



# MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER 1994 – 2014

CELEBRATING **YEARS** OF HISTORIC PRESERVATION

December 2014

## Manhattan Area 2035 Draft Plans Released for Review

It has been over 10 years since the Manhattan Urban Area Comprehensive Plan and the Manhattan Area Transportation Strategy were adopted, and the process of updating them has been taking place over the past year. The City of Manhattan, Riley County, and Pottawatomie County have partnered to coordinate efforts to update both plans.

During the past year, public input has been gathered through community workshops and through online surveys. Drafts of the updated plans were released on Nov. 12th, and online comment forms will be active for the draft plans through Dec. 19th.

The Executive Summary for the draft Comprehensive Plan notes four changes for growth opportunities: expanded infill and redevelopment opportunities in the core area of Manhattan, proposed downzoning in a targeted area east of City Park, addition of the Blue Township Urban Growth Plan, and expanded employment opportunities along the west U.S. 24 corridor.

The proposed changes in the draft Comprehensive Plan for growth opportunities will impact older neighborhoods. The draft recommends rezoning the neighborhood west of the KSU campus to high density residential and to establish an “Urban Core Residential” designation to provide for targeted expansion of high

density residential in other areas, such as north of Bluemont Avenue.

The proposed downzoning of the neighborhood east of City Park is intended to promote stabilization of an intact neighborhood and to encourage revitalization of the area. Neighborhoods west of City Park and south of Poyntz Avenue were downzoned approximately 10 years ago, and those areas have experienced stabilization and increased investment as a result.

The Executive Summary for the Manhattan Area Transportation Strategy lists goals of providing a balanced and integrated system to meet the Manhattan area’s mobility needs; monitoring and improving transportation performance; providing and maintaining a safe and accessible transportation system for pedestrians, bicyclists, and public transportation; optimizing parking supply and connectivity to major activity centers; providing and maintaining quality residential, arterial, and collector streets; leveraging transportation and economic development potentials for Manhattan Regional Airport; and participating in regional transportation decisions.

The drafts of both plans are available on the web site [manhattanarea2035.com](http://manhattanarea2035.com), and there are opportunities for the public to provide online feedback for each section of the two plans. Input from the public is essential in developing these community plans.

## Holiday Concert to Benefit Auditorium

Phi Mu Alpha Sinfonia, a music fraternity at KSU, in partnership with the Friends of Peace Memorial Auditorium, will present the program “Holiday Music Spectacular,” on the stage of Peace Memorial Auditorium, 1101 Poyntz Ave., on Monday, Dec. 8th, at 7:00 p.m. The program is free and open to the public, with donations appreciated for the future restoration of Peace Memorial Auditorium. Donations may also be sent to the Greater Manhattan Community Foundation, 555 Poyntz Ave., Manhattan, KS 66502, with “Peace Memorial Auditorium” written in the memo line of checks.

## Friends of Peace Memorial Auditorium

A group, calling itself “Friends of Peace Memorial Auditorium,” has formed with the goal of raising funds for the restoration of the auditorium so that it may continue to serve the community and to honor World War II veterans into the future. To learn more about the group, contact Kathy Dzewaltowski at [dzewk@me.com](mailto:dzewk@me.com) or 539-8937.

## Winter Social

The M/RCPA Board of Directors is planning a relaxing, stress-free post-holiday social event for all members in early 2015. Details to follow.

# Historic Home Tour

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 rural limestone estate of early pioneer Sam Kimble, Sr.

Kimble came to the Manhattan area in 1857 to work as a carpenter and stonemason at Ft. Riley (Pioneers). He brought his family to the area from Ohio in 1860 and began building the stone house west of Manhattan (Pioneers). The house Kimble constructed had 20-inch thick stone walls and floors of oak and walnut. The house is nestled against the hillside such that the hill comes up to the second floor in the back, which kept the house protected from tornadoes and temperature extremes (Pioneers). Kimble constructed a springhouse over a natural spring, which provided the family with access to fresh water and a way to keep food items cool by storing them in the frigid water (Pioneers). In the 1880s, Kimble constructed an addition to the west side of the house.

In later years, the house was



abandoned and left vacant for over 20 years. Bob and Joan Page purchased the property in the 1970s and began working to restore it to make it a comfortable home for their family (Moser). Kail and Becky Katzenmeier, owners of Prairiewood Retreat and Preserve, purchased the property from the Pages in 2012 with the plan to make it into another retreat house available to rent for family gatherings, weekend getaways, or business meetings.

The most recent renovations were done by Capstone3D, which is also owned by the Katzenmeiers. The interior stone walls were left exposed, revealing uneven lintels above window openings, which serves to remind visitors that the historic home was built by

hand. On the second floor, the original wood flooring was retained, and the handcrafted ceiling beams were exposed. The house features four bedrooms and three of them have private baths.

The exterior grounds include a number of outbuildings original to the property. Close to the house is the remnant of a barn whose roof burned a number of years ago. The barn's stone

shell has been made into an outdoor patio area. Future plans call for converting the springhouse into a conference room. The natural spring still functions, and the stream where it flows into the yard has been restored.

The M/RCPA would like to thank the Katzenmeiers and Prairiewood Retreat and Preserve for sharing the historic Kimble property with our members.

Moser, Megan. "History and hospitality."  
The Manhattan Mercury 31 August 2014:  
C1 and C5.

Pioneers of the Bluestem Prairie.

Manhattan, Kansas: Riley County  
Genealogical Society, 1976.



Left to right, one of the bedrooms, the second floor dining and living areas, and M/RCPA members enjoying the patio area created in the shell of the burned-out barn.



## Landmark Water Tower

When one thinks of a historic registry listing, one typically thinks of historically significant private residences or public and commercial buildings, but the National Register includes other culturally significant listings that range from archaeological sites to steam engines to barns to water towers. The Landmark Water Tower, located on Sunset Avenue across from Sunset Cemetery, is a local example of a water tower of the type known as a “standpipe” that has been determined to be potentially eligible for registry listing.

As our nation developed and urban population centers grew, the demand for better living conditions in urban areas increased, which included access to clean water. In order to meet demands for water, storage systems for holding large volumes of water developed. The ability to store large amounts of water also aided a community in its ability to fight fires.

As Manhattan developed, newly settled areas needed to be connected to city water. In the 1920s, the city constructed a new filtration and water softening plant in order to meet increased demands (“Many submit bids”). Crews constructed new water mains in the Vattier and Bertrand areas to provide better service to the KSU campus and began laying pipe west of Denison Avenue along Leavenworth Street for the new standpipe to be constructed on Sunset Hill (“New tower soon”).

Judge Sam Kimble donated the property for the new standpipe to the city and “for its use in making streets and driveways in order that his plans for the beautification of cemetery hill might be carried out”

([Log Cabin Days](#)).

The standpipe was manufactured by the Pittsburgh-Des Moines Steel Company and shipped to Manhattan in pieces to be assembled on site (“New tower soon”). Pittsburgh-Des Moines manufactured thousands of storage tanks, having built over 15,000 water towers and standpipes by 1915 (Mathis). Pittsburgh-Des Moines utilized its own crew to erect the standpipe, but approximately 40 local workers were employed in laying the water mains and in doing other site work to connect the standpipe to Manhattan’s water system (“Start work on tower”). The March 13, 1922 edition of the *Manhattan Daily Nationalist* reported, “The roof plates on the city standpipe on Sunset Hill will be in position within a day or two after which the big steel tower will be filled and tested . . . Connections with the water mains were completed some time ago, and it is expected that the tower will be ready for service within a few days.”

The Landmark Water Tower is currently painted white, but the standpipe was originally painted battleship gray when it was completed. The cylindrical standpipe is topped by a conical-shaped roof that features a ball-tipped spire at the peak. The aesthetically pleasing design of the standpipe harmonizes with Judge Kimble’s desire to beautify cemetery hill. The standpipe’s exterior includes a steel staircase that wraps around it and leads to an observation level just below the conical roof. Originally, the staircase and observation level



were open to the public and provided spectacular views of Manhattan, but the lowest section of the staircase has been removed to prevent public access. In addition to formerly providing spectacular views, the standpipe’s location on Sunset Hill also means it’s visible from many points in Manhattan, including as visitors enter the city via the Kansas River Bridge.

The Landmark Water Tower no longer stores water, but a water main on site is still operational. Several years ago, the city planned to demolish the standpipe, but the ensuing public outcry against the proposal resulted in the demolition idea being dropped and also demonstrated that the standpipe is a well-known and beloved city landmark.

“Complete water tower.” [Manhattan Daily Nationalist](#) 13 March 1922: 1.

[Log Cabin Days](#). Manhattan, Kansas: Riley County Historical Society, 1929.

“Many submit bids.” [Manhattan Daily Nationalist](#) 6 January 1922: 1.

Mathis, Gregory. “Steel water towers associated with South Dakota water systems, 1894-1967.” South Dakota State Historical Society. South Dakota State Historic Preservation Office, 2012. Web. 17 November 2014.

“New tower soon.” [Manhattan Daily Nationalist](#) 28 January 1922: 1.

“Start work on tower.” [Manhattan Daily Nationalist](#) 31 January 1922: 1.

# Local Archaeological Site Nominated to the Nat'l Register

by Lauren W. Ritterbush and Brad Logan

On Saturday, Nov. 8, 2014, the Kansas Historic Sites Board of Review voted unanimously to accept nomination of the Young Buck site (14RY402), a prehistoric archaeological site in Riley County, for placement on the National Register of Historic Places (NRHP) and the Register of Historic Kansas Places. The NRHP nomination has been forwarded to the office of the Keeper of the National Register in Washington, D.C., for final review. This archaeological site was evaluated under NRHP Criterion D, which recognizes resources that have yielded or may be likely to yield information important in prehistory or history.

The Young Buck site, located on private property along Wildcat Creek, was first identified in 1964 when Michael Stanislawski, the first professional archaeologist at Kansas State University (KSU), conducted a limited reconnaissance survey along this stream in an area that at that time lay west of the city of Manhattan. He found projectile (spear, dart, or arrow) points, several pieces of broken pottery (potsherds), hide scraping tools, and flakes of stone

produced while making chipped stone tools. The style of several of the artifacts indicate that native peoples lived in this area at different times in the past between roughly 2,000 and 600 years ago. After being formally recorded with the Kansas State Historical Society as a known archaeological site, it was largely forgotten and ignored until 2010. At that time, the primary landowner allowed us to visit the site and pursue funding for archaeological evaluation. Matching grants from the Historic Preservation Fund from the National Park Service were awarded by the Kansas State Historical Society to the Department of Sociology, Anthropology, and Social Work at KSU in 2012 and 2014.

NRHP evaluation started in 2012 with intensive archaeological survey (including small, widely spaced “shovel tests”) and mapping, followed by test excavations in 2013 and 2014. The last of these was undertaken this past June as part of the Kansas Archaeological Field School, a hands-on training program offered through KSU. Test excavations consisted of small-scale hand-dug excavations designed to locate and precisely document *in situ* buried

places, structures, etc.), and the matrix (e.g., soils/sediments) in which they have become buried. Importantly, archaeologists seek to understand the context of buried remains in order to assess whether the cultural deposits have been moved or otherwise disturbed, that is, whether they retain the “integrity” required of NRHP properties. Evaluating the significance of an archaeological site is dependent on this information. Accurate interpretation of what and when human activities occurred at the site depends on the extent to which these archaeological clues are intact.

The Young Buck site covers an area of one hectare, that is, 10,000 m<sup>2</sup>, or a little less than 2.5 acres. Within that area, the archaeologists and archaeologists-in-training excavated scattered units that total 13 m<sup>2</sup>. Despite the limited extent of these excavations, they provided the information necessary to determine the site’s significance. The shovel tests were crucial in defining the horizontal extent of the cultural remains near the surface, while the controlled test excavations served as “windows” into its vertical extent, that is, the depth of its cultural horizons and their integrity. Through careful use of shovels and trowels, and by screening the fill from standardized levels, each 10 cm thick, we found evidence that the site had been occupied by at least two different groups of people who were separated by several centuries of time. Artifacts from the upper 20-30 cm of sediments included distinctive pottery and some tools, specifically small projectile points (*continued on pg. 5*)

*situ* buried cultural materials, namely artifacts and features (for example, evidence of ancient fire-



At left, documentation of archaeological excavations and finds at the Young Buck site (14RY402) conducted as part of the June 2014 Kansas Archaeological Field School, Kansas State University.



## Nominations Wanted for Pres. Awards

The M/RCPA will be hosting the Historic Preservation Building Awards in the spring of 2015. The awards program honors outstanding buildings, architects, contractors, and owners who have enhanced preservation and our community with their projects. There are several categories of recognition, and properties may be commercial, private, or publicly owned, and may include interior or exterior improvements or both. The M/RCPA also recognizes new infill construction that is compatible and sensitive to its surrounding neighborhood.

If you would like to nominate a project to be considered for an award, contact the M/RCPA at [mrpanewsletter@gmail.com](mailto:mrpanewsletter@gmail.com), or Kathy Dzewaltowski at 539-8937. The awards committee particularly needs help with identifying interior projects and projects outside Manhattan in Riley County.

Manhattan/Riley County  
Preservation Alliance  
P. O. Box 1893  
Manhattan, KS 66505

E-mail:  
[mrpanewsletter@gmail.com](mailto:mrpanewsletter@gmail.com)  
Web site:  
[www.preservemanhattan.org](http://www.preservemanhattan.org)  
Facebook: Visit our web site  
and click the Facebook "Like"  
button at the bottom of the  
home page.

The Board of Directors meets  
the second Thursday of the  
month at the Union Pacific  
Depot at 7:00 p.m.

(continued from pg. 4)

that tipped arrows and scrapers made on long, parallel-sided flakes called blades. These are typical of the kinds of artifacts made by members of a culture archaeologists refer to as the Central Plains tradition. These native peoples lived in this region between roughly A.D. 1000 and A.D. 1400. Another form of pottery and a larger projectile point that tipped a dart shaft thrown with an atlatl were found at a greater depth (beneath 30 cm below the present ground surface). These indicate that people of an earlier time we call the Middle Woodland period, dating between approximately A.D. 1 and A.D. 600, also used this site.

Professional archaeological investigations at Young Buck, albeit limited, indicate that intact evidence of past human activities remain and holds the potential for yielding new information about how earlier peoples lived in this area during earlier times. The significance of this site is enhanced by the prospect that many more archaeological clues remain buried here. With the gracious cooperation of the present landowners and the Kansas and National Register designations, this site has some measure of protection. As a result, we still have the opportunity to gain a better understanding about how people of these different cultures and times thrived in the area we now recognize as Manhattan and Riley County, Kansas.

Archaeological investigations such as those at Young Buck are needed at other potentially significant sites in this area. A number of other sites have been recorded over the years along Wildcat Creek and elsewhere in Riley County. Unfortunately, many of these have since been heavily damaged or destroyed largely through modern human activities including commercial and residential development. Those actions have accelerated and continue to threaten



Sample of chipped stone tools from the Young Buck site (14RY402) representing different periods of use of the site.

potentially significant clues of the many generations of people who have resided here. Community effort for those remains is needed to consider the impact of future developments on the rich archaeological and historic record of Manhattan and Riley County. Identification of possible resources is only the start. Evaluation is also necessary and requires funding and expertise. Protective measures are needed for those remains determined to be significant. As stewards of these resources, we all can play a role in saving the past for the future!

*Lauren W. Ritterbush, Ph.D, is an archaeologist who seeks to expand our understanding of the early native peoples of this region. In addition to her archaeological work in Manhattan, she is conducting ethnohistoric research on the early Kanza Indians in northeastern Kansas.*

*Brad Logan, Ph.D, is an archaeologist whose interest is in the prehistoric peoples of the Great Plains, particularly those in its central region. A native of Clay Center, Kansas, he received his Masters degree in anthropology from the University of Nevada, Reno and his doctorate in that discipline from the University of Kansas.*

M/RCPA P.O. Box 1893 MANHATTAN, KS 66505-1893
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## *M/RCPA Membership Roster*

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