



MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

June 2018, Vol. 24, Issue III

A Message From Our President

If you're like me, your eyes wander to the old house you just went by when they should be on the road. My husband hates it when I say, "Look at that!" when we're going through a new town. Earlier this week, while walking home from dinner, we peered in an old-house-turned-rental-property with a for sale sign out front to see if the woodwork is original or the walls are covered in paneling. We also tried to determine what prompted the orange "No Building Permit Issued" sign tacked onto the porch. I want to save every old house and see a loving homeowner occupy it, especially those in my own neighborhood. Preservation is important to me. I know it is important to you as well, because you choose to be part of this wonderful group of people who care about what happens in this place we call home.

I encourage you to ask yourself, "Why do I think preservation is important?" There are many reasons these old buildings pull at

our hearts. Maybe it's an emotional attachment to an old memory. For probably all of us, it is a recognition of the beauty of the craftsmanship as well as the importance of preserving the history of an area. For me, a big part is the environmental factor. I believe the greenest building is the one already built. Why should we pack our landfills with discarded, but perfectly serviceable, building materials, only to erect a new structure using materials that will most likely last only half as long as what was just torn down and thrown away? Tied to this is the economic value of preservation, which creates skilled, local jobs benefiting Manhattan and Riley County.

There is another purpose in caring for these houses and neighborhoods and buildings that is becoming increasingly significant in my mind: the value of community. We live in an increasingly isolated and fractured society. Too many people are wrapped up in social media and fake news and arguments on the Internet. I believe we need to focus more on creating connections with our physical neighbors, not just our digital ones. And I believe preservation is a way to do this. When we preserve our homes and encourage and assist our neighbors in doing the same, we are creating community; we are showing we

care about not only what happens inside our house, but outside of it as well. When we advocate for the restoration of local icons like Peace Memorial Auditorium, Johnny Kaw, and the Union Pacific Train Depot, we are advocating for spaces where we can come together, where we can be a real community.

I originally joined the M/RCPA several years ago because I love old houses, but I quickly realized there is so much more that this organization does beyond helping save individual buildings. We are helping preserve our community. This is a great place to live, for a variety of reasons. One of those reasons is we have an active group of individuals who recognize that "This Place Matters," which is the catch phrase of the National Trust for Historic Preservation. I encourage you to invite someone who is not currently a member of the M/RCPA to join. Please share our website, PreserveManhattan.org, where there is much information and a printable membership form. If you would like membership brochures to display or hand out, please let us know. You know the good work the M/RCPA does. Please let others know.

On behalf of the Board of Directors, I want to thank you for being the advocates for preservation in our community.
Alyn Pennington West

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From Pool to Cocktail Lounge

Pools for exercise, recreation, and relaxation have been around since ancient times. Pools for swimming grew in popularity in the mid-19th century, and the first modern Olympics in 1896 included swimming events, which caused the popularity to increase even more. Manhattan's first pool was constructed a century ago in 1917 and was located near the corner of Fourth and Pierre Streets. Today, a new lounge will be opening in the location and will have a pool theme, reflecting its historic roots.

Construction of the pool began in March 1917 and was a private effort by J. J. Marshall at a cost of \$2,000 ("Natatorium"). It was described as being "thoroughly modern" and made of cement with dimensions of 50 ft. by 150 ft. Buildings to house dressing rooms were also constructed. A fee was charged to swim, and swimmers could also rent bathing suits ("Starts").

The pool opened in June 1917, and in addition to J. J. Marshall, Dr. J. C. Wilhoit, who was J. J. Marshall's brother-in-law, was also listed as an owner (*Mercury*, 6/19/1917). The pool included a slide, "down which one can take an exhilarating glide into the water," and it also had a springboard for divers (*Republic*, 6/21/1917).

Being Manhattan's first pool, how it should be operated and whether any regulations should be imposed were new ideas for the community to consider. When the pool opened for business, one news article noted the pool had opened without any permit from the city. The owners later applied to Manhattan's Board of Public Welfare for a permit, and the application proposed to allow men

and women to be in the pool at the same time, which was contrary to a Welfare Board rule that stated men and women could only be in the pool together if they were part of the same family. The Welfare Board approved the permit but didn't budge on allowing unrelated male and female swimmers to enjoy the pool at the same time ("Well"). The next day, the Welfare Board relented, and a compromise was struck. An article in the July 9, 1917 edition of *The Manhattan Daily Nationalist* stated unrelated men and women would be allowed to use the pool at the same time in exchange for the pool's being closed on Sundays ("Rescinds").

There were several rules associated with use of the pool. Rules specified that both men and women should wear two-piece suits and women should also wear hose, smoking and swearing would not be allowed, showering was required before entering the pool, bathing suits should be sterilized with boiling water after each use, and persons could be barred if their conduct was not befitting ladies and gentlemen ("Curfew"). Despite all the rules, the pool proved to be a popular spot to cool off for local residents.

By the summer of 1918, the U. S. was engaged in World War I, and the Manhattan community experienced an influx of soldiers. The "no swimming on Sundays" rule was relaxed, and the pool was permitted to be open Sunday afternoons for the exclusive use of soldiers. The servicemen were admitted for free, with a collection box accepting donations to cover operating costs ("To take").

By 1922, interest in the pool appeared to still be strong, as a free swim day was offered and over 500 people took advantage of it ("Hundreds"). That same year, however, the city was working toward building a municipal pool to be opened later in the summer. Its construction became a community affair, with many men signing up to provide the labor to excavate the pool and others offering the use of their tractors ("Several"). Perhaps the construction of a city-owned pool provided too much competition for the Marshall pool because a short notice in the Aug. 2, 1922 edition of *The Manhattan Mercury* stated it would be the pool's last season.

By 1923, J. J. Marshall was working with architect Henry
(continued on pg. 3)

Right, a historic photograph of the Manhattan Swimming Pool at Fourth and Pierre Streets, courtesy of the Riley County Historical Society and Museum.



(continued from pg. 2)

Winter to design a brick building with seven store fronts on the site, using the former pool as the new building's basement (*Republic*, 11/22/1923).

Today, a new business will be opening in the location and will be known as the Pool House, reflecting the historic use of the site. The business is owned by Ben and Rachel Motley, who also own the Arrow Coffee Company, and they plan to make the Pool House a cocktail lounge. The Motleys are working with architect Aaron Schump and Moore Remodeling and Renovation of Hutchinson, KS, to renovate the space.

The Motleys say they have always loved downtown Manhattan and have been looking to get involved in the business community. The space on the site of the former pool provided the right size and neighborhood that they were looking for. Their downtown business neighbors have been welcoming and enthusiastic, and Ben and Rachel are excited to open the Pool House

and invite their new business friends to stop by.

Aesthetically, the Pool House will be a completely different place than what was there previously. The changes that are being made are largely cosmetic in nature, but the only surface that hasn't changed is the floor, which the Motleys are working to restore to its former glory. While the basement space won't be open to the public, the space retains the feeling of an old pool and serves as a reminder of the building's heritage.

The Motleys' inspiration for the project has been to create a beautiful space that will make patrons feel like they've been transported out of the Midwest. They say the renovation project has gone smoothly, which they credit to Moore Remodeling and Renovation and also DeHart Heating and Cooling, Valburg Electric, and Ron Dechant with Heritage Builders, who manages the property. Ben says his in-laws have also greatly helped with the project.

The Pool House will be opening soon, and Ben and Rachel Motley are excited to show off the new

business and share their passion for good food, drinks, and community with Manhattan, all while honoring the history of Manhattan's first swimming pool.

"Curfew for fans." [The Manhattan Daily Nationalist](#). 12 June 1917:1.

"Hundreds at swimming pool." [The Manhattan Daily Nationalist](#). 31 July 1922:1.

[The Manhattan Mercury](#). 2 August 1922:4.

[The Manhattan Republic](#). 22 November 1923:2.

"Natatorium to cost \$2,000." [The Manhattan Mercury](#). 30 March 1917:1.

"Rescinds rule number 9." [The Manhattan Daily Nationalist](#). 9 July 1917:1.

"Several locations proposed for new public improvement." [The Manhattan Republic](#). 9 February 1922:6.

"Starts work on pool." [The Manhattan Daily Nationalist](#). 30 March 1917:1.

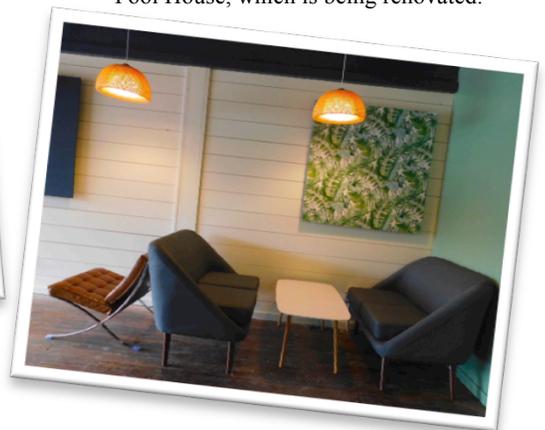
"Swimming pool opens today." [The Manhattan Mercury](#). 19 June 1917:1.

"Swimming pool opens today." [The Manhattan Republic](#). 21 June 1917:1.

"To take over natatorium." [The Manhattan Nationalist](#). 6 June 1918:5.

"Well done, well done." [The Manhattan Daily Nationalist](#). 9 July 1917:2.

All three photos are of the interior of the Pool House, which is being renovated.



June's Board Meeting Location

The M/RCPA's Board of Directors meets the second Thursday of the month. June's board meeting will be Thursday, June 14, 7:00 p.m., and will be held at 1011 Houston Street, which is the home of board

member Marina Pecar-Krstic.

M/RCPA members are always welcome to attend board meetings.

Historic Home Tour

In every membership year, the M/RCPA offers special tours of historic properties as benefits for providing financial support to our organization. This year, the event for the upper membership level was a tour of Castle Kimble, the former home of Judge Sam Kimble, Jr., located at 2001 Poyntz Avenue.

Sam Kimble, Jr. was born in Ohio, and while still a child, he moved with his family to Riley County in 1860, where his father had found employment as a carpenter and stone mason at Ft. Riley (Pioneers). He attended Kansas State Agricultural College and later studied law. He opened a law office in Manhattan and practiced law locally until he became a judge in 1902.

Judge Kimble elected to build his home on the west end of Poyntz Avenue at a time when the area west of City Park was pasture and Poyntz was a “mud hole” (Log). He was enthralled with

English castles and wanted to build a home for himself inspired by them. The construction of the home began in 1894, and Judge Kimble reportedly drew the plans himself (O’Brien). The original structure featured three turrets topped with crenellations, reminiscent of castle battlements.

Today, the home is owned by Charlie and Kate Gillum, who served as hosts for the tour. When the Gillums acquired the property, it was divided into apartments, and they renovated it to make it into their family home. Several years ago, a two-story addition was added to the rear of the structure that includes a family room, kitchen, and master bedroom and bath.

The renovations respect the historic nature of the home and the castle-like character. An unusual feature of the home is Judge Kimble’s original walk-in safe, which the Gillums kept and converted to a wine cellar. The

Gillums have also improved the grounds, recently adding statuary and a gazebo.

The M/RCPA would like to thank the Gillums for their willingness to host the event and to share their historic home.

Log Cabin Days. Manhattan, Kansas: Riley County Historical Society, 1929.

O’Brien, Dr. Patricia J. The Architects and Buildings of Manhattan, Kansas. Manhattan, Kansas: Riley County Historical Society, 2008.

Pioneers of the Bluestem Prairie. Manhattan, Kansas: Riley County Genealogical Society, 1976.

Top, left to right, Castle Kimble, the castle’s grounds, and guests learning about the home’s artwork. Bottom, left to right, guests chatting in the family room and kitchen, Charlie Gillum (right) shared details about the dining room, and the fireplace in the family room, which came from France.



Juliette Ave. Update

The City of Manhattan received grant funding from the Kansas Dept. of Transportation to improve Juliette Avenue between Bluemont and Poyntz Avenues. The first phase of the project, involving the blocks between Bluemont Avenue and Laramie Street, began last fall.

Juliette’s bricks were removed and palletized for re-use. A new base layer of rock was established, followed by a layer of concrete, then a layer of sand, and finally the original bricks. The project also involved putting in a new water main, storm sewer system, and curb and gutter.

The base layers in the first phase are completed, and the bricks are in the process of being re-laid.

Top, a section of Juliette Ave.’s bricks that have been re-laid. Middle, workers relaying the bricks. Bottom, an in-progress section of Juliette Ave.



Depot Repairs

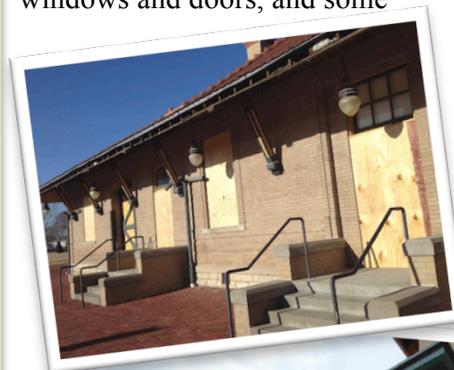
In 2006, a renovated Union Pacific Depot was opened and dedicated. Since then, the depot has seen consistent use as rentable event space. With several years having passed since the first phases of renovations were completed and 12 years since the most recent improvements, the depot was in need of a few repairs in order for it to continue to serve as a desirable public venue.

The depot primarily needed exterior repairs, including gutter replacement, fascia and decorative crown molding repairs, renovation of windows and doors, and some

exterior painting.

The work, which began in January and was recently completed, was done by R. M. Baril, General Contractors, Inc. The depot is owned by the City of Manhattan, and funding for the repairs came from the city’s Capital Improvements Program and the Special Parks and Recreation Fund.

The depot was added to the Register of Historic Kansas Places in 1978, and the repair work was done in a manner that maintains the depot’s historic integrity and was mindful of its historic registry status.



Top left, the depot in January when work was underway, with windows and doors boarded up and the old gutters and damaged fascia removed. Top right, the depot following repairs, with new gutters and repaired fascia. Bottom left, a close-up of the guttering and repair work.

Sunset Cottage Tour

As a benefit of membership for our \$100 level members and above, the M/RCPA has arranged for a tour of Sunset Cottage, located at 727 Sunset Avenue. The tour will be Sunday, June 10th, 4:00 – 6:00 p.m., and is a *by-invitation-only* event. If you’re interested in the tour but didn’t join at the \$100 level, you

have the option of elevating your membership by sending the M/RCPA the dollar amount difference.



727 Sunset Ave.

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| M/RCPA P.O. Box 1893 MANHATTAN, KS 66505-1893 |
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2017-18 M/RCPA Membership Roster

\$35 Historic Level

Dede Brokesh, Charlene Brownson, Sandra Chandler, Cheryl Collins, Kenneth & Margaret Conrow, Mike & Jan Danenberg, Calvin & Genie Emig, David Fiser, Mary Ann Fleming, Nathan & Lindsay Hendricks, Jean Bigbee Hill, Kent Kellams, Dr. Robert Linder, Debra Mercer, John Neill, Bill Pallet, Allana Parker, Jerry & Martha Powell, Gloria Juhl Raney, Linda Rice, Lauren W. Ritterbush, Tom & Karen Roberts, Catherine Roy-Tremblay, Sharlin Sargent, Jonathan Stark-Sachs, Clarence Swallow, Ron & Dixie West, Edna L. Williams, Nancy B. Williams

\$100 Preservation Level

Mimi Balderson, Mel & Jan Borst, Brent Bowman, Melvin & Randi Dale, Nancy Danner, Michelle Elkins, Gary & Paula Ellis, Debbie Nuss & Brad Fenwick, Beverly Fink, Troy & Sara Fisher, Joe & Janette Gelroth, Larry & Linda Glasgow, Rick & Judy Glowiak, Nancy Holmes, Phillip & Camille Korenek, Ann R. Kosch, Dori Milldyke, Linda L. Morse, Karin Westman & Phil Nel, Marina Pecar-Krstic, John & Mary Beth Reese, Mary Stamey, George & Julie Strecker, Joan C. Strickler, Barbara Withee

\$125 Corporate Preservation

Strecker Nelson West Gallery/Kevin West & Alyn Pennington West

\$250 Landmark Level

David & Kathy Dzewaltowski, Mark & Ann Knackendoffel, Dr. Patricia J. O'Brien, Barbara Poresky, Gwyn & Gina Riffel, Steve & Debbie Saroff

Honorary Lifetime Members

Rose M. Bissey (in memory of Charles Bissey), Mel Borst, Enell Foerster (in memory of Bernd Foerster), Dr. Patricia J. O'Brien, Edna L. Williams