



MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

December 2017, Vol. 23, Issue VI

A Message From Our President

In the last few months, we have seen some events that are very good for historic preservation, and some that are very disheartening. Thanks to all of you who showed support for the Pottawatomie County Courthouse complex, which is now listed on the Register of Historic Kansas Places and has been recommended for inclusion on the National Register of Historic Places. What a wonderful grassroots effort this has been! The M/RCPA took an active interest in this project even though it falls outside our purview of Manhattan and Riley County. In the letter of support I wrote on behalf of the M/RCPA, I stated that we, as an organization, have a vested interest in seeing the courthouse complex preserved, as

we are concerned about preservation throughout the state and as part of Manhattan lies in Pottawatomie County. Our letter was one of more than forty in support of saving the courthouse and listing it on the register, far outpacing the three that opposed the nomination. While I believe this to be an indication that the word is getting out about the benefits of preservation, we still have a long way to go to get even more people on the bandwagon. Thank you for supporting the M/RCPA and helping us educate our community that places matter, that old can be good, that history is worth preserving.

While we are seeing preservation success stories here in our community, I am worried about what is happening at the state and national level. A few years ago, Kansas did away with the environs law, which recognized the value not only in a historic building or site but also in the surrounding area. Now, national tax credits for preservation of historic structures are in jeopardy. The historic tax credit program was enacted almost forty years ago under President Reagan to save historic buildings and revitalize communities. I urge all members of the M/RCPA to educate themselves about the many benefits of historic tax

credits and then to contact your legislators and let your voice be heard.

The M/RCPA has lots of work to do to preserve our past, but we also take time to relax and enjoy the results of our efforts. My husband Kevin and I were pleased to welcome everyone to the M/RCPA's Fall Social held on November 10 at Strecker Nelson West Gallery in the historic Smith Building. Located at 406 Poyntz Avenue, the Smith Building is a contributing structure to the Downtown Manhattan Historic District. Built in 1909, this commercial structure has been home to a variety of businesses. The previous owners, Jay and Barbara Nelson, received an Award for Excellence from the Kansas Preservation Alliance for their efforts in saving and repurposing this wonderful space. I'm thrilled that I get to come to this character-filled building every day. Yes, the windows are drafty, and there is the occasional bat, but I think of all who have come through this building in the last 108 years, and I am reminded that this is part of my community and part of who I am. My thanks to Jay and Barb and all who care for our past by preserving for the future.

Alyn Pennington West

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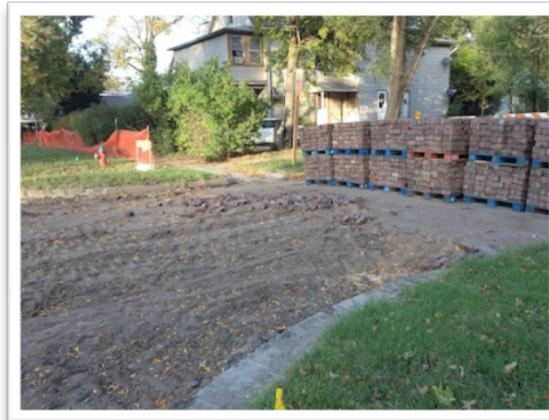
The Board of Directors meets the second Thursday of the month. December's meeting will be at the Strecker Nelson West Gallery, 406 ½ Poyntz Avenue. Members are welcomed to attend.

Newsletter editor: Kathy Dzewaltowski

Juliette Ave. Rehabilitation Project

In Manhattan's early years, streets were unpaved, as was the case with many pioneer communities recently carved from the prairie. The popularity of the automobile in the early 20th century changed all that and created a need to pave roadways. First through Fourth Streets in Manhattan were paved with a material called "macadam," which was comprised of layers of small stones mixed with asphalt as a binding agent. In 1911, Houston Street was the first street paved with higher quality materials suitable for automobiles, and not long after, Poyntz Avenue was paved with brick. Soon, there were 60 miles of streets paved with either macadam or brick, and Juliette Avenue was one of the early paved streets ("Manhattan").

Newspaper accounts from the 1880s chronicle Juliette Avenue's development into an attractive street. An 1884 article in *The Nationalist* stated, "We understand that Col. John B. and Hon. John A. Anderson [former KSU president] made an excellent [sic] suggestion to the City Council Tuesday evening. Juliette Avenue is one hundred feet wide, and the proposition is to plant two additional rows of trees . . . This would make a handsome street . . ." ("Improving"). A few weeks later, another article noted, "Unless we are greatly mistaken Juliette Avenue is destined to become the



Top, Juliette Avenue's bricks were removed and stacked for re-use. Middle, the roadway under construction in November. Bottom, an intact section that will be rehabilitated in the future.

'Daisy' street of Manhattan, especially if the proposition to plant a double row of trees, on both sides, is carried out this spring" (*The Nationalist*). The Juliette Avenue thoroughfare had received landscaping improvements, but it had not yet been paved with its now iconic bricks.

With the rise of the automobile, the demand for paved streets increased, and paved streets were viewed as an indicator of a community's progress. An article in the Jan. 11, 1912 edition of *The Nationalist* stated that citizens who had previously opposed the notion of paving Manhattan's streets began to clamor for it. The contractors doing the work would complete a section of roadway and immediately have a new contract to pave another section. The Jan.

1912 article also noted that a bond issue had provided the funding to pave several blocks of Juliette Avenue, and work would begin as soon as the weather permitted. The Kaw Paving Company had done the majority of the city's paving work, and 42 blocks were completed ("42 blocks paved").

Juliette Avenue's brick paving installed in 1912 exists still today, and the street is one of the few remaining brick roadways in Manhattan. In a climate with freeze and thaw cycles, the subsurface has settled and raised in spots, resulting in an uneven
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driving surface. The project to rehabilitate Juliette Avenue and address its problems began in October, but the overall project was several years in the making. In 2014, the city applied for and successfully received funding from the Kansas Dept. of Transportation (KDOT) for a Transportation Alternatives Grant for the first phase of the project, which will provide approximately 65% of the cost. The first phase involves the blocks between Bluemont Avenue and Laramie Street.

The rehabilitation project will involve removing and palletizing the roadway bricks for re-use, and a new base will be established. The base will include a six-inch layer of concrete applied over a layer of rock. An inch of sand will be laid atop the concrete layer to create a level roadbed and to allow for variations in the shape of the bricks. The original bricks will be reinstalled in the mid-block sections. Turning and stopping vehicles place stress on bricks, so intersections will be paved with concrete. The bricks removed from the intersections will provide a stockpile to replace any damaged or missing bricks as the project progresses.

The project will also include a new water main, storm sewer system, and curb and gutter. The existing water main is estimated to have been installed in the early 1900s. Since the roadway is being completely rebuilt, the city wants utilities beneath it to be in good shape to reduce issues with water main breaks in the future and to reduce the need to dig up the new roadway.

The city has received grant funding for the next two phases of the Juliette Avenue rehabilitation

project, which will improve the street as far south as Poyntz Avenue. The second phase will cover Laramie to Osage Streets and is anticipated to be bid in January 2018.

The third phase will involve the stretch between Osage Street and Poyntz Avenue and will be bid in 2019. Rob Ott, Dir. of Public Works for the City of Manhattan, says there are plans to improve Juliette Avenue between Poyntz Avenue and Houston Street, but KDOT has not put out a call for more grant submissions yet, which could help with financing.

Mr. Ott said he has received inquiries in regards to what the city is doing with the bricks. Despite rumors to the contrary, he said the city is not hauling the bricks to the landfill, and they are not being given away for free and are not for sale. The bricks are the property of the contractor and will be used to complete the project. Hopefully, there are enough bricks in good shape to replace damaged ones and to complete the project as envisioned.

Once the Juliette Avenue rehabilitation project is completed, the century-old brick street will be well-positioned to last another one hundred years.

Rob Ott, Dir. of Public Works, provided information for this article.

In addition to Juliette Avenue, other brick streets in Manhattan



Top, Juliette Avenue in front of Woodrow Wilson Elementary School in the 1920s, showing the brick roadway and the double row of trees. The photo is courtesy of the Riley County Historical Society and Museum. Bottom, bricks stacked for re-use.

include a few blocks on Delaware Avenue, Fairchild Avenue, and Fifteenth Street.

“42 blocks paved.” [The Nationalist](#). 11 January 1912:1.

“Improving Juliette Avenue.” [The Nationalist](#). 14 November 1884:1.

“Manhattan Motors.” *Forces: The Shaping of Manhattan, Fort Riley, and Kansas State University*. Riley County Historical Museum, 2012. Web. 15 November 2017.

[The Nationalist](#). 19 December 1884:1.

Veterans' Memorial Foyer Phase Completed

A dedication and ribbon-cutting were held on Nov. 10 to mark the completion of the veterans' memorial foyer phase of the renovations planned for Peace Memorial Auditorium.

In 1946, Manhattan voters approved a bond to construct Peace Memorial Auditorium to serve as a "living" memorial to honor the 2,610 Riley Countians who had served in World War II, the 101 who were killed, and also to honor the county's early settlers.

By 2013, most citizens were unaware of the memorial aspect of the auditorium. The city had developed plans to relocate the Parks and Recreation Department's offices to the auditorium and to remove the stage and replace it with basketball courts. The M/RCPA and other citizens advocated for saving the auditorium and renovating it in order to preserve the "living" memorial.

The city's plan were changed and commissioners challenged the public to be part



Top, the veterans' memorial foyer at Peace Memorial Auditorium. Bottom, left to right, Mel Borst, Dave Ekart, Jerry Rosine, Mayor Linda Morse, Jim Sharp, Brad Galka, and Phil Gerdes prepare to cut the ribbon. The photo is courtesy of Tom Parish.

of the process of renovating the auditorium and creating a veterans' memorial.

Auditorium advocates organized as the "Friends of Peace Memorial Auditorium" (FPMA) and have been working ever since on plans for the auditorium.

The veterans' memorial foyer is the first phase of the project, and the memorial wall was recently completed and dedicated. The foyer will also include an interactive kiosk, which will include information about the auditorium and Riley County's World War II veterans. If you have information to share for the kiosk, contact FPMA at peacememorialmanhattan@gmail.com.

The next phase of the project will involve providing a sound system for the auditorium, better lighting, and a general sprucing up.

For more information or to donate to the effort, visit www.peacememorialauditorium.org.

Johnny Kaw to be Nominated for Register

The Friends of Johnny Kaw, which is a local group, working to develop plans for site improvements surrounding the Johnny Kaw statue in City Park and to increase awareness, plan to nominate the statue to the National Register.

A viewing plaza with sidewalks, interpretive panels, seating, and landscaping are planned for the area at the base of

the statue.

The Johnny Kaw legend was created in 1955 in honor of Manhattan's centennial, and Johnny was intended to represent the pioneer spirit. The statue was completed in 1966, which means it's over 50 years old and eligible for historic registry listing.

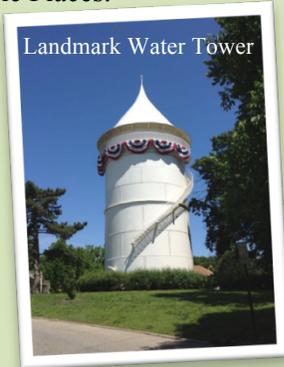
See the December 2016 newsletter for more about Johnny Kaw.

Below, Johnny Kaw has been decorated for the holidays with the additions of a Santa style hat and holiday lights on his cradle.



Added to the Nat'l Register

The Landmark Water Tower, located near the intersection of Sunset and Evergreen Avenues, was placed on the Register of Historic Kansas Places in August, and it has since been approved for listing on the National Register of Historic Places.



Added to the State Register

The Pottawatomie County Courthouse and adjacent historic jail were placed on the Register of Historic Kansas Places in November, and their nominations have been forwarded for consideration for listing on the National Register.

Pottawatomie County commissioners opposed the nominations, believing that registry listing would hamper future plans for the buildings. Commissioners are considering demolition of the buildings. Advocates for preserving the buildings turned out in force in support and were able to make the case for why the buildings were deserving of registry listing. The M/RCPA submitted a letter of support of the nominations.



Federal Tax Credit Threatened

Lawmakers in the U. S. House and Senate recently unveiled the Tax Credits and Jobs Act, which rewrites the nation's tax code. Several deductions, credits, and incentives such as the Historic Tax Credit (HTC), would be eliminated or altered if the changes are implemented.

The HTC was created in 1981 as an incentive to restore and re-use historic buildings. It has been a valuable tool in revitalizing downtowns and main streets, including downtown Manhattan.

According to the National Trust, the HTC has created over 2.4 million jobs, leveraged \$131.8 billion in private investment, used \$25.2 billion in tax credits to generate more than \$29.8 billion in federal tax revenue, and preserved more than 42,000 buildings.

Currently, income-producing properties listed on the National Register of Historic Places are eligible for a 20% rehabilitation tax credit for qualifying expenses. The tax reform bill passed by the House eliminated the HTC. The Senate version originally reduced the amount from 20% to 10%, but the 20% level has been restored in the latest version. The current Senate version does impact the HTC's value by adding the requirement that it be redeemed over a five-year period instead of immediately after the project is completed and placed into service.

If you would like to share your concerns with our senators, Sen. Pat Roberts may be contacted at his Topeka office at (785) 295-2745, and Sen. Jerry Moran may be contacted at his Manhattan office at (785) 539-8973.

Update on Former Bus Depot

At the Sept. 2017 Historic Resources Board (HRB) meeting, board members discussed the building located at 212 S. 4th Street, which historically was a bus depot and café, and how renovations had deviated from the plans approved by the board in 2014. Board members asked city staff to investigate the situation.

During the October meeting, Ben Chmiel, staff liaison, reported that because the building is located in a historic district that's listed on the state and national registers but not the local register, enforcement would be the responsibility of the State Historic Preservation Office and the Attorney General. Both entities had been made aware of the situation, and neither was interested in pursuing the matter, in part because they believed there was no malicious intent. Another complication was the building had changed owners in August, and

the current owners were not responsible for the changes to the plans.

To prevent a similar situation happening in the future, one option would be to add enforcement language for registered properties to the Unified Development Ordinance currently in progress. Another option would be to create an internal policy that would add the HRB's staff liaison to construction walk-throughs at scheduled intervals for projects affecting registered properties.

The new owners have since voluntarily removed the tower, which was one of the items that deviated from the approved plans.



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M/RCPA Membership Roster

\$35 Historic Level

Dede Brokesh, Charlene Brownson, Sandra Chandler, Preston & Diana Chapel, Cheryl Collins, Kenneth & Margaret Conrow, Mike & Jan Danenberg, Dean Denner, Calvin & Genie Emig, David Fiser, Mary Ann Fleming, Tom & Angie Fryer, Nathan & Lindsay Hendricks, Jean Bigbee Hill, Corina Hugo, Jean Hulbert, Pat & Rita Keating, Phillip & Camille Korenek, Dr. Bob Linder, Manhattan Area Chamber of Commerce, Master Landscape Inc., Debra Mercer, Larry & Sandy Murphy, John Neill, Bill Pallet, Allana Parker, Jerry & Martha Powell, Gloria Juhl Raney, Linda Rice, Lauren W. Ritterbush, Tom & Karen Roberts, Catherine Roy-Tremblay, Sharlin Sargent, Jonathan Stark-Sachs, Clarence Swallow, Bria Taddiken-Williams, Ron & Dixie West, Nancy B. Williams

\$100 Preservation Level

Barbara Anderson, Phil & Dawn Anderson, Mimi Balderson, Mel & Jan Borst, BBN Architects Inc., BHS Construction, Melvin & Randi Dale, Clark & Nancy Danner, John & Bonnie Devore, Kevin & Sue Donnelly, Michelle Elkins, Gary & Paula Ellis, Wanda Fateley, Debbie Nuss & Brad Fenwick, Beverly Fink, Troy & Sara Fisher, Joe & Janette Gelroth, Larry & Linda Glasgow, Rick & Judy Glowiak, Nancy Holmes, Roger & Linda Johnson, Claudia Jones, Mark & Ann Knackendoffel, Ann R. Kosch, McCullough Development Inc., Bruce McMillan, Dori Milldyke, Linda L. Morse, Karin Westman & Phil Nel, Marina Pecar-Krstic, Lawrence & Mary Pollack, John & Mary Beth Reese, Steve & Whitney Short, Richard & Kimberly Smith, Brenda Spencer/Spencer Preservation, Mary Stamey, George & Julie Strecker, Joan C. Strickler, Charles & Marsha Tannehill, Ray & Patricia Weisenburger, Ronald E. Wells, Barbara Withee

\$250 Landmark Level

David & Kathy Dzewaltowski, GJL Real Estate, Andy & Erica Larson, Dr. Patricia J. O'Brien, Barbara Poresky, Steve & Debbie Saroff, Kevin & Alyn Pennington West

Honorary Lifetime Members

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