



MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

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Winter & Walters, Architects

In 1904, Kansas State Agricultural College (KSAC), the precursor to Kansas State University, established a four-year program in architecture, which was the first program in Kansas. The program was developed by Prof. John D. Walters, who taught industrial drawing and math classes at KSAC. He became a professor of architecture in 1903 and helped to develop the architecture degree program (O'Brien, 26-27). Two of the early graduates of the new degree program were Henry B. Winter and Dan Walters, who for a brief time were partners in an architecture firm in Manhattan.

Henry Winter was born in Germany and came to America as an infant with his parents. The Winter family made their way to Riley County and were living in Manhattan in 1885 (O'Brien, 86). Henry grew up in Manhattan, attended local schools, and graduated from high school in 1898. His father, John Winter, worked as a contractor and was hired to construct many buildings in Manhattan as well as at Ft. Riley and on campus. After completing school, Henry started working with his father (O'Brien, 88), which exposed him to the building industry.

Dan Walters was born in Manhattan and was the son of Prof. Walters. He attended Manhattan schools and went on to attend KSAC, where he graduated in 1908 from the architecture program his

father had recently helped to create (O'Brien, 53). Henry graduated from the architecture program in 1909, and Dan and Henry were among the first dozen students to graduate from KSAC's program (O'Brien, 96).

While the two men were growing up, their families both lived in the 500 block of Bluemont Avenue (O'Brien, 96). Henry was a few years older than Dan, but it's easy to imagine that the two were friends and playmates. The society pages of the local newspapers show that the Winter and Walters families socialized together. With this close connection between Henry Winter and Dan Walters and their having both studied under Prof. Walters, it's not surprising that the new graduates began working together.

A short notice in the Dec. 1, 1908 edition of *The Manhattan Republic* is an early indication that the partnership had formed. The notice stated, "Winter & Walters, architects, have opened an office in the Wharton Block."

One of the firm's first projects was a new hotel in Leonardville. A fire in 1909 had severely damaged four businesses, and one of the damaged businesses had been Mrs. Swingle's sample room. After the fire, Mrs. Swingle indicated she wouldn't rebuild, but she soon changed her mind (Swanson). An



Top, one of the ads for the architecture firm from *The Manhattan Mercury* in 1909. Middle, the First Baptist Church. The photo is courtesy of the Riley County Historical Society and Museum. Bottom, Will Wareham's home.

account in *The Manhattan Mercury* notes, "Winter & Walters are drawing plans for a \$9,000 brick hotel to be built in Leonardville. They are also preparing plans for (continued on pg. 2)

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P. Umscheid, whose house near Wamego recently burned” (*Mercury*, 1/27/1909). The building was known as the Swingle Hotel and had 14 rooms and one bath. Today, the building houses apartments.

The firm’s next project was a commercial building in downtown Manhattan located at 406 Poyntz Avenue. The address on Poyntz had been occupied by Smith’s Real Estate office, and the old office building was demolished to make way for a new building designed by Winter and Walters.

Built by contractors Miller and Kahl, the new building was completed in 1909. A description of the proposed building in the March 23, 1909 edition of *The Manhattan Republic* noted it would be made of pressed brick with terra cotta trimmings. The plate glass storefronts were to be framed in copper, and marble would be used below the window ledge. The real estate office would occupy the front rooms of the second floor, and a large “lodge room” would be in the rear. The lower level was occupied by a furniture store. The building was described as being completely modern, as it also included an elevator. The cost was estimated to be “not less than \$10,000,” and the building was predicted to be

“one of the handsomest in town.” The Strecker Nelson West Gallery is located in the upper level today.

In 1909, the Baptist congregation decided to replace their existing church and construct a new building, which they wanted to be a two-story structure made of limestone. Winter and Walters were hired to develop the plans (*Mercury*, 9/23/1909). The proposed design featured stone columns, wide steps, a mosaic tiled vestibule, arched windows with prism glass, and a glass dome in the main auditorium space. The contractors were Kropf Brothers of Wamego, and the building cost over \$19,000 to construct, with furnishings costing extra (“Baptists”). The Oct. 12, 1909 edition of *The Manhattan Daily Nationalist* described the church as “one of the handsomest houses of worship in the city . . .” The Baptist Church was located at Humboldt Street and Juliette Avenue and was demolished many years ago.

The projects designed by the Winter and Walters’ architecture firm weren’t limited to residences, churches, and commercial buildings. The architects also designed a barn, which was regarded as the best in town. The barn in question was built next to the home that was originally constructed by KSAC President Ernest Nichols, which was located

at 1031 Leavenworth Street. Rancher William Mitchell Aye acquired the house from Pres. Nichols and wanted to add a barn to the property. Mr. Aye sought out Winter and Walters to design the barn. Instead of planning a simple, utilitarian barn, the architects designed a barn in the same style as the house. Like the main house, the barn’s first floor was stone, the second level featured wood siding, and the roofline was similar to the that of the house. A newspaper account noted, “Its harmonious appearance, with the same general style of architecture as the house, has been frequently commented upon. It is the finest barn in the city” (“Henry”). The house has been altered over the years and looks quite different than it did when originally built. The barn, located at 1019 Leavenworth Street, is now used for rental housing.

An excellent example in Manhattan of the Arts and Crafts style of architecture is the former home of Will Wareham at 824 Leavenworth Street, which was designed by Winter and Walters. Will was the brother of Harry Wareham, and the Warehams (continued on pg. 3)

Left to right, the Swingle Hotel, the Smith Building, and the Aye barn.



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operated the telephone company, the sewer system, an ice business, the Wareham Opera House, and other business interests.

The house was built by John Winter and features blocks of Indiana limestone alternated with native limestone to create the porch wall. The porch's floor was laid with tiles of yellow, gray, green, and white and is possibly the only house in Manhattan from this time period with a tiled porch floor. The interior includes a floor-to-ceiling fireplace of glacial stones, which is flanked by built-in bookcases. Opposite the fireplace is a built-in settee. The living room and dining room have beamed ceilings, and there are additional built-ins in the dining room and den, which are characteristic of the Arts and Crafts style.

Henry Winter and Dan Walters had operated their architecture firm for less than two years when the partnership ended. A notice in *The Manhattan Mercury* stated that Henry had bought Dan's share of the business and would continue to run the business on his own. The article was complimentary of the men's architectural skills and

Manhattan/Riley County
Preservation Alliance
Alyn Pennington West, President
P. O. Box 1893
Manhattan, KS 66505

E-mail: mrcpanewsletter@gmail.com
Web site: www.preservemanhattan.org

The Board of Directors meets the
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Members are welcomed to attend.

Newsletter editor: Kathy Dzewaltowski

noted, "The firm has gained an excellent reputation for putting out classy work and the amount of work done by them during the past six months is almost phenomenal, considering the length of time they have been in business" ("Dan"). Dan left Manhattan to take a position with Henry Stanton in Topeka ("Dan").

Following the dissolution of the partnership, Henry went on to design many buildings in Manhattan and became a dominant force in the first half of the 20th century. Winter-designed buildings include the Community House, First Presbyterian Church, the senior high section of what is now MHS East Campus, the Job Corps center, the Smith Scholarship House, and several Aggieville buildings, including the former Varney's Book Store, which is naming just a few of his buildings.

During the Depression, things were bleak for architects and builders because little construction took place. Henry moved to Lincoln, NE, where he worked as an architectural engineer for the Farm Security Administration, which was a New Deal program. After World War II, Lincoln city directories list Henry as an architect, which likely means he had a private practice. He died in Lincoln in 1954 and is buried in Sunset Cemetery (O'Brien, 92-93).

Dan farmed in the Beloit area for several years before returning to Manhattan. He planned to start an architecture practice, but instead, he created the Walters Sand Company in 1922, which was involved with many paving projects in Manhattan. In 1938, Dan expanded the business and formed the Walters Construction Company (National), which today is known as Walters-Morgan Construction Inc.

It's unclear how many structures Dan may have designed, but he is believed to have designed his own home, which is a Craftsman style limestone bungalow located at 100 South Delaware Avenue. The house is listed on the National Register. Dan Walters continued to live in Manhattan until his death in 1962, and he is buried in Sunset Cemetery.

The Winter and Walters' architecture firm lasted just a brief time more than a century ago, but the firm left behind a lasting legacy of attractive buildings in Manhattan and Riley County.

"Baptists Get Busy." [The Manhattan Mercury](#). 5 March 1910.

"Dan Walters Leaves." [The Manhattan Mercury](#). 16 December 1909:1.

"Ground Broken." [The Manhattan Daily Nationalist](#). 12 October 1909.

"Henry B. Winter." [The Manhattan Nationalist Semi-Centennial Edition](#). 16 June 1910.

[The Manhattan Mercury](#). 27 January 1909:1.

[The Manhattan Mercury](#). 23 September 1909.

[The Manhattan Republic](#). 1 December 1908:1.

[The Manhattan Republic](#). 23 March 1909:1.

National Register of Historic Places, Daniel and Maude Walters House, Manhattan, Riley County, Kansas.

O'Brien, Dr. Patricia J. [The Architects and Buildings of Manhattan, Kansas](#). Manhattan, Kansas: Riley County Historical Society, 2008.

Swanson, Phyllis M. [City of the Plains: A Story of Leonardville](#). Leonardville, KS: 1982. Web. 19 March 2018.

Sunset Area Historic Survey Update

A public meeting was held on March 1st with the consultants the city hired to conduct a historic survey of city-owned property in the Sunset Hill area. The consultants, Historic Resources Group of Lincoln, NE, presented their preliminary findings and recommendations.

If the city desires to create a historic district in the Sunset Hill area as a result of the survey, the consultants recommended the theme that connects the properties in the district be related to Sunset Cemetery.

The sexton's house, located at 2000 Leavenworth St. and still in use today, was built to provide housing for the manager of Sunset Cemetery. The land for Sunset

Zoo and Girl Scout Park were originally acquired to expand the cemetery, but the rocky ground was unsuitable for burials. The land remained government-owned, and uses for the enjoyment of the public were developed. The survey also includes the stone fireplaces and picnic tables, which were built in the 1930s and are located along the Wildcat Creek Linear Trail west of the cemetery and the zoo.

The City of Manhattan received funding for a Historic Preservation Fund grant in the amount of \$14,700 to hire the consultants to conduct the survey. The grant provides financial support to communities for the purpose of assessing and identifying historic properties.

The goal of the survey is to create a historic district.

The consultants' recommendations are anticipated to be completed by the fall of 2018.

Below, a stone fire pit and picnic table on the Wildcat Park Linear Trail, which is included in the survey area.



Federal Bill Benefits Preservation

The FY18 Omnibus Spending Bill, which funds the federal government through September, includes increases for historic preservation funding. Earlier this year, the proposed federal budget had included some dramatic cuts to historic preservation funding, including a 60% decrease in funding for the Historic Preservation Fund. The cuts would have impacted the ability to review federally-funded projects, to conduct cultural resource surveys, and would have impacted the process of applying for the federal historic tax credit. The funding bill recently approved by

Congress for FY18 rejects the earlier proposed cuts.

The appropriations bill will provide an increase of \$16 million to the Historic Preservation Fund, and state historic preservation offices will receive \$48.9 million, which represents an increase of approximately \$1 million.

Other increases in the bill include funding for the National Park Service (NPS) to address deferred maintenance. Cultural programs with the NPS will also see an increase in funding of \$500,000. Earlier proposals had called for the elimination of federal support for National Heritage

Areas, and instead, the current appropriations bill will provide an increase of \$500,000 to the Heritage Partnership Program. The Save America's Treasures program will receive an \$8 million increase, and Tribal Historic Preservation Offices will experience a \$1 million increase in funding.

It's anticipated that the increased funding will have a significant impact on preservation efforts across the nation.

Information contained in this article comes from the National Trust for Historic Preservation and the web site www.preservationaction.org.

Update on Former Bus Depot

During the Sept. 2017 Historic Resources Board (HRB) meeting, board members discussed the building located at 212 South 4th Street, which historically was a bus depot and café, and they noted that renovations had deviated from plans approved in 2014. The building had changed owners in August 2017, and the new owners were not responsible for the changes to the plans.

A tower-like extension above the entrance and limestone veneer were additions made by the previous owners, which had not been approved in the original plans. The new owners voluntarily offered to remove the tower extension and to not use additional stone veneer.

Interior renovations are ongoing, but the exterior is close to completion. The building will be the new home of Trinium Contractors.

Below, 212 S. 4th St. The dark gray accent surrounding the entrance previously extended several feet above the roofline, and the current owners removed the extension.



Unified Development Ordinance

The City of Manhattan is in the process of developing a “unified development ordinance” (UDO), which will update zoning and subdivision regulations. On March 28, the M/RCPA hosted a discussion of the UDO for our members and the public with city staff.

The last significant update of zoning regulations occurred in 1996, and subdivision regulations were updated in 2003. The goal with the update is to make regulations easier to use and understand and to create a “one-stop shop.”

The UDO will reduce the number of residential zoning districts to five, and there will be three types of residential districts: “standard,” “cluster,” and “planned, mixed housing.” The Traditional Neighborhood Overlay will receive a facelift and transition to the “Established Neighborhood Overlay District” (EN).

The EN will increase the maximum lot coverage to 35%, decrease the size of a buildable lot, and recommend the front yard setback for infill or a renovation be the average of existing homes on the block. The front yard setback may be five feet more or less than the average but not less than 12 feet. For corner lots, the side-facing setback would be allowed to be eight feet. Architecturally appropriate porches will be encouraged, and a visible foundation will be required for new construction. Street trees are to be maintained or replaced if they’re removed. Chad Bunger, Asst. Dir. of Community Development, indicated that part of the reason for the changes is to remove a few of the roadblocks associated with improving a property, with the hope that a person interested in moving into an older neighborhood won’t be put off by potential barriers. He also indicated

that the Board of Zoning Appeals would be stricter in the future when reviewing applications. For example, if a property owner wants to build an addition that would result in a lot coverage of 40%, the Board of Zoning Appeals would review the application with a more critical eye than in the past.

Another proposed change with the UDO is the addition of “accessory dwelling units” (ADU), which would be allowed in every residential zoning district, provided the principal dwelling is owner occupied. Only one ADU would be permitted per lot, no more than two persons could live in the ADU, and ADUs would have to be registered. One of the reasons for ADUs is the rental income could make an older home more affordable and encourage interest in living in older neighborhoods. Attendees pointed out that older neighborhoods had been down-zoned to make neighborhoods more desirable, and they were concerned that permitting ADUs would essentially be an up-zone. Attendees were also concerned about enforcement of ADUs, particularly the owner-occupied requirement, and Mr. Bunger indicated the specific details for the enforcement of ADUs would need to be firm for the idea to move forward.

The UDO is anticipated to be completed in August or September. The City Commission will discuss components of the UDO during the April 17th meeting, and there will be a formal hearing process that will allow for public input. For more information about the UDO, visit the web site www.cityofmhk.com/UDO, and there is also a blog: “How do UDO?” (the link to the blog is in the left sidebar of the main UDO page). Recent blog posts cover the topics of the EN and ADUs.

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