primary significance from graves of persons of transcendent importance, from distinctive design features, or from association with historic events; or
- e. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- g. a property achieving significance within the past 50 years if it is of exceptional importance.

Historic Preservation Department
 Kansas State Historical Society
 120 West 10th Street
 Topeka, KS 66612-1291

Appendix I: Survey and Inventory Forms

**KANSAS HISTORIC RESOURCES INVENTORY
 RECONNAISSANCE FORM**

<p>a. Property name, historic use, (050)</p>	<p>8. KSHS Inventory Code (054)</p>			
<p>b. Property name, present use</p>	<p>9. County (064)</p>	<p>10. Survey sequence no.</p>		
<p>2. Property address/descriptive location (062)</p>	<p>11. USGS quadrangle map if required (see instructions)</p>			
<p>3. Legal description (070)</p>	<p>12. UTM reference if required (see instructions)</p>			
<p>4. Principal material(s) (216)</p>	<p>13. Condition (084)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> <input type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated </td> <td style="width: 50%; border: none;"> <input type="checkbox"/> ruins <input type="checkbox"/> no visible remains <input type="checkbox"/> incorporated into later structure </td> </tr> </table>		<input type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated	<input type="checkbox"/> ruins <input type="checkbox"/> no visible remains <input type="checkbox"/> incorporated into later structure
<input type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated	<input type="checkbox"/> ruins <input type="checkbox"/> no visible remains <input type="checkbox"/> incorporated into later structure			
<p>5. Style and/or form type (210)</p>	<p>14. Additional remarks</p>			
<p>d. Identify any outbuildings and/or other structures associated with this building or structure. (Attach an additional inventory form for each one that has particular architectural or historical interest.)</p>	<p>a. Estimated date of construction (301)</p> <p>b. Builder/Architect (300)</p>			
<p>7.</p>	<p>15. Photographer or photo source</p>			
<p>(Attach one 3 × 5 black and white photograph here.)</p>	<p>16. Photo roll and frame number(s)</p>			
<p></p>	<p>17. Photo date</p>			
<p></p>	<p>18. Inventory form completed by (name and organization)</p>			
<p></p>	<p>19. Survey project name</p>			
<p></p>	<p>20. Date form compiled</p>			
<p></p>	<p>THIS SECTION FOR KSHS USE ONLY</p>			
<p></p>	<p>21. Is this property potentially eligible for listing in the NRHP?</p>			

KANSAS HISTORIC RESOURCES INVENTORY RECONNAISSANCE FORM

Page 2

22. Sketch the site plan. (Include north arrow. Show outline of building shape, locations of outbuildings, and locations of roads or streets.)

THIS SECTION FOR KSHS USE ONLY		
23. Category (060)		25. Date logged, HPD
24. Functional type (202)		26. Logged by

**APPENDIX J: Secretary Of The Interior's Standards For
Rehabilitation Of Historic Resources**

The Secretary of the Interior Standards were initially developed in 1977 to guide federal agencies in the preservation of historic properties listed or eligible for listing in the National Register of Historic Places. The term "rehabilitation" is defined as the "process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values."

Revised in 1990, the intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes and occupancies and encompass the exterior and interior of the buildings. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure and where applicable, the district in which it is located.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall be undertaken.
4. Most properties change over time, those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

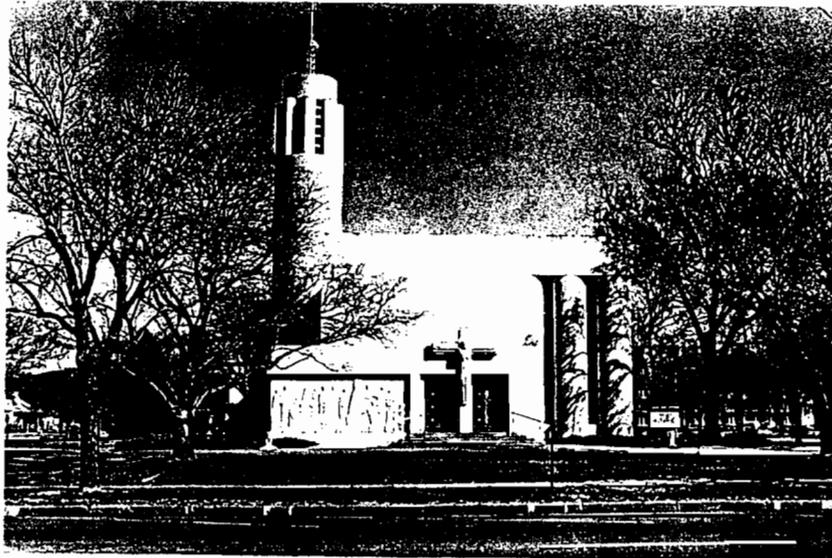


Figure 20. Sacred Heart Cathedral, 1952-1953
118 N. Ninth Street

Appendix K: Preservation Plan Methodology Report

The City of Salina Heritage Commission submitted an application for funding to the Kansas State Historical Society's Historic Preservation Fund Program in September, 1994. The Commission requested matching funds in order to obtain consultant services to provide technical assistance to City planning staff in the preparation of a substantive update to the City's 1983 Historic Preservation Plan. The funding request was approved in November, 1994, by the Kansas Historic Sites Board of Review and a contract with the State Historical Society was executed between the City of Salina and the Society February 7, 1995.

Beverly Fleming, a professional consultant with experience in urban planning and the Missouri State Preservation Office was hired to provide technical assistance in preparing and planned document and a contract for services was executed April 6, 1995.

Work on the preservation plan began on April 6 with a job initiation conference involving the consultant and City planning staff at which the overall study objectives were reviewed and the proposed work plan and project methodology were refined. The consultant was provided all previous past studies, plans and reports involving historic preservation in the community. These included historic resources survey file information and information contained in the previous 1983 Heritage Conservation Plan and 1993 Salina City Comprehensive Plan. To establish the context of historic preservation activities occurring since the publication of the original preservation plan research was conducted on Heritage Commission minutes and activities, local landmark and historic district nominations, State and National Register nominations, historical survey files, comprehensive planning publications, newspaper clippings and preservation awareness projects of the Salina Smoky Hill Museum and Arts and Humanities Council. A chronology of past local historic preservation activities and events in Salina is provided in Appendix C.2.

A strategic planning workshop was presented by City Planning staff and the consultant on May 19, 1995. A project steering committee composed of members of the Salina business, real estate, City government, civic organizations, and local property owners served in two focus group workshops. The May 19 workshop began with the background and history of the preservation movement in Salina since 1979. Participants listed ideas and concerns addressing historic preservation activities in the community. Goals were identified, then ranked by balloting in order of their importance. Methods, tools and techniques applicable to accomplishment of the goals were assigned to each.

<u>Rank</u>	<u>Ref. No.</u>	<u>Goal</u>
1st	1.	Renovate Fox Theater into multi-purpose performing arts center (City, BID)
2nd	2.	Restore downtown facades, prevent inappropriate new facades (BID)
3rd	3.	Provide and promote technical educational opportunities for contractors and owners
4th	4.	Provide protection for neighborhoods to prevent unnecessary demolition of valuable older structures
5th	5.	Develop ongoing preservation curriculum for schools
6th tie	6.	Provide measures to maintain historic older homes
	7.	Maintain historic downtown buildings
	8.	Promote heritage education
	9.	Obtain support of real estate entities, both public and private for preservation
7th tie	10.	Erect historic street lighting
	11.	Value inherent worth of historic buildings as much as new ones
	12.	Establish other historic districts (with diversity of types)
	13.	Create historic resources information center
	14.	Remove obsolete & abandoned signs
8th tie	15.	Encourage home ownership in historic areas
	16.	Retain brick streets
9th tie	17.	Erect larger, more ornate historic district street signs
9th tie	18.	Provide increased awareness of significant historic properties from recent past - less than 50 years old
	19.	Prevent adverse effects of rezoning
	20.	Enforce nuisance code violations in historic areas

Tools and Techniques

A. Regulations

1. Local landmarks and districts
2. National/State Register listing
3. Conservation Districts
4. Design Guidelines
5. Building Code Exemptions
6. Parking Exemptions
7. Flexible Zoning
8. Urban Growth Boundaries

B. Financial Incentives

1. Federal Tax Credits
2. Property Tax Rebates
3. Heritage Trust Fund
4. Rehabilitation Loans
5. ISTEA Grants
6. National Trust Grants
7. National Endowments

C. Technical Assistance

1. Planning and Survey Grants
2. Research for National Register Nominations
3. Architectural Design Services
4. Preservation Organizations/Special Interests

Information derived from the May 19 workshop was evaluated by the consultant and Planning Staff. An overall mission statement with identified goals and objectives was presented to the steering committee at a second workshop July 14, 1995, where objectives, goals and action plans were further refined.

A draft plan was brought before the members of Heritage Commission September 13, 1995. Following comment from the Commission, a final draft was prepared and brought before the board again on October 25, 1995. After staff presentation, the Commission moved to adopt the Plan and recommend it for adoption by the Salina Planning and City Commissions. The plan will also be considered for inclusion in the City Comprehensive Plan. Once adopted, the plan will guide public policy making and establish goals and objectives for city staff and other entities in achieving the overall historic preservation mission. The broad nature of the preservation plan also identifies goals and objectives by individuals and organizations not directly connected with the City of Salina.

This program has received Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127.