
Manhattan / Riley County Preservation Alliance Newsletter

January, 2003

HAPPY NEW YEAR—2003!

Notes from Jim

This spring is shaping up as an exiting time for the Alliance. On April 11 and 12, the Kansas Preservation Alliance, Inc. (KPA) will be holding its Spring Preservation Symposium in Manhattan. The KPA is endeavoring to bring historic preservation in the state to a higher level of public awareness, and our own Alliance will be playing a role in this worthy effort. At our last meeting a couple of committees were formed that will assist the work of organizing the events of the symposium. Still, the KPA will probably need more help from the Alliance as time draws near for staging the Symposium. I certainly want to see our membership contribute as much to this effort as reasonably possible.

Judine Mecseri has been active in organizing the Alliance's hosting of a Chamber's After-hours event in March. That time is rapidly coming around, and soon we'll have to get in high gear to finish preparing for this event. You may wonder why an Afterhours? This is an excellent opportunity for the Alliance to heighten the Manhattan business community's awareness of our efforts to restore the Union Pacific Depot, and potential of the depot as a community asset. Of course, I expect the Afterhours to enhance our fund raising efforts, too.

To this end, the Alliance can also celebrate our notification from the Internal Revenue Service that our application to become a 501(c)(3) has been initially approved. Businesses and private contributors can now be confident that their contributions are tax deductible this year. Of

course, the Alliance will be mailing the proper forms to all contributors for inclusion in their tax forms. The final letter of approval from the IRS will be forthcoming, but it appears little more than a formality now.

The Alliance will also be hosting its now annual preservation awards this spring. Mike Mecseri is working on organizing this effort, and more will be forthcoming soon on this event.

If this is not enough for the Alliance, we also need to be putting into motion the planning that will lead to our biennial homes tour next December. Of course, these events will require effort on our part, as well will our involvement in the ongoing discussions on the Traditional Neighborhood Overlay District and its eventual boundaries. The Alliance has had some great successes this year. The Whistlestop Campaign was inaugurated with great fanfare in October. Our 501(c)(3) application has been approved. Historic preservation has become a heightened part of the discussion in city planning and more citizens are aware of Manhattan's historical legacy. All of this has come about only because the membership of our Alliance has done such an outstanding job.

As always, the success of the Alliance in our future endeavors will depend upon the efforts of all of us. I'm looking forward to seeing everyone at the regular meeting on January 9 as we continue our New Year's work toward historic preservation.

Happy Holidays to Everyone, and see you soon.

Jim Sherow, President

WEB SITES TO USE AND REMEMBER

Draft Comprehensive Plan: www.manhattanareaplan.com/products.cfm?ID=8
Traditional Neighborhood Overlay District: www.ci.manhattan.ks.us/News/article.asp?id=4104
Neighborhood News: www.ci.manhattan.ks.us/Documents/8147/default.asp?id=8147



As restoration plans fall into place house-watching becomes even more exciting. Your editor stopped by the big house at Poyntz and Manhattan the other day to speak with owner James Bond, who was in the process of repairing a

broken concrete porch step. James says that most of the stabilizing work which had to be done before the winter cold set in has been accomplished.

Phase 1 of this labor of love is nearly accomplished. The foundation of the antique house has been repaired. Max Bayer contributed enough pre-used concrete blocks, left over from work being done on another restored house, to shore up the dirt in the upper yard. Once the yard was graded, Blueville Nursery came in with appropriate and, come spring, colorful landscaping. The retaining wall will be tucked and capped when Phase 2 begins. What couldn't wait was primer, which now covers the house in its entirety. An essential part of Phase 1 was upgrades to all the mechanical and structural aspects of the old house, which are now up to code. James

says he saw many signs of fire during his tearing out and reconstruction, and far too much deterioration due to years of neglect.

During 2002, structure was of prime importance—in 2003, cosmetics will be the focus. When weather permits, the wide tree lawns bordering Poyntz and Manhattan will be planted and landscaped, and the walks will be repaired. The original cast stone walls of the house will be retucked (cracking is apparent in the above picture), and the final coats of paint will be applied. James feels he has found the original color, which is a shade more golden than what you see when you pass the house at present. James found pictures at the Historical Museum of the house in its prime, and the porch, now delapidated, will be rebuilt to resemble the original as closely as possible. The green door which faces Manhattan Street is the original front door, and James will utilize the original hardware where he can.

Currently, only the apartments on the first and third floors are finished. The second floor remains in limbo, awaiting a hearing before the Board of Zoning Appeals. Although it has always held four apartments, the house has been legally zoned for only three. That decision will come soon.





The interior photos above and on the previous page were taken in the comfortable three-bedroom apartment on the third floor, which is rented at present to a teacher. Tenants in the spacious main floor apartment are students at Kansas State University, who are delighted with the feeling of space, sunshine, and freshness. And yet it is not difficult to sense some of the early history of Manhattan in this grand old building.

Next month we will feature the other houses we are watching: below is Melissa and R. C. Jones' house at 2120 College Heights Road, which is now occupied;



1219 Colorado Street is owned by Chris and Marci Spaw. It has been winterized just in the nick of time;



and 1011 Osage, owned by Utsab Shaudhuri, has

taken a surprising, but pleasing turn. The porch roof has been reinforced and converted to a balcony, allowing outside access to the recently finished attic room. Not a bad idea! And attractively accomplished.



MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE

- Meetings:** Second Thursday of each month, 7:30 p.m.
Location: First Congregational Church, Juliette and Poyntz
President: Jim Sherow
Vice-President: Michael Mecseri
Secretary: Linda Glasgow
Treasurer: Marolyn Caldwell

MEMBERSHIP INFORMATION

Dues date from the Annual Meeting in September. Dues paid mid-year confer membership status until the next Annual Meeting. Dues are \$15 for an individual, \$20 for a family, and \$60 for a sponsor. Checks should be made out to the Manhattan/Riley County Preservation Alliance, Inc. c/o P.O. Box 1893, Manhattan, Kansas 66505. Questions? Call Linda Glasgow at 785-565-6490.

If anyone has contributions for future M/RCPA newsletters, please contact the Editor, Marolyn Caldwell, at 776-4862, or email marolync@flintheills.com.



Jean Hill
REALTOR®

ERA Ann Christian Linda Conderman Real Estate

1430 Poyntz Ave.
Manhattan, KS 66502
Office: (785) 539-3737 ext. 117
Fax: (785) 539-7238
Home: (785) 776-6360
Cell: (785) 770-7228
E-Mail: jbhill@interkan.net



Each ERA® Office is Independently Owned and Operated



**Our Sponsors also include
Doris Grosh, Pat O'Brien**



Claflin
Books and Copies

1814 Claflin Road
Manhattan, KS 66502
(785) 776-3771
Fax: (785) 776-1009

E-mail: claflin@interkan.net
www.claflinbooks.com

Kemphorne Painters & Paperhangers



June Kemphorne
Interior, exterior painting, faux finishes, wallcoverings, murals

Since 1979

3591 Letter Rock Road
Manhattan, Kansas
66502-9317 USA

Tel. 785-539-7344
Cell 564-0247
email june@kansas.net



Tracy F. Perrotta

phone/fax
785-539-8554
candhse@interkan.net
www.candlehouse.net

Candlehouse Ltd., USA



**Regulator
Time Company**

SALES • REPAIR
RESTORATION • APPRAISALS
WATCHES — CLOCKS — TOWER CLOCKS

David Seay C.M.W.
Karen M. Seay

214 South 4th
Manhattan, KS 66502

Phone:
1-785-776-8977

BORST RESTORATION

Residential Preservation, Renovation & Improvement
Structural Repair Services

Serving Our Community For Over 20 Years

Mel and Jan Borst 1918 Humboldt
(785) 776-1460 Manhattan, KS 66502

Member of the National Trust for Historic Preservation

PRIDE PROPERTIES

Handyman Service
Rental Property Maintenance
Home Repairs
Creative Problem Solving



Steven Mull
325 Fordham Rd.
Manhattan, KS 66503
Cell phone: 785-313-2394

The businesses and members featured in the Preservation Alliance newsletter are helping to defray our mailing and printing costs by contributing \$5 per issue. We welcome any and all new sponsors.

M/RCPA QUICK ANNOUNCEMENTS

★ **You can now contribute to the Depot Fund by credit card.**
Jason Hilgers at Manhattan City Hall will tell you how.

★ **NEXT MEETING: Thursday, January 9, 2003, 7:30, First Congregational Church.**
After the meeting we will cross Juliette and join Hugh Thompson,
who will give us a tour of the Rail Joiners operation.

M/RCPA
P.O. Box 1893
Manhattan, KS 66505

