

HISTORIC PRESERVATION INFORMATION

**HISTORIC ST. JOHN'S HOSPITAL
139 N. Penn Ave., Salina, KS**

**ONLINE ONLY - Bidding Ends
Tuesday, December 16, 2021 @ 2:00 PM CST**



AUCTION DIVISION

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RESOLUTION NUMBER 18-7578

A RESOLUTION EXPRESSING SUPPORT FOR THE NOMINATION OF THE ORIGINAL ST. JOHN'S HOSPITAL BUILDING AND HISTORIC ADDITIONS AT 139 NORTH PENN AVENUE TO THE REGISTER OF HISTORIC KANSAS PLACES AND NATIONAL REGISTER OF HISTORIC PLACES.

WHEREAS, the City of Salina has been informed that the original St. John's Hospital building and historic additions is being nominated for inclusion on the Register of Historic Kansas Places and National Register of Historic Places in order to preserve the property and to make it eligible for financial incentives for preservation such as the Federal and State Rehabilitation Tax Credit and the Kansas Heritage Trust Fund Grant Programs; and

WHEREAS, the original St. John's Hospital building and historic additions retain a high degree of interior and exterior integrity that clearly portrays the buildings' original design and function; and

WHEREAS, St. John's Hospital is associated with events that have made a significant contribution to the broad patterns of Salina's historic development; and

WHEREAS, the original St. John's Hospital building and historic additions embody the distinctive characteristics of a type, period, or method of construction; and **SO, NOW THEREFORE**

BE IT RESOLVED by the Governing Body of the City of Salina, Kansas:

Section 1. That the Governing Body supports and approves of the inclusion of the original St. John's Hospital building and historic additions on the Register of Historic Kansas Places and National Register of Historic Places.

Section 2. That the Governing Body supports the use of financial incentives for preservation such as the Federal and State Rehabilitation Tax Credits, Kansas Heritage Trust Fund Grant and similar programs to assist in the preservation of the original St. John's Hospital and historic additions.

Adopted by the Board of Commissioners and signed by the Mayor this 23rd day of July, 2018.


Karl F. Ryan, Mayor

[SEAL]

ATTEST:


Shandi Wicks, CMC, City Clerk

I hereby certify that the above and foregoing is a true and correct copy of Resolution No. 18-7578 that was adopted by the Governing Body of the City of Salina at their regular meeting on July 23, 2018.


Allison Strait
Deputy City Clerk





6425 SW 6th Avenue
Topeka KS 66615-1099

phone: 785-272-8681, ext. 240
fax: 785-272-8682
kshs.shpo@ks.gov

Governor Jeff Colyer, M.D.
Jennie Chinn, Executive Director

August 6, 2018

Jason Swords
Sunflower St Johns, LLC
1520 Grand
Kansas City, MO 64108-1404

Re: St. John's Hospital (139 N Penn, Salina, Saline County)

Dear Mr. Swords:

We are pleased to inform you that at their August 4, 2018 meeting, the Kansas Historic Sites Board of Review approved the nomination of the *St. John's Hospital* to the National Register of Historic Places. As requested by the owners of 149 N Oakdale, the Board approved the nomination for only that portion of the property owned by you. Properties approved for nomination to the National Register by the Board are automatically listed in the Register of Historic Kansas Places, the state register. We will now forward the nomination to the office of the Keeper of the National Register in Washington, D.C. where it will be evaluated by their professional staff. If they concur with the findings of the Kansas Historic Sites Board of Review, the property will be included in the National Register of Historic Places with 45 days of receipt. We will notify you of their decision at the earliest opportunity. A draft of the nomination is on our website at: www.kshs.org/14633. No further action is required of you.

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

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

Thank you for your interest in our state's historic resources. If you have any questions concerning this nomination, please contact me at ext. 217 or patrick.zollner@ks.gov. We invite you to join us on Facebook at www.facebook.com/KSHPO and follow us on Twitter at twitter.com/kansashistory or using the handle @kansashistory.

Sincerely,

Jennie Chinn
State Historic Preservation Officer

Patrick Zollner
Deputy State Historic Preservation Officer

cc: Saline County Commission
Salina City Commission
Mayor Karl Ryan
Don Boos, Blue Beacon International
Smoky Hill Museum
John Burger, Salina Planner
Elizabeth Rosin, Rosin Preservation



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REGISTER OF HISTORIC KANSAS PLACES

CERTIFICATE OF LISTING

Established by K.S.A. 75-2721, the Register of Historic Kansas Places is the state's official list of properties deemed significant in our past. All Kansas properties nominated to the National Register of Historic Places are also listed in the state register.

Property Name: **St. John's Hospital**

Address: **139 N Penn**

County: **Saline**

Owner: **Sunflower St Johns LLC (attn.: Jason Swords)**

Address: **1520 Grand, Kansas City, MO, 64108-1404**

This nomination was approved by the Kansas Historic Sites Board of Review for the Register of Historic Kansas Places on August 4, 2018.

I hereby certify that this property is listed in the Register of Historic Kansas Places.

Patrick Zollner, Deputy State Historic Preservation Officer

8-6-18

Date

March 1, 2019

Attn: Alexis Abernathy
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240

**Re: Resubmission of KANSAS Nomination
ST. JOHN'S HOSPITAL, SALINA, SALINE COUNTY**

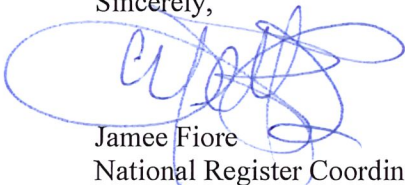
Dear Alexis:

In September 2018, we received a Nomination-Return from your office regarding St. John's Hospital in Salina, Kansas. The Return requested an update to the nomination for technical and substantive changes which would address clarifications on the description of the building, and information regarding the historic nursing school/convent outside the nominated boundary. In November 2018, Kansas-SHPO received the updated nomination from the nomination preparer. Please find enclosed the updated nomination for St. John's Hospital in Salina, Kansas. Throughout the document, the technical changes requested by NPS are addressed including clarifications for the years in which alterations occurred. Substantive changes are as follows:

- Page 3: Setting, additional information regarding buildings in/out of boundary
 - Footnote addresses Medialle Center as non-contributing
- Page 4: elaboration regarding exclusion of Medialle Center
- Page 5: footnote clarifying the years of lobby alterations
- Page 7: Footnote addressing the northwest corner of the hospital outside the period of significance
- Page 9 & 10: clarifications regarding Block B & C
 - Last paragraph clarification regarding stairwells
- Page 11: First paragraph, clarifications regarding patient rooms
 - Footnote regarding windows
- Page 12: third paragraph clarifications regarding stairwells and nurses stations
- Page 13: clarification regarding rooms, Block B, and finishes
- Page 14: last paragraph discussion regarding additions
- Page 15: first paragraph elevations, ceilings, additions, lobby, and demolition of 1988 lobby
- Page 17: Area of Significance is limited to Architecture
 - Period of Significance justification rewritten only to include 1914-1957 alterations, not other 1964-1994 alterations
- Page 20 & 21: discussion of hospital services, and staff accommodations
- Page 22: Property History updated
- Page 23: Hospital equipment and services
- Page 27: Boundary Justification is rewritten to exclude additions/alterations after 1957 & Medialle Center

From submittal of the Part 1 application to the revision of the National Register nomination the building retains its features in which qualify it for listing in the National Register of Historic Places. The revisions made to the nomination address all comments requested by the Nomination-Return from September 2018. If you have any questions about the enclosed item, please contact me at (785) 272-8681 ext. 216 or Jamee.fiore@ks.gov

Sincerely,



Jamee Fiore
National Register Coordinator
Kansas State Historic Preservation Office

Enclosures



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, DC 20240

IN REPLY REFER TO:

December 19, 2017

Mr. Jason Swords
Sunflower St. Johns, LLC
1520 Grand
Kansas City, KS 64108-1404

PROPERTY: **St. John's Hospital, 139 N. Penn Ave., Salina, KS**
PROJECT NUMBER: **36823**

Application: Part 1
Action: Approval

Dear Mr. Swords:

The National Park Service (NPS) has reviewed the Historic Preservation Certification Application -- Part 1 for the property cited above, and, based on the documentation submitted as part of the application has determined that the property appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

St. John's Hospital at 139 N. Penn Ave., in Salina, KS is eligible for the National Register under Criterion C Architecture with the period of significance starting from construction to 1957. The hospital was evaluated for health/medicine under Criterion A with a longer period of significance and it was determined there was no longer sufficient integrity to sustain the neither period of significance nor Criterion A. This information was discussed with the Kansas State Historic Preservation Office (KSSHPO).

This determination is preliminary only. This building will become a "certified historic structure" only when the property is listed in the National Register of Historic Places.

Regulations require NPS to review the rehabilitation work as a single overall project, and to issue rehabilitation certification on the merits of the overall project rather than only for the structure. Consequently, a Part 2 application must describe all proposed work on the property, although the 20% investment tax credit is based only on costs for the rehabilitation of "certified historic structures"

A copy of this decision will be forwarded to the Internal Revenue Service. If you have any questions regarding the review of your Part I application, please the State Historic Preservation Office or me at 202-354-2236.

Sincerely,

Alexis Abernathy, Historian
National Register of Historic Places

Enclosure

cc: IRS
KS SHPO
Rachel Nugent, Rosin Preservation, LLC, 1712 Holmes St., Kansas City, MO 64108-1539