



MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

December 2012

A Message From Our President

Do you remember what you were doing at this time five years ago? Quite likely you were lighting a fire in your fireplace and looking for flashlights and candles as freezing rain began to fall to become the great ice storm of 2007. For my family, the storm was particularly memorable because we had just moved to our current home. We hadn't lived in our new surroundings a full week before the ice storm hit, and we were far from being settled and familiar with all of the functions of our new-to-us home. We found ourselves struggling to locate the manual start for the gas fireplace as well as discovering that the "on demand" water heater doesn't work without power.

I'm sure that many of you have similar stories of your experiences with the ice storm, and with the storm's being only five years ago, you most likely still remember everything that happened quite well. But, as the years go by, our memories become fuzzy and the details start to get lost.

The same thing seems to have happened with some of the details surrounding Manhattan's early history. This edition of the newsletter includes an article about the recently renovated Eames Building (see pg. 2-3). In researching the building and the Eames family, I learned a little bit about these early settlers, including that one of the family members was named Juliette, and Juliette Avenue was named for her.

My research also led me to an article written by Simeon Fox, who was another early settler and genealogist. Mr. Fox's article

explained who Manhattan's streets were named for, and the motivation for his article seemed to be because already in Manhattan's early years, residents' memories had become clouded, and why streets had certain names was a mystery. According to Mr. Fox's article, Manhattan's streets were given names before the town had begun to keep formal records, which meant the details were dependent on citizens' memories.

Mr. Fox asserted in his article that Juliette Avenue was named for Juliette Hunting, who was a cousin of the person who commissioned the Eames Building, and her name was selected to represent and recognize the contingent of settlers who had come from Massachusetts. Over time, what had been common knowledge had become blurred, and who Juliette had been became unclear.

Manhattan residents had come to theorize that Juliette Avenue had been named for Rebecca Juliette Poyntz, who was the wife of one of the investors in the Cincinnati Company, which helped to found Manhattan. According to Mr. Fox's article, there were still others who were uncertain as to where the Poyntz name had

originated. Some residents thought that "Poyntz" might be a derivation of "Points," which was the name of a family in Pottawatomie County. In actuality, Poyntz Avenue had been named for Colonel Poyntz, who had been an investor in the Hartford steamship.

Record keeping has vastly improved since Manhattan's early days. The broader details of the 2007 ice storm will be easy for a future researcher to find and learn about. But, many of the personal stories, which bring history to life and help people understand what an experience was like, are dependent on our memories. The details of the ice storm will fade as the years go by and as new memories and experiences replace them in our minds. We hope that historians, like Mr. Fox, will continue to document the personal stories and help us all to remember.

Kathy Dziewaltowski

Simeon Fox's undated article was reproduced in Pioneers of the Bluestem Prairie.

Pioneers of the Bluestem Prairie.
Manhattan, Kansas: Riley County
Genealogical Society, 1976.

Winter Social

The M/RCPA board of directors is planning a relaxing, stress-free post-holiday social event for all members in early 2013. Details to follow.

New Life for Eames Building

The historic Eames Building, located at 326-330 Poyntz Ave. in the Downtown Manhattan Historic District, recently underwent an extensive renovation to become the new home of Capstone3D Development Group, which occupies office space on the second floor.

Built in 1890, the two-story limestone structure features cut limestone trim, red granite columns, and a metal cornice that separates the first floor from the upper level.

The building was commissioned by Frank Eames, who was a wealthy New York broker (Pioneers). The building was designed by Topeka architect Theodore Lescher, the contractor was D. C. Hulse, and the Ulrich Brothers were the stonemasons (National).

Frank's aunt was Mary Eames Hunting, and Mary was one of the area's early settlers. Mary, along with her husband Dr. Amory Hunting and family, came to Riley County from Rhode Island in 1855 (Pioneers). The Huntings helped found the First Congregational Church, and they were involved with temperance efforts (Pioneers). Their daughter Juliette moved to Manhattan with her husband and

child in 1865, and Juliette Avenue was named after her (Pioneers).

Mary's husband died in 1870, and her brother Asa Eames, who was Frank's father, moved to Manhattan from Massachusetts to live with Mary (Pioneers).

Pioneers of the Bluestem Prairie states that after Asa moved to Manhattan, he "made many substantial investments in Poyntz Avenue property."

Early occupants of the Eames Building included the First National Bank, the YMCA, and Spot Cash, which claimed to offer the cheapest goods in Riley County (National). Spot Cash occupied three levels of the Eames Building in its heyday, which included Manhattan's first "bargain basement" (National).

Over the years, the upper level was used for office space for physicians, attorneys, realtors, dentists, and other professionals (National). The upper level's most recent use was as an art gallery, but the space had been vacant for at least

20 years.

Capstone3D spent 10 months renovating the space, being mindful of the building's historic integrity while modernizing it. Owner Kail Katzenmeier said that the decision to locate the business in a historic building is a reflection of the business's mission statement, which is to "create space for life," and that means "engaging in projects that bring value to both our clients and our entire community."

The Eames Building is a contributing structure in the Downtown Manhattan Historic District, and the district is listed in the National Register of Historic Places. The building had
(continued on pg. 3)



Eames Building

The photos below show the upper level of the Eames Building prior to renovation. Left to right are the staircase hallway, writings found on the walls, and the atrium. The writings are dated Feb. 3, 1900. The photos are courtesy of Capstone3D.



(continued from pg. 2)

retained many of its original features, and Capstone3D's renovations had to comply with the U.S. Secretary of the Interior's standards. Both federal and state rehabilitation tax credits were utilized to assist with the renovation.

Original features of the building include a central atrium, tin ceiling, skylights, windows, woodwork, plaster walls, and six vaults from the years that the building housed banking institutions.

Capstone3D kept the original windows and restored them to good working condition. A pair of windows at the end of a hallway had been covered on the interior by the creation of a closet and covered by metal siding on the exterior. The windows were revealed and restored, and now provide natural light in the hallway.

The tin ceiling had survived, but it had been painted all white, making the ceiling unremarkable. The ceiling is now one of the most striking and noticeable features of the renovation. The ceiling was enhanced through the application of appropriate paint colors and skilled artisan techniques to bring out the details in the intricate pattern of the tiles. The ceiling in the hallway also included original skylights, which were restored and provide additional light in the hallway.

The upper level still had its original millwork, although long since painted. The millwork was removed, stripped, either stained or painted, and reinstalled.

A door to one of the bank vaults had been covered with textured paint to blend the door with the surrounding walls. When the door was stripped, the remnants of fine artwork on the vault door were revealed and subsequently restored.

Other treasures discovered during renovation, hidden beneath paint and layers of wallpaper, were writings

and murals dated 1900. Mr. Katzenmeier described the writings as being little stories, with some being love poems. The writings and murals were photographed and documented before the restoration work continued.

The basement revealed the building's history of surviving river flooding. Dried mud was discovered on basement ceiling beams, most likely deposited by the 1951 flood, or possibly even the 1903 flood.

The physical project took 10 months to complete, but Mr. Katzenmeier said from conception to completion, the project took close to four years. The physical renovation work was completed by Capstone3D Construction Services, which is Capstone3D's construction division. Numerous skilled carpenters, contractors, and artisans worked on the building, and the design plans were a collaboration of Anderson Knight Architects and Timber and Stone.

Mr. Katzenmeier said he loves old spaces and old architecture, and added, "The wisdom of the future is rooted in the past."

National Register of Historic Places,
Downtown Manhattan Historic District,
Manhattan, Riley County, Kansas, National
Register #06001240.

Pioneers of the Bluestem Prairie. Manhattan,
Kansas: Riley County Genealogical Society,
1976.



From top to bottom are the renovated atrium, the staircase hallway, the long main hallway with original ceiling and skylights, and close-up of the ceiling tiles. The top three photos are courtesy of Capstone3D.

Historic Home Tour

In every membership year, the M/RCPA offers a special tour of a historic residence as a benefit for providing financial support to our organization. This year's special event was a tour of the former home of Will Wareham, currently owned by Carolyn Arand and Janice Flanary.

Will Wareham, along with his brother Harry P. Wareham, was prominent in the commercial development of Manhattan from before the beginning of the 20th Century. The Warehams operated the Wareham Opera House, an ice business, the telephone company, the sewer system of Manhattan, as well as other business interests.

The house is a four-square in the Arts and Crafts style and was designed in 1910 by local architects Henry B. Winter and Dan Walters (see pg. 5 for more on Walters). The porch features vertical blocks of Indiana brownstone alternated with native limestone to create the porch wall. The porch's floor was laid with yellow, gray, green, and white tiles and is possibly the only house



Above, the living room features a glacial boulder fireplace, built-ins, and a beamed ceiling.

in Manhattan from this time period with a tiled porch floor.

The interior includes many built-ins and a dominant fireplace, which are both characteristics of the Arts and Crafts style. The den includes a built-in bookcase with glass-fronted doors. The fireplace is constructed of glacial boulders, which were dragged to this region from areas farther to the north by ancient glaciers. The

fireplace is flanked by more built-in bookcases, and opposite the fireplace is a built-in settee. The dining room features a large built-in buffet, and both the dining and living rooms have beamed ceilings.

The home's kitchen was thoughtfully remodeled, and the M/RCPA recognized the kitchen remodel with a Historic Preservation Building Award in 2011. The new kitchen cabinets were designed to coordinate with

the existing built-ins in other areas of the house. The original sink, which features a long drain board, was reused, with the new countertops carefully crafted to accommodate it.

The M/RCPA would like to thank Carolyn and Janice for their willingness to host the event and to share their historic home.



Left to right, guests enjoyed cozy conversation on the built-in settee, the built-in bookcase in the den, and guests enjoyed refreshments in the dining room.



M/RCPA Committees Need You!

The M/RCPA has several committees that any member is welcomed and encouraged to consider joining. If you are interested in participating and serving on any of the committees, contact the M/RCPA by e-mail at mrcpanewsletter@gmail.com, or contact Kathy Dzewaltowski at 539-8937. All of the committees meet on an "as needed" basis.

Membership: Manages membership, which includes mailings, contact information, dues, special events

Depot: Works with the Manhattan Parks and Recreation Department with issues concerning the depot

Program: Arranges educational programs for the membership

Preservation Awards: Considers local preservation projects for awards, contacts the project owners and contributors, and will organize the awards program for May 2013

If This House Could Talk: Works with HandsOn K-State volunteers to develop a walking tour for spring 2013

Marlatt Homestead: Plans to work with Kansas State University to develop ideas for the property

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Web site: www.preservemanhattan.org
Facebook: Visit our web site and click the Facebook "Like" button at the bottom of the home page.

Walters House Added to Nat'l Register

The Daniel and Maude Walters House, located at 100 South Delaware Avenue and currently owned by David and Kathy Dzewaltowski, was recently placed on the National Register of Historic Places as well as the Register of Historic Kansas Places. The house was nominated as part of the "Late 19th Century and Early 20th Century Residential Resources in Manhattan, Kansas" multiple property nomination for its local significance in the areas of community planning and development and architecture.

The one-story limestone structure was completed in 1928 and exhibits elements of the Craftsman style as well as features of Tudor Revival. The house is presumed to have been designed by Daniel Walters, who in addition to being the original owner, was an architect and one of the early graduates of Kansas State Agricultural College's (KSAC) architecture program. KSAC's architecture program was founded by Dan's father, John D. Walters, who was also a prominent architect in Manhattan (National).

After graduating from KSAC in 1908, Dan Walters partnered with fellow KSAC graduate, Henry B. Winter, to form the architecture firm "Winter and Walters." Winter and Walters designed the Aye barn at 1019 Leavenworth, Will Wareham's home at 824 Leavenworth, the Smith Building at 406 Poyntz Ave., the rectory and additions to St. Paul's Episcopal Church at 601 Poyntz Ave., as well as other structures no longer in existence or

located elsewhere in Riley County (National).

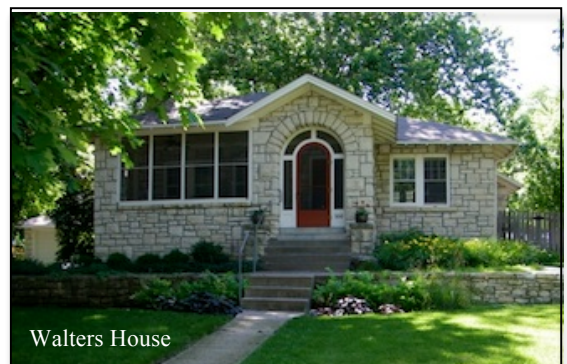
The Winter and Walters partnership dissolved after less than two years. Dan married Maude (who commonly went by Ethel) in 1911, and they farmed for several years in the Beloit area before returning to Manhattan (National). Dan had planned to start an architecture business, but instead, he started the Walters Sand Company in 1922 and became involved with many paving projects (National). Three of Dan's brothers also owned construction-related businesses, so in addition to Dan's designing the house, it's quite likely that his brothers helped to construct it.

In 1938, Dan expanded his business and created the Walters Construction Company, which today is known as Walters-Morgan Construction Inc.

The Walters House retains its historic integrity and features original windows, limestone fireplace with built-ins, French doors, built-in wardrobe closets, and plaster walls.

Dan and Maude raised three children in the house before moving to a house in the 1900 block of Humboldt Street, where they lived until their deaths.

National Register of Historic Places, Daniel and Maude Walters House, Manhattan, Riley County, Kansas, National Register #161-2685.



Walters House

M/RCPA P.O. Box 1893 MANHATTAN, KS 66505-1893
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M/RCPA Membership Roster 2012-13

\$35 Historic Level

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