



# MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

December 2013

## A Message From Our President

Thanksgiving has just passed, and the holiday probably caused you to pause and reflect on the things that you're thankful for in your life. I know I did, but about 10 days before the holiday and for a different reason.

On a recent warm Sunday afternoon, I was in my yard raking leaves when a sudden strong gust of Kansas wind caused my neighbors' tree to snap and slowly topple into my yard. There was a whoosh of branches and leaves, followed by the thunk of the trunk hitting the ground, a stone wall, the garage, a car, as well as the power, cable, and phone lines. I was about 20 feet away and comfortably far from the fallen tree, but it was still a rather shocking thing to have happen, especially when I considered that the tree had fallen along the path to the tool shed, which I had walked numerous times that afternoon.

The car in the tree's path had also been parked in the driveway only about 45 min., my KSU freshman son having just driven it home. If he had come home a few minutes later, the tree would have missed the car, but if he had arrived a few minutes earlier, he might have been still in or near the car when the tree fell.

Of course, we're all extremely thankful that no one was hurt, and the things that were damaged were all unimportant things. The experience, though, also caused me to pause and appreciate the way things were constructed.

The damaged car was a station wagon. The cargo area, where people are not supposed to sit, was crushed by the tree. The passenger area, particularly the front driver's and passenger's seats, withstood the force of the tree very well and looked

untouched. If my son had still been in the driver's seat, he would have survived, which demonstrates that vehicles are designed to protect the passengers.

Our garage is limestone, and the boards of the sub-roof are tongue and groove, as opposed to modern sheets of plywood. A few of the garage's roof trusses cracked, and they are barely visible cracks and not large splintering breaks of the beams. The limestone walls were not affected, and the cars and other contents were protected by the stout construction of the garage. It's easy for me to imagine that a modern wood-frame garage would have experienced far more damage. Our limestone garage had been built to last.

A stone wall separates our yard from our neighbors, and the largest section of the trunk -- at least two-feet in diameter -- fell on the wall. Only the top three courses of the wall were damaged, and even then, it was the mortar that failed, causing the stones to come loose and fall into the yard. Most of the individual stones remained intact. Again, it's easy for me to imagine that other fencing material would have been flattened by the tree. The wall had been built to last.

Preservationists frequently hear from nonpreservation-minded folks that historic structures are old, worn out, past their prime. Preservationists know that old construction is usually high quality, features craftsmanship and materials not typically seen anymore, and isn't easily replicated. My experience with my neighbors' tree confirmed it for me. My house, garage and stone wall were built to last, and for that I'm thankful.

*Kathy Dzewaltowski*

## Peace Memorial Auditorium Program, Dec. 11th

The M/RCPA is partnering with Phi Mu Alpha Sinfonia, a music fraternity at Kansas State University, to present the program, "Holiday Musical Spectacular," on the stage of Peace Memorial Auditorium, 1101 Poyntz Ave., Wednesday, Dec. 11th, at 7:30 p.m. One of the objectives of the music fraternity is to advance music in America, and the students want to donate their time and themselves to provide a community service and to help restore Peace Memorial Auditorium.

The program will feature holiday music with a few patriotic numbers, and the style will range from classical to jazz. Groups performing include Phi Mu Alpha Sinfonia Brass Ensemble, Phi Mu Alpha Sinfonia Chorus, Sinfonia Swingers Jazz Ensemble, In-A-Chord Concert Choir, K-State Latin Jazz Ensemble, EKW Percussion Trio with Garrett Lloyd, K-State Trombone Ensemble, and Aaron Cunningham, vocals.

The program is free and open to the public. Goodwill donations for the restoration of the auditorium will be gratefully accepted at the door, or they may be sent to the M/RCPA, P.O. Box 1893, Manhattan, KS 66505. Donations made to the M/RCPA are tax deductible. Donations will be used for improvements to the auditorium's electrical system, sound system, stage lighting, and other needed improvements.

## Tour of Historic Anderson B & B

In every membership year, the M/RCPA offers a special tour of a historic property as a benefit for providing financial support to our organization. This year's special event was a tour of the Anderson Bed and Breakfast, currently owned by Phil and Dawn Anderson and located at 1719 Fairchild Avenue.

A. E. Holt, who was a pastor at the First Congregational Church, had the house built in 1910 to serve as the parsonage. The style of the house reflects the Eclectic movement and influences of the Arts and Crafts style and European Modernism. The first floor is limestone, and the second floor features large clapboard-sided dormers. The house also has a large wraparound porch.

During World War II, the house was converted to three apartments, and an exterior staircase and second floor kitchen were added. In 1970, the interior of the house was remodeled with the intention to make the interior resemble a nautilus, but the exterior was not altered during this interior renovation project.

An interesting story about the



Pictured above is the Anderson Bed and Breakfast. The photo is courtesy of Phil and Dawn Anderson.

house involves one of its past owners. The house was owned by E. B. Keith, who was a well-known chemistry professor. Prof. Keith was also a talented calligrapher and did the lettering for Manhattan High School's diplomas for many years. In the summer of 1941, Prof. Keith was on the porch roof painting the exterior when he fell and tragically died from his injuries (Dr. E. B. Keith, Notable).

John and Diane Dollar, the owners prior to the Andersons, purchased the house in 1974 and removed the exterior staircase and extra kitchen and returned the house to being a single-family residence.

In the more than 100 years since the house was built, the exterior of the house has been essentially unchanged, and the interior retained its wood floors and much of the original wood trim.

For 19 years, the Andersons had lived across the street from the limestone house, and Dawn says she had always

admired the house and the porch. When the Dollars decided to sell their home, the Andersons saw an opportunity to purchase a stone house in good condition, and in doing so, they would protect it from possibly being converted to apartments again or possibly demolished. The Andersons had previously built new or rehabilitated three other houses in the same block, so taking on a fourth house in the neighborhood was well within the Andersons' comfort zone.

The Andersons purchased the house in 2012 and began making renovations. Phil says they didn't set out to make the property into a *(continued on pg. 3)*

Pictured below are the screened-in porch and M/RCPA members enjoying food and conversation during a tour of the Anderson Bed and Breakfast.





(continued from pg. 2)  
bed and breakfast. As the renovation project progressed, they examined how to optimize the interior and exterior spaces and realized they could create three bedrooms with private bathrooms on the second floor, and so a bed and breakfast seemed to be a natural fit.

The work to renovate the century-old house into a bed and breakfast was done by Capstone3D, with Dawn and Timber and Stone making design decisions. Other craftspeople who worked on the project included Manko Windows, Pella, Root Partnership Planning and Landscape Architecture, Rothwell Landscape, Canterbury Floor and Home, and the Thomas Sign Company.

The M/RCPA would like to thank Phil and Dawn for their willingness to host the event and to share their historic bed and breakfast.

“Dr. E. B. Keith, Chemistry Prof., Dies After Fall From Porch Roof.” The Kansas Industrialist 17 Sept. 1941. Web. Nov. 25, 2013. <[http://archive.org/stream/KSULKSInd194142V68N116/KSUL\\_KS%20Ind\\_194142\\_v68\\_n1-16\\_djvu.txt](http://archive.org/stream/KSULKSInd194142V68N116/KSUL_KS%20Ind_194142_v68_n1-16_djvu.txt)>

“Notable Wildcats, Education.” K-State 150. Kansas State University. Web. Nov. 25, 2013. <<http://www.kstate.edu/150/notable.html>>

Additional historical information was provided by the Andersons.



Pictured above is the renovated interior of the Anderson Bed and Breakfast. The photo is courtesy of the Andersons.

## Jarbeaux House for Sale

The City of Manhattan is accepting proposals for the disposition of the Sophia Jarbeaux House, located at 402 Bluemont Avenue.

The city acquired the house during the project to improve Fourth Street and the creation of the two-lane roundabout at the intersection of Fourth Street and Bluemont Ave. The roundabout's construction necessitated the acquisition of the four corner lots at the intersection. The State Historic Preservation Office (SHPO) determined that the three structures on the corner lots were eligible for historic registry listing. To mitigate the adverse effects the roundabout would have on the historic structures, all three structures were to be relocated. Proposals to purchase and relocate the houses at 330 and 401 Bluemont Ave. were submitted, and both of those houses

were moved. At that time, no proposals were submitted for the Jarbeaux House, and the city was responsible for moving the house and re-establishing it on a new foundation.

The Jarbeaux family came to



Manhattan in 1865, and by 1868, Sophia was a widow with eight children. In 1871, Sophia built a small stone house at a cost of \$500. The original stone portion of the house is 14 ft. by 16 ft., and approximately 600 sq. ft. in size.

A wood-frame addition was added at a later date.

The Jarbeaux House is not currently listed on a historic register, but SHPO has determined that the house is eligible for listing on the National Register of Historic Places under the Multiple Property

Documentation Form, “Late Nineteenth Century Vernacular Stone Houses in Manhattan, Kansas.” Register listing would make the house eligible for rehabilitation tax credits and other grant opportunities that would help offset renovation expenses.

Information about the city's request for proposals for the property may be found at <http://www.cityofmhk.com/CivicAlerts.aspx?AID=1457> or by calling Karen Davis at 785-586-2425. Proposals need to be submitted by 4:00 p.m., Wednesday, Dec. 18, 2013.

## Two Properties Added to Kansas Register

The Bluemont Youth Cabin (aka Goodnow Park Cabin) and the Jesse Ingraham House were both recently placed on the Register of Historic Kansas Places, and their nominations have been forwarded for consideration for the National Register of Historic Places.

The cabin is a two-story limestone structure, owned by the city and located in Goodnow Park. It was built in 1938 by youth employed by the National Youth Administration, which was a Pres. Franklin Roosevelt New Deal program that employed older teens and young adults. The project involved 115 youths (Bluemont). The cabin's plans were done by Harold Harper, City Engineer, and the stone used for the cabin's construction was quarried on Bluemont Hill (Bluemont).

The cabin is built into the hillside and is accessed by terraced stairs, located between an upper and lower set of stone retaining walls. The upper retaining wall is physically connected to the cabin, and the lower retaining wall is considered a contributing resource of the property (Bluemont).

Once completed, the cabin was used by the Boy Scouts and by youth of the National Youth

Administration. The cabin was used by the Boy Scouts through the 1960s, and then fell into disrepair in the 1980s. The Goodnow Park Cabin Coalition took over the maintenance and upkeep of the cabin in 1991 with a 20-year lease agreement with the city, and the cabin is now a picturesque spot in Goodnow Park. The cabin was nominated under the multiple property submission, "New Deal Resources of Kansas."

The Jesse Ingraham House, located at 1724 Fairchild Avenue and currently owned by G. W. Clift and Cheryl Collins, was built in 1867. The original structure was a limestone two-story gable-front house, and a stone wing was added in 1885.

Jesse Ingraham came to the Manhattan area in 1856 and was one of the area's first settlers. He married Patience Shumway in 1857, and they had seven children. Jesse originally settled along Wild Cat Creek and later moved to the farmstead south of the current Kansas State University campus and built the stone house (Jesse). The house's architect and builder are unknown, but the quality of the work suggests that a skilled stonemason was involved (Jesse). In 1936, a wood-frame addition and

garage were added, and in 1971 a second story was added to the 1936 addition (Jesse).

Jesse was active in local politics. He served on the Riley County Commission and local school board. He also served as the coroner (Jesse).

By 1871, Jesse had sold or transferred much of his farmland to the University (Jesse). He died in 1889, and Patience continued to live in the house until her death in 1911. By then, Manhattan had continued to grow to the west, and it wasn't long before the surrounding area was added to the city as the "Ingraham Addition" in 1912 (Jesse). In a short time span, the house had transitioned from being part of a farmstead outside of town to being located in a residential neighborhood surrounded by houses.

The Jesse Ingraham House was nominated under the Multiple Property Documentation Form, "Late Nineteenth Century Vernacular Stone Houses in Manhattan, Kansas."

Register of Historic Kansas Places, Bluemont Youth Cabin, Manhattan, Riley County, Kansas.

Register of Historic Kansas Places, Jesse Ingraham House, Manhattan, Riley County, Kansas.



Bluemont Youth Cabin



Jesse Ingraham House



## Winter Social

The M/RCPA board of directors is planning a relaxing, stress-free post-holiday social event for all members in early 2014. Details to follow.

## Need Gift Ideas? Special Deals for December

The M/RCPA has available to purchase prints of the depot by Richard Forsyth (\$40), prints of the depot tower by Michael Mecseri (\$50), and notecards with artwork by Ralph Fontenot (\$15 per pack). During the month of December, the purchase of any depot print will include the option of purchasing one notecard pack for \$7.50. Also during December, notecards will be offered for the deal of buy two full-price packs and receive a third one for free. Prints and notecards are available to purchase at the Riley County Historical Museum's gift shop, 2309 Claflin Road.

Manhattan/Riley County  
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[www.preservemanhattan.org](http://www.preservemanhattan.org)  
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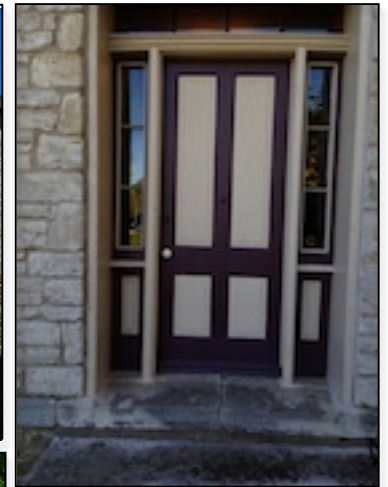
The M/RCPA Board of Directors meets the second Thursday of the month, 7:00 p.m., at the Union Pacific Depot. All members are welcome to attend board meetings.

## Founders Tour

In honor and in celebration of Kansas State University's sesquicentennial, the M/RCPA organized a tour of the homes of three of the founders of Bluemont Central College, which ultimately became KSU. Approximately 40 people took advantage of the beautiful fall day to take part in the tour. Participants toured the homes of Isaac and Ellen

Goodnow, Joseph and Frances Denison, and Washington and Julia Marlatt.

The M/RCPA would like to thank the Riley County Historical Society and Museum, the Goodnow House State Historic Site, Kansas State University, and Gwyn and Gina Riffel for their cooperation in putting on the tour.



Pictured at left, top to bottom, are the Marlatts' barn, the Marlatts' house, and the Denisons' house. Pictured at right, top to bottom, are the front door of the Goodnow House and a close-up of the fanlight window on the Denisons' house, which resembles the window on the original Bluemont Central College building.

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| M/RCPA<br>P.O. Box 1893<br>MANHATTAN, KS<br>66505-1893 |
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## *2013-14 M/RCPA Membership Roster*

### **\$35 Historic Level**

Charlene Brownson, Diana M. Chapel, Wayne (Mick) Charney, Margaret Conrow, Michael & Janet Danenberg, Clark & Nancy Danner, Dean Denner, Michael & Ann Dudek, Glee Eggers, Michelle Elkins, Beverly Fink, Mary Ann Fleming, Joe & Janette Gelroth, Tom Giller/Commerce Bank, Joann Goldstein, Corina Hugo, Jean Hulbert, Pat & Rita Keating, Lowell & Stacy Kohlmeier, Camille & Phillip Korenek, Ann Kosch, Robert & Elaine Mohr, Ed & Kay Olson, Lawrence & Mary Pollack, Jerry & Martha Powell, Gloria Juhl Raney, Linda Sue Rice, Lauren W. Ritterbush, James E. Roper, Sharlin Sargent, Deborah Saroff, Richard & Kimberly Smith, Steve & Kris Springer, Maurice & Carolee Stark, John & Joan Strickler, Bria Taddiken-Williams, Donald & Brooke Ukena, Tim & Adena Weiser, Nancy Williams, Judith M. Willingham

### **\$100 Preservation Level**

Action Pact Design, Barbara G. Anderson, Phil & Dawn Anderson, Mimi Balderson, Mel & Jan Borst, Bowman Bowman Novick Inc., Jacqueline Brewer, Forrest G. Chumley, D. Cheryl Collins, Melvin & Randi Dale, Lincoln Deihl, Frances Ellis, Gary & Paula Ellis, David & Jana Fallin, Debbie Nuss & Brad Fenwick, Troy & Sara Fisher, Ralph Fontenot, Bert Harrop, Marjorie Heyne, Prof. & Mrs. Robin Higham, Jean Bigbee Hill, Nancy Holmes, Mark & Ann Knackendoffel, Master Landscape Inc., John & Karen McCulloh, McCullough Development Inc., Miriam H. Milleret, Linda L. Morse, Ernie & Barbara Peck, Schrum Rentals LLC, John Reese, Dr. Verlyn Richards, Brenda Spencer, Bob & Mary Stamey, George & Julie Strecker, Barbara E. Withee

### **\$250 Landmark Level**

David & Kathy Dzewaltowski, GJL Real Estate, Barbara Poresky, Gwyn & Gina Riffel, Chuck & Marsha Tannehill, Kevin S. & Alyn Pennington West

### **Honorary Lifetime Members**

Rose M. Bissey (in memory of Charles Bissey), Enell Foerster (in memory of Bernd Foerster), Dr. Patricia J. O'Brien, Edna L. Williams