
MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

NOVEMBER, 2007

A LETTER FROM OUR PRESIDENT, LINDA GLASGOW

I have been reading a book entitled **Dealing with an Angry Public** by Lawrence Susskind and Patrick Field. I selected this book because Manhattan's citizenry is pretty angry right now.

Although it was written in the mid-1990's, the book's prescriptions for conduct in controversial situations are still relevant.

- Behave in a trustworthy fashion.
- Share information in order to build trust and credibility.
- Say what you mean and mean what you say.
- Make commitments you intend to keep, and then keep them.
- Acknowledge the concerns of the other side.
- Select a capable spokesperson who does not condescend to the public.
- Search for mutually satisfactory outcomes; the best developments make everyone a winner.
- Hard decisions must be made with, not for, citizens of the community.
- Instead of offering financial compensation for significant losses, work to improve the plan.
- Negotiate in a way that preserves long-term relationships.

It all seems so obvious, doesn't it?

Historic buildings in Riley County face obvious hazards such as fire,

flood, neglect, and development pressure. They also face the less obvious hazard of ignorance of what constitutes an historic building and why that building is best left on its original site.

The majority of historic buildings in this nation have not yet been listed on any historic register. The fact that an historic building has not been listed on a register does not diminish its historical value to the community.

The Strasser House finds itself threatened by development even though

- it has been determined to be historic by the City of Manhattan,
- the demolition of other historic houses has been conceded by the preservation community in order to save it,
- it is "protected" by a Memorandum of Agreement between the City of Manhattan and the Kansas State Historical Society,
- the Kansas Preservation Alliance has called for its continued protection,
- it has received national publicity in October 1st's edition of Preservation magazine Online, a publication of the National Trust for Historic Preservation:
(<http://www.nationaltrust.org/magazine/archives/news2007/100107htm>),
- just about everybody in Manhattan

seems to want the Strasser House saved.

If an historic house with all this going for it can't be rescued, where are we as a community and where are we as a preservation organization?

The Manhattan/Riley County Preservation Alliance is an advocate for our community's historic built environment. The organization has tasted success at times, notably with Manhattan's Union Pacific Depot, but it's clear that much work lies ahead.

The built environment constitutes perhaps the most tangible part of our heritage. Paradoxically, that tangible heritage is also fragile and subject to continual erosion. Demolition is forever.

I am perplexed by those who endorse the work of bulldozers and wrecking balls, saying that preserving photographs of buildings or putting up historical markers properly mitigates the destruction.

Retention of historical buildings in their original locations is a benefit to our community and that benefit can be measured in many ways, **including** an accounting of dollars and cents.

Please join me in spreading the preservation message throughout the community.

NOVEMBER BOARD MEETING
ON THE 15TH, 7:00 P.M. AT THE DEPOT

2007—2008 Officers & Directors

Barbara Anderson

Kathy Dzewaltowski

Fran Ellis

Gary Ellis—*Vice President*

Linda Glasgow—*President*

Bonnie Lynn-Sherow

Judine Mecseri

Michael Mecseri

Jayme Morris-Hardeman

Debbie Nuss

Pat O'Brien

Marina Pecar-Krstic

Barbara Poresky—*Treasurer*

Debbie Saroff

Georganne White—*Secretary*

Amendment Denied

It was unanimous! The Manhattan Urban Area Planning Board, on October 15th, voted to deny Dial Realty's proposed amendment to the Planned Unit Development (PUD) governing the north redevelopment area downtown.

The Manhattan/Riley County Preservation Alliance was represented by a coordinated group of speakers: Dixie West, Michael Mecseri, Elaine Mohr, Marci Mauller, Jean Hill, David MacFarland, Jim Harwell, and Jayme Morris-Hardeman.

Planning Board members listened attentively to the many speakers that evening. It wasn't a surprise that the M/RCPA urged the Board to deny the changes to the north end redevelopment plan in the downtown area. It WAS something of a surprise that one-

hundred percent of the non-developer, non-City, and non-Chamber of Commerce speakers opposed changing the plan.

M/RCPA speakers built a persuasive case by applying the thirteen Golden points to the discussion. Representatives of the City's Historic Resources Board, the League of Women Voters, and the East Park Neighborhood Association also spoke against the amendment.

Planning Board members responded point by point, using the thirteen "Goldens" as their guide. They determined that the amendment to the PUD constituted a substantial change to the plan. The amendment was denied.

We now await news of the developer's next move.

Manhattan's Brick Sidewalks

The Kansas Preservation Alliance (KPA) announced their list of endangered historic properties as the prelude to the Kansas Chapter of the American Institute of Architects conference on November 1st in Topeka.

Manhattan's brick sidewalks are included on the endangered list. The sidewalks came to the attention of the

KPA as a result of the M/RCPA's Eleven Most Endangered Tour held in late spring of 2007.

More information on the M/RCPA's Endangered Tour is available in the May/June, 2007, newsletter. Back issues of the newsletter are available at the Preservation Alliance's website, www.preservemanhattan.org.

THE BENEFITS OF MEMBERSHIP

\$15 STUDENT
Newsletter
Education seminars

\$35 MAINTENANCE
All of the above benefits

\$100 HISTORICAL
All of the above benefits plus
Invitation to special events

\$250 PRESERVATION
All of the above benefits plus
November 2, 2007,
private tour and reception at
Castle Kimble (for 2 people)

\$500 LANDMARK
(\$450 tax-deductible)
All of the above benefits plus
Choice of signed and numbered
Tower or Forsythe print

An Evening to Remember

M/RCPA members who joined at the \$250 and above levels were invited to Castle Kimble for a reception and tour of one of Manhattan's most unique landmark residences on the evening of November 2nd.

Dixie West gave a history of early years of the "castle" and homeowner Charlie Gillum continued the story in more recent years. He then led the group upstairs through the private family quarters.

Afterwards guests wandered

through the more formal reception areas and on into the dining room for a buffet of light refreshments.

The M/RCPA thanks Charlie and Anne Gillum for hosting the event and also thanks the talented Cherie Geiser who played the baby grand piano, giving immense pleasure to all in attendance.

M/RCPA Membership Committee members Debbie Saroff (chair), Judine Mecseri, Marina Pecar-Krstic, and Dixie West handled the arrangements.

Edna Williams

A Woman Protecting Manhattan's Historic Past

By Dixie West

As your car rumbles over Juliette Avenue's brick pavers, you pass a tidy, two-story, limestone house that sets on the northeast corner at the intersection of Fremont/Juliette.

John and Sophie Frank, German immigrants, built this house in 1868. John Diehl, a stonemason, constructed the house between January 1 and June 2, 1868, and by 1870 the Franks were renting rooms. According to the *Riley County Commissioners Journal*, the Franks boarded and cared for the poor people in the community.

In 1875 the Franks sold the house to Dr. George Hazard Perry and his wife Ellen Perry. It remained in the Perry family for sixty years. In 1883 they added a kitchen and the back rooms upstairs. The Perrys sold to the Hepler family in 1938 and the Heplers sold to Max and Lucille Wolf in 1941. In 1982, Lucille (Berry) Wolf generously donated the house to the Riley County Historical Society.

The Wolf House is open to the public on weekends (1:00 to 5:00 p.m. on Saturdays, 2:00 to 5:00 p.m. Sundays) and by appointment.

If you have visited the historic property you have undoubtedly met Edna Williams, curator of the house museum. With a twinkle in her eye, and an astonishingly comprehensive knowledge about everyday life in the late 19th century, Edna leads you through the Wolf House rooms pointing out apple peelers, coffee grinders, cornhusk mattresses, and restoration wallpaper that has been installed in the hallway.

Edna and her husband Deak (Alvin) live in a 19th century stone house they restored so she has first hand knowledge about old house conservation.

Edna started working with the Wolf House in 1984 when the late Jean Dallas, then Director of the Riley County Museum, asked Edna to start showing the house to the public. Edna was the treasurer for the Historical Society at the time.

Edna took the old house under her protective wing, and over the years, with volunteer help, has tirelessly dressed the house for Victorian style holiday tours, and organized rummage and book sales to finance maintenance and improvements.

Each year, the Historical Society opens the house to local 4th grade students so youngsters can learn how people lived in Manhattan over 100 years ago. Children learn about 19th century food preparation and baking, Victorian dining and etiquette, leisure activities, and clothing. Because few of us know the details of everyday life during the latter part of the 19th century, docent scripts are required for these tours. Edna writes those scripts.

During August, 2007, Edna readied the Wolf House for the filming of the documentary "Bloody Dawn," a film about Quantrill's Raid. Of course, Quantrill's Raid occurred in Lawrence, Kansas. But, in need of authentic 19th century interiors, the film crew journeyed to Manhattan to film scenes in the Wolf House dining room and hallways.

Like any structure—whether ten or a

hundred years old—the Wolf House needs maintenance. Currently, the exterior trim of the structure needs painting, electrical wiring needs to be updated, and the plaster walls need stabilization.

Such maintenance requires funding. The Wolf House receives \$5,000 from the City each year, and the book and yard sales bring in additional revenue.

Lately, community attention has focused on the Strasser House, the limestone house threatened by Downtown Redevelopment. The Wolf House, like the Strasser House, is one of Manhattan's few remaining limestone houses, and it MUST be preserved.

Donations are accepted for the upkeep of the Wolf House and I hope that you will join me in contributing to its upkeep during the coming holiday season. Send your check to the Riley County Historical Society, 2309 Claflin Road, Manhattan, Kansas 66502. Please indicate that the contribution is for the Wolf House Museum.

For over 23 years Edna Williams has devoted countless hours to the preservation and restoration of the Wolf House Museum. Her devotion to this structure provides an important glimpse into Manhattan's past. The Preservation Alliance, the City, and the County owe this singular woman their thanks and eternal gratitude.

Dixie West is a three-time past-president of the Manhattan/Riley County Preservation Alliance, Inc.

When Jill Came Home from the Fair

or

Georganne's Adventures at the National Trust Conference

By Georganne White

Jill came from the Fair
With her pennies all spent,
She had had her full share
Of delight and content,
She had ridden the ring
To a wonderful tune
She had flown in a swing
Half as high as the moon...

**From *Over the Garden Wall*
By Eleanor Farjeon (1933)**

When I applied for the Diversity Scholarship to the National Trust Conference last May, my attitude was that it would happen or it wouldn't. When it was awarded, I began to get excited, but I had no idea what an experience I was in for!

This conference drew 2000 attendees from all over this country, Guam, Brazil and Japan! Hotels were booked up for months ahead of time and so were flights. When I arrived in St. Paul, everyone in my shuttle from the airport was going to the conference even though we were headed to four different hotels.

My roommate was a woman from Buffalo, New York, who is completing a Masters Degree in Historic Preservation at SUNY Lewiston. She was able to bring me up to date on my old

(I won't say how old) stomping grounds.

The next morning I got a look at the RiverCentre. This convention center is a wonderful venue. Presenters' breakfasts and lunches were served on the lower level and the upper level was devoted to educational sessions, vendor's exhibits, poster sessions, photographs of a local endangered property, and a bookstore.

I have never seen so many preservation books. There were five full height bookcases, table displays and postcard racks. Authors in attendance were scheduled to sign their books during the lunch hour.

Later that day Garrison Keillor of "Prairie Home Companion" fame gave the Opening Plenary address wearing a suit and tie with his red Converse high tops. The plenary was held in the Fitzgerald Theater from which "Companion" is broadcast.

Afterward we walked across Rice Park to the Landmark Center— former City Hall and Post Office which now houses public meetings and receptions. Talk about a pedestrian district in the best sense!

It was almost intimidating to attend the sessions at first. But soon I realized the presenters were people too. Some had jobs specifically in preservation, but some were in fields such as economic development and arts development because it is now recognized that

historic preservation can be an engine for such.

Two unifying messages of these sessions are, first, that average people can be effective in saving historic places and are glad to share their experiences and, second, that there are many sources of help both technical and financial.

Diversity scholars were required to attend some sessions that were specifically for us, as well as at least four educational sessions of our choice. That number sounds easy to achieve until you realize that some sessions ran for four hours.

The one thing I would have changed would be to have more time to attend sessions. One session I had to miss was about preservation on military installations, and included a presentation by a group from Fort Riley.

Field tours and receptions were amazing. Many of these booked up as soon as the preliminary programs were mailed out.

As a design grad I was invited to a reception for architects and designers at Dove Hill, the historic home that Great Northern Railroad magnate James Hill built for his son Louis, located in the Summit Hill neighborhood. This home and most of the others in the neighborhood are big enough to have their own ballrooms.

The architects' and designers' reception segued into a Candlelight tour of

some 20 Summit Hill homes including that of Garrison Keillor. Many of these homes displayed the skill of architects such as Purcell and Elmslie or Cass Gilbert.

Every time I thought I couldn't be more impressed, I walked into a different room in one of these homes and it caught my breath.

This neighborhood experienced a decline beginning with the Depression in the Thirties. The routing of a highway through a nearby neighborhood in the Fifties caused many homes to be divided into affordable housing units. In the sixties the area was redlined by banks and many people walked away from their homes. Since the Nineties these homes have been and continue to be restored to their original glory.

Late Friday afternoon, my roommate and I took a cab ride into Minneapolis to see the Basilica of Saint Mary. When we returned for a session in the Cathedral of St. Paul we were of the opinion that it is the grander of the two.

For Saturday's closing session we were bussed into Minneapolis to the beautifully restored Orpheum Theatre. A group from Oklahoma came with cowboy hats and blue whales to welcome everyone to Oklahoma for next year's conference.

The closing speaker was a psychologist who studies the impact of the destruction of neighborhoods on homeless people and on the whole of society. As you can see, historic preservation is a big umbrella.

I want to thank the M/RCPA Board

of Directors for assisting me with transportation expenses to attend the National Trust conference. It was the experience of a lifetime and I recommend that everyone who can attend next year's conference in Oklahoma City.

Georganne White graduated from Kansas State University in May of 2007 with a degree in interior design. She lives in Manhattan and works in Junction City where she serves as the Registrar at the Geary County Historical Museum. The M/RCPA board of directors voted to award Georganne a scholarship of \$100 towards her transportation expenses for her trip to the National Trust Conference.

Georganne is secretary of the M/RCPA for the 2007-2008 membership year.

Union Pacific Depot Use Statistics

Courtesy of the Manhattan Parks & Recreation Department

Monthly Totals - 2006				
Month	Total # Rentals	Revenue	Refunded	# of People
June	6	\$450	\$0	527
July	5	\$510	\$70	262
August	20	\$2,950	\$280	756
September	11	\$1,270	\$210	492
October	11	\$1,175	\$140	431
November	13	\$1,820	\$280	668
December	27	\$5,060	\$1,120	1,554

Total Net Revenue in 2006 = \$11,135
Total Net Revenue in 2007 year-to-date = \$21,270

Monthly Totals - 2007				
Month	Total # Rentals	Revenue	Refunded	# of People
January	16	\$2,925	\$210	731
February	14	\$1,730	\$350	611
March	17	\$1,810	\$140	624
April	21	\$3,915	\$910	1,127
May	24	\$3,775	\$630	1,159
June	13	\$2,610	\$630	662
July	11	\$2,745	\$420	596
August	17	\$2,720	\$490	779
September	10	\$1,660	\$280	427
October	11	\$1,860	\$420	475

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A Letter from the Kansas Preservation Alliance

Because a scanned image of this letter from Janine Joslin, Executive Director of the Kansas Preservation Alliance (KPA), did not reproduce well, a typescript copy is included for readability. The Manhattan/Riley County Preservation Alliance is a member of the Kansas Preservation Alliance. Individual memberships are welcomed.

Contact information:
 Kansas Preservation Alliance, Inc.
 12120 State Line Road, Ste. 128
 Leawood, Kansas 66209
 Phone: 913-449-3147
 Email: info@kpalliance.org
 Website: www.kpalliance.org

October 9, 2007
 Karen Davis, AICP
 Director of Community Development
 City Hall
 1101 Poyntz Avenue
 Manhattan, KS 66502-5497

Dear Karen:

I am sorry that I was unable to be present at the September 20 meeting to represent KPA, one of the consulting parties. I did not receive your communication in time as it went to our former address.

Speaking for the statewide grassroots organization dedicated to preserving Kansas' heritage, I was disappointed to learn of the amendments proposed by Dial Realty for their project in downtown Manhattan. As was thoroughly discussed at the meeting in March of 2007, the remnants of the affected historic area were to be capsulized in the preservation of the Strasser House located at 326 Laramie Street. A good faith effort was to be made in selling or giving away the other homes rather than demolishing them.

The compromise was reached with very little "compromise" on the part of Dial Realty and now it appears that even this less than adequate agreement will be nullified. Although moving a building is doable, context is an important part of historic preservation, and while the majority of the historic context for the Strasser House is gone, the home still sets in its original location which is a living history lesson for future generations and a tangible reminder of how Manhattan developed.

The loss of a community's historic resources changes the complexion of the community, alters its uniqueness and can affect its livability. Residents of Manhattan certainly want convenient shopping and new stores but not always at the cost of losing their heritage and historic fabric.

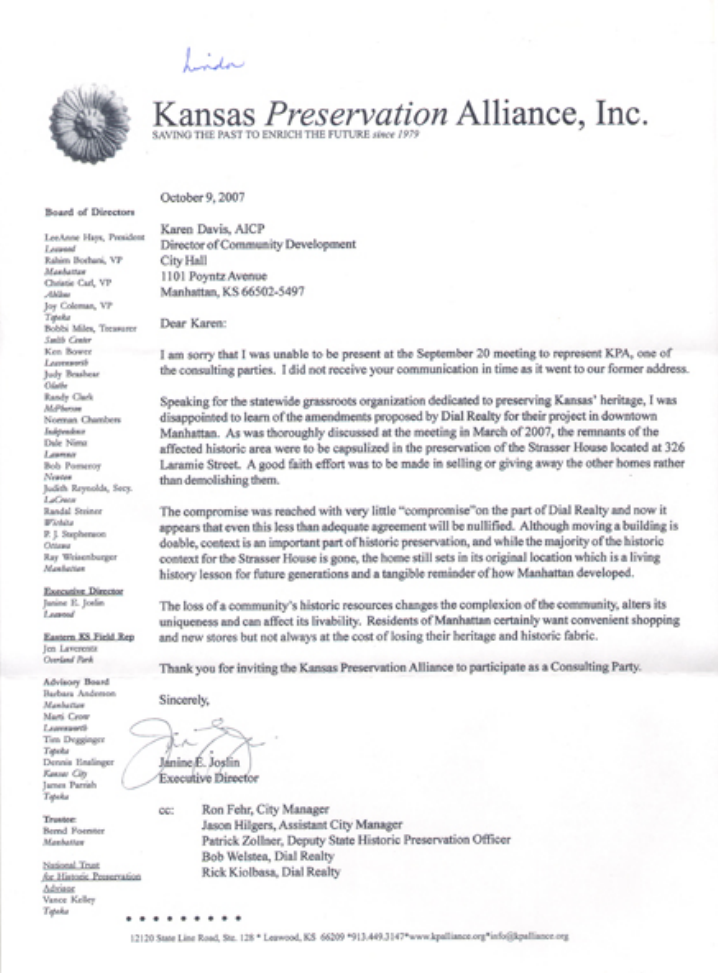
Thank you for inviting the Kansas Preservation Alliance to participate as a Consulting Party.

Sincerely,

Janine E. Joslin
 Executive Director

cc:

- Ron Fehr, City Manager
- Jason Hilgers, Assistant City Manager
- Patrick Zollner, Deputy State Historic Preservation Officer
- Bob Welstead, Dial Realty
- Rick Kiolbasa, Dial Realty



M/RCPA Membership Roster 2007-2008

\$15+ Student Level –

\$35+ Maintenance Level – Beverly Azer, Greg & Mary Bell, Charlene Brownson, Marolyn Caldwell, Diana Chapel, Cheryl Collins, Kitty Cool, Mike & Jan Danenberg, Nancy Danner, Lelah Dushkin, Glee Eggers, Calvin & Genie Emig, Endacott Lighting, Gene Ernst, Mary Ann Fleming, Bernd & Enell Foerster, Peggy Frazier, Conn & Di Harrison, Chuck & Charlotte Herr, Robin & Barbara Higham, Corina Hugo, Jean Hulbert, Mark & Ann Knackendoffel, Eileen & Brad Koehn, Julie Lea & Chris Parsons, Debbie Madsen, Elaine & Robert Mohr, Frances Nedwed, Bill Pallett, Lex & Patty Pearson, Mary Don Peterson, Lawrence & Mary Pollack, Gerald & Martha Powell, Roger Reitz M.D., Lauren W. Ritterbush & Family, Richard & Kimberly Smith, Steven Stover, S.G. & J.A. Tilley, Cheryl Walters, Patricia & Ray Weisenburger, Georganne & Warren White, Judy Macy Willingham, Van & Barbara Withee.

\$100+ Historical Level– Barbara G. Anderson, Art Craft Printers & Design, Mimi Balderson, Jane Bowers, Bowman Bowman Novick, Inc., Commerce Bank, John & Bonnie Devore, Dan & Latane Donelin, David & Kathy Dzewaltowski, Fran Ellis, Gary & Paula Ellis, Howard, & Ann Erickson, Rev. H. Wayne & Beverly Fink, Brian Hardeman & Jayme Morris-Hardeman, Kathleen & Don Heon, Marjorie Heyne, Joyce Hoyt, Pat & Rita Keating, Vladmir Krstic & Marina Pecar-Krstic, John & Cindy LaBarge, Eugene Laughlin, Jon & Lila Levin, Master Landscape, Inc., John & Karen McCulloh, Bruce McMillan AIA Architects P.A., Michael & Judine Mecseri, Deb Nuss, Virginia Quiring, Tom & Karen Roberts, James Sherow & Bonnie Lynn-Sherow, Suzanne Siepl-Coates & Gary Coates, George & Julie Strecker, Chuck & Marsha Tannehill.

\$250+ Preservation Level– Burke & Margery Bayer, Larry & Linda Glasgow, Jean Hill, Hittle Landscape Architects, McCullough Development, Patricia O'Brien, Mr. & Mrs. Perry C. Peine, Barbara Poresky, Russell L. Reitz MD, Verlyn Richards, Gwyn & Gina Riffel, Steve & Debbie Saroff, Karen Sheffield, Steve & Whitney Short, Ron & Dixie West, Gary & Sharon Younger.

\$500+ Landmark Level– Phil & Margaret Howe.

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- \$15+ STUDENT
- \$35+ MAINTENANCE
- \$100+ HISTORICAL
- \$250+ PRESERVATION
- \$500+ LANDMARK

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