
P MANHATTAN/RILEY COUNTY, KANSAS RESERVATION ALLIANCE NEWSLETTER

AUGUST 2006

Greetings from the President

Dear Preservation Friends,

It's that time of year again when we start to think about the upcoming school year and new beginnings in general. While the M/RCPA board meets all year long, our annual meeting is in September, in step with the academic calendar. And "annual meeting" means that YOU, the members, will be electing at least four new directors, each to a three-year term.

Your participation at the September 14th meeting will help set us up for another great year promoting the architectural heritage of our community. To that end, I want to bring an item to the attention of the general membership.

Up to this point we have focused primarily on the rehabilitation of the U.P. Depot. With that project nearly complete, your board is examining new possibilities, such as the restoration of the shingle style house at 617 Colorado.

I believe now is also the time for us to think "outside of the miter box" and to be more proactive in protecting our cultural resources. For example, we should be actively monitoring development in our community as it relates to the current zoning regulations and design guidelines. Perhaps we should sug-



The Riley County Historical Society

WHERE WAS THIS POOL LOCATED? SEE PAGE TWO FOR THE ANSWER!

gest some changes in zoning in order to protect historic structures.

At this moment the 400 block of Leavenworth, downtown's only intact residential block, is graced with a number of beautiful late 19th Century structures. A developer proposes to build a huge multiplex structure that is inappropriate in size, character, mass, and scale. The project will likely set up the whole block to be lost to new development.

What, you ask, how is that possible?? Well, zoning makes it possible because the block is within a commercial area. This is the sort of outcome that we as an organization can help to prevent by discovering (with the help of the City's Historic Re-

sources Board and our Ward 1 and 2 Survey) where Manhattan's zoning needs to be tightened up and made more discrete.

Luckily, the 400 block of Leavenworth is within the environs of two register properties. This will trigger a review of the plan by Manhattan's Historic Resources Board and the State Historic Preservation Officer. These entities, however, cannot wholly stop this sort of inappropriate development when zoning permits it.

We need to become far more proactive NOW rather than ineffectively reactive when it's too late to turn things around. As Bernd Foerster says, Demolition is Forever.

Continued on Page 2

An Interview With Brent Bowman by Dixie West

Something terrific is happening on the corner of Houston Street and Eleventh Street. A new, single family home will be constructed there in the next few months. When I heard the rumor, I was indeed pleased. With the TNO (Traditional Neighborhood Overlay) and the R1 downzoning in many of the historic sections of the City, the construction of a single family dwelling suggests that the process is working in older Manhattan neighborhoods.

I recently had a chance to interview Brent Bowman of Bowman Bowman Novick Inc., the architects for the new house, at his office at 228 Poyntz Avenue. I wanted to know why, with so much new building occurring in other sections of the City, he would want the challenge of building a new house in an older part of Manhattan.

Bowman believes that “one of a city’s greatest resources can be found in its older neighborhoods” and “we should protect this resource and infill appropriately.”

Bowman, along with Lorie Bowman, Steve Lee, Nancy Raleigh, Todd Fulmer, and Kent Glasscock founded the business “Renewal Ventures” two and a half years ago. The purpose of Renewal Ventures is to build “infill that is sensitive to a neighborhood’s scale and design.”

The Houston Street house is the second project for the business. The duplex located at 1626 Pierre represents their first attempt at the idea of sympathetic infill.

Bowman admits that there are unique issues associated with infill projects that might not occur in other areas of Manhattan. For example, the lot at the corner of

Eleventh and Houston is limited in size, has no direct access to the alley, and must have a driveway that directly enters from Eleventh Street. Bowman also states that construction costs are such that it is hard to build affordable houses.

Bowman believes that one of the challenges of building in an older neighborhood is that in typical affordable housing construction, refinements are “dumbed down” because of the lack of detail.

Details cost more, but they really add to the streetscape in older neighborhoods. The home on Eleventh and Houston, constructed by Heritage Builders, will include a stone front porch, special details with the roof, and a fenced side yard. Todd Fulmer, of Heritage Builders says the construction will take approximately five to six months.

The new construction lies within the 500 foot halo of a neighboring house that has been placed on the National Register of Historic Places. Bowman informed me that the protective halo did not create any problem with his house design or the ultimate construction. “We don’t find that a deterrent.”

For everyone who is interested in older neighborhoods and their preservation, this construction means more than just another new house in Manhattan. It shows that there are businesses that are willing to invest in older, historic areas of town. Let’s hope the trend continues.

This residence will be for sale and should be completed in the spring of 2007. Contact Renewal Ventures at 785-776-4912 for more information.

Thank you KDOT!

After having provided approximately \$900,000 in funding for Manhattan’s Union Pacific rehabilitation project, the Kansas Department of Transportation sent photographer Sonya Schueneman to document the June 3rd dedication ceremony. Her photo of Jim Sherow portraying President Teddy Roosevelt is featured on July’s cover of KDOT’s employee publication Translines.

Greetings from the President

Continued from page 1

YOUR participation is vital to our organization as we chart our path in the coming months. Members are welcome at all board meetings, second Thursdays, 7:30 p.m., at the U.P. depot. See you in September!

Bonnie



THE MARSHALL FAMILY BUILT A PRIVATE SWIMMING POOL ON THE NORTHEAST CORNER OF FOURTH AND PIERRE IN 1918. THE POOL STRUCTURE SERVES AS THE BASEMENT OF THE PRESENT BUILDING.

Annual Meeting Notice

The annual meeting will be held on Thursday, September 14th, at 7:30 p.m. at Manhattan's Union Pacific depot. All members in good standing are eligible to participate in the election of directors for at least four open seats on the board. A slate of candidates will be offered by the nominating committee and nominations will be accepted from the floor.

Many members have already paid dues through September of 2007. The dues levels are \$15+ Student, \$35+ Maintenance, \$100+ Historical, \$250+ Preservation, and \$500+ Landmark.

The outgoing directors are Gary Ellis, Linda Glasgow, Michael Mecseri, and Barbara Poresky. Incoming directors will join the directors whose terms will expire in September of 2007— Elizabeth Harmon, Patricia O'Brien, and Debbie Saroff, and the directors whose terms will expire in September of 2008— Fran Ellis, Bonnie Lynn-Sherow, Judine Mecseri, and Dixie West.

The newly constituted board will choose the officers for the 2006-2007 year.

More information: www.preservemanhattan.org

Contact us: info@preservemanhattan.org

P.O. Box 1893, Manhattan, KS 66505-1893

Radio Kansas

The M/RCPA board would like the organization to become an underwriter on Radio Kansas. Several members have already donated towards this purpose and others are intending to donate. Once we pool \$500 the M/RCPA can enter into a contract with Radio Kansas which will allow us to publicize our message (and web address!) throughout the state.

If you plan to donate to Radio Kansas and would like to do so by donating to the M/RCPA, please write your check to the M/RCPA with "Radio Kansas" on the comment line and mail to P.O. 1893, Manhattan, KS 66505-1893. Donations to the M/RCPA are tax deductible. A contract at the \$500 level will give us twenty-five radio spots on a variety of programs such as news, Car Talk, and A Prairie Home Companion.

Depot Dedication Speeches

Angel 95 Radio made an audio recording of the speeches that were given at the depot dedication on June 3rd. The Riley County Historical Museum has several duplicate copies on CD that are now available for check-out. The Museum is located at 2309 Claflin Road in Manhattan. The museum's phone number is 785-565-6490. Thank you Angel 95!

DUES ARE NORMALLY PAID AT THE ANNUAL MEETING IN SEPTEMBER

PARTICIPANTS IN THIS SPRING'S SPECIAL MEMBERSHIP DRIVE

WILL REMAIN IN GOOD STANDING UNTIL THE ANNUAL MEETING IN SEPTEMBER OF 2007


\$15 STUDENT LEVEL—PAT ZARGER, HAL DACE, ELIZABETH HARMON, SALLY LEE, CHARLENE BROWNSON, MEGHAN DOWDY.

\$35+ MAINTENANCE LEVEL— PHIL AND DAWN ANDERSON, LANCE AND MELANIE KLEIN, TOM AND KAREN ROBERTS, K TAYLOR, STUART C. AND NANCY B. WILLIAMS, JUDY WILLINGHAM, ALICE EDMUNDS, ELAINE MOHR, PATRICIA AND RAY WEISENBURGER, CHERYL WALTERS, CRISS MAYFIELD, LAWRENCE AND MARY H. POLLACK, CLARK AND NANCY DANNER, GERALD AND MARTHA POWELL, RICHARD AND KIMBERLY SMITH, BILL PALLETT, MARY ANN FLEMING, ENDACOTT LIGHTING, JANE GIBSON, JEAN HULBERT, RUTH ABBOTT, CORINA HUGO, VLADIMIR KRSTIC AND MARINA PECAR-KRSTIC, JEANNE JACCARD PARKER, LELAH DUSHKIN, KATE WATSON, ROD HARMS AND STEPHANIE ROLLEY, BERND AND ENELL FOERSTER, RICHARD AND SYLVIA BEEMAN, STEVE LEE AND NANCY RALEIGH.

\$100 + HISTORICAL LEVEL—MERI WERNER, MIMI BALDERSON, SUZANNE SIEPL-COATES AND GARY COATES, BRIAN AND JAYME MORRIS-HARDEMAN, VIRGINIA M. QUIRING, BRUCE AND LESLIE SNEAD, REV. H. WAYNE AND BEVERLY FINK, MARJORIE HEYNE, BOWMAN BOWMAN NOVICK, INC., FRAN ELLIS, FORREST CHUMLEY AND BARBARA VALENT, GEORGE AND JULIE STRECKER, GENE LAUGHLIN, COMMERCE BANK, JOHN AND BARBARA REES, MARILYN MCCORD, PATRICIA O'BRIEN, BRUCE MCMILLAN AIA ARCHITECTS P.A., DAVID AND KATHY DZEWALTOWSKI, JOHN AND KAREN MCCULLOH, JOHN REESE, WILLIAM AND DONNA SCHENCK-HAMLIN, VAN AND BARBARA WITHEE.

\$250+ PRESERVATION LEVEL— BURKE AND MARGERY BAYER, VERLYN RICHARDS, STEVE AND DEBORAH SAROFF, CHUCK AND MARSHA TANNEHILL, RON AND DIXIE WEST, GWYN RIFFEL, JAMES SHEROW AND BONNIE LYNN-SHEROW, MR. AND MRS. PERRY C. PEINE, HAL AND PHYLLIS BROADIE, JEAN BIGBEE HILL, JERRY AND LINDA WEIS, LARRY AND LINDA GLASGOW, BARBARA PORESKEY, STEVE AND WHITNEY SHORT.


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