
MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

JULY, 2009

2009 State Historic Preservation Conference

Preservation in Times of Change

As reported by Manhattan/Riley County Preservation Alliance member Linda Glasgow



Preservation conference picnic
on the Statehouse lawn

This year's state preservation conference was held from June 3rd to June 6th, primarily at the Kansas Statehouse in Topeka.

Conference speakers with a Manhattan connection included Richard Wagner who is now a principal in an architectural firm in Baltimore and who was previously Program Manager for the National Trust for Historic Preservation's Main Street Center where he created the Urban Main Street Program. Before that he assisted in the development of the graduate program in historic preser-

vation at the School of Architecture and Design, Kansas State University. Mr. Wagner also shared responsibility for the Manhattan Historical Survey (ca. 1979–1981), a project to document the built environment within the boundaries of the original plat of Manhattan. Volunteers gathered the data and took photos which are still available and in use at the Riley County Historical Museum.

A surprise connection to Manhattan was revealed by preservation expert Bob Yapp. Mr. Yapp is a woodworker who has turned his passion for preservation into a business that encompasses community planning, custom furniture making, and the restoration and rehabilitation of multiple properties. His syndicated radio show called *The House Doctor* was nationally distributed as a fundraising special for PBS in 1995 and 1996.

Mr. Yapp spent childhood summers in Manhattan visiting his maternal and paternal grandparents who lived on the east and west sides of City Park. Mr. Yapp retains a connection to Manhattan through his uncle, retired KSU professor of architecture Gene Ernst.

Word was circulated during the coffee break after his talk that Mr. Yapp was hoping to meet Manhattan conference attendees. He was excited to talk about Manhattan, a place he re-

members with nostalgic affection.

Jeanne Mithen of the Topeka and Shawnee County Public Library presented a program on how to research historic buildings. She previously worked for many years at the Riley County Historical Museum.

Brenda Spencer of Spencer Preservation, Onaga, spoke on creating a successful state tax credit project. Brenda has served as state coordinator of the Kansas Main Street Program and before that as the manager of Manhattan Main Street.

Christy Davis, a graduate of Kansas State University, was the conference emcee. She founded her preservation consulting firm, Davis Preservation, in 2006. She previously served as the Deputy State Historic Preservation Officer and Director of the Historic Resources Division of the Kansas Historical Society.



House chamber honors Riley Countian

Continued on page 2

2009 Kansas Preservation Conference continued from page 1



Kansas House Chamber with
Patrick Zollner & Joan Wagon

The June 3rd pre-conference afternoon schedule took a detour to the magnificent House chamber which allowed an expanded audience to hear Joan Wagon, Kansas Secretary of Revenue, and Patrick Zollner, Deputy State Historic Preservation Officer and Director of the Cultural Resources Division of the Kansas Historical Society, speak on the hot topic of the moment: the Kansas Legislature's cap on preservation tax credits.

Bankers joined preservationists in asking questions about and expressing frustration over last-minute legislative action in which historic preservation tax credits program payouts were unexpectedly capped within each year.

While all credits that have been issued will eventually be honored, some will not be honored immediately upon project completion and certification. Borrowers and lenders who were counting on the timely disbursement of credited amounts have been placed in a difficult financial position.

Joan Wagon stated that neither she nor the Legislature fully understood

the popularity of preservation tax credits. The State Historic Preservation Office has been properly entering projects into the preservation tax credit program in steeply rising numbers. The concern is that many property owners will now have to wait up to a year or more for their tax credits to be redeemed because of the new cap.

Because preservation projects often run into unexpected difficulties, it is difficult to predict when projects will be completed, making the State Revenue Department's redemption planning particularly difficult.

Secretary Wagon suggested that perhaps city councils might wish to advance payments for local projects in order to ease the financial burden caused by this State action. Manhattan City Commissioner Jim Sherow responded that as a city commissioner he could guarantee that in this economic climate they would most definitely not be in a position to do so.



Topeka High School

The Legislature has wrapped up business for this session. Nothing can be done until it convenes again in January. Hundreds of jobs are pre-

dicted to be lost throughout the state due to the curtailment of this financial tool.

One of the great values of attending preservation conferences, whether at the state or national level, is the opportunity they afford to visit places of special interest.



Ritchie House



Cheryl Brown Henderson,
daughter of Oliver Brown of
Brown v. Topeka Board of Education,
at the Monroe School

Wednesday's pre-conference tours included a visit to Topeka High School hosted by the Topeka High School Historical Society; the Free State Capitol hosted by the Friends of the Free State Capitol; the Ritchie

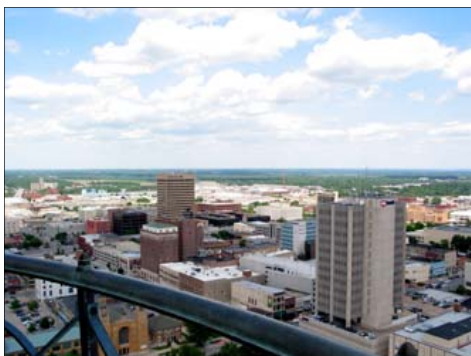
Continued on page 3

2009 Kansas Preservation Conference continued from page 2

House hosted by the Shawnee County Historical Society; and the Monroe School hosted by the Brown v. Topeka Board of Education National Historic Site and the Brown Foundation.



Steps between the Capitol's inner and outer domes



View from Statehouse dome balcony

The true beginning of the conference, the general assembly, was held in the Memorial Hall auditorium on the morning of Thursday, June 4th. Memorial Hall, former home of the Kansas Historical Society, is located at the corner of 10th and Jackson Streets, across from the Statehouse grounds.

The program began with a talk by Peter Noonan, Senior Vice President and manager of the Tax Credit De-

partment of Commerce Bank. Commerce Bank is active in the preservation tax credit market in Missouri, Kansas, and Oklahoma. Commerce has in the past provided forward commitments to purchase these credits which can be critical for project financing.

Other conference topics included green building/energy savings strategies, fundraising ideas, historic churches, archeology, preservation advocacy, and many others.

Thursday afternoon offered three special tours of the Kansas Statehouse: a history tour with an emphasis on the original construction and the artwork, a hard-hat tour of the current construction project, and a dome tour.

Thursday evening's Kansas Preservation Alliance (KPA) banquet and 30th anniversary celebration included a recognition of KSU Dean Emeritus Bernd Foerster as one of the KPA's founders. Richard Wagner, another founder, was also honored as the KPA's first president. Manhattan/Riley County Preservation Alliance president Dr. Pat O'Brien received a preservation advocacy award for her book *The Architects and Buildings of Manhattan, Kansas*.

Friday evening's banquet was held in the Odd Fellow's Hall several

blocks from the Statehouse. Internationally known author and speaker Sarah Susanka gave a dynamic talk illustrated with slides on her thesis that houses should focus on quality materials and design rather than size.

Her first book **The Not So Big House** was written to explain her concepts to a wider audience than just her own clients. She now has eight books in print on various "build better, not bigger" themes. She laughingly threatened to branch into designing a line of "not so big" furniture.



Jeanne Mithen
Topeka & Shawnee County
Public Library

Saturday morning's workshops were held at the Topeka Cemetery (preserving historic cemeteries) and at the Topeka and Shawnee County Public Library (preservation basics, tax credits, property research, and technical preservation).

The organizers of the state preservation conference did a fine job of presenting a range of informational topics providing value for the time and resources spent. The conference sponsors are to be commended for their generous contributions. Special thanks are due to the Kansas Statehouse for hosting the event. It was a pleasure to see the progress made on the Statehouse construction project, an incredible investment in an iconic historic building.



Sarah Susanka

First Wedding In All-Faith Chapel

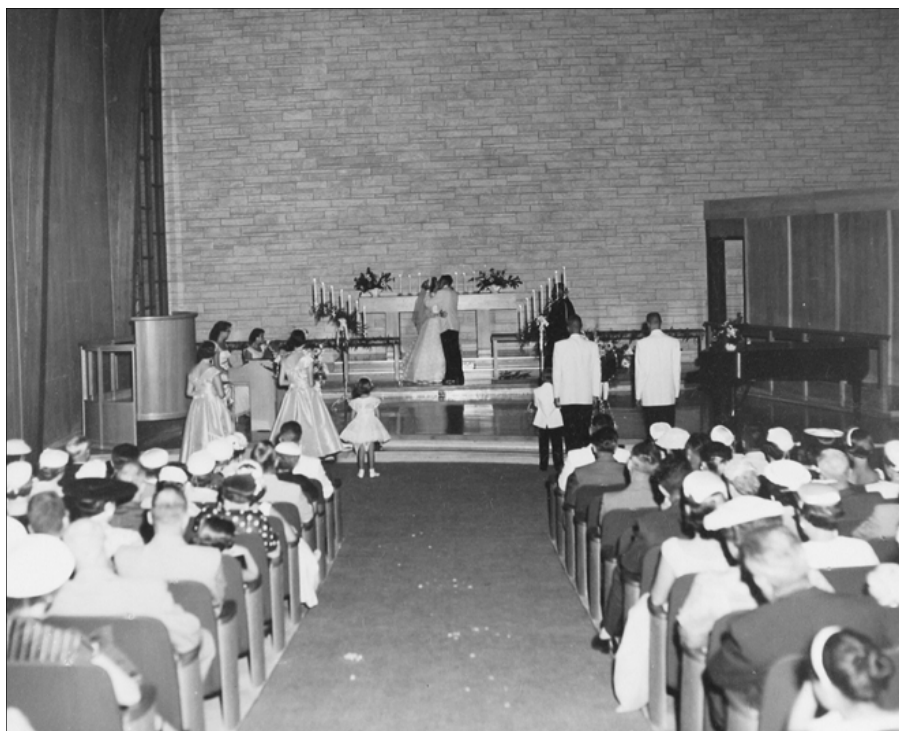
Wedding season is upon us, a time when we gather in specially selected places to celebrate new beginnings.

Manhattan resident Jan McIntosh shares her memories of the beginning of her married life and also the beginning of an important building on the K-State campus through her wedding album photos.

All-Faith Memorial Chapel was opened in 1956. Completed for about \$150,000, it seats just under 500 people. It was dedicated as a memorial to "Kansas State men who made the supreme sacrifice in World War II and Korea."

The All-Faith Chapel was designed to complement the smaller Danforth Chapel which had been completed in the early 1950's at a cost of about \$25,000. Danforth Chapel was designed to accommodate 75 people. Mr. and Mrs. William Danforth donated funds towards the project. Professor Theodore Chadwick of K-State's College of Architecture and Design drew up the plans for these two buildings.

The acoustics in All-Faith Chapel were planned to provide sonic balance for solo and small groups of string instruments while also allowing for the proper resonance of organ music. A 40 rank pipe organ, designed and built by the Austin Organ Company of Hartford, Connecticut, was installed in 1961 at a cost of \$50,000.



The first wedding in K-State's All-Faith Chapel

Jan Olson and Merlyn McIntosh planned All-Faith Chapel's inaugural wedding for June 29, 1956. The lack of an organ, however, was a disappointment for the bride-elect.

The father of the bride, George A. Olson, discussed the situation with the appropriate University officials. It was agreed that an organ could be

rented for the day from a downtown music store. The movers, however, finding that the organ only had a half-inch of clearance through the doorway, decided to give up and take the organ back to the store.

After further deliberations it was agreed that the movers would try again on the condition that Mr. Olson

would personally supervise the organ's installation. He promised that the chapel's brand new doors would not be scratched and he was as good as his word.

The building was so new that it still lacked a crucial piece of air conditioning equipment that was on rush order. Because the day had heated up to 116 degrees, the wedding party breathed a sigh of relief upon their arrival. The chapel was pleasantly cool. It wasn't until after the ceremony that they learned the missing piece had not arrived in time after all. A KSU maintenance employee had operated the AC mechanism manually throughout the ceremony.

After the reception the newlyweds left for their honeymoon from the bride's house, walking across the very porch at 121 North Seventeenth where they had first met, three years



Mr. & Mrs. Merlyn McIntosh



Photography by Studio Royal, Manhattan

earlier.

The honeymoon began with a trip to the car wash to clean shaving cream off the car. Too late! The extraordinary heat of the day had baked "Just Married" into their car's finish.

This permanent designation proved to be a bit embarrassing for the young couple as they motored around town, especially after the 1958 arrival of their first child, Craig George McIntosh.

This personal photograph collection and a bride's memories document an important moment in time for a family and for a prominent building on the campus of Kansas State University.

Mystery Solved?



Photo Courtesy of the Carolyn Hoerner Witt Collection

This photo, taken in 1910, shows Elenora Strong in her buggy pulled by her favorite horse, Dandy. The May newsletter asked about the location of the house in the background.

Thanks go to Brooke Norman-Tapp who was quick to reply with an email suggesting a house that's a likely match for the one in the historic photo. It could be that our mystery house is 422 Vattier.



The 1910 tax roll shows that 422 Vattier (legal description: Ward 3, Lot 128) was owned by D. Fitzgerald. The listed value was \$2660. Lots 129 and 130, west of Lot 128, were also owned by D. Fitzgerald. Lot 129 was valued at \$450 and Lot 130 (a corner lot) was valued at \$500. These two lots, with values considerably lower than Lot 128, were probably vacant in 1910.

From the National Trust for Historic Preservation's website, www.preservationnation.org:

POCANTICO PROCLAMATION on Sustainability and Historic Preservation

Premise

The historic preservation community has a deep tradition of stewardship for our built environment, emerging as leaders in sustainable practices. Consistent with this tradition, historic preservation practitioners resolve to face head-on the global human-caused ecological crises that threaten our built and natural resources. Historic preservation must play a central role in efforts to make the built environment more sustainable. To this end, we urge all policy makers to recognize the following:

1. **The Climate Change Imperative** – Human activity has increased and accelerated global warming putting the environment at risk. It is imperative that we immediately and significantly reduce greenhouse gas emissions to begin reversing extreme climate change patterns within a generation.
2. **The Economic Imperative** – Our current economy is based upon unsustainable consumption and an over-reliance on finite resources. A new green economy must rest upon a conservation-based foundation to manage natural and cultural resources in a sustainable and economically beneficial manner.
3. **The Equity Imperative** – In recent years, economic inequalities between rich and poor have grown in the United States and abroad. The disproportionate levels of resource consumption and global pollution are unsustainable. Our consumption patterns must be altered to foster social equity, cultural diversity, and survival of all species.

The Pocantico Principles on Sustainability and Historic Preservation

Therefore, in order to address the three above imperatives, we advocate the following:

1. **FOSTER** a Culture of Reuse

Maximizing the life cycle of all resources through conservation is a fundamental condition of sustainability. The most sustainable building, community or landscape is often the one that already exists. Lessons learned from historic preservation are transferable to the entire existing built and landscaped environment.

2. **REINVEST** at a Community Scale

It is not sufficient to address sustainability on a piecemeal basis through individual building projects. We must consider the larger context of the built environment: our communities. Reinvestment in existing, more sustainable neighborhoods – especially our older and historic ones – saves resources and promotes socially, culturally, and economically rich communities.

3. **VALUE** Heritage

The design of older buildings, landscapes, and communities should inform future building practices. While new green building technology offers promise for reducing the environmental harms caused by new construction, traditional building practices provide a wealth of sustainable design solutions that are premised on sensitivity to local conditions, careful siting and planning, and longterm durability, all of which provide essential models for the future.

4. **CAPITALIZE** on the Potential of the Green Economy

Preservation economics provide a powerful model for shifting away from a consumption-based and energy-inefficient economy. Reinvestment in our existing built environment must become an indispensable part of America's new green economy. Per dollar spent, rehabilitation activities create more new jobs than new construction.

5. **REALIGN** Historic Preservation Policies with Sustainability

Today's challenges require that historic preservation move beyond maintaining or recovering a frozen view of the past. Historic preservation must contribute to the transformation of communities and the establishment of a sustainable, equitable, and verdant world by re-evaluating historic preservation practices and policies, and making changes where appropriate.

Consequently, we, the historic preservation community, recognize the environmental, economic, and social challenges that face us and call for policies that will result in revising our present course. We stand ready to offer an example for sustainability, while further challenging preservationists to more fully accommodate sustainable practices.

We call for our leaders and fellow citizens to join us in taking immediate action.

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



Photos courtesy of Evan Tuttle

In Memoriam
912 Fremont

