

---

# MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

---

DECEMBER, 2008

## A LETTER FROM OUR PRESIDENT, PAT O'BRIEN

The new Preservation Alliance membership year began with our annual meeting on September 11th at Manhattan's Union Pacific Depot. People who served in leadership positions last year were thanked for their contributions to the organization. Look on page two for a list of the directors and officers who were elected for the 2008-2009 year.

The new board met at the Depot on October 9th and concentrated on organizing for the upcoming year. We reviewed the existing committees and added a new one.

Much of the real work of the organization takes place in committee meetings. It stands to reason that more progress will be made with more active members engaging in committee work.

A typical comment by a new committee member is "I really want to help but I don't feel qualified." The simple truth is that there are few among us who arrive at Alliance membership with extensive preservation credentials.

Of course, there are exceptions to the rule and I give you three examples:

Bernd Foerster is Dean Emeritus of the College of Architecture, Planning, and Design at Kansas State University and Trustee Emeritus of the National Trust for Historic Preservation.

Barbara Anderson is an associate professor in KSU's College of Human Ecology who has twenty years of professional experience in historic preservation, architecture and design history, and is an NCIDQ (interior design) certificate holder.

Jim Sherow is a professor of history at Kansas State University, a former president of the Alliance, a Manhattan city commissioner, and a long-serving member of the State Historic Sites Board of Review, a position he was appointed to by the governor.

The point is that the Alliance has a wealth of talented members with special expertise in historic preservation—members who freely share their knowledge with the rest of us.

The majority of our members can

best be characterized as being interested in historic preservation and willing to examine the issues of the day through a preservation lens.

One of our most fondly remembered former members is Liz Harmon, now working on her master's in museum studies at the University of Washington, and who, as a newly minted KSU graduate in history, signed on as program committee chair. It was Liz who arranged our social events, baked us cookies, and costumed us in 1903 attire to welcome "President Teddy Roosevelt" at the Depot's re-dedication in 2006. Liz contributed to her community and learned a lot about historic preservation along the way—even though she didn't join as a preservation expert.

It takes a collection of people with diverse talents to move us forward. If you have a little time to donate and are interested in serving on a committee (and in having some fun along the way), please read the page two article on committees and then get in touch!

---

## *An Invitation: Winter Holiday Gathering*

Preservation Alliance President Pat O'Brien is graciously opening her home at 501 Houston Street to Alliance members for this year's winter holiday potluck.

The event will take place at 6:30 p.m. on Thursday, December 11th.

Members are asked to please bring eight to ten servings of their favorite holiday dessert or hors d'oeuvres to

share. Beverages and tableware will be provided.

For more information, email us at [info@preservemanhattan.org](mailto:info@preservemanhattan.org) or call 785-776-9617.

## 2008—2009 *Officers & Directors*

Barbara Anderson  
 Kathy Dzewaltowski—*Secretary*  
 Gary Ellis  
 Sara Fisher  
 Linda Glasgow  
 Michael Mecseri  
 Debbie Nuss—*Vice President*  
 Pat O'Brien—*President*  
 Marina Pecar-Krstic  
 Barbara Poresky—*Treasurer*  
 Debbie Saroff  
 Whitney Short  
 La Barbara Wigfall

### THE BENEFITS OF MEMBERSHIP 2008—2009

**\$15 STUDENT**  
 Newsletter  
 Education seminars

**\$35 MAINTENANCE**  
 All of the above benefits

**\$100 HISTORICAL**  
 All of the above benefits plus  
 Invitation to special events

**\$250 PRESERVATION**  
 All of the above benefits plus  
 Invitation (for 2 people) to  
 Frank Lloyd Wright presentation  
 and reception, November 7th, at the  
 Historic Grimes House

**\$500 LANDMARK**  
 (\$450 tax-deductible)  
 All of the above benefits plus  
 An autographed copy of  
*The Architects & Buildings of  
 Manhattan, Kansas*  
 By Dr. Patricia J. O'Brien

## *Preservation Alliance Committees*

The Alliance relies upon its committees to accomplish important organizational goals. The membership committee, depot committee, preservation awards committee, and register nomination committee are currently forming and offer organization members the opportunity to participate in committee activities.

Committees meet in response to needs and at the mutual convenience of the group rather than on a set schedule. It is not necessary to be an expert on historic preservation in order to serve on a committee. Different members bring different talents and expertise to the table.

The board encourages members to learn more about the committees and to express their interest in serving by sending an email message to [info@preservemanhattan.org](mailto:info@preservemanhattan.org) or by calling Linda Glasgow at 776-9617.

## *Rental Inspection Program*

Manhattan's city commission is considering a mandatory rental inspection program. A panel consisting of nine voting members and two ex-officio members will shape inspection regulations that will be recommended to the commission. The panel will be made up of two landlords and one representative each from the Coalition of Manhattan Neighborhoods, the KSU student body, the KSU administration, the Chamber of Commerce, the Manhattan Association of Realtors, the city's Housing Appeals Board, and the Manhattan/Riley County Preservation Alliance. Fort Riley and the Manhattan Housing Authority will each appoint an ex-officio member.

The Preservation Alliance's board of directors voted at their October meeting to appoint longtime member and former three-time president Dixie West to serve on the rental inspection development panel.

## *Whistlestop Merchandise*

The Preservation Alliance is now selling depot-themed tee shirts and other merchandise as consignment items at the Riley County Historical Museum. Two tee shirt designs are available, a beige historic post card scene of a train traveling past Manhattan's depot and a blue shirt with a white graphic design of the depot on the back. Note cards, matted post card prints, limited edition art prints, and handmade ceramic depot candle houses, are also available.

The Riley County Historical Museum is located at 2309 Claflin Road in Manhattan and is open Tuesdays through Fridays from 8:30 a.m. to 5:00 p.m. and on Saturdays and Sundays from 2:00 to 5:00 p.m. The Museum's gift shop carries items of interest to both children and adults including a wide selection of books.

Proceeds from the sale of merchandise will go towards our Whistlestop Fund to be used for additional depot amenities. A previous grant from the Caroline F. Peine Foundation to the Preservation Alliance provided funds to purchase the depot's chairs, round banquet tables, flat screen television, DVD player, data projector, and room-darkening shades.

The depot committee continues to work with the Manhattan Parks & Rec Department to develop plans for additional depot enhancements.

## *News from the Riley County Historical Society—*

# *Wolf House Endowment*

## *Honors Curator Edna Williams*

In recognition and gratitude for her twenty-five years of preservation and education efforts at the Wolf House Historic Site, Ron and Dixie West have established the **Edna Williams Wolf House Complex Historic Site Endowment** with the Greater Manhattan Community Foundation. This endowment will provide support for preservation and educational activities at the Wolf House Historic Site far into the future. This new endowment is in addition to the Wolf House Endowment of the Riley County Historical Society.

Ron is a paleontologist and Dixie is an archaeologist. Both have an interest in preserving our local history and the buildings that illustrate that history. Dixie currently serves on the board of directors of the Riley County Historical Society. She has also served three terms as president of the Preservation Alliance and currently serves on the membership committee.

The Wests live in a beautifully restored home, the Fitz House, that is on the National Register of Historic Places. They share a keen appreciation for the love and devotion it takes to properly maintain an historic house.

On developing the endowment, Dixie said "It was important for us to start an endowment in recognition of Edna, who has poured herself into the Wolf House. We created something that others can add to. It is the pooling of money that will really provide the financial support needed to maintain these important pieces of Manhattan's history."

The Greater Manhattan Community Foundation was established in 1999 to facilitate the efforts of people who wish to make charitable contributions to the community. Donations to the Greater Manhattan Community Foundation are tax deductible.

The Riley County Historical Society looks forward to working with the Greater Manhattan Community Foundation to build this endowment for the future benefit of the Wolf House Historic Site. Contributions to the Edna Williams Wolf House Complex Historic Site endowment will be greatly appreciated and may be sent to

**Greater Manhattan  
Community Foundation,**

555 Poyntz Ave., Ste 269, PO Box 1127  
Manhattan, KS 66505-1127



Edna is a long-time member of the Manhattan/Riley County Preservation Alliance who has served on the Alliance's board of directors. In 2006 Edna received the Grassroots Community Education Award from UFM. This award honors Kansans who have made significant contributions in the field of community education and life-long learning.

Edna was recently honored by the Kansas Museums Association with a Distinguished Service Award for her twenty-five years of service to the Wolf House Museum.

### *More about the Wolf House Museum*

In 1982 Lucile Wolf donated the Wolf House along with its furnishings to the Riley County Historical Society. Eventually, the Wolf House Historic Site was expanded to six buildings (the Wolf House, Moses Cottage, Wolf Studio, Mansfield House and two garages) by gift of Mrs. Wolf and her son-in-law Whitney Bradley.

The Wolf House opened as a museum in 1983 under the direction of Edna Williams who has conducted research; led fundraising efforts; developed and provided educational programs and tours; overseen restoration projects; supervised volunteers, staff and maintenance; and developed exhibits. Her work has given our community many quality educational opportunities for children and adults and has preserved an important historic structure.

The Wolf House Museum has received two Awards of Excellence from the Kansas Museums Association for its outstanding programs and exhibits.

The house is open to the public on Saturdays, 1:00 to 5:00 p.m., and Sundays, 2:00 to 5:00 p.m. Group tours are available by appointment (785-565-6490). Admission is free; donations are welcome.



## *The Strasser House in August: Melons & Caterpillars*

Very late in August the protective chain link fence was down on the east, north, and most of the west sides of the house. Grading had been done right up to the east side of the house. A HUGE vine growing along the west side of the house on the fence, the house, and along the ground and across the front porch had many, many melons on it.



## *The Strasser House in November: Demolition by Neglect?*

In order to survive this historic house needs an appropriate use, dedicated parking, and a proper landscape setting. An unused house without utility service in a weed-filled lot sends a powerful message that reflects on the owner and on the owner's development partner, the City of Manhattan. This is NOT how a National Register eligible house should be treated.



# Houston & Pierre Streets Residential Historic District

Meeting on November 22nd at the Kansas Museum of History in Topeka, the Kansas Historic Sites Board of Review approved the Houston and Pierre Streets Residential Historic District for nomination to the National Register. The nomination is being forwarded to the National Park Service for review and registration.

In 2006 the City of Manhattan partnered with property owners and hired an historic preservation consultant to prepare and submit the nomination to the State Historic Preservation Office.

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. It is important to note that Register listing does NOT mean that public visitation is required of owners nor will the federal government attach restrictive covenants to the properties or seek to acquire them. Properties approved for nomination to the National Register by the Kansas Historic Sites Board of Review are automatically listed in the Register of Historic Kansas Places, the state register.

Register status provides recognition of the area's historic importance and assures protective review of federal projects that might adversely affect the character of the district. The Kansas Historic Preservation Act will also provide protection.

The district is comprised of both "contributing" and "non-contributing" resources. Contributing resources include buildings located within the district boundaries that add to the historic significance of the district. These may qualify for rehabilitation incentives. Non-contributing properties are those

that are within the boundaries but do not add significance to the district. They are either non-historic (not yet 50 years old) or are properties over 50 years old that have been altered and no longer reflect their historic appearance. Non-contributing properties *may* become contributing resources to the district *if* the properties are over 50 years old, the alterations are reversed, and the building is returned to its historic appearance.

If the district is listed in the National Register, properties may qualify for rehabilitation incentives. The State Historic Preservation Office administers two rehabilitation tax credit programs and the Heritage Trust Fund grant program.

Tax credit information is available from tax credit coordinators Kristen Johnston, 785-272-8681 ext. 213 ([kjohnston@ksks.org](mailto:kjohnston@ksks.org)), and Julie Weisgerber, 785-272-8681 ext. 226 ([jweisgerber@ksks.org](mailto:jweisgerber@ksks.org)). Applications and information are also available from Katrina Ringler, 785-272-8681 ext. 215 ([kringler@ksks.org](mailto:kringler@ksks.org)).

Owners of private properties nominated to the National Register had an opportunity to concur with or object to listing. If a majority of private property owners within the district boundaries had objected, the district would not have been listed. However, the State Historic Preservation Officer may submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register.

Contact Sarah Martin at 785-272-8681 ext. 216 ([smartin@ksks.org](mailto:smartin@ksks.org)) if there are questions about this nomination.

## Structures Contributing to the Historic Significance of the District

### Houston Street

501 Houston	625-A (garage)
501-A (garage)	629 Houston
511 Houston	629-A (garage)
529 Houston	715 Houston
600 Houston	719 Houston
600-A (garage)	723 Houston
603 Houston	725 Houston
607 Houston	731 Houston
607-A Houston	731-A (garage)
608 Houston	800 Houston
608-A (garage)	801 Houston
611 Houston	805 Houston
611-A (garage)	805-A (garage)
613-A (garage)	809 Houston
617 Houston	825 Houston
617-A (garage)	825-A (garage)
625 Houston	831 Houston

### Pierre Street

501 Pierre	624-A (garage)
510 Pierre	718 Pierre
510-A (garage)	721 Pierre
515 Pierre	724 Pierre
516 Pierre	724-A (garage)
523-A (garage)	803 Pierre
527 Pierre	810-A (garage)
529 Pierre	819 Pierre
530 Pierre	822 Pierre
530-A (garage)	822-A (garage)
608 Pierre	830-A (garage)
618 Pierre	831 Pierre
624 Pierre	831-A (garage)

### Colorado Street

600-B (site)

### Juliette Avenue

204-A (barn)

### South Sixth Street

114 South Sixth	214-A (garage)
-----------------	----------------

### South Eighth Street

214 South Eighth	220 South Eighth
214-A (garage)	221 South Eighth
215-A (garage)	

---

# Remembering Mary Don Peterson

---

Former Preservation Alliance board member Mary Don Campbell Peterson died at her home on Thursday, September 25th of this year.

Mary Don was educated in the public schools of Pulaski, Tennessee, and she received her bachelor's and master's degrees from the University of Tennessee, Knoxville, and her doctorate in education from Oklahoma State University.

Mary Don was married to Virgil Peterson, who survives, and was the mother of two and grandmother of four. She was a member of the First Lutheran Church of Manhattan.

A Manhattan resident since 1959, Mary Don retired as an associate professor emeritus in the College of Human Ecology, Department of Textiles and Interior Design after a 36 year career in which she served as department head for 15 years.

Mary Don found time for many projects in her retirement. For instance, she served as president of the Friends of KSU's Historic Costume and Textile Museum. Mary Don's service was a logical extension to her long academic career.

During her tenure the Friends group acquired four historic Nelly Don dresses for the Museum. This was an important contribution to the collection, providing artifacts that help to tell a fascinating and compelling story of national importance.

The Nelly Don label was America's biggest dress manufacturer, based out of Kansas City, Missouri, from 1916 to 1978. A native of Parsons, Kansas, Nell Donnelly, who later took on the "Nelly Don" persona to promote her company, provided women with stylish,

affordable, dresses. She turned to the aviation and automobile manufacturing industries for efficient production principles that she applied to dress-making, allowing her enlightened company to successfully compete against sweat shop operations. The Nelly Don exhibit is currently on display at the Historic Costume and Textile Museum in Justin Hall.

Mary Don, in a 2006 interview with Sara Fisher (who now serves on the Alliance's board of directors), described some of the civic activities she participated in after her retirement.

When Wal-Mart proposed a huge 24 hour store on the west side of town, Mary Don opposed the plan. "I saw it as an intrusion into the neighborhood and it was big business trying to force something on a small population...they said 'we're coming and you are going to like it'... I said I'm not." The controversial issue was settled when Manhattan's city commission voted 5-0 to deny Wal-Mart's application.

Mary Don also participated in a local group called Citizens for a Better Manhattan. "I thought its mission was to help elect more progressive, more courteous, strong leaders to the city commission."

She also worked to protect Manhattan's vulnerable historic neighborhoods by promoting the passage of an ordinance designed to stop inappropriate development.

Mary Don expressed admiration for those members of the community who have been consistently and persistently "on top of things." She believed that to raise awareness of civic issues was a cause in itself and over the years that coincided with her activism, a robust

level of citizen participation had developed. Because of this more and more people came to believe that you CAN fight city hall and bring about change. "I didn't see myself as an activist until I was called one in the newspaper."

The League of Women Voters presented the first Edith L. Stunkel Good Government Award to Mary Don in January 2004. At the time, she was President of the Coalition of Neighborhood Associations and was recognized for her efforts toward enacting zoning ordinances such as the Traditional Neighborhood Overlay and Multi-Family Redevelopment Overlay for older, traditional neighborhoods.

The Edith L. Stunkel Good Government Award recognizes individuals who have shown creativity, persistence, and overall leadership that has expanded an understanding and awareness of the importance of good citizenship, good government, and a sense of community.

Mary Don served on the board of the Manhattan/Riley County Preservation Alliance and she organized the group's formal presentation before the Manhattan Urban Area Planning Board in opposition to the amendment to the downtown redevelopment planned unit development. Mary Don coordinated and rehearsed the team of speakers, winning high praise from the Planning Board for the presentation.

The Preservation Alliance was fortunate to have Mary Don as an advocate, counselor, and role model. Her contributions to the organization and the wider community were immense.

We bid farewell to Mary Don Campbell Peterson with respect and gratitude.

---



# M/RCPA Membership Roster 2008-2009

**\$15+ Student Level** – Hillary Glasgow, Lance Klein.

**\$35+ Maintenance Level** – Richard & Sylvia Beeman, Charlene Brownson, Carol Chalmers, John & Sydney Carlin, D. Cheryl Collins, Margaret Conrow, Abigail Crouse, Lelah Dushkin, Glee Eggers, Sara Fisher, Endacott Lighting, Jana Fallin, Janice L. Flanary, Mary Ann Fleming, David & Karen Gustafson, Grant Haun, Robin Higham, Corina & Cornelius Hugo, Jean Hulbert, Eileen & Brad Koehn, Robert D. Linder, Marilyn McCord, Bob & Elaine Mohr, Lawrence & Mary H. Pollack, Gerald & Martha Powell, Christopher Renner, Lauren Ritterbush & Family, Jim Sherow & Bonnie Lynn-Sherow, Geri & Todd Simon, Richard & Kimberly Smith, Brenda Spencer, Carolee Stark, Julia & Bob Strawn, Stephen Stover, Joan Strickler, K Taylor, S.G. & J.A. Tilley, Cheryl Walters, Patricia & Ray Weisenburger, Warren & Georganne White, La Barbara Wigfall, Alvin & Edna Williams.

**\$100+ Historical Level** – Barbara G. Anderson, Mimi Balderson, Bowman Bowman Novick, Inc., Adam Brooks, Diana Chapel, Commerce Bank—Manhattan, David & Kathy Dzewaltowski, Frances Ellis, Gary & Paula Ellis, Brian Hardeman & Jayme Morris-Hardeman, Chuck & Charlotte Herr, Marjorie Heyne, Pat & Rita Keating, John & Cindy LaBarge, Eugene J. Laughlin, Master Landscape, Inc. (Al Alspach, June Schnittker, Jeff Chaffee), Karen & John McCulloh, McCullough Development, Inc., Michael & Judine Mecseri, Marina Pecar-Krstic, Barbara & Ernie Peck, Virginia Quiring, Dan & Mitzi Richards, Tom & Karen Roberts, Mike & Karen Sheffield, George & Julie Strecker, Karin Westman & Philip Nel, Charles & Marsha Tannehill, The Wilson Company, Inc.

**\$250+ Preservation Level** – Burke & Margery Bayer, Mel & Jan Borst, Mick Charney, Jan Gibbs, Andrew & Rebekah Glasgow, Linda & Larry Glasgow, Susan R. Grier, Jean Bigbee Hill, Hittle Landscape Architects, Debbie L. Nuss, Patricia O'Brien, Mr. & Mrs. Perry C. Peine, Barbara Poresky, Gwyn & Gina Riffel, Steve & Debbie Saroff, Steve & Whitney Short, Ron & Dixie West, Gary & Sharon Younger.

**\$500+ Landmark Level** – John & Sheri Adams.

*It's not too late to renew your membership for the 2008—2009 year.*

PLEASE DETACH HERE TO RETURN YOUR MEMBERSHIP ACCEPTANCE

MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE

## ANNUAL (2008-2009) MEMBERSHIP ACCEPTANCE

THE M/RCPA IS A TAX EXEMPT 501(C)(3) ORGANIZATION.

☐ \$15+ STUDENT  
☐ \$35+ MAINTENANCE  
☐ \$100+ HISTORICAL  
☐ \$250+ PRESERVATION  
☐ \$500+ LANDMARK

MAKE YOUR CHECK PAYABLE TO  
M/RCPA AND SEND TO P.O. Box 1893, MANHATTAN, KANSAS 66505-1893

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

PRINT YOUR NAME AS YOU WISH IT TO APPEAR IN THE NEWSLETTER: \_\_\_\_\_

PLEASE PROVIDE YOUR E-MAIL ADDRESS TO RECEIVE THE NEWSLETTER VIA THE INTERNET: \_\_\_\_\_

IF YOU PREFER TO RECEIVE YOUR NEWSLETTER THROUGH THE POSTAL SERVICE, CHECK HERE: \_\_\_\_\_

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

CONTACT US AT P.O. BOX 1893, MANHATTAN, KANSAS 66505-1893 OR AT [INFO@PRESERVEMANHATTAN.ORG](mailto:info@preservemanhattan.org). SEE US  
ON THE WEB AT [WWW.PRESERVEMANHATTAN.ORG](http://WWW.PRESERVEMANHATTAN.ORG).

---

## ***FOR SALE: 629 Houston, The Francis H. & Anna F. White House***

The Shingle Style house at 629 Houston Street is a local landmark. With stone on the first floor and wood shingles on the second, distinctive features include a large round Romanesque arch on the front porch and a shingled second floor turret.

The house was built in 1891 by Professor Francis H. White. George E. Hopper was the contractor; Herman Woelfffing was the stone mason.

Professor White was the first professional historian to teach at Kansas State Agricultural College (KSAC). The house was built in 1891 for the professor's bride, Anna F. Fairchild, daughter of KSAC's President Fairchild.

The house was later the residence of Scott Newell Higinbotham and his wife, Anna Hanson Higinbotham. Scott Higinbotham held a law degree from Northwestern University. He worked as a coal and feed merchant in the family business.

Allen and Lori Archer acquired the property twenty years ago when the house was in sad condition. The Archers fixed up the house and placed it on the 1995 historic homes tour which generated excitement and long lines.



Now the Archers have decided to take on a new historic house challenge. They have placed 629 Houston on the market and are hoping the new owners will enjoy living in the house as much as they have. Call Lori at 785- 313-4036 or email [lazarcher@hotmail.com](mailto:lazarcher@hotmail.com) for more information about the house and its lovely gardens including wisteria/grape vine trellises, pebble patios, and large lily pond.