
MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

JULY, 2008

A LETTER FROM OUR PRESIDENT LINDA GLASGOW

I was privileged to attend the American Association of Museums (AAM) annual meeting in Denver in late April. Held at Denver's convention center, the conference boasted an attendance of over five thousand museum professionals. At least eight Riley Countians were in attendance.

The convention center and conference hotel are located within walking distance of Denver's vibrant Sixteenth Street corridor. It was a pleasure to stroll past the small and medium-sized shops and restaurants housed in historic buildings. People-watching was part of the attraction and there were plenty of people out and about, enjoying the area. It was exciting to see that Denver's historic lower downtown ("LoDo") district is thriving.

The AAM marketplace in the convention center included a bookstore for the museum professional. It was a treat to browse through the wealth of titles available. I chose to purchase **The New Town Square, Museums and Communities in Transition** by Robert R. Archibald (AltaMira Press, 2004). The book is part of the American Association for State and Local History series on local history topics.

The author examines community, place, and culture from a variety of perspectives. Each chapter is an essay using the author's personal experiences to make a point.

Archibald holds a Ph.D. in history from the University of New Mexico. He has a varied work background

which includes a stint as the State Historic Preservation Officer of Montana. He currently serves as president and CEO of the Missouri Historical Society in St. Louis.

I was most interested in Chapter 2, "The Power of Place." The author discusses the crisis of place when downtowns become skeletons of their once vibrant selves after commerce has moved "out to the highway." The crisis is compounded if "community" comes to be defined solely in terms of human relationships maintained through cell phones, email, and visits made possible by automobile and air travel.

Sometimes pieces of the past are preserved for the wrong reason, "as testimony to our progress, illustrations of how far we have come and how superior we are to those who went before."

The author asks us to engage in our physical as well as virtual community, to develop a culture of stewardship for our geographical place, and to work to conserve the natural and built environment for the generations to come.

Why is it that so many books are currently available concerning the loss of a sense of place and the threat to the traditional downtown? The answer, of course, is that the threat to our historic places and the meaning they hold for us is immediate and widespread.

We look to historic preservation principles for guidance in the search for the truly progressive management of change.

Touring the Wolf House Museum

Why do people care about the history and historical structures in their community? Many were taught to care as children.

The Wolf House Museum recently concluded its annual program designed for fourth graders enrolled in public and private schools.

Thirty-two docents, some working multiple shifts, provided hour-long tours of the Wolf House that included demonstrations of 1880's domestic tasks.

Photos are courtesy of the Riley County Historical Society.



Jim Roper showed how clothes were laundered in open tubs using washboards and wringers.

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2007—2008 Officers & Directors

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THE BENEFITS OF MEMBERSHIP

\$15 STUDENT
Newsletter
Education seminars

\$35 MAINTENANCE
All of the above benefits

\$100 HISTORICAL
All of the above benefits plus
Invitation to special events

\$250 PRESERVATION
All of the above benefits plus
November 2, 2007,
private tour and reception at
Castle Kimble (for 2 people)

\$500 LANDMARK
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All of the above benefits plus
Choice of signed and numbered
Tower or Forsythe print

Contact us at
info@preservemanhattan.org
See us on the web at
www.preservemanhattan.org

Strasser House Update

The historic Strasser House, 326 Laramie, has thus far been spared the bulldozed fate of its former neighborhood.

In addition to the Strasser House, six other historic houses were identified and mentioned in a Memorandum of Agreement between the City of Manhattan and the State Historic Preservation Office (SHPO). The Strasser House was saved as partial mitigation for the loss of the six other historic houses.

The Manhattan/Riley County Preservation Alliance (M/RCPA) has for the past months expressed its concern about the proposed plan to place an 8' wall a mere four feet from the east side of the historic Strasser House.

A quick check of Manhattan zoning law shows that where the Strasser House was built, each house was typically placed a distance of eight feet from its roof eave to the property line.

The M/RCPA board of directors felt so strongly that this issue was important that they voted to join other plaintiffs in a lawsuit in hopes of protecting the house.

Although the City notified the SHPO prior to debate over the first amendment to the north development area planned unit development (PUD), the City argued that notification of the SHPO was not required in advance of the second proposed amendment.

The M/RCPA was prevented from bringing up the notification issue when the judge ruled that ONLY the State

Historic Preservation Office (SHPO) has standing in this matter and if an issue was of sufficient importance the SHPO could be expected to weigh in.

On May 21, 2008, the SHPO sent a letter to the City of Manhattan stating, in part, that the SHPO staff has completed its review of the amended PUD for the north redevelopment area.

This review took place in accordance with Stipulation II of the Memorandum of Agreement between the City and the SHPO.

The SHPO found that "insufficient ground space has been retained along the east elevation of the existing Strasser House at 326 Laramie. While it is not necessary to retain the original lot dimensions of the Strasser House to preserve its National Register eligibility, there should be enough space between the east elevation wall of the Strasser House and the new 8' screen wall to perform regular maintenance to the house such as mortar re-pointing and painting of the wood trim. We were unable to determine the actual size of this area from the plans submitted. We would like to meet with the developer and the City of Manhattan to ensure these concerns are addressed."

The local preservation community calls upon the City of Manhattan to obey state statute on notification of the SHPO, to conform with its own zoning regulations, and to provide the Strasser House with the resources necessary to remain a viable part of our community.

Jarbeaux House Update

In response to an inquiry about the City's notification sign in front of the historic Jarbeaux House at 405 Bluemont, Manhattan City Engineer Robert Ott reports that the City will be

asking for permission to reduce the lot size and front yard setback in order to move the house to the north end of the lot in order to provide room for the pending roundabout project.



Lunchtime Live!

Downtown Manhattan, Inc. (DMI) offered the opportunity to dine alfresco on the Riley County courthouse plaza each Friday in June, 11:30 a.m. to 1:00 p.m.

DMI provided live music, umbrellas, seating, and the perfect vantage point for admiring some of Riley County's most prominent historic buildings.



Historic Barns Project

Last spring the Kansas State Historical Society (KSHS) awarded preservation consultant Brenda Spencer a contract to conduct a survey of historic barns in Kansas and develop a Multiple Property Nomination to facilitate property-owner-sponsored National Register nominations. With the assis-

centive programs through the Kansas State Historical Society. Interested barn owners should visit the KSHS web site www.kshs.org or contact Sarah Martin at 785-272-8681 ext. 216.

The final phase of the barns project involves listing five individual barns under the new multiple property



The Enoch Persons Barn
Photos courtesy of Brenda Spencer

tance and cooperation from the Kansas Barn Alliance and Kansas Electric Cooperative, Spencer identified hundreds of Kansas barns.

From June 15th through the end of last summer she traveled 12,000 miles surveying 352 barns in 84 of the state's 105 counties. The survey included eight barns in Riley County located near the communities of Manhattan, Randolph, Green, and Leonardville.

A new multiple property nomination to the National Register entitled *Historic Agriculture-Related Resources of Kansas* was approved by the Kansas Historic Sites Board of Review on May 3rd of this year and will serve as a cover document to nominate individual barns or historic farmsteads that are eligible for listing on the National Register of Historic Places.

Listed properties are eligible for in-

nomination. These nominations will be prepared by Spencer and will serve as examples for property owners interested in listing their own barns.

The Enoch Persons Barn on Highway 18 southeast of Manhattan is one of the five barns that Spencer will be nominating under this project. Located in the Kansas River Valley, the barn is on the Persons farmstead now owned by Ron and Chris Wilson. Ron's mother Glenna still lives on the farm. Glenna and her late husband, W. John Wilson, purchased the farm in 1968.

Enoch Collins Persons was one of Riley County's early settlers. He arrived in Manhattan from New Hampshire in 1855. Persons was a lifelong farmer and stockman; his holdings grew from the original 80 acre home- stead tract to an entire section by 1909.

The barn, which probably dates from

the 1860's, is an excellent representative of the Gable-Roofed Barn property type, one of the seven prominent barn styles in the state.

The Persons farm was home to five generations before it was sold in 1958 to three Manhattan-area businessmen who gave the ranch its name, the Lazy T. The Wilson family purchased the property a decade later.

Although the Lazy T remains primarily a working Kansas ranch, the Wilsons are preparing to open it to the public. Family outings, corporate picnics, historic tours, hayrack rides, chuck wagon dinners, and cowboy poetry performances may be booked by calling Ron and Chris Wilson at 785-539-7899. A pumpkin patch is also available during the month of October. More information is available at www.lazytranch.org.

Eight Historic Barns Surveyed in Riley County

Historic name: Carlson Farm
9975 Country Road
Leonardville
Current owner: Gary Buss

Historic name: Clyde McDonald Farm
Sherman road 1/4 M west of Country Road
Leonardville
Current owner: Gary Buss

Grater Farm
9779 Country Road
Leonardville
Current owner: Gary Buss

Agricultural Outbuilding
17330 School Branch Road
Randolph
Property owner: unknown

Bartel Farm
19101 Peach Grove Road
Randolph
Current owner: Joel Bartel

Cedarburg Farm
7331 McDowell Creek Road
Manhattan
Current owner: Gary Johnson

Brethour Farm
17410 Stanton Road
Green
Current owner: Jack Schrader

Historic name: Enoch C. Persons Farm
2103 Highway 18 (Zeandale Road)
Manhattan
Current owner: Ron Wilson



National Preservation Conference 2008

The National Trust for Historic Preservation has issued an invitation to attend the National Preservation Conference to be held in Tulsa, October 21st through 25th, 2008.

- Learn effective strategies for neighborhood action in the face of tear-downs and inappropriate in-fill construction.
- Explore the trends and challenges of attracting support for the preservation of buildings of the recent past and the Modernist movement.
- See how adaptive use of historic structures contributes to urban revitalization.
- Return to your community armed with successful tactics and lessons from colleagues across the country.

- Tailor the Conference to your own objectives and career development by selecting from a full range of the finest in preservation workshops, field sessions, and networking.

Take advantage of the opportunity to explore and compare the urban preservation challenges and successes in Tulsa, Oklahoma, and the context of the rural communities that surround it. Their stories highlight the region's Native American resources, Art Deco treasures, the legendary Route 66 Corridor, and its changing environment and diversity.

Registration information is available by phone at 800-944-6847 and on the web at www.nthpconference.org.

Courthouse Clock

Efforts to raise money towards Riley County's courthouse clock and tower project are ongoing.

Riley County Historical Museum director Cheryl Collins reports that that to date in excess of \$6,000 has been raised.

Anyone wishing to make a tax deductible donation towards this project may write and send a check to the Riley County Historical Society at 2309 Claflin Road, Manhattan, Kansas 66502. Please write "Courthouse Clock Project" on the comment line.

Downtown Flower Baskets

The Preservation Alliance's board of directors voted to sponsor a flower basket in Manhattan's downtown this year as part of a program instituted by Downtown Manhattan, Inc. (DMI).

DMI is a not-for-profit community volunteer agency that is interested in, among other things, promoting the preservation and maintenance of downtown as the historic heart of the city. By fostering pride in the downtown area, the entire city benefits.

Executive director Lisa Rockley wrote a letter of thanks to the Alliance: "Your contribution of \$100 will sponsor one basket this year. That \$100 is a huge step towards accomplishing our goal of \$7,500. Thanks to you we are well on our way to making sure that each and every basket has a sponsor this year."

The baskets of blooming flowers brighten our downtown streetscapes from May to September.

The Architects & Buildings of Manhattan, Kansas

By Dr. Patricia O'Brien

Manhattan/Riley County Preservation Alliance board member Pat O'Brien has done a tremendous amount of historical research on local architects and their work.

This book presents her results, including more than 250 pictures of local buildings.

Take advantage of an early summer discount at the Riley County Historical Museum!

Prices during July:

\$21.50 softbound

\$37.65 hardbound

Prices after July 31st:

\$26.90 softbound

\$43.00 hardbound

These prices include tax.

Mail order requests may be sent to the Riley County Historical Society
2309 Claflin Road, Manhattan, Kansas 66502.

Add \$3.50 to the cost of a single book.

Request special pricing information if ordering more than one copy:

785-565-6490

*The Riley County Historical Society is grateful for the support given
to this book by the William T. Kemper Foundation, the Commerce Bancshares Foundation,
and Commerce Bank of Manhattan.*

Pat O'Brien will speak about her research for this book
at the Riley County Historical Society's summer quarterly
meeting on July 23rd at the Zeandale Community Church at about 7:15 p.m.
The public is welcome to attend the program at no charge.

M/RCPA Membership Roster 2007-2008

\$15+ Student Level –

\$35+ Maintenance Level – Mary Dean Apel, Beverly Azer, Greg & Mary Bell, Charlene Brownson, Marolyn Caldwell, Diana Chapel, Cheryl Collins, Kitty Cool, Mike & Jan Danenberg, Nancy Danner, Lelah Dushkin, Glee Eggers, Calvin & Genie Emig, Endacott Lighting, Gene Ernst, Mary Ann Fleming, Bernd & Enell Foerster, Peggy Frazier, Conn & Di Harrison, Chuck & Charlotte Herr, Corina Hugo, Jean Hulbert, Mark & Ann Knackendoffel, Eileen & Brad Koehn, Julie Lea & Chris Parsons, Elaine & Robert Mohr, Frances Nedwed, Bill Pallett, Lex & Patty Pearson, Mary Don Peterson, Lawrence & Mary Pollack, Gerald & Martha Powell, Roger Reitz M.D., Lauren W. Ritterbush & Family, Richard & Kimberly Smith, Steven Stover, S.G. & J.A. Tilley, Cheryl Walters, Patricia & Ray Weisenburger, Georganne & Warren White, Edna Williams, Judy Macy Willingham, Van & Barbara Withee.

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\$250+ Preservation Level – Burke & Margery Bayer, Larry & Linda Glasgow, Jean Hill, Hittle Landscape Architects, McCullough Development, Patricia O'Brien, Mr. & Mrs. Perry C. Peine, Barbara Poresky, Russell L. Reitz MD, Verlyn Richards, Gwyn & Gina Riffel, Steve & Debbie Saroff, Karen Sheffield, Steve & Whitney Short, Ron & Dixie West, Gary & Sharon Younger.

\$500+ Landmark Level – Phil & Margaret Howe.

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MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE

ANNUAL (2007-2008) MEMBERSHIP ACCEPTANCE

THE M/RCPA IS A TAX EXEMPT 501(C)(3) ORGANIZATION.

☐ \$15+ STUDENT
☐ \$35+ MAINTENANCE
☐ \$100+ HISTORICAL
☐ \$250+ PRESERVATION
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M/RCPA
P.O. Box 1893
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*Learning to appreciate history and historical buildings,
fourth graders tour the Wolf House Museum*



Doug Tippin discussed the morning's grooming routine for men and for women.



Dori Milldyke demonstrated ironing with a sad iron that had been heated on a hot plate.



Jan Freeby explained dining and social etiquette at a table set with real food.

CONTACT US AT P.O. Box 1893, MANHATTAN, KANSAS 66505 –1893 OR AT
INFO@PRESERVEMANHATTAN.ORG. SEE US ON THE WEB AT WWW.PRESERVEMANHATTAN.ORG.