
MANHATTAN/RILEY COUNTY, KANSAS PRESERVATION ALLIANCE NEWSLETTER

A LETTER FROM OUR PRESIDENT,
JUDINE MECSERI

NOVEMBER, 2006

October is when everyone thinks of fall's beautiful colors. We are also lucky enough to enjoy the beauty of preservation and restoration in our community! Recent preservation projects were recognized at our Historic Preservation Building Awards ceremony on October 19, 2006.

Additionally, it is my honor to congratulate Bruce McMillan AIA Architects, P.A. for receiving the distinctive American Institute of Architects (AIA) Kansas Honor award for the Preservation and Restoration of the Union Pacific Depot – Phases 1, 2 and 3. At the awards banquet on October 26th, Bruce McMillan acknowledged and recognized the community-wide effort required to make the project work. However, it was “the Architect who used the language of the existing structure to respectfully breathe life into this building in a vigorous way” (quoted from the jury).

The restored Depot is assuming its role as contributor to the community once again, this time as a public meeting and conference facility. The Alliance held a successful open house at the Depot on October 28th, to allow the public to tour and enjoy the building. Over a hundred people did so, shopped for Depot merchandise, and told wonderful stories of how they once rode the trains.

Stories from our past and ones yet to come in the future are the reasons we continue our dedicated work with Manhattan/Riley County Preservation Alliance.

Sincerely,

Judine

Preparing for Winter in Kansas: Understanding the Freeze/Thaw Cycle

By Barbara Anderson

Winter is almost here! Is your historic building ready? Although Kansas winters often seem mild, they bring multiple freeze/thaw cycles that can cause building deterioration.

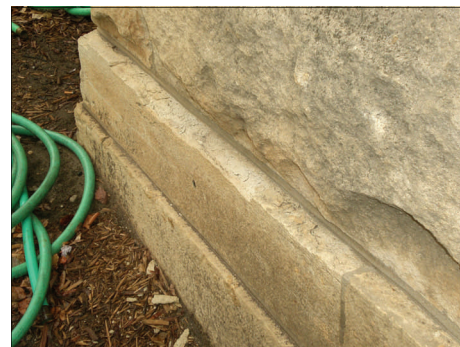
The freeze/thaw action occurs when rain or melted snow seeps into cracks and crevices in building materials or assemblies and then freezes (usually overnight) when temperatures drop below 32 degrees.

When water freezes it expands. The expansion causes pressure on the adjacent building materials, thus causing cracks to widen. This is the typical way potholes form in concrete and asphalt roads.

One common example of freeze/thaw damage in historic buildings in Kansas is spalling masonry surfaces. (Spalling is the term used to describe deterioration of masonry when small pieces come off the masonry surface.)

During winter in Kansas we can experience freeze/thaw cycles daily because the sun shines brightly and our daytime temperatures are often above freezing while our nighttime temperatures are often below freezing. When we have precipitation combined with a string of below-freezing nighttime temperatures and above-freezing daytime temperatures, we have a series of freeze/thaw cycles. Over time freeze/thaw cycles take their toll on historic buildings.

The best defense against freeze/thaw damage is to protect vulnerable areas



This ledge is spalling because moisture can sit on the horizontal surface.

from moisture by repointing, using sealant, maintaining gutters and downspouts in working order, cleaning snow and ice from paved surfaces and away from masonry features.

In addition to masonry, the features that are most affected by freeze/thaw cycles are built-in gutters and any place where metal is imbedded in concrete or masonry. An example is a metal baluster or metal cresting that is anchored into brick, stone, or concrete. A water-tight joint between the metal and masonry is very difficult to maintain because of the differential in expansion of the two materials, thus moisture easily penetrates these joints.

Built-in gutters should be cleaned of debris so that they flow without damming and the joints should be water-tight so that water does not seep into the joint or into the structure below the gutters.

Barbara Anderson is an assistant professor of interior design at Kansas State University. She has more than 20 years of experience in historic preservation.

HONORED AT THE 2006 PRESERVATION BUILDING AWARDS:

PRIVATE: MAINTENANCE & PRESERVATION



725 HOUSTON
Jeffery & Pamela Alger
Home Owners



921 PIERRE
Daniel & Terry Mulhern
Home Owners



1331 PIERRE
Kiley & Andrew Hamor
Home Owners



1431 YUMA
John & Jessica Callagy
Home Owners
Gary Stowe
Stowe's Painting

PRIVATE: WHOLE HOUSE RESTORATION



710 HUMBOLDT
Rob & Mary Satterlee
Home Owners
Kenny Gomez
Other Contributor



926 HUMBOLDT
Timothy Nelson
Home Owner



1019 HUMBOLDT
Rodney & Susan Hummel
Home Owners



343 NORTH 14TH
Sue & Roy Crenshaw
Home Owners

HONORED AT THE 2006 PRESERVATION BUILDING AWARDS:

PRIVATE WHOLE HOUSE RESTORATION, CONT.



1117 HYLTON HEIGHTS
Gwyn & Gina Riffel
Home Owners
Bowman Bowman Novick
Architect



PRIVATE: ADDITION



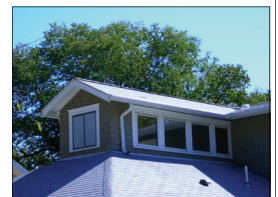
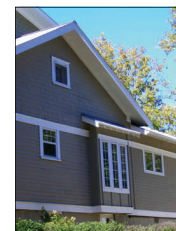
406 LARAMIE
Kent Glasscock
Home Owner
Bowman Bowman Novick
Architect



801 HOUSTON
Richard & Kimberly
Smith
Home Owners
Borst Restoration
Builder



1718 HOUSTON
Donald & Kathleen Heon
Home Owners
Gene Ernst
Designer



The Centennial of Riley County's Courthouse

Everyone is invited to visit the Riley County Courthouse on December 6th from 5:00 to 7:00 p.m. in celebration of the landmark building's centennial.

Visitors are invited to view exhibit panels detailing the courthouse's history. A brief commemorative program

will take place at 6:00 p.m.

Arrangements have been made for a special hand-cancellation of postal items. Commemorative pieces suitable for mailing will be available for sale at the event. The public is also invited to bring stamped mail for hand cancella-

tion. These items may either be mailed or retained as souvenirs.

The Manhattan/Riley County Preservation Alliance joins all Riley Countians in celebration of this milestone in the history of the Riley County Courthouse.

HONORED AT THE 2006 PRESERVATION BUILDING AWARDS:

PRIVATE: COMMUNITY ENHANCEMENT



1131 COLORADO
Dean Denner &
Cecilia Vershelden
Home Owners



COMMERCIAL: MAINTENANCE & PRESERVATION



527 PIERRE
Jim & Bonnie Sherow
Home Owners



728 POYNTZ
Kail Katzenmeier
Home Owner
Timber & Stone
Design Build Designer



1218 MORO
Ballard's Sporting Goods
& Krystallos
Sheryl Ballard &
Steve Ballard
Owners
BHS Construction
Contractor
Phyllis Pease, Doug Nelson
Other Contributions



**704
N. MANHATTAN**
The Palace
Tammie Weeks, Julie
Haynes, Randy Buller,
Richard Markle
Owners



1531 YUMA
Ag Press
Dean & Verla Coughenour
Owners



HONORED AT THE 2006 PRESERVATION BUILDING AWARDS:

COMMERCIAL: WHOLE BUILDING RESTORATION



106 S. 4TH
The Fourth Street Café
Christie & Scott Cady
Owner
Anderson Knight
Architects
Architect

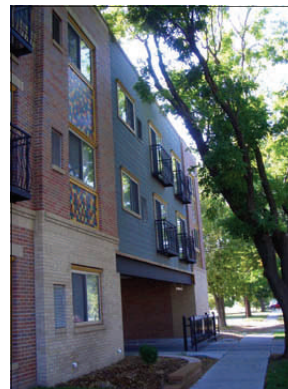


**UNION PACIFIC
TRAIN DEPOT**
City of Manhattan
Ron Fehr, City Manager
Karen Davis, Community
Development
Bruce Snead, Mayor
Bruce McMillan AIA
Architects
Architect

COMMERCIAL: INFILL



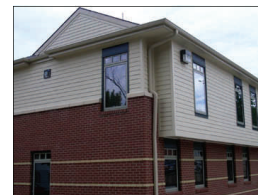
315 POYNTZ
Calvin Emig
Owner
Anderson Knight
Architects
Architect



1215 LARAMIE
Aggie Village Apartments
McCullough Development
Owner
Bowman Bowman Novick
Architect



**1013-1029
MCCULLOM**
Gwyn Riffel
Owner
Ken Ebert Design Group
Architect



We celebrate the 40th Anniversary of the National Historic Preservation Act of 1966

The National Historic Preservation Act of 1966 established a framework to focus local, state, and national efforts on a common goal—preserving the historic fabric of our nation.

The act established the National Register of Historic Places, a means of identifying our significant national

patrimony. It provides federal recognition to properties of local, state, and national significance.

Grants from the Historic Preservation Fund to states, Certified Local Governments, and Indian Tribes have funded historic preservation surveys, plans, and projects in thousands of communi-

ties.

Historic preservation promotes the retention of variety and texture in our cultural landscape; through it we embrace America's heritage. In one generation historic preservation has been transformed into a broad based popular movement. Happy 40th!

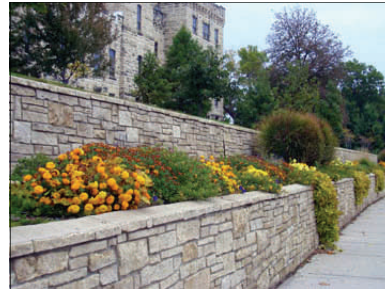
HONORED AT THE 2006 PRESERVATION BUILDING AWARDS

PUBLIC: COMMUNITY ENHANCEMENT



BLUEMONT COLLEGE MEMORIAL

Kansas State University
Mark Taussig
Interim Associate Director
Facility Planning
Hittle Landscape Architects
Landscape Architect
HWS Engineering
Engineers



KSU WALL & LANDSCAPING

Anderson Avenue
Mark Taussig
Interim Associate Director
Facility Planning
Hittle Landscape Architects
Landscape Architect



DOWNTOWN FLOWER BASKETS

Downtown Manhattan, Inc.
Lisa Rockley
Downtown Manhattan, Inc.
Jan Miller
Steve's Floral



Downtown Flower Basket photos courtesy of Downtown Manhattan, Inc.

PUBLIC: MAINTENANCE & PRESERVATION



GOODNOW HOUSE MUSEUM

State Historic Site
Kansas State Historical
Society
Terry Marmet
Historic Sites Div. Director
Dan Prosser
Historic Sites Architect
Cheryl Collins
Site Administrator
Steve Beier
Danker Roofing



Photography for the Preservation Building Awards by Michael Mecseri except where noted.

Upcoming Event

Ceremony honoring veterans
Thursday, November 9th
Manhattan U.P. Depot
2:00 p.m.
The public is invited

Upcoming Event

M/RCPA Board Meeting
Thursday, November 9th
Manhattan U.P. Depot
7:30 p.m.
All members are invited

Upcoming Event

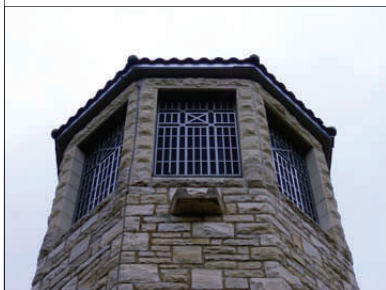
Winter Holiday Social
Thursday, December 14th
Manhattan U.P. Depot
7:00 p.m.—9:00 p.m.
All members are invited

HONORED AT THE 2006 PRESERVATION BUILDING AWARDS

PUBLIC: WHOLE BUILDING RESTORATION

PASLAY SINGING TOWER

Sunset Cemetery
Dedicated in memory of Aileen Paslay



City of Manhattan
Owner
Mike Mohler
Cemetery Sexton
BHS Construction
Contractor

The late Leroy Paslay
Financial Donor
Dean Donald Rathbone
Project Manager
KSU Department of Architectural Engineering
and Construction Management

EXEMPLARY SERVICE IN HISTORIC PRESERVATION: PAT O'BRIEN

The award for exemplary service in historic preservation was presented to Patricia "Pat" O'Brien, a member of the board of the M/RCPA.

Pat is an emeritus professor of anthropology at Kansas State University. She graduated from the University of Illinois and is interested in Plains and Midwest archeology. The final archeological field methods student project of her career documented the site of Bluemont Central College, the institution that was the genesis of Kansas State University. She is currently looking for funding to help publish a book on the Bluemont project.

Retiring from the University at a relatively young age, Pat embarked on what she calls her "folly," the restoration of the

Lyda-Jean Apartments, a four unit apartment building at 501 Houston that was commissioned by Charles D. Middleton, designed by Henry Winter, and constructed by contractor/mason Bert Cork in 1930.

The two ground floor apartments are currently rented. Pat makes her home on the entire second floor. The building was placed on the National Register in 2004.

Pat's interest in Manhattan's historic buildings began with this building and, as a result, she is now an authority on local architect Henry Winter.

After thoroughly researching Henry Winter's contributions to the built environment, Pat began a comprehensive look at all of Manhattan's historic buildings. She has

spent countless hours in front of microfilm readers and has amassed extensive files on local structures. She is unfailingly generous in helping others with their architectural research projects. She will soon publish a book entitled **Architects & Buildings of Manhattan, Kansas**.

Pat recently nominated the Washington and Julia Marlatt Homestead to the Register of Historic Kansas Places. It was placed on the Register in August of 2006 and, if Pat has her way, the Homestead will become a museum dedicated to the nation's land grant universities.

Pat has made and continues to make significant contributions to historic preservation in our community. The M/RCPA is very pleased to honor her with this award.

BECOME A MEMBER OF THE MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE, INC.

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\$500 + LANDMARK

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