

Casey's Auto Repair
Sign of Historic Designation
Application

Checklist for Sign of Historic Designation Application

- ☒ Provide a completed application, including all requested information. A separate application is required for each sign.
- ☒ Provide a detailed drawing of each sign and any supporting structures, including dimensions, colors, materials, and methods of illumination. Include photograph(s) of the current sign.
- ☒ Submit completed application to: Community Development Department, 6090 Woodson, Mission, KS 66202, or via e-mail to: bscott@missionks.org
- ☐ If the application is approved, the applicant will be required to complete and secure a sign permit from the City of Mission in accordance with existing requirements, including any applicable fees.

Application for Designation of Sign of Historic Significance

Business Name Casey's Auto Repair
Address for Sign 5710 Johnson Dr Business Phone (913) 403-9500
Primary Contact Carl or Cathy Email Caseysautorepair@sbcglobal.net

The purpose of the regulations related to signs of historic significance are intended to provide for the preservation of the City of Mission's unique character, history, and identity, as reflected in its historic and iconic signs. It provides a way to preserve the sense of place that existed within the central business district and other commercial areas of the city, while also protecting the community from the reuse of inappropriate nonconforming signs. More information on signs of historic significance may be found in Section 430.130 of the Mission Municipal Code.

Minimum Criteria: In order for a sign to be considered for a historic significance designation, the following minimum criteria **must** be met (documented) by the applicant:

- ☒ The sign shall have been installed at least forty (40) years prior to the date of the application. Applicant should provide any/all documentation regarding date sign was installed. Date installed: June 1970 is the only permit on record to put sign through a new canopy. Pictures from the City's book on mission through the years show the sign in the 50's
- ☒ The sign is structurally safe or can be made safe without substantially altering its historical appearance.
- ☒ The sign retains the majority of its character defining features (materials, technologies, structure, colors, shapes, symbols, text and/or art) that have historical significance, are integral to the overall sign design, or convey historical or regional context. (Please provide a detailed narrative summary of how the proposed changes meet these criteria. Attach a separate sheet if necessary.)

See Attached - #3

- ☒ The sign exemplifies the cultural, economic, and historic heritage of the city. (Please provide a detailed narrative summary of how the proposed changes meet this criteria. Attach a separate sheet if necessary.)

See Attached # 4

Additional Considerations: In addition to the minimum criteria outlined above, the following may also be considered as a part of the application process. All sections must be completed. If the criteria does not apply, please make as N/A.

- ☒ The sign is an example of technology, craftsmanship or design of the period when it was constructed. (Please describe.) _____

See Attached #5

- ☒ The sign may include, but is not limited to, a detached sign, pole sign, a roof sign, a painted building sign, or a sign integral to the building's design (fascia sign) or any other type of sign that was permitted on the property at the time the sign was installed. Please provide information on the sign type below:

Type of Sign

☐ Wall ☐ Monument ☐ Projecting ☒ Other (Describe) Pole

☐ Single Faced ☒ Double Faced Elevation/Location _____

☐ Non-Illuminated ☒ Illuminated Type of Illumination ☐ Internal ☐ Indirect

Sign Dimensions: Length: 7 ft. 1 in. Height: 5 ft. 1 in. Area: _____ Sq Ft.

Wall Dimensions: Length: _____ ft. _____ in. Height: _____ ft. _____ in. Area: _____ Sq Ft.

Setback from Property Lines: Front: _____ Side: _____ Rear: _____

- ☐ The sign is unique, was originally associated with a local business or local or regional chain, or it is a surviving example of a once common sign type that is no longer common. (Please describe.)

1916 Sinclair Oil Co 102 years

Casey Bros. Sinclair 57 years

* All of the information provided above is true and correct to the best of my knowledge. I have read and understand the provisions of the City of Mission Sign Ordinance. I understand that if at any time it is found that criteria to maintain status as a sign of historic significance are no longer applicable, the designation may be revoked and the sign will be subject to current sign code regulations.

Signature: _____

Cathy Casey

I am the (circle one):

Owner

Owner's Agent

***** OFFICE USE ONLY *****

Date Received: _____

Planning Commission Meeting: _____

Business Occupational License # _____

Planning Commission Action: _____

MINUTES OF THE MISSION CITY COUNCIL

June 10, 1970

The Mission City Council met in regular session on Wednesday, June 10, 1970 at 8:00 p.m. with Mayor George D. Anderson presiding and the following Councilmen present: Rolan Warman, Jr., George Lauber, Robert Mellott, George Calvert, Jr., William King, Ralph Weber, Lloyd Thomas and Robert Raupp.

Mayor Anderson called the meeting to order and the first item on the Agenda was the opening of bids on the Martway Improvement and the Broadmoor Improvement as follows:

Project No. 54 - Broadmoor Improvement:

Company	Bid Check	Total Cost	Working Days	Eng. Est.
Holland Construction Co.	\$2,300.00	\$42,464.90	140	\$51,958.00
McAnany Construction Co.	2,500.00	44,718.00	120	
Reno Construction Co.	Bid Bond	42,806.76	100	
Union Construction Co.	2,500.00	44,521.20	45	

Project No. 39 - Martway Improvement:

Holland Construction Co.	\$5,300.00	\$104,348.13	140	\$121,568.00
McAnany Construction Co.	5,750.00	108,328.95	120	
Reno Construction Co.	Bid Bond	106,688.30	100	
Union Construction Co.	6,000.00	112,108.60	95	

Mayor Anderson asked Mr. John Warren and Mr. Phil Kline of Shafer, Kline & Warren to check the bids and report back as soon as possible.

On a motion made by Councilman Calvert and seconded by Councilman Raupp, the minutes of May 27, 1970 were approved by unanimous vote with the following corrections:

Start of the minutes: Mrs. Brull was appointed acting City Clerk for this meeting.

Page 1, Paragraph 7 (corrections of minutes of May 13th): delete Paragraph 6.

Page 3, Paragraph 8: Councilman Warman also recommended Mr. Selders.

Page 6, Paragraph 8: Councilman Warman referred to the list of pool employees.

Page 8, Paragraph 2: Further study to be made in regard to the truck parked on the Northeast corner of 57th & Lamar.

Thereupon, Mayor Anderson presented a letter from Frank Hursh, City Attorney, to Mr. Ed Long in regard to the property located at 5521 & 5525 Johnson Drive. Dolores Macke, attorney for Mr. Long, stated that Mr. Long concurs with the letter and recommendations. Mrs. Macke stated that the developer of the property will go along with all the recommendations as set out in the letter of June 4th.

After discussion, a motion was made by Councilman Calvert and seconded by Councilman King to approve the building permit subject to the recommendations numbered 1, 2, 3, & 4 on page 1 and numbers 1, 2 & 3 on page 2 in the letter from Frank Hursh to Dolores Macke dated June 4, 1970. (See letter attached.) This agreement is in lieu of the 10' easement previously stipulated. The motion was approved by

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unanimous vote. This is on one piece of ground but there will be two separate building permits.

Thereupon, Mayor Anderson read the Planning Commission's recommendation of approval, with restrictions, on the application for rezoning filed by Dr. Lee Patrick for a Retirement Village on the Northwest corner of 60th & Roe. Dr. Patrick made his presentation and stated that it would be built under the rules and regulations of the State of Kansas. He stated that he would put in 80 parking spaces but felt that he would not need this many with this type of operation. Discussion was also held concerning the waivers needed - parking, unit size and area size.

After further discussion, a motion was made by Councilman King and seconded by Councilman Mellott to confirm the Planning Commission's recommendation with restrictions and the following waivers on R-5: waiver of parking requirements to 80 parking spaces, waive unit size requirements as specified in plan, waive area size requirement - three acres not required, sidewalk requirements on Roe and 60th Streets. Councilman King stated that he would suggest that the exit onto Roe have no left-turn from 4 to 6 p.m. Dr. Patrick stated that this should also be done at 59th Terrace. After discussion it was decided that this would be brought up at the time the building permit is issued. Also, discussion was held concerning donating space for an ambulance service. This will also be discussed at the time of the building permit. The vote was taken on the motion as follows: Aye: Councilmen Warman, Lauber, Mellott, King, Weber, Thomas and Raupp. Nay: Councilman Calvert.

Thereupon, Keith Hubbard presented an application for a building permit for Atlantis Club Apartments (BMA) at 51st & Foxridge Drive. Mr. Hubbard presented a verbal summary from Mr. Elswood who reviewed the set of plans. He stated that Mr. Elswood did not have a copy of the ordinance where the city rezoned it so he could not make a complete check of the plans. Mr. Hubbard stated that they want to get their complete set of plans approved and then come in for individual building permits on the 17 buildings. Councilman Warman asked if they have sidewalks around the property. Mr. Hubbard stated that the plans do not show sidewalks. He stated that the sanitary and storm sewer drainage complies with the Master Drainage Plan and that there is some drainage easements to the city.

After discussion, a motion was made by Councilman King and seconded by Councilman Weber to approve the building permit contingent on Mr. Elswood's final report, sidewalks around the perimeter and meeting all codes. The vote was taken as follows: Aye: Councilmen Lauber, Mellott, King, Weber, Thomas and Raupp. Councilmen Warman and Calvert abstained.

An application for a Special Use Permit, 5826 Russell, for a magazine billing service was presented. Mr. Paul Foreman was present to answer questions. He stated that this would be a subscription sales office with no magazine pick-up. Two or three salesmen coming and going with a maximum of six cars. Mr. Foreman requested a two year permit or until the property is zoned.

After discussion, a motion was made by Councilman Lauber and seconded by Councilman Mellott to deny the Special Use Permit. The motion was approved by unanimous vote.

Mr. Foreman then inquired as to how he could get the property rezoned. Councilman

June 10, 1970

Calvert informed him that he would have to go before the Planning Commission.

Thereupon, Mr. John Warren and Phil Kline came back with a recommendation on the bids of the Martway and Broadmoor Improvement Projects. Mr. Warren stated that they extended the bids on both projects and found no errors. He stated that Holland Construction Co. is the apparent low bidder on both projects. Mr. Warren then stated that he would recommend that the Mayor be given authority to return all checks except Holland's. Mr. Warren then stated that he would like to recommend that the Council give the Mayor authority to enter into a contract with Holland Construction Co. after Holland has filed the necessary bonds and insurance forms.

Thereupon, a motion was made by Councilman King and seconded by Councilman Warman to authorize Mayor Anderson to enter into a contract with Holland Construction Co. after Holland has filed the necessary bonds and insurance forms. The motion was approved by unanimous vote.

Mr. Ernie Carson, Trail Blazers Drum and Bugle Corps, was present with an application for a fireworks stand on the Dickinson property on the Northwest corner of Martway and Woodson.

After discussion, a motion was made by Councilman King and seconded by Councilman Calvert to approve the application for a fireworks stand at Martway and Woodson and that the occupation fee be waived. The motion was approved by unanimous vote.

Thereupon, Mr. Hubbard presented an application for a building permit for Sinclair Oil Company, 5710 Johnson Drive. He stated that they are going to put in an addition and remodel the outside of the building with brick veneer. He stated that they want to add one pump island and that they will then extend the canopy out over this second pump island.

A motion was made by Councilman Raupp and seconded by Councilman Thomas to approve the building permit for Sinclair Oil Company at 5710 Johnson Drive.

Thereupon, Mr. Hubbard stated that they propose a sign to come up through the middle of the canopy of the first pump island. He presented a plan showing the size and location of the sign. Thereupon, the vote was taken on the motion and approved unanimously.

On a motion made by Councilman King and seconded by Councilman Weber, the Appropriation Ordinance was approved by unanimous vote.

Councilman King, Chairman of the Street Committee, reported that they had met on Wednesday, June 3rd and went over the carpet coating, street repair, curb repair and over-lay program for this summer. Mr. Hubbard requested \$15,000.00 for carpet coating, \$9,000.00 for sealing and \$9,000.00 for curb repair - for a start. A motion was made by Councilman King and seconded by Councilman Lauber to authorize the expenditure of \$15,000.00 for carpet coating, \$9,000.00 for sealing and \$9,000.00 for curb repair. Discussion was held concerning the amount to be paid per ton for asphalt. It was decided that the City would set a maximum of \$12.95 per ton. The vote was taken and approved unanimously.

Councilman King then stated that we have a study from Shafer, Kline & Warren on Lamar and 67th Street. He stated that they will hold this in abeyance until after

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the next Council meeting. Mr. Hubbard stated that this is the study the Council authorized Shafer, Kline & Warren to up-date Lamar and 67th Street.

Councilman Lauber, Chairman of the Finance Committee, stated that there are meetings scheduled for June 17th and June 23rd.

Councilman Lauber stated that Loren Brock has submitted expenses for telephone calls and three trips to Topeka totaling \$13.20. A motion was made by Councilman Lauber and seconded by Councilman King to reimburse Mr. Brock \$13.20 and that this would be added to the Appropriation Ordinance. The motion was approved by unanimous vote.

Councilman Calvert, Chairman of the Drainage Committee, stated that they have had a meeting but that he has no report.

Councilman Weber, Chairman of the Ordinance Committee, stated that he will set a meeting later to go over the Minimum Street Standards.

Councilman Warman, Chairman of the Park & Recreation Commission, stated that the next meeting will be June 16th at 8:00 p.m.

Councilman Warman stated that the City of Merriam wanted someone to meet with their Park & Recreation Commission this evening so Irv. Clevenger went over to meet with them.

Councilman Warman stated that a new popcorn machine was purchased and the amount exceeded the amount approved. Mr. Hubbard stated that \$350.00 was approved and the popcorn machine cost \$359.50. A motion was made by Councilman Warman and seconded by Councilman King to approve the additional amount of \$9.50 on the purchase of the popcorn machine. The motion was approved by unanimous vote.

Councilman Warman stated that Pepsi Cola equipment has been installed in the Snack Bar. Mr. Hubbard stated that the total cost is \$295.00 installed. He stated that the equipment is worth \$795.00 and is two years old and has never been used. A motion was made by Councilman Warman and seconded by Councilman King to approve the expenditure of \$295.00 for the Pepsi Cola equipment. The motion was approved by unanimous vote.

Mayor Anderson stated that the Mayors of Johnson County have a dinner each year for the Kansas Legislators, Senators and Representatives. He stated that this dinner was held on May 26th and it is a policy that the cities share the cost. This year Missions' share is \$19.74. It was stated that this does not need approval and that it would be added to the Appropriation Ordinance.

Mayor Anderson then read a letter from Governor Robert Docking proclaiming June, 1970 as Youth Employment Month.

Mayor Anderson then stated that the Council of Mayors met last night. They have drawn up their by-laws and want to get a more open and effective organization. They are hoping to accomplish more in the county since now their meetings are open to anyone who wishes to bring something before them.

Mayor Anderson stated that at last night meeting Mrs. Tangeman of the Youth Adult Program or the Middle Earth met with them. They have set up operations in

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Overland Park as a telephone service only. The new name is "Switchboard."

Councilman Warman asked that Mr. Walden be notified that he is on the agenda for the next meeting.

Councilman Warman asked Councilman King if he has any new information on the situation at 57th & Lamar. Councilman King stated that he did not.

Councilman Warman mentioned that for the past two meetings the information folders had not been delivered on the regularly scheduled day.

Councilman Lauber asked Mr. Hubbard if he has hired a boy to work part time keeping the City Hall property up. Mr. Hubbard stated that he is still looking for someone.

Councilman Lauber stated that there is a section of the street cut out at 57th & Woodson and laid on top of the sewer. Mr. Hubbard stated that possibly one of the utility companies was working there. He stated that it would be taken care of.

Mayor Anderson asked the Council if they would be in favor of another Legislative Tour. He stated that the tour of two years ago was very successful. He said that they have about \$2,500.00 left in the fund which would go towards another tour. The Council felt that this would be a good thing to do again.

Councilman King asked Mr. Hubbard if he was going to take care of that tree situation. Mr. Hubbard stated that he would.

Councilman King commented on the census of the Northeast Johnson County area in this evening's Star. He stated that Mission was not mentioned. Mrs. Beaver stated that they only listed those cities with a population of 10,000 or more.

Councilman Weber stated that a few days ago a truck turned over into the ditch at Highway 50 & Glenwood. He wanted to know if a guard rail could be put in. After discussion, the matter was referred to the Street Committee.

Councilman Raupp stated that there is a large hole at 67th & Lamar on the Overland Park side which needs immediate attention.

Thereupon, Kenith Howard presented Conflict of Interest forms which should be filed before July 1st. He stated that the elected officials would have to file with the Election Commissioner and he would check into where the appointed officers would file theirs.

Thereupon, Mr. Howard presented and read Ordinance No. 383 authorizing and providing for the issuance of \$240,000.00 temporary notes to pay the cost of street improvements within Benefit District No. 39 - Martway Improvement.

A motion was made by Councilman King and seconded by Councilman Weber to approve Ordinance No. 383 as presented and read. The motion was approved by unanimous vote.

Thereupon, Mr. Howard presented and read Ordinance No. 384 authorizing and providing for the issuance of \$85,000.00 temporary notes to pay the cost of street improvements within Benefit District No. 54 - Broadmoor Improvement.

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A motion was made by Councilman King and seconded by Councilman Calvert to approve Ordinance No. 384 as presented and read. The motion was approved by unanimous vote.

Thereupon, Mr. Howard stated that in connection with the Nall Avenue money we obtained a temporary note with the idea of making payments to the County on request. He stated that we have not received any billings from the County and there is a possibility that the County is going to wait until the end of the project and split it at that time. He stated that Frank Hursh was wondering if the \$60,000.00 now in the account should be invested to draw interest instead of just sitting idle.


Thereupon, a motion was made by Councilman Lauber and seconded by Councilman King to invest \$60,000.00 in 30 day Treasury Notes. The motion was approved by unanimous vote.

Thereupon, Mr. Hubbard submitted, for the Mayor's signature, Resolution No. 6 of Kansas City Power & Light Company Ordinance No. 329 for the installation of the street light at 52nd & Lamar.

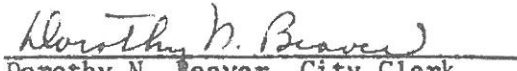
A motion was made by Councilman Warman and seconded by Councilman Lauber to authorize Mayor Anderson to sign Resolution No. 6, Ordinance No. 329 of the Kansas City Power & Light Company. The motion was approved by unanimous vote.

Thereupon, Mr. Hubbard stated that this evening the Council approved a building permit for Kentucky Fried Chicken and Fish & Chips and since the time they applied for the permit we have changed the building permit fees. He asked under which ordinance he should charge them. The Council instructed him to charge by the new ordinance.

There being no further business, the meeting was adjourned until Wednesday, June 24, 1970 at 8:00 p.m.


George D. Anderson, Mayor

Attest:


Dorothy N. Beaver, City Clerk

June 5, 2018

Mr. Carl Casey and/or
Ms. Kathy Casey
Casey's Auto Repair
5710 Johnson Drive
Mission, Kansas
e/m: caseysautorepair@sbcglobal.net

**RE: CASEY'S AUTO REPAIR
5710 JOHNSON DRIVE
MISSION, KANSAS**

JOB #2018-0989

Dear Carl and/or Kathy:

On Monday, June 4, 2018, visual observations of the old Sinclair sign located at the south side of the canopy on the above referenced property were made per your request. The purpose of the site visit was to determine the present structural integrity of the sign, to determine the present structural integrity of the foundation for the sign, and to make repair recommendations as required. I would like to reiterate my findings and these opinions for your information and records.

It should be noted that this examination did not attempt to check for possible termite damage, water damage, or for structural components that are concealed from view by finish or stored materials. Nor were the existing conditions reviewed for possible asbestos, lead paint, radon gas, or any other toxic substances or environmental risks.

When making visual observations of a building, it is required that certain assumptions be made regarding the existing conditions. Because these assumptions may not be verifiable without expending added sums of money, or destroying adequate or serviceable portions of the building, the owner of this report agrees that we will be held harmless, indemnified and defended by you from and against all claims, loss, liabilities, or expenses (including legal fees) arising out of the services provided by this report.

OBSERVATIONS

An examination of the sign in question revealed it to be a relatively short sign with the sign covers removed and the interior electronic components exposed. Surface rust was noted on the main structural steel at the top, along with surface rust occurring at the base of the sign. Overall, the rust appears to be minor and does not appear to represent a major structural concern, and the structure still appears to be structurally sound and capable of resisting the anticipated Code required loads. The surface rust can be removed with traditional rust removal practices and rust inhibitive paint can be applied to help slow the deterioration process. No additional structural repairs are needed for the steel sign to be considered structurally sound.


In addition to the surface rusting of the sign, a check of the anchor bolts for the sign revealed minor rust to be occurring at the base of the sign and at the anchor bolts. This minor rust does not appear to represent a major structural concern and has not caused any structural issues to date. The surface rust can be corrected by removing the loose rust material and applying a rust prohibitive paint to help slow the deterioration process.

An examination of the concrete foundation/base for the sign revealed it to be the original concrete when the sign was installed. The top of the concrete foundation is cracked on all four (4) sides and appears to be due to the rusting and corrosion of the steel enclosed in the concrete. The concrete inside the steel cage appears to be adequate and structurally sound, but the rusting of the steel caused the steel to expand and the concrete to crack and spall off. This does not appear to have created a major structural concern and can be repaired by removing the significantly cracked or loose concrete to expose the steel below. Once the steel is exposed, the surface and scaling rust should be removed as much as possible and a rust inhibitive paint applied to any of the exposed steel surfaces. Once this has been completed and paint is dry, the concrete can be patched with a conpressive patch for this intended purpose. Again, this appears to be a cosmetic repair and to help slow the deterioration process and is a part of normal building maintenance.

CONCLUSIONS

Overall, no indications of major structural defects, damage or structural concerns with the condition of the sign were noted. Therefore, it is my opinion that the sign in question can be considered structurally sound and refurbished as desired. If I may be of further service to you in this matter, please feel free to call.

Sincerely,



Warren D. Schwabauer, Jr., P.E., CBIE
Principal
Charter Member of NABIE
Kansas P.E. #10709; Missouri P.E. #E-22664
Norton & Schmidt Consulting Engineers
311 East 11th Avenue
North Kansas City, Missouri 64116
direct line: (816) 701-7329
e-mail: wds@nortonschmidt.com



ENCLOSURE: photo sheets, billing invoice
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lw





June 5, 2018

BILLING INVOICE

Mr. Carl Casey and/or
Ms. Kathy Casey
Casey's Auto Repair
5710 Johnson Drive
Mission, Kansas
e/m: caseysautorepair@sbcglobal.net

**RE: CASEY'S AUTO REPAIR
5710 JOHNSON DRIVE
MISSION, KANSAS**

JOB #2018-0989


Fee for structural inspection/assessment/report: \$500.00

ACCOUNT BALANCE: \$500.00

Please remit on or before July 5, 2018, and refer to the above referenced job number. Statements are due in full 30 days from the date of the original billing. Unpaid balances are subject to a 1.5 percent per month interest charge.

Norton & Schmidt now accepts MasterCard, Visa or Discover. A convenience fee of 5% will be added to the invoice total. Please call our office if you would like to pay the balance of your account by credit card.

Thank you,



Warren D. Schwabauer, Jr., P.E., CBIE
Principal
Charter Member of NABIE
Kansas P.E. #10709; Missouri P.E. #E-22664
direct line: (816) 701-7329
e-mail: wds@nortonschmidt.com

Norton & Schmidt Tax Identification Number: 01-0552618

lw

CRITERIA #3

1. The original sign materials will remain the same.
2. The sign will utilize the exact same technology for lighting. (Fluorescent tubes & ballast)
3. The sign structure will be the same. (Base, Pole & Frame)
4. The color of the pole will remain white & the color of the frame will remain aluminum.
5. The shape of the sign will be the exact same.

CRITERIA #4

The iconic sign has been a landmark along the Johnson Drive corridor for almost 50 years. The shape of the sign frame as well as its integration into the architecture is more significant as the words or logo on the panel.

The sign is a familiar sight for residents young and old and visitors as well, given that the iconically shaped sign has been here for so many years.

To demolish such a landmark would be a disservice to the city and its residents.

The iconic shape and integration of the sign represents a location where auto repair & maintenance has been conducted for decades. The Casey family has operated an auto repair business on this corner for 55+ years.

By allowing the iconically shaped sign to remain shows that the city of Mission is staying true to its roots – by keeping the charm and warm hometown feel of the downtown business district.

Commercialization of fluorescent lamps

All the major features of fluorescent lighting were in place at the end of the 1920s. Decades of invention and development had provided the key components of fluorescent lamps: economically manufactured glass tubing, inert gases for filling the tubes, electrical ballasts, long-lasting electrodes, mercury vapor as a source of luminescence, effective means of producing a reliable electrical discharge, and fluorescent coatings that could be energized by ultraviolet light. At this point, intensive development was more important than basic research.

In 1934, Arthur Compton, a renowned physicist and GE consultant, reported to the GE lamp department on successful experiments with fluorescent lighting at General Electric Co., Ltd. in Great Britain (unrelated to General Electric in the United States). Stimulated by this report, and with all of the key elements available, a team led by George E. Inman built a prototype fluorescent lamp in 1934 at General Electric's Nela Park (Ohio) engineering laboratory. This was not a trivial exercise; as noted by Arthur A. Bright, "A great deal of experimentation had to be done on lamp sizes and shapes, cathode construction, gas pressures of both argon and mercury vapor, colors of fluorescent powders, methods of attaching them to the inside of the tube, and other details of the lamp and its auxiliaries before the new device was ready for the public."^[9]

In addition to having engineers and technicians along with facilities for R&D work on fluorescent lamps, General Electric controlled what it regarded as the key patents covering fluorescent lighting, including the patents originally issued to Hewitt, Moore, and Küch. More important than these was a patent covering an electrode that did not disintegrate at the gas pressures that ultimately were employed in fluorescent lamps. Albert W. Hull of GE's Schenectady Research Laboratory filed for a patent on this invention in 1927, which was issued in 1931.^[10] General Electric used its control of the patents to prevent competition with its incandescent lights and probably delayed the introduction of fluorescent lighting by 20 years. Eventually, war production required 24-hour factories with economical lighting and fluorescent lights became available.

While the Hull patent gave GE a basis for claiming legal rights over the fluorescent lamp, a few months after the lamp went into production the firm learned of a U.S. patent application that had been filed in 1927 for the aforementioned "metal vapor lamp" invented in Germany by Meyer, Spanner, and Germer. The patent application indicated that the lamp had been created as a superior means of producing ultraviolet light, but the application also contained a few statements referring to fluorescent illumination. Efforts to obtain a U.S. patent had met with numerous delays, but were it to be granted, the patent might have caused serious difficulties for GE. At first, GE sought to block the issuance of a patent by claiming that priority should go to one of their employees, Leroy J. Buttolph, who according to their claim had invented a fluorescent lamp in 1919 and whose patent application was still pending. GE also had filed a patent application in 1936 in Inman's name to cover the "improvements" wrought by his group. In 1939 GE decided that the claim of Meyer, Spanner, and Germer had some merit, and that in any event a long interference procedure was not in their best interest. They therefore dropped the Buttolph claim and paid \$180,000 to acquire the Meyer, et al. application, which at that point was owned by a firm known as Electrons, Inc. The patent was duly awarded in December 1939.^[17] This patent, along with the Hull patent, put GE on what seemed to be firm legal ground, although it faced years of legal challenges from Sylvania Electric Products, Inc., which claimed infringement on patents that it held.

Even though the patent issue was not completely resolved for many years, General Electric's strength in manufacturing and marketing gave it a pre-eminent position in the emerging fluorescent light market. Sales of "fluorescent lumiline lamps" commenced in 1938 when four different sizes of tubes were put on the market. They were used in fixtures manufactured by three leading corporations, Lightolier, Artcraft Fluorescent Lighting Corporation, and Globe Lighting. The Slimline fluorescent ballast's public introduction in 1946 was by Westinghouse and General Electric and Showcase/Display Case fixtures were introduced by Artcraft Fluorescent Lighting Corporation in 1946.^{[18][19]} During the following year, GE and Westinghouse publicized the new lights through exhibitions at the New York World's Fair and the Golden Gate International Exposition in San Francisco. Fluorescent lighting systems spread rapidly during World War II as wartime manufacturing intensified lighting demand. By 1951 more light was produced in the United States by fluorescent lamps than by incandescent lamps.^[20]

In the first years zinc orthosilicate with varying content of beryllium was used as greenish phosphor. Small additions of magnesium tungstate improved the blue part of the spectrum yielding acceptable white. After it was discovered that beryllium was toxic, halophosphate based phosphors took over.^[21]

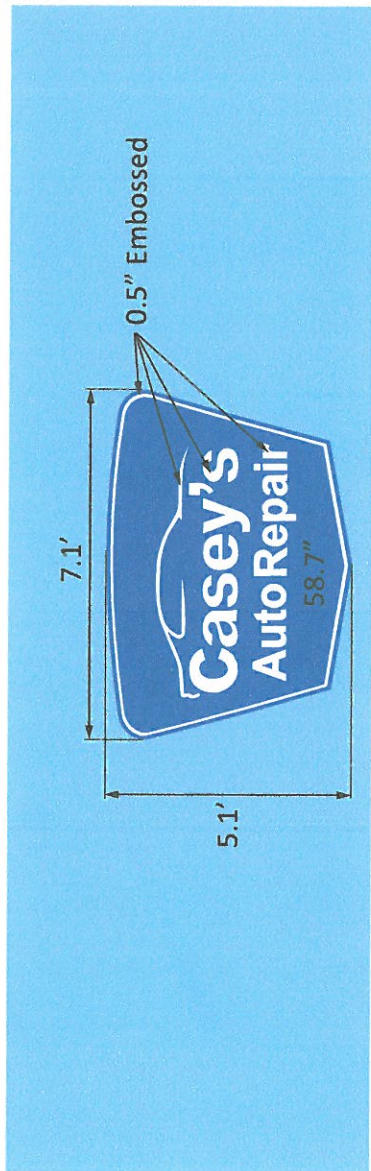
#5

Sign Design 1 - Replacement Sign Faces



Sign Dimensions and Coverage

Sign: 36 sq ft



Sign Details

Location: 5710 Johnson Drive

- * Replacement faces for double-sided pylon sign
- * Graphics to match approved artwork
- * Translucent pan formed embossed faces
- * Dimensions: 85"W x 61"H
- * Lighting: existing sign cabinet
- * Mounting: existing sign cabinet

This design and all material appearing hereon constitute the original unpublished work of Maxim Outdoor Signs and may not be duplicated, used or disclosed without written consent.

Maxim Outdoor Signs

www.maximsigns.com

Tel.: 913-894-9944

The following pictures show that throughout all the years the one thing that remained the same was the familiar badge shape which is what our sign is.















The following pictures are all pictures from the book the city published “Then and Now 50 Years Mission Kansas.”

As you can see the old iconic signs are almost all gone which is why it is important to preserve what is left.

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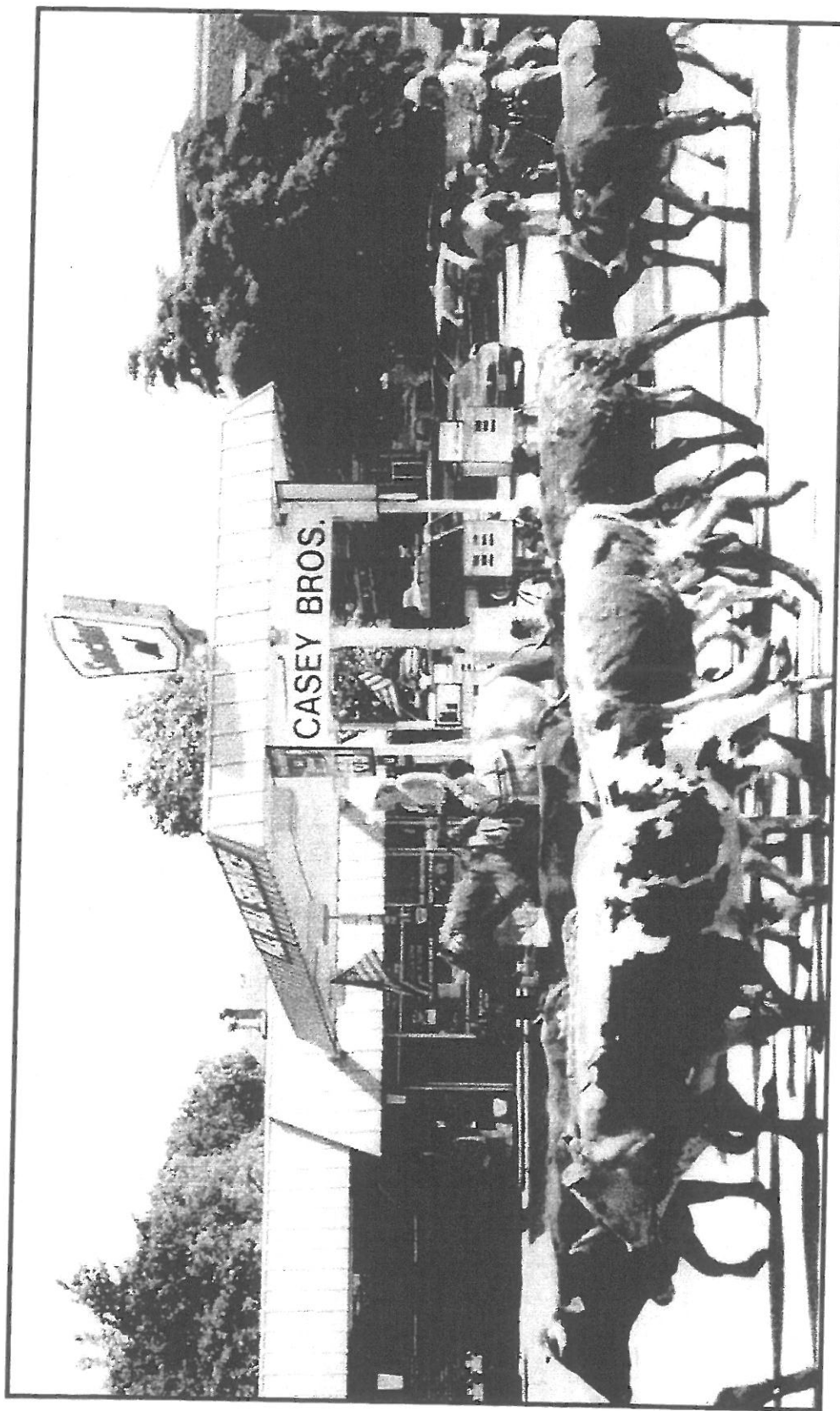
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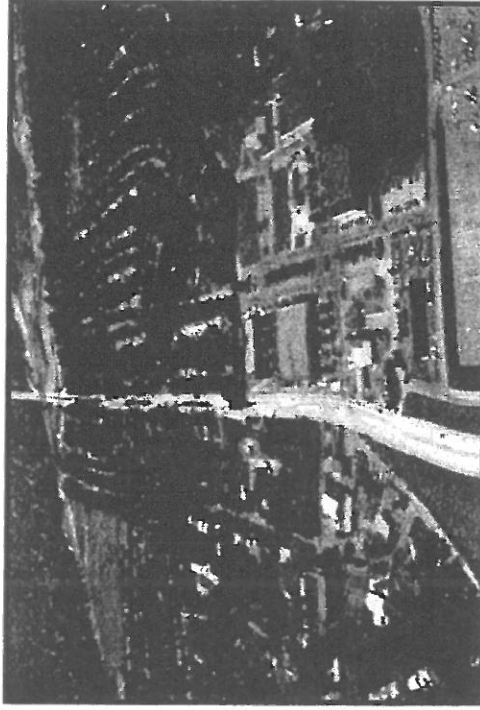
Walt Dwey operated the Sinclair Station at 5710 Johnson Drive from October 1953 to April 1959. Hersh Casey worked at the Sinclair Station from 1954 until Mr. Dwey retired in March 1959. Sinclair would not lease the station to Hersh, so he and Ray Casey opened a Texaco station and moved back to 5225 Johnson Drive until 1962. September 4, 1962 Ray and Hersh closed the Texaco station and moved back to 5710 Johnson Drive, opening what is now known as Casey Brothers Sinclair.



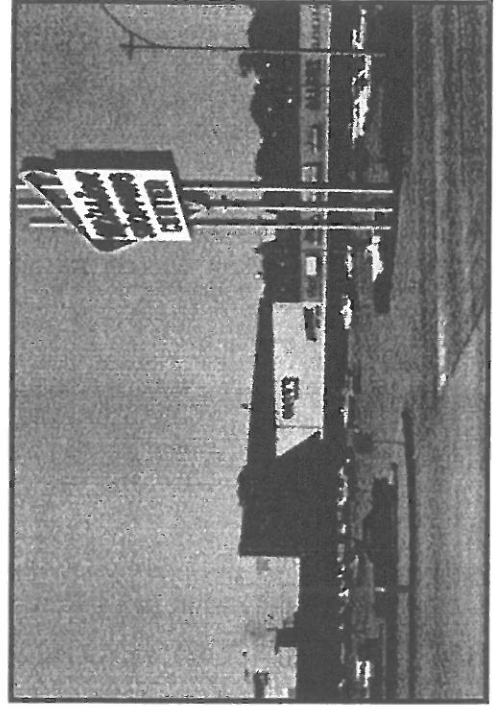
Casey Brothers Sinclair as it appeared in 2001 as a cattle drive passed by. Long-time KCMO-AM Radio talk show personality Mike Murphy moved his annual cattle drive to Downtown Mission as part of the city's 50th anniversary celebration.

RETAIL, SALES, AND SERVICES: 1973

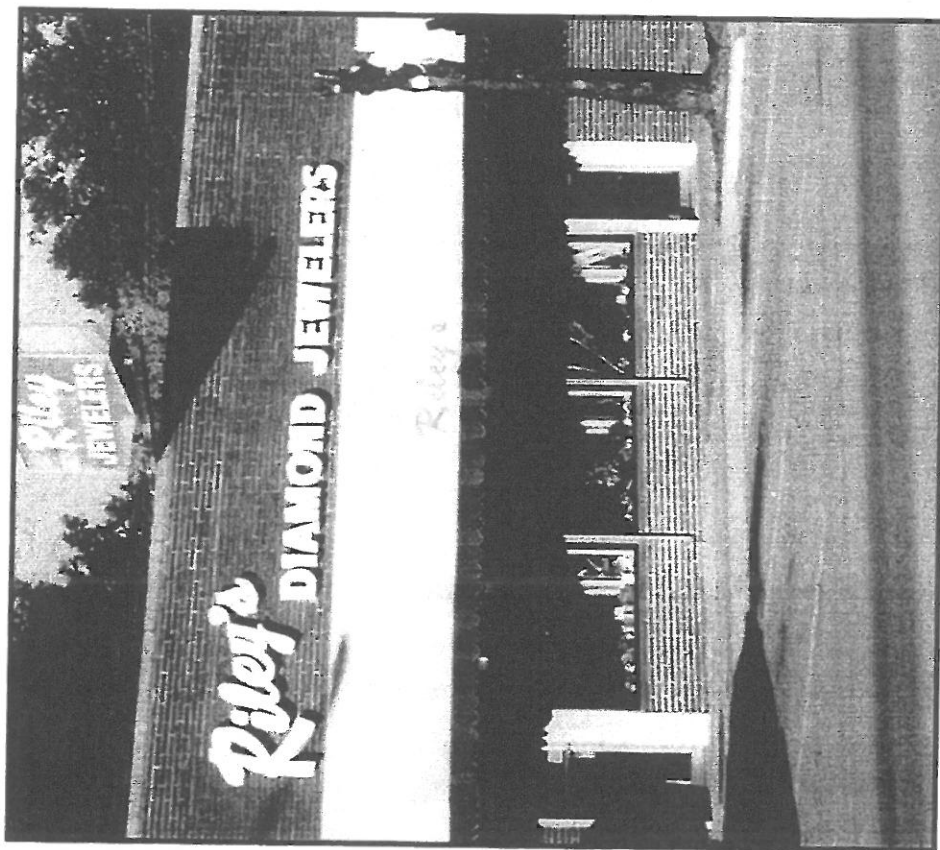
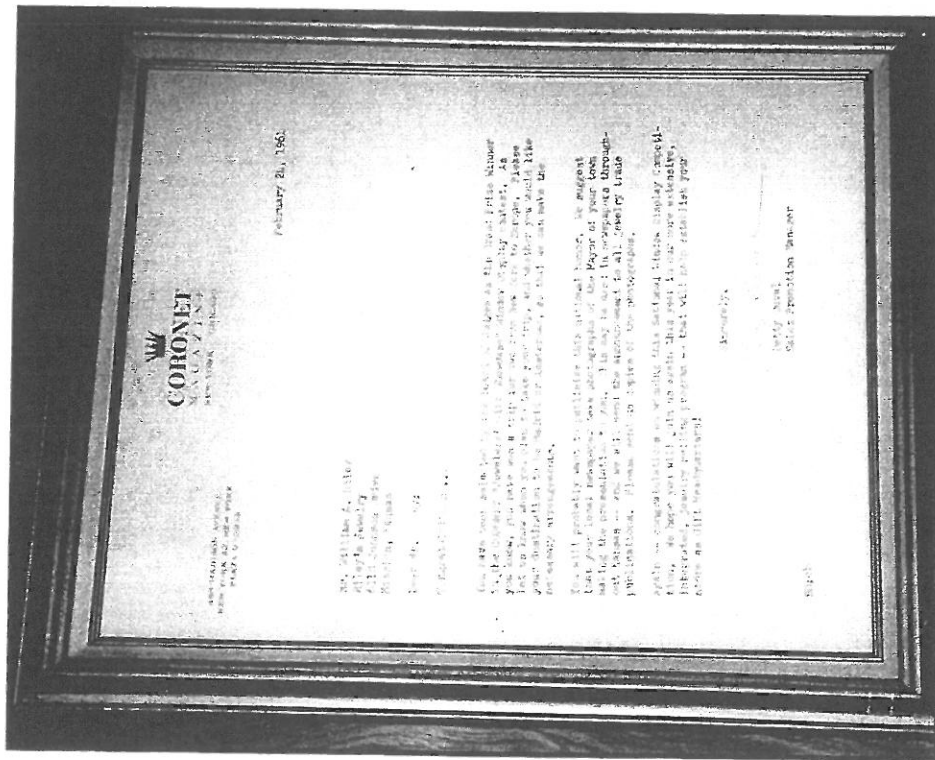
Within the city limits of Mission are shops, services and equipment to fill every need of the householder of businessman. A partial listing would include: Accountants, Appliances, Architects, Automobiles, Bakers, Banks, Beauty and Barber Shops, Builders, Carpeting, Cleaners, Coin Shops, Clothiers, Contractors, Department Stores, Electricians, Finance Companies, Florist, Good Merchants, Garden and Gift Shops, Hardware, Heating and Plumbing, Hobby Shops, Insurance, Jewelers, Motorcycles, Office Supplies, Machines and Equipment, Paint, Printers, Professionals-Attorneys, Doctors, Dentists, Druggists, (Optometrists; Real Estate, Restaurants, Savings and Loan Associations, Secretarial Services, Stations, Signs, Storage and Moving, Travel Agencies and Variety Stores, and several wholesale outlets.



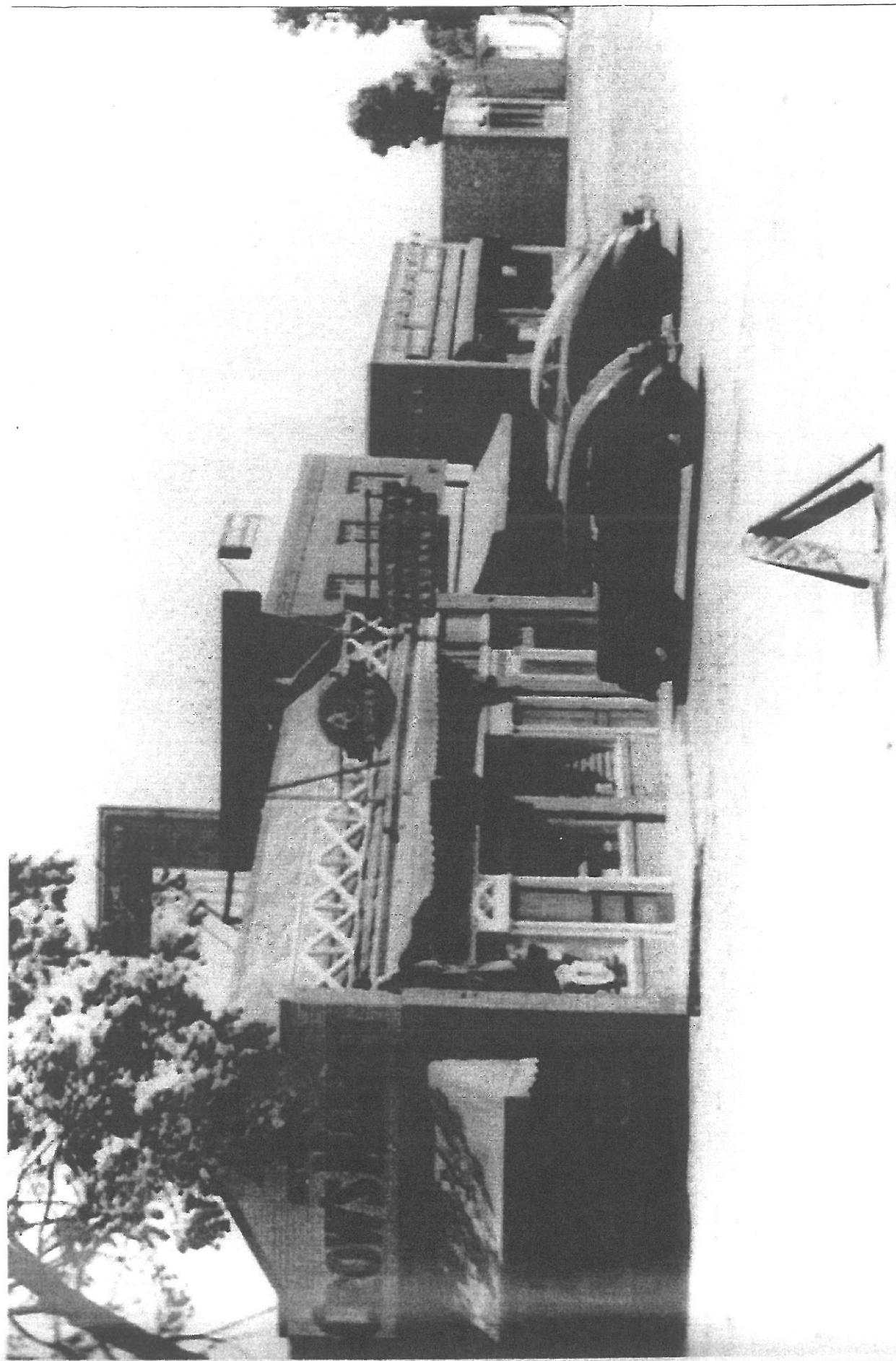
■ Aerial view of Roeland Park Shopping Center (looking south along Roe Avenue.)



■ The Mission Shopping Center.



In 1954, William A. Riley went into business for himself by charging \$100 worth of costume jewelry and repairing jewelry in a tiny, nine square foot space on Johnson Drive. He moved into the full-line watch and fine gem store at 6116 Johnson Drive in 1967. Riley Jewelry, Inc., is equipped to do appraisals and repairs in an on-site laboratory.



Northeast corner, Johnson Drive and Nall.



Viewing Johnson Drive southwest from Reeds Road in the 1940's, (left-to-right) are Marcene's, Mission Goodyear Tire Store, Mission Bakery (which operated in the same location into the 1980's), a small grocery, and an auto repair business.