



MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

June 2017, Vol. 23, Issue III

Added to the Kansas Register

In May, the Kansas Historic Sites Board of Review approved adding Floral Hall (a.k.a. Round House) to the Register of Historic Kansas Places.

In the 1870s and 1880s, the Riley County Fair was held in City Park. The north side of the park along Fremont Street featured a half-mile track, grandstand, amphitheater, and an exhibition hall. The exhibition hall was severely damaged in a storm, and Floral Hall was built in 1875 to replace it. Constructed of stone, the building is octagonal in shape, fifty feet in diameter, and originally featured a cupola (Register). Floral Hall served as an exhibition hall for displays of flowers, plants, fruits, vegetables, and household items for the county fair. During the years



Floral Hall in City Park

the fair was held in City Park, Floral Hall was the only exhibition hall for the fair. Floral Hall was last used for fair purposes in 1887, and after that, the county fair was hosted by the community of Riley for a number of years (Register).

After Floral Hall ceased to be used for the fair, it was used for a variety of purposes. The City of Manhattan used it as a fire station and housed horse-drawn fire engines. In 1909, there was an outbreak of smallpox amongst students attending Kansas State Agricultural College, and Floral Hall was used to quarantine patients in an effort to contain the spread of the disease. Before World War I, Floral Hall was used as a recreational facility for children. The city next used it for maintenance shops, and in 1987, the building was renovated to serve as a dance studio and space for Parks and Recreation programs, which is how it's used still today (Register).

In November 1977, a historic register nomination was prepared and submitted for consideration by the Kansas Historic Sites Board of Review. But, the board meeting ran long, and the board didn't have the time to review the nomination. State staff members had also noted a need for additional

documentation for dates and uses. What happened next is hard to say after so many years, but future minutes of the Kansas Historic Sites Board of Review show a nomination for Floral Hall didn't return for consideration.

The 1977 register nomination was discovered while the M/RCPA was working on an article for the April 2016 newsletter, and the M/RCPA brought the shelved nomination to the attention of the Historic Resources Board, which recommended that an updated nomination be pursued. The old nomination helped to serve as the starting point for the 2017 nomination. Forty years after Floral Hall was first considered for historic registry listing, it was added to the Register of Historic Kansas Places. Floral Hall is the oldest fair building in the county.

Register of Historic Kansas Places, Floral Hall, Manhattan, Riley County, Kansas.

Manhattan/Riley County
Preservation Alliance
Sara Fisher, President
P. O. Box 1893
Manhattan, KS 66505

E-mail: mrcpanewsletter@gmail.com
Web site: www.preservemanhattan.org

The Board of Directors meets on the second Thursday of the month at 7:00 p.m. at the Union Pacific Depot. All members are welcomed to attend.

Newsletter editor: Kathy Dzewaltowski

Historic Preservation Building Awards 2017

Whole Building Renovation

1623 Poyntz Avenue

Owner: Fristad LLC

Contributors: Nadine Banks, Duell Construction,
Timber and Stone

Built in 1956, the mid-century building was renovated inside and out. The interior transformation involved removing shag carpet, wood paneling, and changing the layout in order to add an additional office. Exterior renovations included widening window openings, removing outdated scalloped trim, adding Cumaru hardwood siding, replacing exterior doors with mid-century style doors, and constructing a ramp for handicapped access. Updated exterior paint and lighting completed the transformation, resulting in a renovated mid-century style building that meets modern office needs.



The photos are courtesy of Dave Geldart Photography.



Community Enhancement

831 Colorado Street

Owners: Joseph and Cameon Ohmes

Contributors: Jennifer Ohmes, Kathy Ohmes, Keith Ohmes,
Kenny Ohmes

After experiencing a significant fire at the rear of the structure, the future of the house was uncertain until the current owners acquired it with the plan to restore it. The interior was completely renovated, which included updating the kitchen and relocating the bathroom. The porch, which had been hidden by overgrown bushes, was rebuilt, and the burned carport was replaced with a one-car garage. The previously unsafe, fire-damaged structure has been returned to being a lovely home in the neighborhood.

The bottom photo is courtesy of Joseph Ohmes.

Community Enhancement

506 Moro Street

Owner: APV Rentals LLC

Contributors: Alternative Air, Supreme Electric, Phil Vering

Built in 1910, the house located at 506 Moro Street had fallen into decline in recent years and had been deemed unsafe to occupy. The current owner renovated the interior, replaced dilapidated steps, and built a new porch in keeping with the house's historic character.



Recent exterior paint completed the transformation. The renovation of 506 Moro Street has helped to improve the neighborhood by turning an unsafe structure into a charming home.



Whole Structure Renovation

Memorial Stadium

Owner: Kansas State University

Contributors: Ebert Mayo Design Group, Gould Evans, Hutton Construction

Built in 1922, Memorial Stadium serves as a living memorial to the Kansas State servicemen who were killed in World War I. Community members, alumni, faculty, and staff contributed funds for the project. Students also provided financial support. Within twenty-four hours of being asked to contribute \$40.00 each, they had pledged \$76,000. Civil engineering Professor L. E. Conrad developed plans to guide construction and work began.

The 1922 homecoming game against the University of Kansas took place in the stadium even though it was not finished. Over 10,000 spectators filled the partially completed west stands and watched the rivals tie 7 to 7. The limited seating could not hold all who wanted to attend the game, making apparent the need to build the east stands. Another fund drive took place and construction on the east stands began. When completed in 1924, Memorial Stadium accommodated 17,810 fans.

Recently, Memorial Stadium was extensively renovated, with the west side becoming the home of the Purple Masque Theatre and the east side becoming the Berney Family Welcome Center. With the renovations complete, the revitalized Memorial Stadium will continue to honor the Kansas State servicemen killed in World War I for many years to come.



Maintenance & Preservation

624 Fremont Street

Owner: Riley County Historical Society

Contributors: Jerry Hafner, Corina Salas de Hugo, Edna Williams

The Moses Cottage was originally built at 421 Humboldt Street on the current site of the County Courthouse Complex parking lot. The back room was used as a subscription school and the large front room was often rented out. In 1957, the Wolf family moved the house to its current location on the Wolf House Historical Site at 630 Fremont. In 2015, the Riley County Historical Society decided to repaint and repair the exterior of the house. The lead paint was removed, several damaged siding boards were replaced, and homes for several animals were relocated.



Corina Hugo and Edna Williams painstakingly studied the dozen or so layers of paint and decided on the color. Jerry Hafner provided the work through rain and shine. The result is a charming update to the Wolf House Complex.



Maintenance & Preservation

600 B Colorado Street, brick sidewalks

Owner: City of Manhattan

Contributors: Community Development Department, Parks and Recreation Department, R. M. Baril

The City of Manhattan restored the brick sidewalks surrounding the public square at Sixth and Colorado Streets, which is located in the Houston and Pierre Streets Residential Historic District. The brick sidewalks are considered a



“contributing” resource of the historic district because they are a significant pedestrian transportation feature of the district. Existing bricks were salvaged and reinstalled on a sand base, and damaged bricks were replaced with bricks from the city’s stockpile.



The above photo is courtesy of the City of Manhattan.

Historic Salvage

530 Yuma Street

Owner: Kansas Lumber Homestore

Contributors: Heritage Builders, Kent Glasscock

Originally constructed in 1939, the house at 530 Yuma Street was formerly located at 325 Yuma. Purchased through a silent auction held by the City of Manhattan in 2010, the house was relocated and placed on a new foundation at its current site.

In the early planning stages of the project, contractors hoped to preserve as much of the floor plan and history as possible. Fortunately, most of the original floor plan, hardwood, and trim were salvaged. Additionally, the porch was reconstructed



to resemble its original look prior to its enclosure while located at 325 Yuma. In the kitchen, the original windows in the home were also repurposed.

Adaptive Use

Highway 177, “Manhattan Welcomes You” sign

Owner: Kansas Department of Transportation

Contributors: Phil Anderson, BG Consultants, JS Sign and Awning, Michael Mecseri, Bill Muir, MTS Custom Coating, Bart Thomas, Blaine Thomas, Ray Weisenburger, Jim Williams



The Pillsbury Viaduct across the Kansas River was constructed in 1937 and featured Art Deco style piers. Manhattan resident Blaine Thomas remembered watching the bridge’s construction when he was a young boy. When a new bridge was constructed in 1996, Blaine advocated for saving the rare Art Deco style piers because of their history and significance. Subsequently Blaine came up with a design, using the pier as a welcome sign, but it wasn't until 2011 that the project was started. Phil Anderson worked with Blaine, Bart Thomas, and Jim Williams to pitch the project and fundraise. Thanks to donations from Manhattan residents and businesses, including several that worked on the project free of charge, the sign was finished in 2016. Not only does the welcome sign make use of this historic landmark, but it also raises awareness of the pier's unique architectural style.

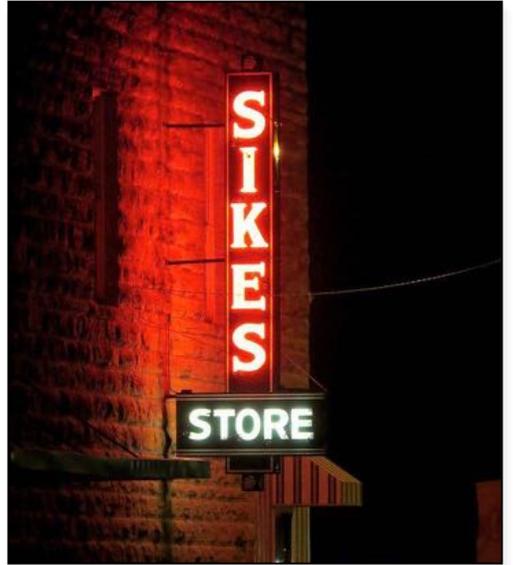
Historic Sign Restoration

107 North Erpelling Avenue, Leonardville

Owner: Kim Nelson

Contributor: Schurle Signs

After being dark for many years, the sign on the historic Sikes store in Leonardville is glowing brightly again. When the Sikes store building became part of the Nelson's Landing restaurant in 2007, the sign no longer worked, but it was the hope of the owner to have it operational again one day. Schurle Signs was able to restore the sign, and the iconic sign resumed its place as a Leonardville landmark. With the sign restored, this piece of Leonardville's history will live on.



The photo above is courtesy of Kim Nelson.



Neighborhood Award

East Park Neighborhood Association

The neighborhood is being recognized for its many years of advocacy to protect the historic character of the neighborhood. Residents advocated for the creation of a rental inspection program, objected to new construction in conflict with the neighborhood's zoning, and pushed to change the neighborhood's zoning to lower density. Their efforts have helped to protect and preserve the many historic homes in the neighborhood.



Friend of Historic Preservation

It is with great appreciation that the M/RCPA honors the contributions to historic preservation by the following people:

Dede Brokesh

Dede is being recognized for the extensive research she conducted on city-owned properties on Sunset Hill, including the Paslay Tower, Sunset Cemetery, and the cemetery memorial gate and stone wall. She submitted to the State Historic Preservation Office the Preliminary Site Information Questionnaires for the Paslay Tower and the cemetery gate and stone wall, which helped the state to evaluate whether the properties might be eligible for historic registry listing. Her research also helped to inform the Historic Resources Board about the potential to list these properties on a historic register or to create a historic district. The Historic Resources Board requested funding from the City Commission to hire a consultant to conduct a historic survey of the Sunset Hill properties, and the City Commission recently approved allocating funds to provide a match for a Historic Preservation Fund grant for the survey. Once the survey is completed, the next likely step will be the creation of a historic district of the Sunset Hill properties. The M/RCPA appreciates Dede's efforts in helping our community to recognize these important cultural resources.

Friends of Peace Memorial Auditorium

The effort to save Peace Memorial Auditorium began in 2013, with the M/RCPA serving as the lead organization for the first year. In 2014, auditorium advocates formed the Friends of Peace Memorial Auditorium as a separate organization and have been working tirelessly ever since to renovate the auditorium and create a memorial in the foyer to the 101 Riley Countians killed in World War II. The total estimated cost for the renovations is estimated to be \$500,000, and the Friends of Peace Memorial Auditorium have raised approximately \$400,000 in cash and pledges toward the goal. The memorial phase of the project is currently under contract, and construction is expected to begin soon. The M/RCPA appreciates all of the work by the Friends of Peace Memorial Auditorium to save the auditorium and to renovate it.

Margaret Parker

Margaret is being recognized for her detailed research of Floral Hall (a.k.a. Round House in City Park). A register nomination for Floral Hall had been prepared and submitted to the state for consideration in 1977, but the review board took no action on the nomination due to details in the nomination that needed a source or more explanation. Margaret's research helped to provide the needed evidence for the register nomination, and the Kansas Historic Sites Board of Review considered Floral Hall's nomination on May 13th. The review board approved adding Floral Hall to the Register of Historic Kansas Places, 40 years after it was first nominated in 1977. The M/RCPA appreciates Margaret's help with the Floral Hall research, which has led to this significant structure being listed on the Kansas register.

Donna Schenck-Hamlin

Donna is being recognized for conducting research and preparing a register nomination for the Landmark Water Tower. In 2015, the city received a request to purchase a portion of the water tower's lot, which resulted in several citizens stepping forward to express concerns about how the sale of a portion of the lot would affect the water tower and also expressing their desires to protect the historic water tower. During the city discussions, commissioners expressed their support of a historic register nomination for the water tower, and Donna set to work to research the water tower and develop a register nomination. Donna has spent many months working on the detailed nomination, and the Kansas Historic Sites Board of Review will consider the Landmark Water Tower's register nomination for listing on the state and national registers during its August meeting. The M/RCPA appreciates Donna's many hours of work on the register nomination and helping our community preserve the water tower.

Exemplary Service

The M/RCPA is pleased to recognize Mel Borst for his many years of service in historic preservation. Mel and his wife Jan started the business Borst Restoration in 1987, and for the past 30 years, Mel has worked on numerous residential preservation and restoration projects, including properties listed on the National Register of Historic Places. Mel's skill and expertise are highly sought by owners of historic homes, and his knowledge has helped to preserve them.

In recent years, Mel was a vocal and strong advocate for the preservation of the Water Wheel Ranch House at the Rock Springs 4-H Camp, which despite Mel's efforts, was demolished. Mel has served on the board of directors of the Kansas Preservation Alliance, where he served as the co-chair of the Endangered Kansas Places Committee. In his role as co-chair, he led efforts to save historic structures around the state, including the Docking State Office Building in Topeka, which the Dept. of Administration has recommended to demolish. He has worked tirelessly to keep legislators informed about the details surrounding the proposed demolition of Docking. The Docking building had been scheduled to be demolished in 2016, but efforts by Mel and the Kansas Preservation Alliance to highlight the expense of demolition, the expense of constructing a new power plant, and the possibility of leasing the building to a developer to rehabilitate it have helped to call into question the wisdom of demolishing the Docking building. Currently, the Legislature's state building committee is exploring options, including getting an outside opinion about the Docking building's potential.

Mel has also been actively involved with the Friends of Peace Memorial Auditorium, advocating for the
(continued on pg. 8)

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

(continued from pg. 7)

preservation of the auditorium when it was threatened, and later serving on a committee that was charged with designing a suitable memorial in the auditorium's foyer for the 101 Riley Countians killed in World War II. Construction on the foyer phase of the project will begin soon.

Mel keeps on top of community issues, and regularly attends city meetings to advocate for protecting older neighborhoods through the planning process, zoning changes, and the creation of a rental inspection program.

Mel credits his knowledge and interest in historic preservation to former professor and dean, Bernd Foerster, and to Charles Bissey. Prof. Foerster was a past recipient of the Kansas Preservation Alliance's Lifetime Achievement Award, and Mr. Bissey is a past recipient of the Preservation Alliance's Exemplary Service award.

The Preservation Alliance is pleased to recognize Mel Borst with an award for exemplary service.