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# MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

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## *Old is the New Green*

The National Trust for Historic Preservation has chosen "Old is the New Green" as its theme for 2010's preservation month.

Manhattan's city commission marked preservation month with a proclamation read by the mayor on May 4th. The proclamation was received by Pat O'Brien on behalf of the Manhattan/Riley County Preservation Alliance and Ray Weisenburger on behalf of Manhattan's Historic Resources Board.

## *State Preservation Conference*

This year's Preservation Conference will take place June 2nd through 5th in Newton. The conference schedule is presented on page 5. Go to the Kansas Historical Society website ([www.kshs.org](http://www.kshs.org)) for full details.

## *Tour Downtown Junction City*

Local architect Bruce McMillan will provide M/RCPA members with a walking tour of historic downtown Junction City. The tour will take place on Saturday, May 22nd, starting at 8:30 a.m. outside the Bartell House, Sixth and Washington, and finishing at the Geary County Historical Museum, Fifth and Adams, where light refreshments will be served.

## *Rehabilitation Tax Credits Restored*

At the end of last year's legislative session, faced with a massive budget deficit, the Kansas legislature limited all investment tax credit programs and placed a cap on the dollar amount of rehabilitation tax credit certificates that can be redeemed within any one year.

The rehabilitation tax credit program has provided work for the construction industry when financing was unavailable for new construction projects. The tax credits have been particularly helpful to the economy because preservation projects are more labor-intensive than new construction projects. Uncertainties caused by the legislative action put preservation projects on hold throughout the state.

The Kansas Preservation Alliance (KPA), the not-for-profit statewide preservation advocacy organization, quickly raised \$18,800 to be used as a match for a grant from the State Historic Preservation Office (SHPO). The grant was used to retain economic specialists from Rutgers University's Center for Urban Policy Research to document the effect that the rehabilitation tax credit program has had to date.

Favorable results of the study helped to support the legislative lobbying effort which led to recent legislative action. Governor Mark Parkinson signed Senate Bill 430 which removed the cap and returned the tax credit program to its original status.

MAY, 2010

## *We're on Facebook!*

At April's board meeting Chuck Tannehill suggested that the organization should have a Facebook page. The board immediately approved the suggestion. Chuck had the page up and running later that evening.

To access the page Google "Manhattan/Riley County Preservation Alliance Facebook."

## *M/RCPA 2009–2010 Officers & Directors*

Kathy Dzewaltowski—Secretary

Gary Ellis

Sara Fisher

Linda Glasgow

Michael Mecseri

Dori Milldyke

Debbie Nuss—Vice President

Pat O'Brien—President

Marina Pecar-Krstic

Barbara Poresky—Treasurer

Gina Riffel

Debbie Saroff

Chuck Tannehill

La Barbara Wigfall

We thank the SHPO and the KPA for funding this research and the Kansas Legislature and Governor Parkinson for reconsidering the rehabilitation tax credit program.



Photo courtesy of Kathy McKeeman Davis

### 2621 Claflin Road in the 1940's

In 2007 the historic house at 2621 Claflin Road was demolished in order to make way for an expansion of the Manhattan Medical Center. The address of the newest medical center building will be 1133 College Avenue, Bldg. G.

Among the pieces of the building that were salvaged was the 1869 date stone which had served as the lintel above the front door.

The Medical Center retained Jenny Aggson, a young mother of school-aged children, to gather information about the origins of the house in preparation for a display of the date stone along with a plaque to memorialize the historic house. The display will be a feature of the lobby in Bldg. G.

Jenny, using time between elementary school drop-off and pick-up, visited the Riley County Historical Museum's research library. There she looked at Pat O'Brien's book, *Architects and Buildings of Manhattan, Kansas*. According to the book the house in question was likely built for the

Charles Burroughs family.

Jenny worked to compile all the information that was available about the Burroughs family. In addition to visiting the Riley County Register of Deeds office, she read Isaac Goodnow's diary because the Goodnows resided within a mile of the house.

The problem was that pieces of information didn't seem to be adding up. According to the Goodnow diary, the Burroughs House was finished in 1867. Why, then, would the date stone read 1869?

When Pat O'Brien was notified of the problem, she immediately teamed up with Jenny to revisit the question of the origins of the 1869 house.

Jenny and Pat examined the land records in detail. Pat re-read the 1869 newspapers (available on microfilm at the Manhattan Public Library). Pat then thought of comparing the historic map of the Blue Mont town site with a 1969 aerial photograph of the same location. Using the aerial photo, she measured the house's distance from the intersection of College Ave-

## *In Search of the True Origins of 2621 Claflin Road*

nue and Claflin Road on both documents to see if she could determine which of the houses drawn on the town site map was 2621 Claflin.

One of the houses drawn on the map was located in the middle of a Blue Mont town site street. A notation on the historic map indicates that the Blue Mont town site was vacated in 1869. She did not know, however, exactly when in 1869 the vacation took place.

Pat drove to the Kansas Historical Society in Topeka to research the issue. She found that the state legislature had vacated the Blue Mont town site on March 2nd of 1869 which left plenty of time in the year to complete a house where a street had once been planned.

Putting all the pieces together, It became clear that the house that once stood at 2621 Claflin was not the Burroughs House.

It now appears that the exact details about the house's origin may never be known. Turn to pages 3 & 4 for more information.

# *A Brief History Blue Mont: the College, the Town, and two Houses—2621 Claflin Road & the Burroughs House*

by Dr. Patricia J. O'Brien

On December 14, 1857, a rough survey for the Blue Mont town site was made, and three days later a preempt claim was made in the Land Office under the name of the Blue Mont Town Company (Parrish 2003:100). The area in question was located generally west of the present day intersection of College Avenue and Claflin Road.

By 1859 a college site of 100 acres was clearly established within the Town of Blue Mont. Blue Mont Central College opened in 1860, designed as the centerpiece of the Blue Mont community.

On February 3, 1863, the 100 acres, including the college building, was donated to and accepted by the State of Kansas to become Kansas' Land Grant school, to be known as Kansas State Agricultural College (K.S.A.C.). Its successor institution, Kansas State University, continues to own some of the land of the original 100 acres given to the State of Kansas.

Blue Mont Town had been planned in 1857 by the Blue Mont Town Company (B.T.C.) and was eventually vacated. On March 2, 1869, the "Alleys, Streets, Squares and Parks" of the town site were vacated by the Kansas Legislature (Laws of Kansas 1869:260, Chapter CXXXI). Local notification of this act appeared on page 2, March 6, 1869, of the *Manhattan Standard* newspaper.

In 1875 K.S.A.C. was moved east to its present location closer to Manhattan. Over time the original Blue Mont college building was used as a library, college offices, a dormitory for students, and finally housing for farm staff. In 1883 it was torn down.

The Blue Mont community never really developed. Much of the land of

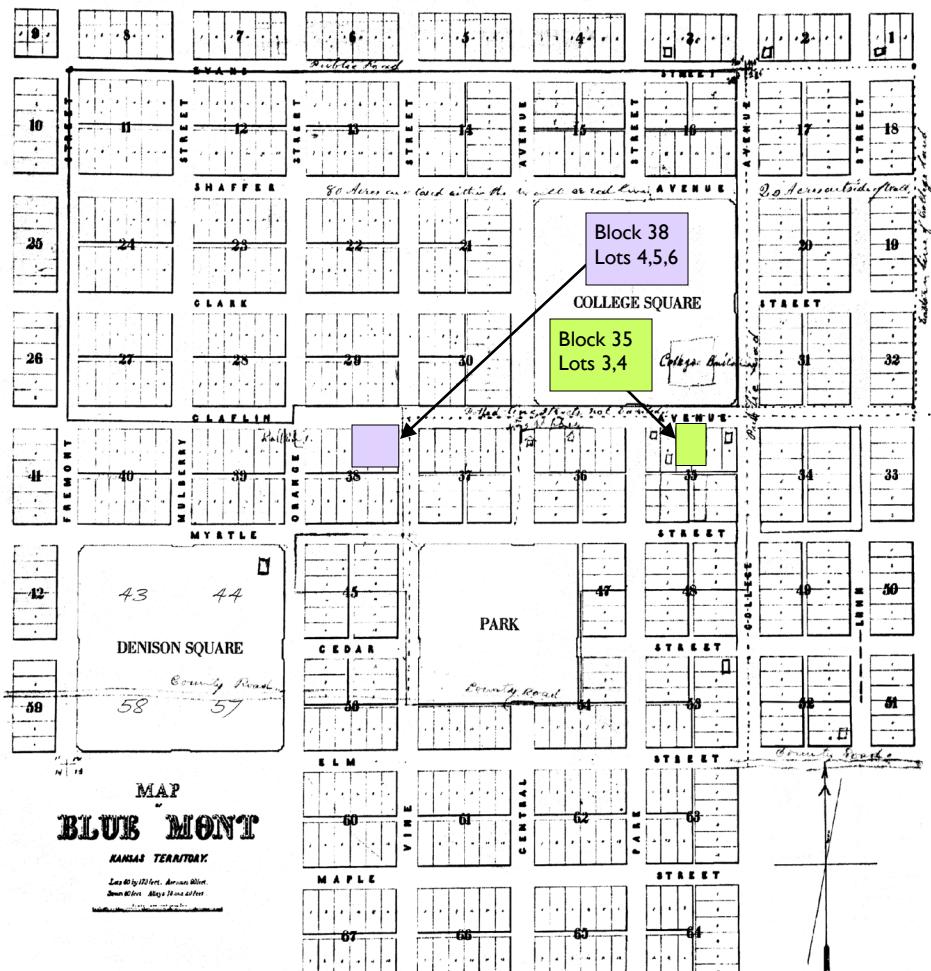
the original town site reverted to agriculture. It was on this landscape that the house later identified as 2621 Claflin Road was constructed.

While it is sometimes difficult to discover when a house was built, occasionally it is dated for us. This is the case of the stone house at 2621 Claflin. Centered above the original front door was a stone lintel carved with the date "1869". Originally it was thought this house belonged to Charles T. Burroughs, but new information reveals this is not the case.

The house was erected on the south

side of Claflin Road just west of the west property line of the present-day KSU Forestry Facility which is sited on the north side of Claflin Road. By combining data from the original Blue Mont Town plat and a relatively modern aerial photo, the house appears to have been placed in Block 38 in the old Blue Mont Town site, at the front (north end) of either lot 4, 5 or 6.

The core of K.S.A.C.'s land, 80 acres, was situated in the north half of the SW 1/4 of Sec. 12, T.10N. R7E (north of present-day Claflin Road). The south half of the quarter section, 80



Map of Blue Mont courtesy of the Riley County Historical Society

acres or B.T.C. Blocks 33 to 67, was not included in the donation (Parrish.:116-117). That land (south of present-day Claflin Road) fell into a kind of legal limbo for its patent was not recorded in the Riley County Office of Deeds until April 29, 1876 (*ibid.*:117).

An understanding of the early sale and dispersal of the south 80 acres is often obscure. The builder and owner of the 1869 stone house is equally obscure.

However, we have some clues. Isaac T. Goodnow was deeded Blocks 1-3, 5-9, 19, 33, 36-40, 45-48, 50-51 of the B.T.C. land. He also received Lots 2 & 4 in Block 4, Lots 1,2,3, 7-12 in Block 35, and Lots 1-9 in Block 52 (Parrish.:117). He acquired all this land from the Bluemont Central College Association for \$2,500 dollars on October 30, 1865 (Office of Deeds, Book D, page 474). This is a significant part of the south half of the SW 1/4 Sec. 12, T.10N. R.7E. Riley County tax records show Goodnow paying taxes on all that land at least through 1872, but show no evidence that a structure was present.

The above data point to the *possibility* that Isaac T. Goodnow had the house built. If so, it could have been as a rental, most likely to house college staff.

Among his many endeavors Isaac was known as a land speculator. He was involved in selling K.S.A.C.'s endowed lands, lands to finance public schools, and Manhattan and Blue Mont town lots. He eventually became the Land Commissioner for the Missouri-Kansas-Texas (KATY) Railroad. He was an experienced hand at land transactions.

It should be noted here that the old Riley County Tax Records are not always helpful. While they list the tax value of real estate there is no listing of any structure. One infers a building by the sum of the tax which is not always possible when large acreage or

numerous lots are involved. When dealing with the SW 1/4 of Section 12, T.10N, R.7E the tax rolls list a person as owning "Part of" and sometimes give acreage, but not a more exact description in their bound books.

Our present evidence suggests Isaac T. Goodnow owned all of Block 38 in 1869 and he could have built this house as a rental or ultimately to sell to College staff. However, there is no extant entry in his extensive diaries of his having done so because Isaac lost his 1869 diary, covering January to early October, while on a visit to Junction City in October, 1869.

#### *The Burroughs House Revisited*

Data from the 1867 diary of Isaac T. Goodnow, the Riley County Office of Deeds, and the Riley County Tax Records reveal information about the Charles T. Burroughs house. These data show that Burroughs owned Lots 3 and 4 in Block 35 of Blue Mont Town. These lots are listed separately in his name in 1867 and then together in his name in 1869. If, as both the real estate tax records and records at the Office of Deeds show, C.T. Burroughs owned Lots 3-4 in Block 35, then the Burroughs house is **not** the 1869 stone structure in Block 38.

Also, from Isaac's diary we know that his brother William owned at least two lots in Blue Mont.

On Friday August 2, 1867 Goodnow wrote: "Rode down to Manhattan & met Mr. Burroughs & Powers. Sold Wm's cellar & 2 lots to Mr. Burrows and Mr. P – took the contract to build on it for it, \$800. Mr. Burroughs Mrs.

moved bed into Wm's House until new building is up."

On Saturday August 3, 1867 "Mr. Burroughs Sick."

On Monday August 5 "Long talk with Mr. Burroughs - inter-meddlers! P.M. Went down with Mr. B - who completed bargain with Powers on building, \$933. I sold him the lots, \$305, of Wms."

On Tuesday, August 6 "Hoed trees & in the garden & made out Deeds to C.T. Burroughs. Went to town & had them acknowledged."

On Wednesday, August 7 "Recd of Burroughs, \$305. For 2 lots & foundation of Wms. Sent B.W. Powers \$100."

On Thursday, August 15 "Rode to town. Carried Br. Denison, after carrying his wife. Sent up Dr. Lyman to see Mr & Burroughs".

On Sunday August 18 "Visited the sick Mr. & Mrs. Burroughs."

On Tuesday, August 20, 1867 "Business with Burroughs & Powers."

On Monday, September 16 "Went with Mr. Burroughs to get poles."

On Thursday, September 26 "Burroughs house finished!"

This entry points to the Burroughs House being completed in the fall of 1867.

Also, based on the map of the platted Blue Mont Town community, the Burroughs House was situated about 1,200 feet east of the 1869 house. The Burroughs House was possibly demolished when the first, the eastern, part of the Medical Center was constructed in the early 1960s.

#### Sources

##### Anonymous

1914 Record of the Alumni of Kansas State Agricultural College. Department of Printing, K.S.A.C. Manhattan.

1976 Pioneers of the Bluestem Prairie. Riley County Genealogical Society. Manhattan.  
2004 Pioneers of Riley County, Kansas 1853 to 1860. Riley County Genealogical Society. Manhattan.

Parrish, Donald

2003 This Land is Our Land. Riley County Historical Society. Hawley Printing Service. Manhattan.

2010 Kansas Preservation Conference At a Glance  
See [www.kshs.org](http://www.kshs.org) for full conference schedule, registration, and lodging information

# PRESERVATION AT THE CROSSROADS OF AMERICA

Newton & North Newton, Kansas, June 2—5, 2010

## **Wednesday June 2, 2010**

Morning	Registration Preservation Program Workshops
Afternoon	Lunch on Your Own Historic Bridge Workshop Great Tours Workshop Historic Property Development Workshop
Evening	Progressive Opening Reception Dinner on Your Own

## **Thursday June 3, 2010**

Morning	Registration Welcome Economic Impact of Historic Preservation Saving Deteriorated Residential Properties Deon Wolfenbarger, <i>African-American Properties in Wichita</i>
Afternoon	Lunch On Your Own Keith Sprunger, <i>Mennonite Architecture Walking Tour</i> Ken Culp, <i>Harnessing Volunteer Power</i>
Evening	KPA Reception/Auction

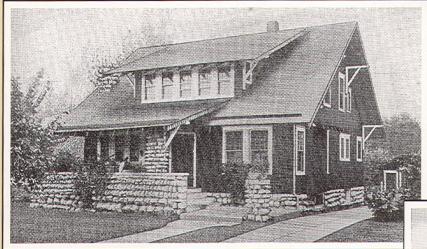
## **Friday June 4, 2010**

Morning	Registration Peter Harkness, <i>The Comeback of the City</i> D. Brooke Smith, <i>The Christman Building</i>
Afternoon	Lunch Birthplace of Kansas Archeology Mark Liebman, <i>Historic Masonry Workshop</i>
Evening	Reception/Banquet/Keynote Charles Phoenix, <i>God Bless Americana</i>

## **Saturday June 5, 2010**

Morning	Registration Rural Heritage Tour Homeowners Workshop
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# Bungalow Homes for the Nation



THE L. F. GARLINGHOUSE CO. OF TOPEKA

Shawnee County Historical Society  
Bulletin No. 83

## *Bungalow Homes For the Nation*

**The L.F. Garlinghouse Co. of Topeka**

Shawnee County Historical Society Bulletin No. 83

Edited by Max D. Movsovitz and Jeanne C. Mithen

The Shawnee County Historical Society has produced a remarkable 152 page book about the L.F. Garlinghouse Company, a house plan catalog enterprise that was based in Topeka, Kansas.

The book provides an introduction to the characteristics of the Bungalow style of American domestic architecture. "Bungalow" is an Anglo-East Indian hybrid word used to describe a

one or one-and-a-half story house built in a style typically used by Europeans in India.

Bungalow style houses feature a porch or veranda with a projecting roof. The roof pitch is moderate to low. Eaves are wide and rafters are often exposed, sometimes with simple brackets providing decoration.

In the 1890's bungalow style buildings became popular as seaside and

summer residences in America and Great Britain. Bungalows were particularly popular in California.

The Bungalow style, along with the Arts and Crafts movement in general, was embraced as being less formal and fussy, more open and airy than Victorian architecture. Early 20th century bungalow homes emphasized horizontal rather than vertical lines and a "natural" rather than "artificial" image.

The Bungalow style was widely promoted. Newspaper syndicates placed bungalow house plans in their real estate or home maintenance sections. Women's, household, and other types of specialty magazines featured bungalow house plans as did publications of professional organizations (e.g. the American Institute of Architects), trade associations (e.g. The Building Brick Association of America and Portland Cement Association), and, of course, lumber companies.

In 1896 the Rural Free Delivery Act brought inexpensive, quality goods to the masses and played a role in fueling an interest in mail order house plan catalogs which came into popularity just before the beginning of the 20th century.

Mill firms, predominantly located in the upper Midwest, began promoting prefabricated houses by mail order. Three companies came to dominate the mail order house plan field between 1900 and 1940: Sears Roebuck, Montgomery Ward, and the Radford Architectural Company, all out of Chicago. Sears with their "Honor Bilt" homes and Wards with their "Wardway Homes" went beyond just providing the plans and specs; they could provide mail order kits with everything needed to build a complete house.

Lewis F. Garlinghouse, age 27, entered the market in the early summer of 1906. He was a farm boy and former Washburn law student who opened a small realty office on

Topeka's Kansas Avenue. By that fall Lewis and his brother and partner, George L. Garlinghouse, had built their first house. Before long Lewis Garlinghouse had moved his company's focus to developing a new Topeka subdivision, Edgewood Park, eventually completing 32 of that neighborhood's 45 residences. Other local realtors were likewise becoming the principle or exclusive developers of other Topeka neighborhoods.

In addition to placing real estate ads in local newspapers, Lewis first published *The Garlinghouse Real Estate Magazine* in 1909. By 1916 the company published its first book of house plans. The book sold out and was followed by others, some with additional styles beyond Craftsman and Bungalow. Garlinghouse plans were aimed at middle class and aspiring working class customers. The response from those demographic groups was vigorous.

An October 22, 1923, article in the *Daily Capital* claimed that Garlinghouse had built 6,000 houses in Topeka. The article further stated that 50,000 copies of house plan books had been sold on the North American continent and "thruout [sic] the civilized world—in Belgium, France, Germany, New Zealand, Australia, China, and other countries."

The company experienced growth and prosperity in the 1920's followed by austerity and retrenchment in the 1930's. Because of hard times the company dropped its real estate and development activities and focused exclusively on printing and publishing.

The popularity of the Bungalow style in the 1920's gave way to the Cape Cod style in the 1930's. Company prospects brightened as the Depression began to wane.

When the Henry Ford Company needed lumber for its operations, it acquired timber lands in Michigan's Upper Peninsula. Mill workers

needed housing and the plans for that housing were supplied by the Garlinghouse Company.

Twelve Garlinghouse houses were built in a variety of styles ranging from just over 1,000 to just under 2,000 square feet. The houses, built around an open green, were something of a progressive experiment in company town design.

Homebuilding picked up again as the Depression eased, only to be sidetracked by World War II. Homebuilding ceased from 1942 to 1945. However, interest in homebuilding never waned.

An August 5, 1945, *Topeka Capital* article reported that "Visions of the perfect postwar home, conjured in foxholes at the world's battlefields, in Europe's occupied nations as well as every state in the union, have built a Topeka home-planning firm into the largest in the United States today. L.F. Garlinghouse, president of the firm bearing his name, says that during the past year, approximately 600,000 persons have bought books of house designs produced by his company. At least 1,500,000 of his books are in circulation. Complete blueprints were sold to over 10,000 persons." "House plans are favorite reading material for G.I. Joe," Garlinghouse said. He has shipped approximately 1,000 packages on specific requests from men in service overseas. "Most important features about a house, Garlinghouse said, are: have a good plan, plan a good foundation, and put on a good roof."

Pent up demand during the Depression and World War II fueled unprecedented growth for the company in the post-war years. Catalog companies that sold pre-cut houses (all the building materials) plus the plans found that business model to be relatively unprofitable and so they left the field. The Garlinghouse Company, concentrating on house plan catalogs and building plans, thrived.

The popularity of the Cape Cod styles in the 1930's gave way to split-level and ranch houses in the 1950's.

With the passage of time the company became a multi-generational enterprise. In 1986 the administrative offices were moved to Middletown, Connecticut, but Topeka retained the warehousing, shipping, order fulfillment, drafting and design, and graphic arts departments..

In time the company was no longer a family business and the operation was moved to Chantilly, Virginia, in the Washington, D.C. area where it is still possible to order plans through the mail, and now, by Internet.

The book contains additional information about the company and its key employees such as L.F. Garlinghouse, founder; Iva Lieurance, chief designer; and Bernard C. Wanner, draftsman.

The book covers some specialized topics such as the "Airplane Bungalow," Topeka's unique variation on bungalow design. Another chapter is devoted to other Topeka house plan companies which competed with the Garlinghouse Company. The book also provides some information on Garlinghouse plans that were not in the bungalow style.

Topeka's Garlinghouse homes are indexed by street address and also by plan number.

Were any Garlinghouse homes built in Manhattan? Given the popularity of the Garlinghouse plans, it seems likely. The book supplies pictures and floor plans that local bungalow owners could examine for clues.

More information is available at the Topeka & Shawnee County Public Library. Contact Special Collections Librarian Jeanne Mithen at 785-580-4510 or at [jmithen@tscpl.org](mailto:jmithen@tscpl.org). Jeanne also has books for sale at \$20.

If anyone determines that their residence is a Garlinghouse home, please report it to the Preservation Alliance at [info@preservemanhattan.org](mailto:info@preservemanhattan.org).

# *M/RCPA Membership Roster 2009–2010*

**\$15+ Student Level** – Hillary Glasgow.

**\$35+ Maintenance Level** – Phil & Dawn Anderson, Art Craft Printers & Design, Richard & Sylvia Beeman, Charlene Brownson, Marolyn Caldwell, Preston & Diana Chapel, Cheryl Collins, Kenneth & Margaret Conrow, Mike & Janet Danenberg, Nancy Danner, John & Bonnie Devore, Dan & Latane Donelin, Lelah Duskin, Glee Eggers, Calvin & Genie Emig, Rev. H. Wayne & Beverly Fink, Sara Fisher, Janice Flanary & Carolyn Arand, Mary Ann Fleming, Enell & Bernd Foerster, Corina & Cornelius Hugo, Jean Hulbert, Pat & Rita Keating, Eileen & Bradley Koehn, Marianne Korten, Eugene J. Laughlin, Bob Linder, Bruce McMillan, Elaine & Robert Mohr, Linda Morse, Richard & Jeanne Jaccard Parker, Mary & Lawrence Pollack, Jerry & Martha Powell, Dr. M. C. Reay, Lauren W. Ritterbush, Doug & Rachelle Routh, Donna Schenck-Hamlin, Susanne Siepel-Coates & Gary Coates, Geri & Todd Simon, Chris & Ann Smith, Richard & Kimberly Smith, Brenda Spencer, Carolee Stark, Dr. Stephen Stover, Bob & Julia Strawn, Joan Strickler, S.G. & J.A. Tilley, Erma Verhage, Patricia & Ray Weisenburger, La Barbara Wigfall, Alvin & Edna Williams, J. Willingham.

**\$100+ Historical Level** – John & Sheri Adams, Anderson Knight Architects, P.A., Bowman Bowman Novick, Inc., Jacquie Brewer, Mick Charney, Commerce Bank—Manhattan, The Ebert Mayo Design Group, Architects, Frances Ellis, Gary & Paula Ellis, Andrew & Rebekah Glasgow, Marjorie Heyne, Robin Higham, Mark & Ann Knackendoffel, Dr. David Littrell, Marilyn McCord, Karen & John McCulloh, Michael & Judine Mecseri, Dori Milldyke, Jayme Morris-Hardeman & Brian Hardeman, Marina Pecar-Krstic, Barbara & Ernie Peck, Virginia Quiring, Sharon & Charles Reagan, John Reese, Christopher Renner, Dan & Mitzi Richards, Verlyn Richards, Gwyn & Gina Riffel, Tom & Karen Roberts, Rich & Penny Senften, Mike & Karen Sheffield, George & Julie Strecker, Karolyn K. Tacha, Chuck & Marsha Tannehill, Barbara Withee.

**\$250+ Preservation Level** – Barbara G. Anderson, Mary Dean Apel, Mimi Balderson, The Chef Café, Lincoln & Dorothy Deihl, David & Kathy Dzewaltowski, Jana & David Fallin, Larry & Linda Glasgow, Jean Bigbee Hill, Hittle Landscape Architects, Roger & Linda Johnson, Master Landscape (June Schnittker, Al Alspach, Jeff Chaffee), McCullough Development, Inc., Debbie Nuss & Brad Fenwick, Patricia J. O'Brien, The Palace, Barbara Poresky, Prairiewood Retreat & Preserve, Steve & Deborah Saroff, President Kirk Schulz & Dr. Noel Schulz, Steve & Whitney Short, Ron & Dixie West.

**\$500+ Landmark Level** –

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PLEASE DETACH HERE TO RETURN YOUR MEMBERSHIP ACCEPTANCE

MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE

## ANNUAL (2009-2010) MEMBERSHIP ACCEPTANCE

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

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|--------------------------|---------------------|
| <input type="checkbox"/> | \$15+ STUDENT       |
| <input type="checkbox"/> | \$35+ MAINTENANCE   |
| <input type="checkbox"/> | \$100+ HISTORICAL   |
| <input type="checkbox"/> | \$250+ PRESERVATION |
| <input type="checkbox"/> | \$500+ LANDMARK     |

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M/RCPA AND SEND TO P.O. Box 1893, MANHATTAN, KANSAS 66505-1893

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PRINT YOUR NAME AS YOU WISH IT TO APPEAR IN THE NEWSLETTER: \_\_\_\_\_

PLEASE PROVIDE YOUR E-MAIL ADDRESS TO RECEIVE THE NEWSLETTER VIA THE INTERNET: \_\_\_\_\_

IF YOU PREFER TO RECEIVE YOUR NEWSLETTER THROUGH THE POSTAL SERVICE, CHECK HERE: \_\_\_\_\_

Preservation Month—A Leavenworth Perspective

## ***Take Some Pride in Grand History of Leavenworth***

*By Robert Beardsley*

Reprinted, with permission, from the **Leavenworth Times**

May is Historic Preservation Month, which begs the question, "Who cares?"

In a very real way, we all do—know it or not. For one thing, the equity individuals have invested in old buildings helps pay taxes for the rest of us. The magnificent homes on Broadway and Esplanade are what visitors remember about Leavenworth, not the new Wal-Mart. And the opening of the American West began here at Fort Leavenworth, where the frontier Army began and Kansas saw its first city founded.

We tend to consider "preservation" as synonymous with "stagnation," while "conservation" is usually nearer the mark, in every sense of the word. The economist in me remembers that conserving old buildings saves resources and helps keep landfills smaller. It also still reserves the option to demolish later, when there is a compelling economic option for the land rather than just the hope of a quick buck. And money spent on rehabilitation stays in the community, rather than going out of state to pay for lumber, steel, glass and so forth.

From a marketing standpoint, maintaining old buildings in a neighborhood—and "downtown is everybody's neighborhood"—gives the whole community something to sell. When people visit and enjoy themselves, they will want to repeat the experience the next time they are back. If their favorite restaurant is now a self-storage business, they won't be back. If they still feel at home, they may well stay.

Downtowns normally also pay most of the property taxes in a community. If commercial sales are up downtown, then businesses invest to attract more customers, which also increases both sales and property tax receipts. And when sales are up the businesses are making more money than ever, which also builds equity downtown—and hire people. In some extreme cases, communities make enough in sales taxes to abolish property taxes. And while we may never make that mark, every little bit helps!

Leavenworth is also as historic as it gets in Kansas. Everybody who was anybody came through here, because for the longest time there was no other choice. That same history is a marketing goldmine, and the old buildings we have in this town are its ore. They were—and are—the stage where our part in the pageant of American history was played out. Telling that story is as near to a pollution-free industry as we are likely to come.

The National Trust for Historic Preservation sponsors Historic Preservation Month, as well as the Main Street program. The Trust recognizes the economic contribution of conserving historic building, and not just through the Main Street Center. Federal, state, and local government programs make contributions through grant and tax credit programs, and with technical assistance.

Local non-profit organizations also contribute, including the Preservation Alliance of Leavenworth (PAL) and the Kansas Preservation Alliance (KPA). They all recognize that preserving our conservation is cheaper to the whole community in the long run, and we all benefit from that.

So take some pride in our history and become a tourist in our own home town. Just drive—or better yet, cycle—around town as if you had never been here before. Take an alley or two.

Go check out that old story you never quite believed, but almost did. You may also see something in yourself that you didn't expect—and a new perspective on your home town.



Upstairs east bedroom

## ***Goodnow House Project***

The Goodnow House, 2301 Claflin Road, is one of fourteen state historic sites operated by the Kansas Historical Society. It is managed in partnership with the Riley County Historical Society and Museum.

The Goodnow House has been selected to be a part of the Kansas Partnership Historic Sites Tax Credit program. Donors who give between \$1,000 and \$5,000 to help support the Goodnow House may be eligible for a tax credit. Tax credits may be subtracted from the final amount of tax owed to the State of Kansas. Gifts to the Goodnow House may also be eligible for federal tax deductions.

More information about the program is available from Kristin Johnston at the State Historical Society, 785-272-8681 ext. 213 or [kjohnston@kshs.org](mailto:kjohnston@kshs.org).

The Goodnow House has received \$148,400 in Transportation Enhancement funding from the Kansas Department of Transportation under the American Recovery and Reinvestment Act of 2009. The funding required a match of \$37,100 for the \$185,500 project. The Caroline F. Peine Foundation provided \$20,000 towards the grant match.

The house will once again be opened to the public as soon as the project has been completed.

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

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## *At the Wolf House Museum*



Photo courtesy of the Riley County Historical Society  
Fred Delano, photographer

On April 9th Friends of the Wolf House were treated to a special preview showing of the dining room's new reproduction period wall and ceiling paper. The Friends were thanked for their support of the project which helped to provide the match to a \$5,000 Caroline F. Peine Foundation grant. Additional special tours will be offered to the Friends group from time to time in the future.

Donations to the Wolf House Museum are tax-deductible. Checks should be made out to the Riley County Historical Society, 2309 Claflin Road, Manhattan 66502 with "Friends of the Wolf House" on the comment line.

The annual fourth grade tours of the house were conducted on April 19th, 20th, and 21st and followed by a community open house on Sunday, April 25th.

The Wolf House Museum is regularly open on Saturdays from 1 to 5 p.m. and on Sundays from 2 to 5 p.m. Group tours may be arranged by calling the Riley County Historical Museum at 785-565-6490. Admission is free.