



MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

February 2013

A Message From Our President

I think I'm experiencing "déjà vu," which in French literally means "already seen." The 2013 session of the Kansas Legislature has begun, and already bills have been introduced that would impact preservation. Didn't the Kansas Legislature do this during the 2012 session?

During the 2012 session, a bill was introduced that would have eliminated the historic rehabilitation tax credit program for individual tax filers and would have made the tax credit available only to corporations. At this early point in the 2013 session, the historic rehabilitation tax credit has not been affected by Gov. Brownback's tax plan. Perhaps, advocacy and education during the 2012 session showed legislators the value of the historic rehabilitation tax credit.

The part that's the same as the 2012 session are the attempts to eliminate the review process for projects occurring within the 500 ft. environs of a historic registered property (1,000 ft. for rural areas). H.B. 2118 would eliminate the environs review component of the state preservation statute.

A bill very similar to the current H.B. 2089 was introduced in 2012 and never made it out of committee. H.B. 2089 would allow a municipality to "adopt an ordinance exempting itself from review according to the provisions" established by the state preservation statute. Essentially, a city may choose to opt-out of the review process for projects in the environs of a historic registered property.

The environs component of the state preservation statute has been in existence for a quarter of a century. The State Historic Preservation Statute was enacted in 1977, and an amendment in 1988 defined "historic environs" and the process for reviewing projects that fall within the environs. For 25 years, the review process has worked, so what are the reasons for changing it?

The reasons are the same song heard in the past: the perception that the historic environs review process is too restrictive, hampers property owners' rights, and doesn't provide enough flexibility for local governments.

The reality is that the majority of projects that are reviewed are determined to not have an adverse impact on the historic property. Another misconception about the environs review process is that the State Historic Preservation Office (SHPO) approves or denies projects.

In fact, the environs review process provides the SHPO with the opportunity to *comment* on a project, and the authority to approve or deny lies with the local government.

Supporters of the historic environs amendment believe that it provides a reasonable review process for the protection of Kansas's historic properties and their environs. Without it, a property's connection to its historic context would be lost, and the context is an important component of the overall story of the historic property.

Legislators should be cautious about changing a law that has worked for 25 years. Changes made in haste and based on misconceptions could result in permanent losses to our state's heritage.

The M/RCPA will keep members up-to-date with e-mail messages and postings to our web site under the "News" tab on the home page.

Kathy Dzewaltowski

K-State Celebrates Sesquicentennial

Kansas State Agricultural College was founded on Feb. 16, 1863, becoming the nation's first land-grant institution. Throughout 2013, Kansas State University, as it's now known, will celebrate its 150th anniversary with many activities and events.

Kick-off event in Ahearn Fieldhouse, Thursday, Feb. 14, 1:00 – 7:00 p.m.
An exhibition will feature displays from colleges, units, and other campus groups. Cupcakes and Call Hall ice cream will be served. The official program will be at 4:00 p.m. The event is free and open to the public.

Brown Bag Lunch & Lecture Series, Wednesdays, noon – 1:00 p.m., beginning with Feb. 20th

The lecture series will feature various speakers and historical topics across campus during the nine-month celebration. The lectures are open to the public. Visit the lecture series' web site for information on locations and topics: www.k-state.edu/150/lecture.html

The End of Ugly New Look for the Askren Building

The historic Askren Building, located at 404 Poyntz Ave. in the Downtown Manhattan Historic District, recently underwent an extensive and dramatic exterior renovation, with the result that the building now more closely resembles its original appearance.

Built in 1911, the brick structure originally housed Wolfe's Bakery, and in later years was occupied by Gold Medal Baker, Morris Brothers Barber Shop, and Paine Furniture (National). In 1923-24, the building was expanded from being a one-story to a two-story structure (National). For many years, Burke's Shoes occupied the space (National), and in recent years, various retail businesses have been located in the building.

In 2005, photography business J & C Imaging, owned by John and Cindy La Barge, moved into the space, and a year later, they purchased the building. The La Barges described the building as "the ugliest building in downtown," and always had the plan to renovate it.

During the 1970s, the upper brick portion of the building had been covered with panels and painted white. Aluminum beams designed to simulate wood were added to create the appearance of the Tudor style, and a mansard style roof was added. The La Barges wanted to remove the façade, but they didn't know what lay beneath or the condition it might be in. They consulted Dr. Patricia O'Brien, local historic building expert, for advice. Dr. O'Brien was of the opinion that the Tudor façade had been simply applied to the original brick, and the brick beneath was likely in good condition. So, the La Barges decided to take the risk and go for it, and the exterior renovations began in April 2011.

Jason Hull, with RemodHULL Resource, did the work to remove the exterior façade, as well as completed some interior work. Once the Tudor façade had been removed, there were a few missing or damaged bricks that needed to be replaced, but overall, the original brick exterior was indeed in relatively good shape. Repairs to the exterior brickwork were completed by Chris Fox of Fox Home Innovations.

In addition to revealing the original brick structure, removal of the façade also revealed that the large second floor window openings had been filled in with cinderblocks to make them smaller. With the goal of returning the storefront to its original appearance, the La Barges had the cinderblocks removed to restore the larger window openings. Manko Windows crafted and installed custom windows. The original stepped parapet had also been filled in with the addition of cinderblocks to create a straight edge along the roofline, and the roofline cinderblocks were also removed. In total, one ton of cinderblock was removed from the building.

Cindy La Barge said they have enjoyed being located downtown, love being in a historic district, and plan to continue to invest in improvements to the Askren Building. They are currently working on improving the building's rustic basement, which involves structural work and digging out a dirt floor and replacing it with

concrete. When completed, the basement will become the production area for the photography business.

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At top, the Askren Building as it appeared in March 2011 prior to renovations, and below, with the façade removed and work in progress in April 2011. Both photos are courtesy of J & C Imaging.

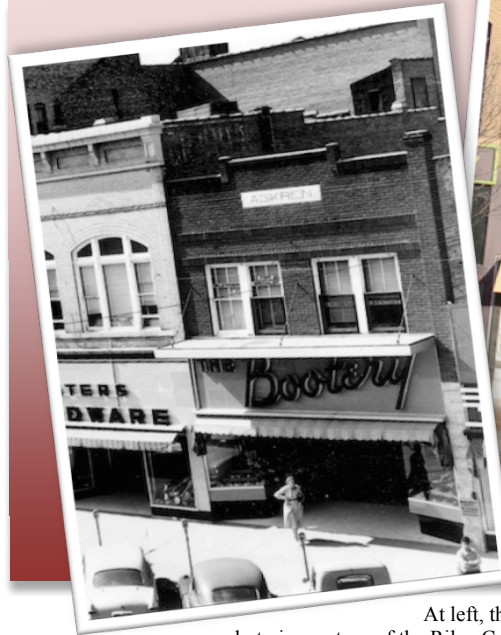


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At some point in its past, the building's street-level storefront was altered to create angled display windows that lead to a recessed entrance. The La Barges are working with Box Lab to develop architectural designs for remodeling the front entrance. The entrance will be brought forward closer to the sidewalk in order to resemble its appearance in historic photographs.

The Askren Building had been categorized as a "non-contributing" building in the Downtown Manhattan Historic District due to the Tudor-style façade, which had significantly altered the building's appearance. With the removal of the façade, the La Barges plan to investigate having the building's status changed to "contributing." Regardless of the building's status, it can no longer be described as ugly!

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



At left, the Askren Building as it appeared in the 1950s. The photo is courtesy of the Riley County Historical Society. At right, the Askren Building in December 2012 with the façade removed, brickwork repaired, stepped parapet restored, and new windows installed. The photo is courtesy of J & C Imaging.

The Legacy of Caroline F. Peine

Since its beginning in 2005, the Caroline F. Peine Charitable Foundation has provided over \$2.4 million in grant funds to projects in our community. Recipients have included the Boys and Girls Club, Habitat for Humanity, Sunset Zoo, the Riley County Historical Society, the Flint Hills Breadbasket, and the M/RCPA, which is just to name a few. The benefit to Manhattan and the region has been immense, and a reminder of who Caroline Peine was seems appropriate. The article that follows was originally published in the September 2006 M/RCPA newsletter.

Born to Arthur F. and Josephine C. Peine in 1925, Caroline F. Peine was shaped by her childhood in Manhattan, her educational experiences at Carleton College in Minnesota, and her employment in

the insurance business in Wausau, Wisconsin.

She eventually returned to Manhattan and served for many years as the Assistant Dean of Students at Kansas State University. She remained a resident of Manhattan in her retirement until her death in 2004.

Ms. Peine implemented her desire to benefit the community by planning The Manhattan Fund. Her trust designates a five-person grants committee, which is charged to consider the social, cultural, recreational, and historic needs of the City of Manhattan, the community of Keats, and the Konza Prairie.

In 2005, the first year of The Manhattan Fund, a total of \$182,648 was disbursed to eight community recipients. Grant requests far outnumbered the funds available.

The M/RCPA submitted a

funding request in 2006 that was granted. The M/RCPA provided \$6,000 in matching funds. As a result of the grant plus the match, the Manhattan Parks and Recreation Department was reimbursed for the roughly \$23,000 it spent to furnish the depot. In addition, a high definition television, DVD player, and other audio-visual enhancements were provided for the depot along with room-darkening shades to facilitate viewing.

Our community has been given a perpetual gift by a person of remarkable character who is no longer available for us to thank personally.

Therefore, the M/RCPA expresses its thanks to Caroline Peine in our remembrance of her as an independent woman and in our respect for her vision for the community. Caroline wanted the best for her community, as do we.

Nominations Wanted for the Preservation Awards

The M/RCPA will be hosting the Historic Preservation Building Awards in May. 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 a Historic Preservation Building Award, contact the M/RCPA via e-mail at mrcpanewsletter@gmail.com, or Kathy Dzewaltowski at 539-8937. The Preservation Awards Committee particularly needs help with identifying interior projects and projects outside Manhattan in Riley County.

Pictured, the barn owned by Mike & Jan Danenberg and honored in 2011.



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

E-mail: mrcpanewsletter@gmail.com
Web site: www.preservemanhattan.org
Facebook: Visit our web site and click the Facebook "Like" button at the bottom of the home page.

Bringing Us Together Notes from the Preservation Symposium

By Sara Ford Fisher

First, I confess that I meant to write this article months ago, after attending the 2012 Preservation Symposium held in Leavenworth, Kansas. My delay is, in part, because preservation is **not** my profession; it is a hobby, something I squeeze in between kids, work and community obligations. Like other hobbies, I am a preservationist because I enjoy it and because I care about the cause. This was only the second time I have attended a Preservation Symposium; I'm still a relative novice.

In reviewing my notes for this piece, I was reminded why I enjoyed the first one and wanted to attend another. I noted that the pages of my notebook were not filled with "boring" technical terms related to architectural styles or legal jargon or even the fascinating facts about the history of concrete (a fascinating presentation by Robert Courland, the author of Concrete Planet: The Strange and Fascinating Story of the World's Most Common Man-Made Material). Rather, I had filled the pages with phrases like "love of local," "preservation as an emotional movement," "place and memory brings us together," "compatible infill," "best intentions," and "heritage districts." I had noted the personal, emotional and qualitative aspects of preservation – love, emotions, memory, compatible, best, heritage.

Thinking about it now, this makes sense because preservation is personal and emotional. It is about quality of life. We preservationists have feelings about the people who came before

us, those who will come after us, and those who are our neighbors today. Dare I say we have feelings towards each other? After all, we have much in common. We share a love for local, a memory of place and the best intentions to preserve our heritage.

Given the monumental effort necessary to convince others to feel as we do, it is arguable that we need to work together. We need to come together at events like symposiums for inspiration, motivation and to be more educated. The 2012 symposium began on Thursday evening with good food and conversation. It continued Friday with more food, more conversation and some fascinating presentations. Attendees learned some technical terms like replication, compatibility and differentiation; we took a tour of a repurposed factory; we learned about the world's most common manufactured material and discussed some of the unique challenges of HVAC installation in old buildings. But more importantly, we had the opportunity to connect with each other, to associate a face with a name and to ask questions in person instead of by e-mail.

The date of the next Preservation Symposium has not yet been determined. I am confident that when the date is announced, I will mark my calendar. I am sure it will be interesting. Maybe I will see you there?

Sara Ford Fisher, Ph.D., serves on the M/RCPA's Board of Directors and is the current vice president.

M/RCPA's Notecards

The M/RCPA has printed preservation-themed notecards, which made their debut during the Winter Social and are available to purchase. The notecards come in packs of eight with envelopes and feature prints of original watercolors by local artist Ralph Fontenot. Mr. Fontenot generously donated the use of his artwork to the M/RCPA.

The notecard packs contain two cards each of four different designs, including the Wolf House, the Pillsbury Viaduct bridge piers, the Goodnow House, and Manhattan High School East Campus.

Notecard packs sell for \$15 each, and the proceeds benefit the M/RCPA. The notecards will be available at various retail outlets, but if you would like to purchase them now, contact the M/RCPA via e-mail at mrcpanewsletter@gmail.com, or Kathy Dzewaltowski at 539-8937, and arrangements will be made to get the notecards to you.



Pictured above are the images from original watercolors by Ralph Fontenot featured on the M/RCPA's notecards. Top row left to right are the Wolf House and the Pillsbury Viaduct bridge piers. Bottom row left to right are the Goodnow House and Manhattan High School East Campus.

Winter Social

On Friday January 25th, over 40 M/RCPA members took advantage of the mild winter weather and attended the Winter Social. The event was held at Box Lab, which is located in the historic Higinbotham Building in the Downtown Manhattan Historic District. Members enjoyed great conversation, delicious appetizers prepared by Wahoo Fire and Ice Grill, and a fascinating display of merchandise.

Julie Strecker, owner of the Higinbotham Building and the business Geometrics, which had previously occupied the retail space, provided "before" and "after"

photos, chronicling the space's transformation to its current appearance. A drop ceiling was removed, and modern flooring material had been removed to reveal hardwood, which was refinished and restored.



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

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M/RCPA Membership Roster 2012-13

\$35 Historic Level

Phil & Dawn Anderson, Gordon & Mary Anne Andrews, Donna M. Bark, Charlene Brownson, Wally Cash, Wayne (Mick) Charney, Susanne Siepl-Coates & Gary Coates, D. Cheryl Collins, Margaret Conrow, Michael & Janet Danenberg, Clark & Nancy Danner, Michael Dudek, Cam & Britt Feltner, Rev. H. Wayne & Beverly A. Fink, Sara Fisher, Mary Ann Fleming, Ron Fowles Construction, Joe & Janette Gelroth, Charles Gillum, Larry & Linda Glasgow, Brian Hardeman & Jayme Morris-Hardeman, Fred & Katherine Hasler, Julie Hostetler, Corina Hugo, Gloria Juhl Raney, Lowell & Stacy Kohlmeier, Camille & Phillip Korenek, Ann Kosch, Dr. Robert D. (Bob) Linder, Katie Lovewell, Bonnie Lynn-Sherow, Bill Meredith, Robert & Elaine Mohr, Janet & Tony Nichols, Ed & Kay Olson, Mary H. Pollack, Jerry & Martha Powell, Linda Rice, Lauren Ritterbush, Tom & Karen Roberts, James E. Roper, Catherine Roy-Tremblay, Allana Saenger, Sharlin Sargent, Mike & Karen Sheffield, Geri Simon, Kimberly & Richard Smith, Brenda Spencer, Maurice & Carolee Stark, Joan & John Strickler, Bria Taddiken-Williams, Erma Verhage, Walter Remodeling Inc., Patricia & Ray Weisenburger, Ron & Dixie West, Edna Williams, Judith M. Willingham, Barbara E. Withee.

\$100 Preservation Level

Barbara G. Anderson, Mimi Balderson, Bowman Bowman Novick Inc., Jacqueline Brewer, Capstone3D Construction Services, Frances Ellis, Gary & Paula Ellis, Tom Giller/Commerce Bank, Marjorie Heyne, Nancy Holmes, Roger T. Johnson, Claudia Jones, John & Cindy La Barge/J & C Imaging, John & Karen McCulloh, McCullough Development Inc., Richard & Marge McKittrick, Michael & Judine Mecseri, Dori Milldyke, Marina Pecar-Krstic, Schrum Rentals LLC, Riley Construction Co. Inc., Deborah Saroff, Bob & Mary Stamey, George & Julie Strecker, Chuck & Marsha Tannehill, Jerry & Linda Weis/ Weis Real Estate Co.

\$250 Landmark Level

Mary Dean Appel, David & Kathy Dzewaltowski, Debbie Nuss & Brad Fenwick, GJL Real Estate, Griffith Lumber Co., Master Landscape Inc., Dr. Patricia J. O'Brien, Barbara Poresky, Gwyn & Gina Riffel, Tim & Adena Weiser, 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.