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# Manhattan / Riley County Preservation Alliance Newsletter

April-May, 2003

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**ATTENTION ALL: JOIN US AT THE M/RCPA POT LUCK DINNER: MAY 15, 2003**

## Greetings from the President:

Last week I attended an exciting work session at the city building. Architect Brent Bowman, and Lyle Butler, president/CEO of the Chamber, gave a presentation on the Fourth Street Corridor Plan. There are many aspects of this plan to consider, but Bowman and Butler both have assured me that historic preservation is a key component in it. Bowman and the Chamber have identified a design/development team: Brent Bowman and Associates, RTKL (associated with the development of the mall), and Dial Realty Corporation in Omaha, Nebraska, a commercial development firm. You may check out these companies' web pages at [www.rtkl.com](http://www.rtkl.com) and [www.dialrealtycorp.com](http://www.dialrealtycorp.com). These firms will be in town most likely in May to address the public and city commission on how they might work to implement the plan.

A key component of putting this plan into action is the selection of a community steering committee. I see this group as an important player in the fleshing out of the Fourth Street corridor plan, and I have indicated to both Bowman and Butler that a representative from the Alliance would be appropriate and useful. I believe that Lyle Butler is receptive to including the Alliance in the steering committee. Please encourage him to include a representative from the Alliance if and when you visit with him, or send him an email message relating the same.

The plan as presented has the great potential of incorporating sound elements of the "new urbanism" along with historic preservation. At first blush, Brent Bowman's plan includes much of the thinking that is a part of the National Trust for Historic Preservation agenda for downtown restoration. This plan for Manhattan is an important step forward for our community, and it

is important for our Alliance to have an active voice on the steering committee.

Also, the planning board has approved the TNO (traditional neighborhood overlay) rezoning for the first phase, the downtown neighborhoods west of City Park. This action went before the city commission on May 6 and the Alliance gave its firm support it can to this rezoning. I plan to be at subsequent Planning Board and Commission hearings also and will voice our Alliance's support, but your individual voice is important, too. My understanding is that TNO rezoning for the South Side is next on the agenda.

Other activities are preceding apace. Michael and Judine Mecseri and Bonnie Lynn-Sherow are spearheading ways to continue our fund raising efforts for the depot. Pat O'Brien and Bonnie are part of the sesquicentennial celebration planning for the city. Kate Watson is actively representing the Alliance in the chamber.

Our Alliance can play an active role in shaping the future development of our community. But this will only come about with the active participation of our membership. I'm asking all who can to attend the next meeting, which will be on **MAY 15** at the Unitarian Universalist Fellowship Building on Zeandale Road. This will be a pot luck dinner meeting - bring something to share. The doors will open at 6 p.m., and we'll be eating between 6:30 and 7:30. We'll hold an important business meeting from 7:30 to 8:30 - that's right, a one hour meeting. We have much to do, and I hope that I can draw upon your commitment to historic preservation in this community to see that through our combined efforts the goals of our Alliance are reached.

**SEE YOU ON THE 15th!**

**Jim Sherow**

## **UPDATE ON THE TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICTS**

by Dixie West

According to the City of Manhattan's website: "The Traditional Neighborhood Overlay District (TNO) addresses infill housing and neighborhood stability issues in the older neighborhoods of the community. The TNO is tailored to address the unique site plan and building character issues found in these areas of town, and incorporates some of the draft residential infill design guidelines developed over the past year. The TNO is to be used in conjunction with an underlying residential district. The process of applying the TNO District and associated down zonings of certain areas will be done in a series of rezoning phases."

The first phase involved an area generally west of City Park, south of Anderson Avenue, east of Sunset Avenue and north of Poyntz Avenue. The Manhattan Urban Area Planning Board met on March 31, 2003, and with input from the community, approved of down-sizing the neighborhoods west of City Park along with their approval of the Traditional Neighborhood Overlay (TNO). The City Commission unanimously approved this plan on May 6, 2003. In the future, other older areas of Manhattan (south of Poyntz, east of the City Park) will be considered for the TNO District and downzoning.

On April 3, the Manhattan Neighborhood Coalition, at its annual meeting, proposed that all concerned citizens contact City Commissioners (personal contact, telephone contact, letter writing, and e-mails) to show our continued support of this down-sizing and the TNO.

Brad Everett	everett@ci.manhattan.ks.us
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Bruce Snead	snead@ci.manhattan.ks.us
Mark Taussig	taussig@ci.manhattan.ks.us

For more information, including maps and upcoming meeting times on this issue, visit the City of Manhattan website (<http://www.ci.manhattan.ks.us/news/>)

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### **CHAMBER OF COMMERCE WEBSITES**

forwarded by our PA Liaison

Kate Watson

The first Advantage Manhattan Investors Annual Meeting was held in April to review 2002 accomplishments and discuss plans for 2003. Highlights of the meeting follow:

Area economy trends were reviewed. The graphs are posted on the newly redesigned economic development website: <http://ks-manhattaned.civicplus.com/index.asp?ID=204>

Job creation and capital investment goals, part of the Advantage Manhattan performance measures, were also reviewed. This report will be updated quarterly and published on the website at <http://ks-manhattaned.civicplus.com/index.asp?SID=286>

Auth-Florence Manufacturing's selection of Manhattan as the location of their new facility was also discussed. The press release can be

found at <http://ks-manhattaned.civicplus.com/CivicAlerts.asp?AID=22>

A new web feature in the "Land and Buildings" section of the C of C site is a way to market commercial properties. Check out <http://ks-manhattaned.civicplus.com/properties.asp>

If anyone has a question please contact Stacy Kohlmeier at [stacy@manhattan.org](mailto:stacy@manhattan.org). She is available to talk about the economic development of Manhattan, about enhancing our workforce and bettering the overall economic and business climate in our area.

Thanks to Stacy Kohlmeier, Director of Economic Development at the Manhattan Area Chamber of Commerce (785-776-8829) for this information, and to Kate Watson for passing it along to the Preservation Alliance.

**DEEP CREEK HISTORICAL TOUR**  
**SUNDAY, MAY 11TH, 2:00 6:00 P.M.**  
**RAIN DATE, MAY 25TH**

- ☛ One room school house—what it was like to attend this school
- ☛ Log cabin built in 1863—how the settlers lived; enjoy a petting zoo
- ☛ Blasing Mineral Springs—once a famous resort with spring water to cure ills
- ☛ Docking House—how native limestone houses were built; the unique history of this house
- ☛ Pillsbury Crossing—a natural river crossing used by pioneers; biographical information on Josiah Pillsbury
- ☛ Native Americans—Pawnee Trail and artifacts; how Native Americans lived in the valley

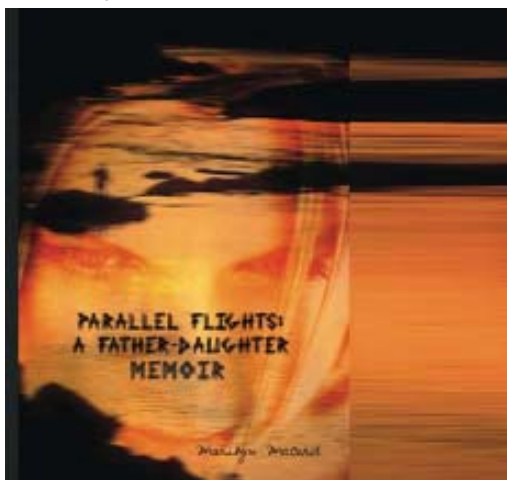
**Purchase tickets at the Riley County Historical Museum, 2309 Claflin Road**

- ☛ Adult ticket \$6 in advance, \$7 at the door
- ☛ Child ticket age 15 and under \$2 in advance, \$3 at the door
- ☛ Family ticket \$15

**Directions**

- ☛ Cross over the viaduct onto Highway 177 (south)
- ☛ 1.4 miles from the viaduct, turn left (east) on County Road 911
- ☛ Stay on blacktop road 4.7 miles; road turns to gravel on top of a hill. School house ahead on your left.
- ☛ Additional information available by calling Charley Kempthorne, 539-7344, or Kent Manuel, 539-5180

This book is available at the Riley County Historical Society. It will be reviewed next month.



**MANHATTAN/RILEY COUNTY**  
**PRESERVATION ALLIANCE**

- Meetings:** Second Thursday of each month, 7:30 p.m.
- Location:** First Congregational Church, Juliette and Poyntz
- President:** Jim Sherow
- Vice-President:** Michael Mecseri
- Secretary:** Linda Glasgow
- Treasurer:** Barbara Poresky
- Newsletter Editor:** Marolyn Caldwell

**MEMBERSHIP INFORMATION**

Dues date from the Annual Meeting in September. Dues paid mid-year confer membership status until the next Annual Meeting. Dues are \$15 for an individual, \$20 for a family, and \$60 for a sponsor. Checks should be made out to the Manhattan/Riley County Preservation Alliance, Inc. c/o P.O. Box 1893, Manhattan, Kansas 66505. Questions? Call Linda Glasgow at 785-565-6490. If anyone has contributions for future M/RCPA newsletters, please contact Editor, Marolyn Caldwell (776-4862), or email [marolync@flinthills.com](mailto:marolync@flinthills.com).



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The businesses and members featured in the Preservation Alliance newsletter are helping to defray our mailing and printing costs by contributing \$5 per issue. We welcome any and all new sponsors.

**M/RCPA QUICK ANNOUNCEMENTS**

★ **POT LUCK DINNER: Thursday, May 15, 2003, 6:00,  
UU Fellowship Building, 481 Zeandale Rd.**

**What to Watch for in Upcoming Issues:**

- Rehabilitation of the Wolf House (new dining room is shown at right).
- A feature on the Rail Joiners, whose HO models graced a corner of the Depot at the Whistlestop Campaign.
- Further updates on the rehabs and additions we have been tracking.
- Plans being developed for the Holiday Historic Homes Tour.
- And much more!

