



MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

August 2012

A Message From Our President

I was recently browsing through the public library's microfilm collection, skimming the June 1979 editions of *The Manhattan Mercury*. I had a specific article I was trying to locate (see pg. 2), but various headlines kept grabbing my attention and dragging me away from my task. John Wayne had recently died. Protests against nuclear power were occurring in the aftermath of the Three Mile Island accident. Gas lines were long with some service stations running out. President Jimmy Carter and Soviet leader Leonid Brezhnev signed the SALT II agreement to limit nuclear arms. The Seattle Supersonics won the NBA title. The BTK killer had sent a letter to a Wichita news station. The changing role of women was frequently discussed in articles. Locally, the topic of discussion was

what should be done to improve downtown, with developers asked to submit ideas. And, a news article featured an intriguing bungalow with an award-winning design.

Even though 33 years had passed, it was interesting to see how little things have changed. It still makes the news when a well-known celebrity dies. Concerns about nuclear power have resurfaced following the earthquake and tsunami in Japan, and the debate on nuclear armament continues. The Supersonics won't be winning any more NBA titles since the franchise relocated, but gas prices are always a topic of discussion. The BTK killer was caught and convicted in 2005. What to do about downtown Manhattan, and how to attract and retain businesses as well as customers, seems to be a perennial

topic.

The intriguing bungalow with the prominent columns won an architectural design competition when it was constructed in 1908. The house's striking appearance caused it to be included in a 1979 series of articles that featured significant historic structures in Manhattan. And today, the century-old bungalow still piques our interest and is featured in this newsletter.

Structures that exhibit that certain special character that's a mix of good design, quality materials, and craftsmanship never cease to grab our attention and appeal to the senses. Whether it's 1908, 1979, or 2012, the beauty and functionality of good design transcend the decades and continue to be appreciated.

Kathy Dzewaltowski

SAVE THE DATE!

Annual Meeting

of the Manhattan/Riley County
Preservation Alliance

Thursday, Sept. 27, 2012

Union Pacific Depot

7:00 p.m.

All M/RCPA members are invited
to attend.

Do You Want to be More Involved?

If you are interested in serving on the board of directors, contact Kathy Dzewaltowski at dzewk@me.com or 539-8937. All M/RCPA members are eligible to serve.

The Bungalow with the Egyptian Columns

The two-block stretch of Bluemont Avenue between North Manhattan Avenue and 11th Street is scheduled to undergo road improvements to enhance traffic and pedestrian safety. In addition, the north side of Bluemont Avenue is slated for redevelopment as part of the Aggieville-Campus Edge District Plan. The district plans encourage the construction of mixed-use structures that will include commercial uses on the ground floor and residential units on upper floors.

As plans are in the works to add a median to Bluemont Avenue and build a hotel on the northeast corner of Bluemont and North Manhattan Avenues, the future of the charming bungalow located at 1100 Bluemont Ave. is unclear. Its location may mean that the house will eventually be in the path of redevelopment and targeted for demolition.

The bungalow was built in 1908 by John Haulenbeck of the Haulenbeck Lumber Company, which was located at 112 North Second Street (Glasgow). Chester and Ruthella Teas lived in the house for 40 years, and when they were interviewed about their house by Linda Glasgow for a 1979

Manhattan Mercury article, the Teas said the house had been entered in an architectural design contest when it was newly built, and it won first prize (Glasgow).

The house's features include angled wall sections with windows in each of the four corners of the house. The exterior is covered with wood shingles and features trim made of cypress. The top sections of the windows have a fancy diamond pattern. The most striking and unusual feature of the bungalow is its heavy columns, known as "Egyptian" columns, which are also shingled to match the rest of the house (Glasgow).

At the time that the house was built in 1908, Manhattan and Kansas State University (KSU) were experiencing considerable growth. Local boarding houses and KSU's dorms were not able to meet demands for housing (Glasgow). In response, local developers began constructing "cottages" that were typically rented by KSU faculty and instructors. Considering the bungalow's proximity to campus, it's likely the house was built for KSU employees to rent (Glasgow).

Chester and Ruthella Teas bought the house in 1939 from the daughter of Frank Walters, of the Walters Construction Company, and Frank had owned the house until his death (Glasgow). Frank's



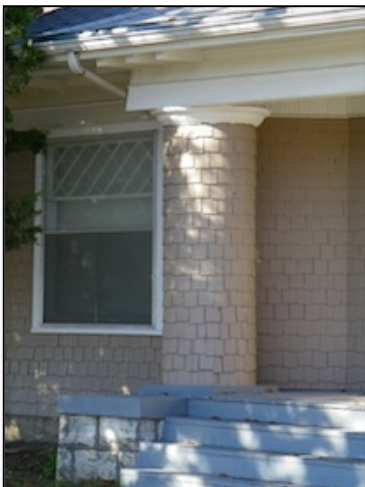
1100 Bluemont Ave.

father was John D. Walters, who was a professor at Kansas State Agricultural College and who began the architecture program at the college. Professor Walters designed several buildings, including many on campus, the Manhattan State Bank, and Douglass School.

According to the Teas, the attic was expanded to add space, and they had also enclosed a side porch to add a room to the house. Mr. Teas liked to bake bread, and the basement had been made into a bakery to accommodate his hobby (Glasgow). The house currently has a different owner and is a rental.

As new development occurs along Aggieville's edge, what will become of 1100 Bluemont Ave. is unknown. The plans for the proposed hotel include the demolition of four houses and also possibly the demolition of an adjacent apartment complex. It isn't hard to imagine that as redevelopment continues, the bungalow with the unique Egyptian columns will be replaced by a new mixed-use structure, which will be a loss to Manhattan.

Glasgow, Linda. "Dwelling typical bungalow." *The Manhattan Mercury* 1 July 1979: E8.



Close-up of an Egyptian column and a diamond-patterned window.

Local Properties on “Most Endangered” List

In June, the Kansas Preservation Alliance (KPA) announced its "Most Endangered" list of historic sites or structures it considers to be in danger of being destroyed through neglect, insufficient funds, inappropriate development, or insensitive public policy.

The 2012 list includes two properties in Manhattan, both of which the M/RCPA has been following and featured in the April 2012 newsletter. The two properties are Kansas State University's conservatory, located at 1500 Denison Ave., and the Washington and Julia Marlatt Homestead, located at 1600 College Ave., and placed on KPA's "watch list." The Marlatt Homestead is also owned by KSU.

The KPA's listing for KSU's conservatory states, "The oldest statewide and one of only a few known to be standing in Kansas, this Gothic Revival-inspired plant conservatory dates to 1908. The structure has been preliminarily determined eligible for listing in the National Register of Historic Places and is thus eligible for rehabilitation tax credits and possibly grant monies. Unfortunately, the structure suffers from neglect and is visibly deteriorated. University representatives have reported the presence of asbestos in the glazing compound, which has stalled any action toward rehabilitation."

For the Marlatt Homestead on the "watch list," KPA's listing says, "Due to recent insensitive alterations, the Marlatt Homestead is included on KPA's 2012 Watch List. The 1856 stone house is listed in the Register of Historic Kansas Places and is the oldest house in Riley County. In March 2012, metal siding was installed over the historic wood shingles on the front dormer, an insensitive alteration that is

incompatible with the historic materials. Furthermore, this work violated the State Historic Preservation Statute requiring the State Historic Preservation Office (SHPO) to review work completed on any Kansas Register-listed property. The Manhattan/Riley County Preservation Alliance alerted the SHPO, who is now in the process of drafting a Memorandum of Agreement with KSU to correct the situation."

KPA's intention with the "most endangered" list is to raise awareness with the hope that it will bring together people with creative ideas for saving the historic properties. In past years, Manhattan's historic brick sidewalks and the Strasser House were named to the KPA's "Most Endangered" list. As a result of the increased public awareness created by the listing, homeowners with brick sidewalks can now obtain information from the city on how to restore their brick sidewalks, and the Strasser House has been rehabilitated and listed on the National Register of Historic

Places.

The M/RCPA extended an offer to KSU to assist with the preservation of these two structures, and we hope that increased public awareness will inspire others in our community to also become involved.

Pictured below are the Marlatt Homestead and KSU's historic conservatory.



Ready for Use

The underpass connecting the Union Pacific Depot to the South Redevelopment recently opened for pedestrian and bicycle use, and the K-177 on-ramp also reopened to traffic. The project's finishing touches, such as the sidewalk and landscaping, are still in progress.



Kansas River Receives National Designation

On July 14th, U. S. Secretary of the Interior Ken Salazar was in Manhattan to formally designate the Kansas River Water Trail (KRWT) as the newest addition to the National Water Trails System. The KRWT includes the section of the Kansas River between Junction City and Kansas City.

According to the National Water Trails System's (NWTs) web site, the system was established to "protect and restore America's rivers, shorelines, and waterways and conserve natural areas along waterways." In his remarks, Sec. Salazar stated that the NWTs uses a three-pronged approach: preserving the nation's significant landscapes, connecting with young people, and conserving waterways.

The NWTs is similar in concept to national scenic trails and national historic trails. The Secretary of the Interior and the Secretary of Agriculture have the authority to recognize and designate water trails of local and regional significance.

The National Park Service Rivers, Trails, and Conservation Assistance Program oversees the NWTs in collaboration with community organizations.

The Kansas River Water Trail is one of a handful of water trails that have been designated since the program began earlier in 2012. The group the Friends of the Kaw was recognized during the designation ceremony for its efforts in bringing about the designation.

To be selected for national water trail designation, a water trail must have public access points, be in compliance with land use plans and environmental laws, be supported by the public and private landowners where the access points are located, and the water trail must be available for public use for at least ten years after designation. In addition to the criteria for selection, the management of a water trail must also include conservation strategies, educational opportunities, local support for investing in maintenance

of the water trail, a plan for addressing future conditions, and information about cultural, historic, and natural features of the water trail.

According to Sec. Salazar, one of the benefits of a National Water Trail System designation is increased tourism as a result of national visibility. Other benefits include technical assistance and funding for water trails projects, knowledge sharing as part of the NWTs network, and increased protection of water resources.

To learn more about the relatively new National Water Trails System, visit its web site at www.nps.gov/WaterTrails/.

National Water Trails System. 2012.
National Park Service. 15 July 2012.
<http://www.nps.gov/WaterTrails/>.

Below left, Sec. Salazar delivers remarks during the designation ceremony while Gov. Brownback and Mayor Pepperd look on.



Below right, Sec. Salazar presented the NWTs plaque and designation documents to area officials. Pictured left to right are Mayor Loren Pepperd; Sec. Salazar; Sec. Robin Jennison, Kansas Dept. of Wildlife, Parks, and Tourism; Gov. Brownback; Mike Reynolds, Regional Director of the National Park Service; and Lyle Butler, Manhattan Area Chamber of Commerce.



Community House Update

For the past several months, the City of Manhattan has been mulling over how to best utilize the Community House, located at 120 North Fourth Street and owned by the city.

Built during 1917-18 to be a place where World War I soldiers could sleep and be entertained, the building has reached the point where it needs a financial investment to provide for proper maintenance, improvements to its mechanical systems, and for improved handicapped accessibility. The last time the Community House experienced significant renovations was in 1986-87 as part of a city bond. (See the February 2012 newsletter for more on the Community House.)

During the June 19th City Commission meeting, commissioners approved hiring a design firm to essentially do a feasibility study for the Community House and also for possible improvements to the Parks and Recreation offices and the auditorium in City Hall. Commissioners discussed exploring alternative uses for the Community House, possibly selling the building, and the possibility of investment in the facility coming from the private sector or in partnership with the city in order to maintain the historic fabric of the building.

The Community House is listed on the National Register of Historic Places, and a renovation project would be eligible for historic rehabilitation tax credits. Tax credits could provide significant help with the costs of renovation.



Community House

Houses Demolished

Three houses in older neighborhoods have been demolished this summer: 1422 Poyntz Ave., 1413 Laramie St., and 1428 Laramie St.

The house located at 1422 Poyntz Ave. was located on a stretch of Poyntz Avenue that was rezoned a number of years ago to C-1, Restricted Business District. Residential use along the corridor now requires a conditional use permit.

Partially as a result of the zoning change, the residences along Poyntz Avenue have been steadily disappearing. The house located at 1422 Poyntz Ave. is the most recent demolition, but last summer, the house located at 1604 Poyntz Ave. was demolished. A house in the 1500 block of Poyntz was recently boarded up, which could be an indication that it will be demolished, too. Driving along Poyntz Avenue, one notices the vacant lots that have cropped up where houses once stood.

The owner of the house located at 1446 Laramie St. also wants to demolish it. The house falls

within the environs of the KSAC Radio Towers, which are listed on the National Register of Historic Places. The demolition request was reviewed in 2011 by the Historic Resources Board and the State Historic Preservation Office. Both entities found that the house's demolition would be detrimental to the environs of the radio towers. The owner plans to appeal the findings to the City Commission in September in hopes of gaining permission to demolish.

While visually within the KSAC Radio Towers' environs, 1413 and 1428 Laramie St. were technically located just beyond the 500-ft. environs. Like 1422 Poyntz Ave., these properties had no historic protections that could have prevented their demolitions. The potential loss of three houses in the same block of Laramie Street will be devastating to the historic environs.

Photos of the demolished houses are from the Riley County Community's GIS mapping service. Web. July 23, 2012. <http://gis.rileycountyks.gov/website/rileyco/viewer.htm>



1422 Poyntz Ave.



1428 Laramie St.



1413 Laramie St.



1446 Laramie St.

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



When:

Thursday, Sept.
13, 2012 at
5:00 p.m.
- to -
Friday, Sept. 14,
2012 at 5:00 p.m.

Where:

Riverfront Community Center
123 S. Esplanade St.
Leavenworth, Kansas 66048

Cost:

\$95 for KPA members
\$105 for non-KPA members

Details:

For more information, visit
<http://www.kpalliance.org/preservation/symposium2012.html>

The Kansas Preservation Alliance invites you to join us and a slate of nationally recognized experts at the 2012 Preservation Symposium in Leavenworth.

Explore current preservation challenges, network with preservation-minded participants, and earn AIA Continuing Education Credits (6.5 AIA CEHs)! Featured speakers include seasoned Georgia preservation trainer Pratt Cassity, California author Robert Courland, Chicago-based concrete repair expert Paul Gaudette, and preservation negotiator Nicholas Dorochoff.