



MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER 1994 – 2014

CELEBRATING **YEARS** OF HISTORIC PRESERVATION

April 2014

A Message From Our President

During the 2014 legislative session, two bills were introduced that impacted historic preservation: H.B. 2449, which limited whom could be considered an aggrieved party when seeking judicial action, and S.B. 298, which eliminated the mortgage registration fee which is the funding source for the Heritage Trust Fund (HTF).

H.B. 2449 amended the standard of review for projects on historic registered properties and limited who could seek district court review of a proposed project. The current language in the preservation statute says “any person aggrieved by the determination” may seek a court review. This meant that neighbors or organizations such as the M/RCPA could take action in district court in order to protect a historic registered property. H.B. 2449 would have limited standing to only the “owners” or “applicants.”

A property listed on the state or national historic registers has been determined to be a significant cultural resource, making what happens to it important to far more people than just the owner. Maintaining the language in the statute that says “any person aggrieved” allows individuals and organizations to continue to be part of the discussion and to possibly take the step to file a complaint in district court in order to protect a threatened historic registered property.

H.B. 2449 was tabled in committee as a result of advocacy

efforts and will not be coming back during this legislative session.

S.B. 298 eliminated the Kansas Mortgage Registration Fee, which is the sole source of funding for the Heritage Trust Fund (HTF) program. A substitute for the bill, Sub S.B. 298, was introduced, and the substitute still eliminated the mortgage registration fee, but it provided a funding source for the HTF.

The Kansas Mortgage Registration Fee is a one-time payment of 0.26% of the principal debt securing the mortgage paid by an individual or entity before the mortgage is filed with the county Register of Deeds. The majority of the fee goes to the county’s general fund and supports basic county operations, and the remaining percentage goes to the state treasurer and supports the HTF. The HTF has been an important resource for historic preservation projects.

Sub S.B. 298 changes the funding source for the HTF to a recording fee for mortgages and caps the revenue a county treasurer will submit at \$30,000. Sub S.B. 298 provides a dedicated funding source for the HTF, but it has not been verified that the revenue will be a similar amount to the funds generated by the mortgage registration fee.

Sub S.B. 298 passed the Senate and will likely be added to a conference committee report before being sent to the floor for a vote.

The M/RCPA will keep members up-to-date with e-mail messages and postings to our web site under the “News” tab on the home page.

Kathy Dzewaltowski

How You Can Help

You can help with issues concerning historic preservation by contacting our area legislators and sharing your thoughts. You can also help by contributing to advocacy efforts. The Friends of Historic Preservation is a coalition of preservation advocates and has a paid lobbyist. The M/RCPA has stayed informed about issues through information provided by the preservation lobbyist. Contributions should be made payable to Terry Humphrey Public Affairs Group and sent to Friends of Historic Preservation c/o Terry Humphrey Public Affairs Group P. O. Box 4953 Topeka, KS 66604

The Kansas Preservation Alliance (KPA) also advocates for historic preservation, and you may be interested in joining the KPA. Contributions to KPA are tax deductible. KPA, P. O. Box 2506 Topeka, KS 66601 www.kpalliance.org

Manhattan/Riley County
Preservation Alliance
P. O. Box 1893
Manhattan, KS 66505

E-mail: mrcpanewsletter@gmail.com
Web site: www.preservemanhattan.org
Facebook: Visit our web site and click the Facebook “Like” button at the bottom of the home page.

Memorial Stadium: Beauty, Dignity, & Utility

June 28, 2014 will be the 100th anniversary of the assassination of Archduke Ferdinand of Austria, which ultimately led to the start of World War I. There were already tensions in Europe between the four European imperial dynasties (Germany, Russia, Ottoman, and Austria-Hungary). The assassination was the triggering event that led to shots being fired a month later when Austria-Hungary declared war on Serbia.

President Woodrow Wilson attempted to keep the United States neutral and out of the war. In 1915, the British nonmilitary ship, the *Lusitania*, was torpedoed by a German U-boat and sunk, which outraged many Americans. In 1917, Germany declared warfare on all commercial vessels on the high seas, and a handful of American ships were sunk. Pres. Wilson asked Congress to declare war on Germany to protect American interests, and the U. S. entered the war in April 1917.

By the time armistice was signed on Nov. 11, 1918, over 4 million Americans had served in the Great War, as it was known prior to World War II. Of the 4 million who served, approximately 117,000 were killed, and as with other past conflicts, Americans wanted to memorialize those who had lost their lives.

Following World War I, there was a national sentiment to create memorials of a “useful nature,” as opposed to the traditional memorial statues and monuments erected following the Civil War (“Living”). The national sentiment to create a useful memorial

was reflected in Manhattan, including on the campus of Kansas State Agricultural Colleg (KSAC), now known as Kansas State University, where the impact of the war was acutely felt.

During the war, many young men left campus to enlist or had been graduated early if the majority of their course work had been completed, and faculty members also chose to enlist (Willard). KSAC had established a Students’ Army Training Corps, which allowed students to pursue their education while also receiving military training until such time as they were drafted into service (Willard). A large flag was displayed at Anderson Hall, with white stars on it representing the KSAC members in service and yellow stars representing those who had been killed (Willard). The description of the senior class in the 1922 *Royal Purple* notes that many of the senior men had served in the war. In total, more than 1,200 students and faculty served during the war, and 48 lost their lives (Willard).

Following the war, KSAC desired to establish a “worthy memorial to our soldier dead,”

(Willard), and Pres. William Jardine created a committee of faculty members to consider erecting a memorial on campus (Willard). The committee suggested constructing a student union building, which had an estimated cost of \$250,000. The high cost proved to be a deterrent, and the project never gained steam and faded away (Willard).

Pres. Jardine appointed a second committee in 1921, giving committee members the specific charge to determine the “proper memorial to our graduates and students who gave their lives in the World War” (Willard). At the time that the committee was discussing a proper memorial, it was well known that KSAC needed better athletic facilities, particularly a stadium. It didn’t take long for the committee members to recommend a stadium “as the most suitable memorial to the untimely dead,” noting that a stadium “will be a structure of beauty and dignity” as well as “useful” (Willard). Pres. Jardine approved of the stadium recommendation. The choice of an athletic stadium as a memorial was popular with other college campuses, and many institutions, including the University of Kansas, also erected memorial stadiums to honor the lives lost in World War I.

To raise funds for the stadium, the KSAC committee coordinated with a committee of Manhattan citizens to solicit donations from KSAC faculty, students, business owners and
(continued on pg. 3)



Pictured above is a rendering of the proposed Memorial Stadium as shown in the 1923 *Royal Purple*.

(continued from pg. 2)

other citizens not connected to KSAC. For faculty, it was suggested that they donate 2.6% of their annual salary for the cause, and students were asked to contribute \$40, payable over a period of four years (Willard).

The plans for Memorial Stadium were developed by Prof. L. E. Conrad, who was the head of the Department of Civil Engineering. The contract for the construction of the west side of the stadium was awarded to Walter B. Stingley for the base price of \$45,000, and construction began in 1922 (Willard).

The outer walls of the stadium are native limestone, and the design of the stadium was intended to closely resemble Nichols Gymnasium. The interior structure is reinforced concrete. Memorial Stadium was originally designed to be horseshoe-shaped (*Royal Purple*, 1922), but the arc of the "U" was never completed.

The first KSAC Aggie football game was played in the partially completed stadium on Oct. 7, 1922. The Aggies soundly defeated Washburn University by a score of 47-0 (*Royal Purple*, 1923).

Construction on the east side began in March 1924, and Mr. Stingley was again awarded the contract for the construction (Willard). The east side was completed in September 1924.

Identical memorial plaques were located on both sides of the stadium on the south ends. The plaques read, "Memorial Stadium, erected 1922, from contributions made by students, faculty, alumni and friends in remembrance of those from this college who gave their lives in World War, 1917-1918." The plaques also list the names of those who died.

When the west and east sides were originally completed, the underside of the seating was open. In later years, enclosing walls were added in order to utilize the space. The east side was enclosed in 1928 (Willard). In 1936, an application was submitted to the Works Progress Administration for assistance in enclosing the west side, and the project was completed in 1938 (Willard).

The last football game at Memorial Stadium was played in 1967, with football moving to Bill Snyder Family Stadium, as it's currently known. Memorial Stadium continues to be used for marching band practice, for club soccer and rugby, and many citizens use it for general recreation.

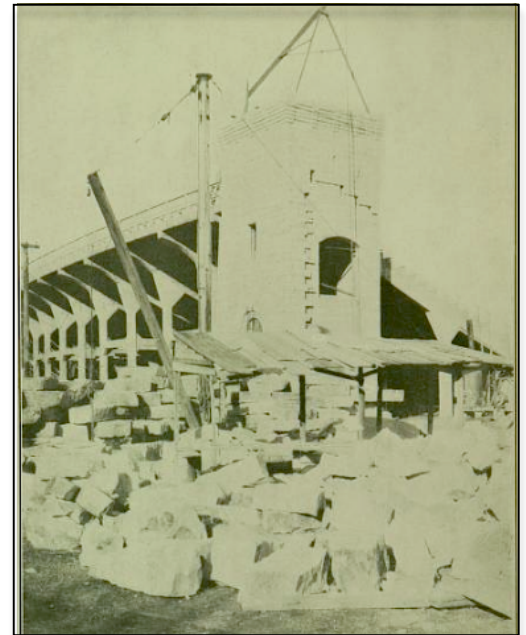
Memorial Stadium is currently undergoing renovations. The Purple Masque Theatre housed in the east side will be moved to the west side, and the east side will become a campus welcome center. Memorial Stadium will continue to serve the University and the community for years to come.

"'Living' Type of War Memorial Has Edge in Nation." *The Kansas City Times*. 12 September 1945.

The Royal Purple. Chas. W. Howard. Manhattan, KS: Kansas State Agricultural College, 1922. Web. March 23, 2014. <https://archive.org/stream/RoyalPurple_20121207_1459/ROYAL_PURPLE_1922#page/n7/mode/2up>

The Royal Purple. Manhattan, KS: Kansas State Agricultural College, 1923. Web. March 23, 2014. <https://archive.org/stream/RoyalPurple_20121207_1627/ROYAL_PURPLE_1923#page/n0/mode/2up>

Willard, Julius Terrass. *History of the Kansas State College of Agriculture and Applied Science*. Manhattan, KS: Kansas State College Press, 1940.



At top, Memorial Stadium under construction as shown in the 1923 *Royal Purple*. Middle, the memorial plaque. Bottom, the east side of the stadium. The memorial plaque is located to the left of the doorway at the base of the tower.

Auditorium & City Hall Expansion Update

For several months, the City Commission has been discussing options for improving the offices of the Parks and Recreation Department. One concept that was proposed was to renovate Peace Memorial Auditorium, which is part of City Hall, and place the offices where the fixed seating is currently located in the auditorium. During the months that various options for the offices were under consideration, missing from the information city staff provided to commissioners was anything about the history and significance of Peace Memorial Auditorium, particularly that the auditorium was built to be a living memorial to the veterans who served and those who died In World War II. The first time that the memorial aspect of the auditorium was publicly discussed was during a June 2013 City Commission meeting when citizens mentioned the memorial during public comment. When commissioners revisited the renovation plans during a September 2013 meeting, they voted to direct the architect to study alternatives for the offices and for renovating the auditorium.

As a result, a theater consultant from Denver, CO, was hired to evaluate the current conditions of the auditorium and to make recommendations. The consultant was in Manhattan in early February and also participated in a public input session to discuss possible uses for the auditorium. The results of the consultant's recommendations as well as an option for improving Parks and Recreation offices were presented to the Historic Resources Board on March 24th.

The consultant's report stated, "In our opinion, the top priorities for the facility are upgrades to the HVAC, electrical and code required systems. This would provide cooling for sporting and theatre uses and allow for upgrades to the stage lighting and the use of a sound system." The report also said that the stage's floor, above-stage rigging, drapery and lighting systems are all in need of upgrade or replacement. To make the stage handicapped accessible, a lift could be added to one of the sets of stairs.

The report noted that the auditorium's acoustics "will support a wide range of uses from unamplified acoustical to medium amplified performances," although the background mechanical noises are louder than recommended. The auditorium's fixed seating is in good condition, and the consultant recommended maintaining it and investigating adding aisle lights. The consultant also recommended giving consideration to adding an audio-visual system.

The report states, "If suitably upgraded, the auditorium would fill the need for local artists and performers who often cannot get access to other performance venues in the area either due to costs or scheduling." The cost estimate for



Peace Memorial Auditorium, 1955

the theater improvements was in the range of \$440,000 – 660,000, and the estimate does not include items such as an improved HVAC system or code upgrades as those items were not in the consultant's area of expertise.

For improved Parks and Recreation offices, Bruce McMillan AIA Architects, the local firm working on the project, developed a plan that would create an addition *(continued on pg. 5)*

**April 8th, 5:00 p.m.
City Commission Rm.
City Hall, 1101 Poyntz**

Special joint meeting of the City Commission and the Parks and Recreation Advisory Board to discuss Peace Memorial Auditorium and options for improved offices for the Parks and Recreation Dept.

(continued from pg. 4)

on the northeast section of City Hall, roughly between the main front door and the fire station. The addition would be single story and would use a mix of metal and brick to visually tie in with the existing building.

Access to the addition would be through the existing attorneys' offices, so the attorneys would be relocated to the new space in addition to the 15 Parks and Recreation employees and

administrative assistants. Jason Hilgers, Deputy City Manager, commented that this plan provided better connectivity for the Parks and Recreation offices than the plan that had placed them in the auditorium. A cost estimate for the single-story addition had not yet been developed.

A special joint meeting of the City Commission and the Parks and Recreation Advisory Board will be held on April 8th, beginning at 5:00 p.m., in the City

Commission Room at City Hall, 1101 Poyntz Ave. Information from the consultant's report and the possibility of adding onto the northeast section of City Hall will be presented, and additional options may also be presented. A formal vote will not be taken during the meeting, and city staff will be looking for direction from the City Commission and the Parks and Recreation Advisory Board for how to proceed. All M/RCPA members are encouraged to attend this meeting.

Historic Summit

Representatives of the M/RCPA, the Riley County Historical Society and Museum, and the Historic Resources Board have been meeting to plan the biannual Historic Summit. The Historic Summit will take place the evening of May 22nd, beginning at 6:30 p.m. at City Hall. The Historic Summit is intended to provide the opportunity for the organizations to come together and discuss topics pertaining to historic preservation. The event is open to the public, and anyone who is interested in historic preservation is welcome to attend.

David Dary will be the keynote speaker for the Historic Summit. The title of his remarks will be "Manhattan History, Some Memories and Thoughts" and will include comments on the importance of historic preservation in addition to personal recollections of Manhattan history.

Mr. Dary is a Manhattan native and graduated from Kansas State

University in 1956. Mr. Dary grew up in the Robert Ulrich House, which is located at 121 North 8th Street and was added to the National Register of Historic Places in 1978.

Mr. Dary taught journalism at the University of Kansas for many years. Later, he moved to the University of Oklahoma where he directed the school of journalism and mass communication, which later was elevated to college status due to Mr. Dary's reorganization of the program and also his securing a large donation for the program.

He retired in 2000 and focused more on writing in his retirement. Mr. Dary has written over 20 books, many of which are about the history of the Old West.

Mr. Dary is also the grandson of A. W. Long, founder of the Long Oil Company, which had a number of service stations in Manhattan. One of the service stations was located in Long's Park (see the Feb. 2014 newsletter), and in addition to

the filling station there was a market and a shelter house with fireplace, restrooms, kitchen, and a telephone for travelers to use. Long's Park will be rededicated during the afternoon of May 22nd, and Mr. Dary plans to attend the rededication ceremonies. The rededication is open to the public. The Flint Hills Discovery Center has also scheduled a book-signing event with Mr. Dary on May 23rd.

Historic Summit

May 22nd, 6:30 p.m.
City Commission Rm.
City Hall
1101 Poyntz Ave.
Free & open to the
public.

M/RCPA P.O. Box 1893 MANHATTAN, KS 66505-1893
--

.....

2013-14 M/RCPA Membership Roster

\$35 Historic Level

Charlene Brownson, Diana M. Chapel, Wayne (Mick) Charney, Margaret Conrow, Michael & Janet Danenberg, Clark & Nancy Danner, Dean Denner, Michael & Ann Dudek, Glee Eggers, Michelle Elkins, Beverly Fink, Mary Ann Fleming, Joe & Janette Gelroth, Tom Giller/Commerce Bank, Larry & Linda Glasgow, Joann Goldstein, Corina Hugo, Jean Hulbert, Pat & Rita Keating, Lowell & Stacy Kohlmeier, Camille & Phillip Korenek, Ann Kosch, Prof. Robert D. (Bob) Linder, Robert & Elaine Mohr, Ed & Kay Olson, Bill Pallett, Lawrence & Mary Pollack, Jerry & Martha Powell, Gloria Juhl Raney, Linda Sue Rice, Lauren W. Ritterbush, Tom & Karen Roberts, James E. Roper, Catherine Roy-Tremblay, Allana Saenger-Parker, Sharlin Sargent, Deborah Saroff, Geri Simon, Richard & Kimberly Smith, Steve & Kris Springer, Maurice & Carolee Stark, John & Joan Strickler, Bria Taddiken-Williams, Donald & Brooke Ukena, Walter Remodeling Inc., Tim & Adena Weiser, Ron & Dixie West, Nancy Williams, Judith M. Willingham

\$100 Preservation Level

Action Pact Design, Barbara G. Anderson, Phil & Dawn Anderson, Mimi Balderson, Mel & Jan Borst, Bowman Bowman Novick Inc., Jacqueline Brewer, Forrest G. Chumley, D. Cheryl Collins, Melvin & Randi Dale, Lincoln Deihl, Frances Ellis, Gary & Paula Ellis, David & Jana Fallin, Debbie Nuss & Brad Fenwick, Troy & Sara Fisher, Ralph Fontenot, Bert Harrop, Marjorie Heyne, Prof. & Mrs. Robin Higham, Jean Bigbee Hill, Nancy Holmes, Mark & Ann Knackendoffel, Master Landscape Inc., John & Karen McCulloh, McCullough Development Inc., Dori Milldyke, Miriam H. Milleret, Linda L. Morse, Marina Pecar-Krstic, Ernie & Barbara Peck, Schrum Rentals LLC, John & Mary Beth Reese, Dr. Verlyn Richards, Brenda Spencer, Bob & Mary Stamey, George & Julie Strecker, Barbara E. Withee

\$250 Landmark Level

Mary Dean Apel, David & Kathy Dzewaltowski, GJL Real Estate, Barbara Poresky, Gwyn & Gina Riffel, Chuck & Marsha Tannehill, Kevin S. & Alyn Pennington West

Honorary Lifetime Members

Rose M. Bissey (in memory of Charles Bissey), Enell Foerster (in memory of Bernd Foerster), Dr. Patricia J. O'Brien, Edna L. Williams