
MANHATTAN/RILEY COUNTY, KANSAS PRESERVATION ALLIANCE NEWSLETTER

JANUARY, 2007

A LETTER FROM OUR PRESIDENT, JUDINE MECSERI

We had a great time at December's Winter Social at the Depot. Thanks to everyone who attended for bringing a potluck dish to share and special thanks to Liz Harmon and Sally Lee for organizing the event.

The New Year is starting off with some big decisions that will affect the future of the Manhattan/Riley County Preservation Alliance (M/RCPA). As I've mentioned in previous newsletters, the organization is considering the possibility of restoring a rare (in Kansas) shingle style residence at 617 Colorado. This newsletter includes a brief history, a historic photo, and several current photos of this once grand house.

In January, the M/RCPA Board will decide on whether or not to pursue the restoration of this house which then would be sold as a single-family residence.

The house at 617 Colorado comes as a package deal with the duplex just west of it. There is currently a tenant in one half of the duplex. Minor plumbing repairs will need to be done to

the other unit before it can be rented. The duplex could bring in an income of as much as \$1,000/month. After the project is completed, the duplex would be demolished in order to give 617 Colorado a lot that is sized to match its grand stature.

The current owners have expressed an interest in having the Preservation Alliance purchase the house for restoration. They do not currently intend to complete any restoration work themselves.

To restore the house, the Preservation Alliance would obtain a construction loan (basically a line of credit similar to a credit card) to use towards the restoration project.

For those of you unfamiliar with construction loans, here is a basic overview. The amount of the loan is 80-85% of the appraised value after improvements. We would then pay interest just on the amount actually borrowed. A construction loan does not require a down payment as it covers the purchase price. Once the work is

completed the construction loan would be converted into a traditional mortgage.

A general contractor would be hired to complete the project with construction oversight provided by an independent consultant acting as the M/RCPA's representative.

The Preservation Alliance has several reasons for exploring the possibility of doing this project. The house is historically significant and its retention would help to maintain the historic fabric near Manhattan's downtown. Any financial profit would allow the Alliance to fund future projects and encourage other citizens to do the same.

If the Alliance or any other interested party decided not to restore the home, the City of Manhattan will require the current owners to pay to have it torn down due to safety and code violations.

The decision before us: do we want to take on this project and are we able to do so?

Judine

Calendar of Upcoming Events

M/RCPA Board Meeting
January 11, 2007
7:30 p.m.
Manhattan's U.P. Depot

Manhattan Historic Summit
February 8, 2007
7:00 p.m.
Manhattan's U.P. Depot

Eleven Most Endangered Tour
Rescheduled for March, 2007
Details to follow

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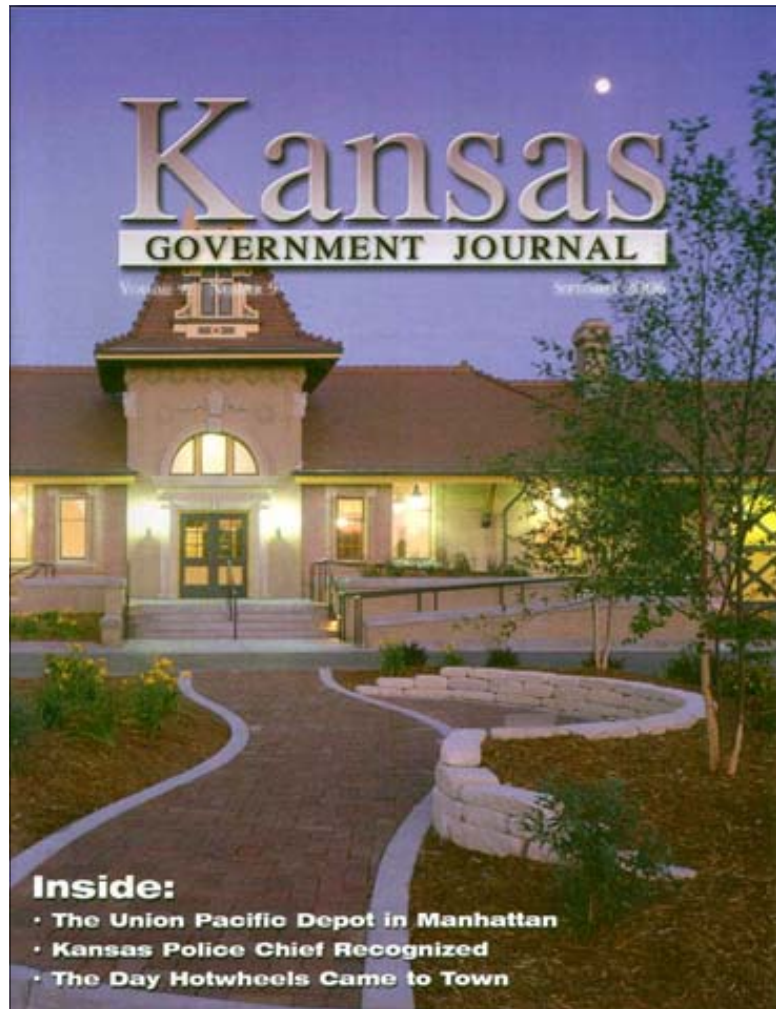
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Contact us at
P.O. Box 1893, Manhattan, KS 66505
or
info@preservemanhattan.org

Heralded Throughout the State



The successful rehabilitation of Manhattan's Union Pacific Depot continues to be celebrated beyond Riley County's borders.

September's issue of *Kansas Government Journal* featured a cover story detailing both the history of the depot and the campaign to save it. The Manhattan/Riley County Preservation Alliance's partnership role in bringing the building back to life was prominently featured.

The cover photo is courtesy of the City of Manhattan and Bruce McMillan AIA Architects P.A. The photograph was taken by Douglas Kahn.

The Winter 2006 issue of *Kansas Heritage*, a magazine of the Kansas State Historical Society, included a two-page pictorial entitled "The Wonderful Old Train Depots." Manhattan's U.P. Depot was one of six to be shown.

Historical Notes on

617 Colorado

Research provided by
Dr. Patricia O'Brien

David C. Hulse, a successful Manhattan building contractor, began work on his new residence at 617 Colorado in 1891, completing construction in 1892.

A widower, David Hulse had married his second wife, Miss Mary Richards in 1890. It is likely that 617 Colorado was built for her.

The second owners of 617 Colorado were Curtis Benjamin Daughters, often called Judge Daughters, and his wife, Carrie M. Herbert Daughters. They had one child, a son named Curtis Lynn. The family had moved to Manhattan in 1902 so that Curtis Lynn could attend Kansas State Agricultural College (K.S.A.C.).

Judge Daughters was an active member of the Republican Party who practiced law in partnership with A.M. Story. Daughters was also a co-founder of the Manhattan State Bank and served as its vice-president for a number of years. He served for ten years as a member of the Manhattan Library Board and was a socially active member of the Knights of Pythias, the Elks, and the Masonic Order.

After the death of Judge Daughters, Mrs. Daughters moved to a smaller residence and the house was rented for a number of years until finally being sold to the Em-



617 Colorado in the Manhattan *Nationalist* Semi-Centennial Edition of 1910

mett G. and Gavina "Josie" Escobar Silva family around 1946. Mr. Silva was a tavern owner and owner of many rental properties in town. The family retained the house until Emmett Silva's death in 1991 although the house is believed to have been vacant sometime before that.

David and Darla Frain purchased the house at auction in 1999 and it has been vacant since that time. The Manhattan Code Office has placed a repair or demolish order on the house. The cost to demolish the house is estimated to be about \$5,000.

617 Colorado is one of fewer than a dozen "Shingle Style" houses built in Kansas. The style dates from 1880 to 1900 and is associated with the Arts and Crafts Movement and with Henry Hobson Richardson. Indeed, it has been sometimes called "residential Romanesque" because of its association with Richardson and his associates.

The style was executed by professional architects and never became a vernacular architectural form.

The style is rare in Kansas because, as an agricultural state, Kansas was severely impacted by the economic depression of the 1890's.

University training in architecture in the U.S. began in 1865 at the Massachusetts Institute of Technology. By the late 19th Century architecture was generally considered to be a profession requiring university training. Licensing of architects began to become an issue in the early 20th Century.

Kansas' first university program in architecture began in 1904 at K.S.A.C. The University of Kansas followed in 1913.

The architect of 617 Colorado was Herman McClure Hadley who had earned a Bachelor of Architecture degree in 1876 from Cornell. He was possibly the first American university-trained architect to practice in Kansas.

Although 617 Colorado has fallen on hard times, it is worthy of preservation. The question is whether preservation is financially feasible. The M/RCPA plans to take up that question this month.

Take a tour around 617 Colorado



North Facade



East Chimney



East Side, Front Porch to Right



Front Porch



East Side of Front Porch



Southwest corner



West Side Looking
North



South Side (Rear)



Southeast Corner



Northwest Corner Above the Front Porch



Northwest Corner
Front Porch

2006–2007 MEMBERSHIP ROSTER

DUES ARE NORMALLY PAID AT THE ANNUAL MEETING IN SEPTEMBER BUT MEMBERS MAY JOIN AT ANY TIME DURING THE YEAR. CONTACT US AT info@preservemanhattan.org OR AT P.O. BOX 1893, MANHATTAN, KANSAS 66505 FOR DETAILS.

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Snow Scene on Poyntz Avenue January, 1912



Photo courtesy of the Riley County Historical Society

Manhattan's *Nationalist* newspaper reported on February 1, 1912, that J.B. Anderson had traded his building on Poyntz for an orange grove in Santa Ana, California.

"The Anderson Building is at

the corner of Third and Poyntz, occupied by the Leader dry goods store downstairs and the Odd Fellows Hall upstairs, fronting on Poyntz; and by the *Nationalist* office upstairs and formerly the post office down-

stairs, fronting on Third Street. The building is 150 feet long and 24 feet wide in front and 40 feet wide at the rear. The tenants of the building hold leases, and there will be no present change in any of them."

BECOME A MEMBER OF THE MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE, INC.

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SPRING 2006 MEMBERSHIP DRIVE WILL REMAIN IN
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