



MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

June 2011

A Message From Our President Kathy Dzewaltowski

I hope you enjoy this special edition of the newsletter, which features the projects honored at the Historic Preservation Building Awards held on May 12th at the Union Pacific Depot.

Eighteen projects were recognized, including commercial, private, and public endeavors. The M/RCPA's Exemplary Service to Historic Preservation Award was given to the Goodnow Park Cabin Coalition for its dedication and commitment the past 20 years to the Goodnow Park Cabin (see pg. 8 for more about the Coalition).

On a night such as this when preservation supporters gather to honor those who have done outstanding work, it's easy to get caught up in the moment and believe that everyone sees the value and importance of historic preservation. Just a few days following the Preservation Awards, the public hearing to consider the demolition of 831 Leavenworth was held, and the reality that there is still much work to be done in educating others about historic preservation hit home.

With a vote of 4-1, Manhattan's city commissioners granted permission to First Presbyterian Church to demolish the house it owns at 831 Leavenworth.

With a renovation estimate of \$770,000 in hand, First Presbyterian Church's main argument for demolition was financial hardship. Part of M/RCPA's argument against demolition was that First Presbyterian Church had not established its claims of financial hardship because many of the items

included in the \$770,000 bid were high-end upgrades that were unnecessary to meet code, or they involved elaborate work that wasn't necessary to effect repairs. For example, to repair the foundation the church's estimate involved moving the house from its foundation, removing the existing foundation, pouring a new foundation, and re-establishing the house on the new foundation at a cost of \$106,000. In contrast, the M/RCPA had an estimate that showed the foundation could be repaired without moving the house at a cost of \$17,500.

This example of the discrepancy between estimates begs the question, "What are the standards for accepting claims of financial hardship?" The church's contractor who provided the estimate admitted that he did not have experience working with the Secretary of the Interior's standards for historic restoration, the professional who provided M/RCPA's estimate did, and yet the inexperienced contractor's estimate appeared to have more sway with the majority of the City Commission. In the future, what will prevent a property owner from seeking out an exorbitant estimate in order to claim financial hardship if the estimate isn't questioned?

First Presbyterian Church's minister stated that the costs of renovating the house would impose a financial burden on the members. The minister went on to say that the church's resources would be better spent on mission work and the church's programs. The M/RCPA

was of the opinion that true financial hardship should be based on an actual inability to pay and not the desire to expend resources on something else.

The M/RCPA also presented the option that the church could sell the house and allow a new owner to renovate it. The church had purchased the house in the 1960s with the plan to use the space for a new sanctuary, but the sanctuary was never built. First Presbyterian Church had received at least one offer to purchase the house. Church leaders stated that, while they had no plans for the lot, they felt they needed to own the entire block for unforeseen future needs. A potential alternative to demolition is required to be more than a "mere suggestion." With that in mind, is it reasonable to allow the feasible alternative of selling the house to be rejected using the justification of "just in case"?

The city commissioners who supported the demolition of 831 Leavenworth expressed a misunderstanding of rehabilitation tax credits, the belief that buildings have finite life expectancies and eventually just wear out, a lack of concern for how the house came to be in its current state of disrepair, and the belief that rehabilitation was not financially viable. What will prevent a future property owner from purposefully inflicting damage or neglect as a strategy for claiming financial hardship if no one will hold them accountable for it?

The preservation community had much to celebrate during the Preservation Awards program on May 12th, but the public hearing on May 17th demonstrated that the need for education on historic preservation issues never ends.

HISTORIC PRESERVATION BUILDING AWARDS 2011

Commercial: Community Enhancement



326 Laramie Street, Phillipena Strasser House

Owner: Strasser Landing, LLC

Contributors: The Ebert Mayo Design Group; Schultz Construction; McCullough Development

The house had been suffering from “demolition by neglect,” and it was beginning to look as though it would never be renovated. Fortunately, it was saved, renovated into two apartments, and is listed on the National Register of Historic Places.



1001 Pierre Street

Owner: Mortaza Irannezhad

Contributor: Steve Hanson

The building’s interior had deteriorated, and the city’s code department had recommended demolition.

The demolition request was

reviewed by the Historic Resources Board and denied because the former corner grocery store was deemed to be a character-defining feature of the Houston and Pierre Streets Residential Historic District. The building is being converted into a residence.



505 South Juliette Avenue

Owner: Bill Von Elling

Contributors: David Del Rosso; Von Elling Construction

The Preservation Awards committee members had been tracking the progress on this house for a couple of years and watched the house transform into a stand-out on its block. The choice of paint scheme really calls attention to its architectural details.



Commercial: Maintenance & Preservation



422 North 11th Street

Owner: Ruth Schrum
Contributors: D & K
Painting; Pillar
Landscaping

This building's fresh
paint and new
landscaping caught the
eye of the Preservation

Awards committee members. The exterior changes really
perked up the property and made it cheery and inviting.



Commercial: Infill



430, 500, 520, 610, 620, & 630 North 4th Street, Strasser Landing

Owner: Strasser Landing, LLC
Contributors: The Ebert Mayo Design
Group; Schultz Construction;
McCullough Development

Similar to the Strasser House project, it
was beginning to look as though these
residential units were not going to be
built and provide the much-needed
buffer between the commercial
development and residences further to
the west. The M/RCPA is pleased to see the project has been completed.



Commercial: Historic Salvage



316 South Manhattan Avenue

Owners: Linda, Pat, & Victor Olson

Contributors: Nick Arena; Valley Moving Company; City of
Manhattan

This house used to be located on the corner of Fourth and
Bluemont and was moved to make way for the roundabout at
that

intersection.

Even though

South

Manhattan Ave.

is a new location for the house, it looks like it's always been a
part of the neighborhood.



Commercial: Whole Building Restoration



331 Poyntz Avenue, Ulrich Building

Owner: GJL Real Estate
Contributors: Anderson Knight Architects, P.A.; Ron Fowles Construction

The Ulrich Building has undergone an extensive renovation. The upstairs office and residential spaces were updated, while still preserving the majority of the building's original features. An elevator was also added.



Commercial/Private: Neighborhood Stabilization Through Preservation



807, 816, 817, & 820 Osage Street

Owner: Tim Knudsen
Contributors: Debbie Knudsen; Randy Umscheid

In addition to living in one of the houses, owner Tim Knudsen has purchased and renovated three additional homes on the block. Both the neighbors and the police say this has provided stability for the neighborhood and reduced crime.



Private: Addition



1928 Leavenworth Street

Owners: Gordon & Mary Anne Andrews
Contributor: Riley Construction

The rear addition complements and blends into the house by replicating the existing roofline and eyebrow shape of the window trim and overhang. One would have to look twice to notice it's a new addition.



Private: Community Enhancement



1407 Anderson Avenue, Jolliffe Hall

Owner: Manhattan Christian College

Contributors: The Ebert Mayo Design Group;
Murray & Sons Construction

Jolliffe Hall was extensively renovated and updated with modern conveniences, including an elevator. Original features of the building were salvaged and repurposed. Given the building's prime location, the choice could have easily been made to demolish it and build new. The M/RCPA appreciates Manhattan Christian College's decision to invest in renovation.



Private: Maintenance & Preservation



1725 Poyntz Avenue

Owners: Fred Newton & Rita Ross-Newton

Contributor: Ray
Nelson Carpentry

Creativity with color really makes this house stand out. The new paint scheme showcases its architectural details and makes its fish scale siding pop.



Private: Interior



1516 Leavenworth Street

Owners: John & Karen
McCulloh

Contributor: Borst Restoration

A sagging foundation was slowly corrected a fraction of an inch at a time, requiring much patience and a delicate hand. The end result is a sturdy foundation that will last for decades, with the added bonus of a renovated cozy, inviting living space.





824 Leavenworth Street

Owners: Carolyn Arand & Janice Flanary

Contributors: Thompson Construction & Remodeling, Inc.;

Fabrum Woodwork

Company; Bell
Memorials

An outdated blue
kitchen in desperate
need of updating was
renovated with
custom craftsman
style cabinets. The
original sink that

features a long drain board was reused, with the new countertops carefully crafted to accommodate it.



630 Fremont Street, Wolf House

Owner: Riley County Historical Society

Contributors: Jim Roper; Victorian Interiors

The Wolf House's dining room was recently renovated and

features paint colors
known to be in the
house as well as the
application of
reproduction wallpaper
that closely matches
scraps found in the
house.



Private: Whole Building Restoration



9006 Anderson Avenue

Owners: Mike & Jan Danenberg

Contributor: Hartman Masonry

Located in rural Riley County, this is the first barn to be
recognized by M/RCPA with a Preservation Award. The

barn's walls were
sagging and its mortar
needed repair. Its
walls have been
slowly and carefully
straightened and its
mortar and masonry

faithfully repointed and repaired to match the original.





new craftsman-appropriate exterior paint scheme.

321 North 16th Street

Owners: Kevin West & Alyn Pennington West

Contributors: Nathan Sorenson; Borst Restoration

The homeowners embarked on a five-year project to renovate and restore the interior and exterior. Work included renovations of the kitchen, bathrooms, front porch, custom cabinets in the dining room and TV area, structural work, and a



system, and a complete interior renovation to make the house a bed and breakfast. The house is also listed on the National Register.

617 Colorado Street

Owners: Jim Sherow & Bonnie Lynn-Sherow

Contributors: Riley Construction; Timber & Stone

The house had been vacant for many years, was suffering from demolition by neglect, and had been condemned by the city. Restoring the structure involved extensive structural work, installing a geothermal heating and cooling



Public: Historic Salvage



and re-established on a new foundation on its existing lot.

402 Bluemont Avenue, Sophia Jarbeaux House

Owner: City of Manhattan

Contributors: Nick Arena; Valley Moving Company; R. M. Baril Construction

This house is located on one corner of Fourth and Bluemont and had to be moved to make way for the roundabout.

Fortunately, the house's lot was large enough that it could be moved



Exemplary Service to Historic Preservation

Goodnow Park Cabin Coalition

Contributors:

Northern Flint Hills Audubon Society; Michael Rhodes; The Associated General Contractors of America K-State student chapter; Griffith Lumber Company; Borst Restoration; Orlin Fritzon; Ray Weisenberger; Charles Bissey; Riley County Historical Society; The Little Apple Pilot Club; Barbara Anderson; Steve Lee; Gloria Juhl Raney; Ann Kosch; Frank Schmeidler; Brenda Oppert; Doug Walters; David Manning; Camille & Phillip Korenek; City of Manhattan City Commissioners; City of Manhattan Parks & Recreation Advisory Boards; City of Manhattan City Managers; Parks & Recreation Directors & staff; City of Manhattan Public Works Water Department

The culminating event of the Historic Preservation Building Awards was the presentation of the award for exemplary service to historic preservation to the Goodnow Park Cabin Coalition, which is a private non-profit organization dedicated to preserving the Goodnow Park Cabin.

Owned by the City of Manhattan, the Goodnow Park Cabin was built in 1938 and is a two-story limestone structure located in Goodnow Park.

In the past, the cabin had been used by the Boy Scouts and for other activities. At some point, the cabin was no longer used for any purposes and was allowed to deteriorate to the point that the City planned to demolish it in the late 1980s.

Concerned citizens who wanted to save the cabin formed the Goodnow Park Cabin Coalition and entered into a 20-year lease in 1991 to preserve and maintain the cabin.

During the past 20 years, the Goodnow Park Cabin Coalition has replaced the roof, installed rain gutters, repaired the fascia and soffits, treated the cabin for termites, replaced two doors and an attic vent with replicas of the originals, repaired the floor, installed vandalism-proof shutters on all of the windows, repointed the stonework, and maintained the landscaping.

The dedication and commitment of the many volunteers associated with the Goodnow Park Cabin Coalition have transformed the cabin from a deteriorated, unkempt property that was a magnet for mischief to a picturesque site for passive recreation for those who use Goodnow Park or hike the trail near the cabin.



MANHATTAN PARKS AND RECREATION DEPARTMENT
Union Pacific Train Depot
MONTHLY TOTALS - 2010

Month	Total # Rentals	Total Rental Hours	Fees Collected	Refunded	Revenue	# People
January	11	42	\$1,935	\$350	\$1,585	540
February	16	76	\$3,357	\$770	\$2,587	780
March	19	73.5	\$3,483	\$840	\$2,643	795
April	16	49	\$3,330	\$1,430	\$1,900	830
May	20	95.5	\$4,573	\$1,050	\$3,523	1045
June	11	48.5	\$1,818	\$560	\$1,258	545
July	11	52	\$2,178	\$630	\$1,548	525
August	17	67.5	\$3,455	\$840	\$2,615	820
September	16	85.5	\$3,880	\$910	\$2,970	865
October	18	77	\$4,170	\$1,050	\$3,120	1108
November	18	76.5	\$2,900	\$770	\$2,130	930
December	22	96	\$4,808	\$1,260	\$3,548	1025
TOTALS	195	839	\$39,886	\$10,460	\$29,426	9,808

M/RCPA Membership Roster 2010-11

\$15 Student Level

Joanne Goldstein.

\$35 Historic Level

Barbara Anderson, Marolyn Caldwell, Wayne M. (Mick) Charney, Cheryl Collins, Kenneth & Margaret Conrow, Michael & Janet Danenberg, Nancy Danner, Kerry Davis, Michael & Ann Dudek, Rev. H. Wayne & Beverly Fink, Sara Fisher, Mary Ann Fleming, Deanna & Dan Hall, Charles & Charlotte Herr, Marjorie Heyne, Robin Higham, Jean Bigbee Hill, Corina & Cornelius Hugo, Lance & Melanie Klein, Phillip & Camille Korenek, Marianne Korten, Professor Robert D. Linder, Bonnie Lynn-Sherow, Jan McIntosh, Bruce McMillan, Elaine & Robert Mohr, Bill Pallett, Mary H. & Lawrence Pollack, Jerry & Martha Powell, Roger & Virginia Reitz, Lauren W. Ritterbush, Mike & Karen Sheffield, Geri & Todd Simon, Richard & Kimberly Smith, Brenda Spencer, Stephen Stover, Joan Strickler, Erma Verhage, Ray & Patricia Weisenburger, Alvin & Edna Williams.

\$100 Preservation Level

John & Sheri Adams, Mimi Balderson, Bowman Bowman Novick, Frances Ellis, Gary & Paula Ellis, Tom Giller-Commerce Bank, Bert & Val Harrop, Nancy Holmes, Roger & Linda Johnson, Mark & Ann Knackendoffel, John & Cindy LaBarge, Eugene J. Laughlin, Karen & John McCulloh, Michael & Judine Mecseri, Dori Milldyke, Jayme Morris-Hardeman & Brain Hardeman, Marina Pecar-Krstic, Barbara & Ernie Peck, Virginia Quiring, John & Barbara Rees, Dan & Mitzi Richards, Tom & Karen Roberts, Le Juan Shrimplin, Bob & Mary Stamey, Chuck & Marsha Tannehill, Barbara Withee.

\$250 Landmark Level

Mary Dean Apel, Burke & Margery Bayer, David & Kathy Dzewaltowski, Ralph Fontenot, Larry & Linda Glasgow, Hittle Landscape Architects, Master Landscape, Inc., Debbie Nuss & Brad Fenwick, Pat O'Brien, Perry Peine, Barbara Poresky, Gwyn & Gina Riffel, Steve & Debbie Saroff, Steve & Whitney Short, Kevin West & Alyn Pennington West.

Honorary Lifetime Members

Rose M. Bissey (in memory of Charles Bissey), Enell Foerster (in memory of Bernd Foerster), Pat O'Brien.

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

In Memoriam

831 Leavenworth Street
1896 - 2011

