
MANHATTAN/RILEY COUNTY, KANSAS PRESERVATION ALLIANCE NEWSLETTER

DECEMBER, 2006

A LETTER FROM OUR PRESIDENT, JUDINE MECSERI

Eleanor Roosevelt once said "One thing life has taught me: if you are interested you never have to look for new interests. They come to you. When you are genuinely interested in one thing, it will always lead to something else."

How true this is for the Preservation Alliance. Our genuine interest in Historic Preservation always leads to something else. And so, we prioritize and set goals for the next year.

In 2007, the Preservation Alliance is looking forward

- **To becoming more organized.** We are developing a formal budget and working committees to enhance the efficient and effective use of our personnel and financial resources.

- **To do strategic planning** by taking part in a Historic Summit along with Manhattan Downtown, Inc., the Riley County Historical Society, and the Historic Resources Board (an advisory board to Manhattan's city

commission). The purpose of the summit is to discuss goals and preservation as an economic resource in our community.

- **To explore the possibility of restoring a rare shingle style house** in Manhattan. The process will take the Alliance to another level of historic preservation as we would be entering the private building sector rather than just promoting and advocating for preservation projects.

The opportunities and challenges that come from continuing our dedication to the Charleston Principles and successfully accomplishing our goals will brighten the Alliance's future.

Finally, I would like to thank each and every member for your participation in this organization and am looking forward to next year.

Happy holidays!

Judine

The Charleston Principles of Historic Preservation

The Charleston Principles were adopted by the 44th National Preservation Conference on October 20, 1990. They are intended for use by communities as a means by which preservation values can help shape local policies, plans, and development.

The Manhattan/Riley County Preservation Alliance has also adopted these principles and uses them to guide our activities.

1. Identify historic places, both architectural and natural, that give the community its special character and that can aid its future well-being.
2. Adopt the preservation of historic places as a goal of planning for land use, economic development, housing for all income levels, and transportation.

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Calendar of Upcoming Events

M/RCPA Winter Social
Potluck Dinner

December 14, 2006
Manhattan's U.P. Depot
6:00 p.m.

Table Service & Drinks Provided

M/RCPA Board Meeting
January 11, 2007

7:30 p.m.
Manhattan's U.P. Depot

Eleven Most Endangered Tour
Rescheduled for March, 2007
Details to follow

M/RCPA Officers & Board of Directors

Terms ending in September, 2007

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Barbara Poresky - Treasurer

Debbie Saroff - V. President

Terms ending in September, 2008

Meghan Dowdy - Secretary

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Judine Mecseri - President

Terri Vipond

Dixie West

Terms ending in September, 2009

Barbara Anderson

Gary Ellis

Michael Mecseri

Marina Pecar-Krstic



Ceremony at the Depot

A plaque honoring veterans was unveiled at the Union Pacific Depot on November 9th. Mayor Bruce Snead and County Commissioners Michael Kearns and Alvan Johnson (at the podium) took part in the event.

M/RCPA Underwriters

The Preservation Alliance appreciates the generosity of all the underwriters who, through the years, have helped to defray the costs of producing and mailing our newsletter.



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Thank you, M/RCPA past-president Jean Hill for the time and talent you have devoted to our organization from the very beginning. You are a treasure!

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Thank you, Commerce Bank, for your deep interest in and loyal support of historic preservation in our community as both a member and an underwriter.



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Thank you Bonnie and Jim. It is hard to imagine where the M/RCPA would be today without your hard work, teamwork, and brilliant ideas.



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Contact us at

P.O. Box 1893, Manhattan, Kansas 66505-1893 or at
info@preservemanhattan.org.

The Charleston Principles

Continued from Page 1

3. Create organizational, regulatory and incentive mechanisms to facilitate preservation, and provide the leadership to make them work.

4. Develop revitalization strategies that capitalize on the existing value of historic residential and commercial neighborhoods and properties, and provide well-designed affordable housing without displacing existing residents.

5. Ensure that policies and decisions on community growth and development respect a community's heritage and enhance overall livability.

6. Demand excellence in design for new construction and in the stewardship of historic properties and places.

7. Use a community's heritage to educate citizens of all ages and to build civic pride.

8. Recognize the cultural diversity of communities and empower a diverse constituency to acknowledge, identify, and preserve America's cultural and physical resources.

The M/RCPA is aligned with historic preservation organizations throughout our nation through our application of these principles.



Courtesy of darussellphotography

Congratulations to Bruce McMillan AIA Architects, P.A.

The Kansas Chapter of the American Institute of Architects recognized Bruce McMillan AIA Architects, P.A. at an awards ceremony held in Wichita in October of 2006. The Honor Award for Renovation/Preservation was presented for the firm's work on Manhattan's Union Pacific Depot for Phases I, II, and III.

Pictured above are Ron Fehr, City Manager, Manhattan, KS; Morris Dozier, AIA Architect with Bruce McMillan AIA Architects P.A., Manhattan and Junction City, KS; Lonnie Paquette, Owner—Riley Construction Company, Manhattan, KS, Phase II Contractor; Michael Mecseri—Timber & Stone Design/Build, Manhattan, KS and Manhattan/Riley County Preservation Alliance, Inc. Board Member, Consultant to Bruce McMillan AIA Architects P.A.; Mark Hodges, Structural Engineer—Dudley Williams & Associates, Wichita, KS; Bruce McMillan, President of Bruce McMillan AIA Architects P.A.; Bruce Snead, Mayor, Manhattan, KS; Karen Davis, Director, Community Development Department, Manhattan, KS; Judine Mecseri, President, Manhattan/Riley County Preservation Alliance, Inc.; Jim Sherow, Manhattan/Riley County Preservation Alliance, Inc. Board Member; and Jeremy Smith, Student Intern, Bruce McMillan AIA Architects, P.A.

Additionally the Manhattan City Commission, at its December 5, 2006, meeting, honored the contributions and generosity of Bruce McMillan AIA Architects, Drs. Roger and Russell Reitz, and the Manhattan/Riley County Preservation Alliance, Inc. Awards received by the architectural firm and the City of Manhattan for the Depot project were also recognized.

The United Telephone Company Building, 115 North 4th Street



Courtesy of the Riley County Historical Society

United Telephone Building,
now owned by the citizens of Riley County,
decorated for the holidays, ca. 1930's

This three story building, 46 by 110 feet, was constructed by the United Telephone Company in 1925. The reinforced concrete structure was designed to be "fireproof and strictly modern in every detail." Expenditures on the building and equipment topped \$250,000.

Charles W. Shaver of Salina designed the building in the "Aztec" or western style, for a formal monumental character. The front of the building was finished in gray pressed brick and trimmed with Bedford stone. Kansas history motifs, including the sunflower and buffalo, were included as exterior decorative elements.

The first floor included a spacious lobby with long distance telephone booths, the manager's office, and the switchboard for long distance and information calls. Customers paying their bills at the cashier's counter could view the switchboard room and "the girls at work." At the rear was a garage for the service cars and an office for the supervisor in charge of outside operation.

The second floor housed new automatic equipment along with offices for district managers and a comfortable room with kitchenette for the switchboard workers.

Located on the third floor were two modern apartments "having every convenient built-in feature imaginable."

The building was designed to meet Manhattan's telephone requirements for the next twenty-five years. Because the new automatic equipment required about the same number of employees as the older manual system, all of the company's Manhattan employees were retained.

Court Ruling on the Fattaey Property, 1738 Laramie

The property at 1738 Laramie was a single-family house that, after the downzoning of the neighborhood, was converted to a two-family residence by its new owners, Abe and Fay Fattaey.

Neighbors alerted the City of Manhattan to the questionable

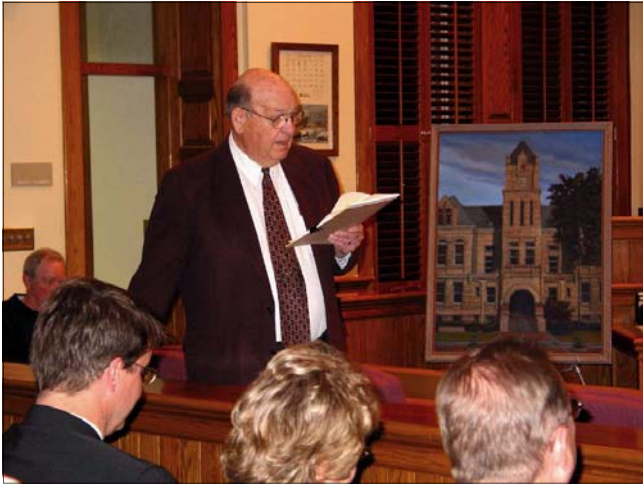
legalities of the situation and the City ended up filing a court case against the Fattaey's.

District Court Judge David Stutzman ruled last summer that the house did not meet the criteria to be legally non-conforming and ordered the Fattaey's to remove the renovations

that changed the house from a single-family to a two-family residence.

The Fattaey's appealed to the Kansas Court of Appeals. The Appellate Court has recently affirmed Judge Stutzman's ruling, including the need to return the house to single-family status.

Riley County Courthouse Centennial



Riley County Commissioner Bob Newsome presided over a brief program commemorating the building's hundred years as the symbol of Riley County government.

The staff of the Riley County Historical Museum assisted courthouse officials in staging the open house.

The Riley County Courthouse put its best foot forward on the evening of December 6th, welcoming the citizenry to examine its offices, court rooms, and judges' chambers.



Vintage post cards and commemorative envelopes were available for purchase.



Manhattan's post office provided a special stamp cancellation to mark the occasion.

Visitors appreciated the view through the front door towards the festive storefronts on Poyntz.

2006–2007 MEMBERSHIP ROSTER

DUES ARE NORMALLY PAID AT THE ANNUAL MEETING IN SEPTEMBER BUT MEMBERS MAY JOIN AT ANY TIME DURING THE YEAR. CONTACT US AT info@preservemanhattan.org OR AT P.O. BOX 1893, MANHATTAN, KANSAS 66505 FOR DETAILS.

\$15+ STUDENT LEVEL – CHARLENE BROWNSON, HAL DACE, MEGHAN DOWDY, ELIZABETH HARMON, SALLY LEE.

\$35+ MAINTENANCE LEVEL – RUTH ABBOTT, BARBARA ANDERSON, PHIL & DAWN ANDERSON, RICHARD & SYLVIA BEEMAN, MEL & JAN BORST, MAROLYN CALDWELL, D. CHERYL COLLINS, CLARK & NANCY DANNER, LELAH DUSKIN, ALICE EDMUNDS, ENDACOTT LIGHTING, MARY ANN FLEMING, BERND & ENELL FOERSTER, JANE GIBSON, ROD HARMS & STEPHANIE ROLLEY, CORINA HUGO, JEAN HULBERT, LANCE & MELANIE KLEIN, VLADIMIR KRSTIC & MARINA PECAR-KRSTIC, STEVE LEE & NANCY RALEIGH, CRISS MAYFIELD, MICHAEL & JUDINE MECSERI, ELAINE MOHR, BILL PALLETT, JEANNE JACCARD PARKER, MARY DON PETERSON, LAWRENCE & MARY H. POLLACK, GERALD & MARTHA POWELL, TOM & KAREN ROBERTS, RICHARD & KIMBERLY SMITH, K TAYLOR, CHERYL WALTERS, KATE WATSON, PATRICIA & RAY WEISENBURGER, RANDALL WEISER, EDNA WILLIAMS, STUART & NANCY B. WILLIAMS, JUDY WILLINGHAM, PAT ZARGER.

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PRESERVATION AWARD RECIPIENTS/HONORARY MEMBERS – JEFFERY & PAMELA ALGER, ANDERSON KNIGHT ARCHITECTS, SHERYL BALLARD, SCOTT & CHRISTIE CADY, JOHN & JESSICA CALLAGY, DEAN & VERLLA COUGHENOUR, ROY & SUE CRENSHAW, DANKER ROOFING, INC., RON DECHANT, DEAN DENNER & CIA VERSCHOLDEN, DOWNTOWN MANHATTAN INC., CALVIN EMIG, GENE ERNST, TODD FULMER, KENT GLASSCOCK, KILEY & ANDREW HAMOR, DONALD & KATHLEEN HEON, HITTLE LANDSCAPE ARCHITECTS, RODNEY & SUSAN HUMMEL, KANSAS STATE HISTORICAL SOCIETY, KAIL KATZENMEIER, MARK KROHN, CITY OF MANHATTAN, MCCULLOUGH DEVELOPMENT, JAN MILLER, DANIEL & TERRY MULHERN, TIMOTHY NELSON, THE PALACE, DEAN DONALD RATHBONE, GARY STOWE & SONS, ROB & MARY SATTERLEE, WAYNE SLOAN, MARK TAUSSIG.

You are cordially invited to the
Manhattan/Riley County Preservation Alliance

Winter Wonderland Holiday Party!

Thursday, December 14

At 6:00 p.m.

At the Union Pacific Train Depot



Please bring a potluck item to share,
and a CD of your favorite festive holiday
music to set the mood!

Drinks and table service will be provided.

Questions? Email Liz Harmon ~ lizaharm@gmail.com

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