



# MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

October 2013

## A Message From Our President

The Preservation Alliance held its annual meeting and kicked off a new membership year on Sept. 12th, which provided our organization with the opportunity to pause and reflect on what we've accomplished over the past year.

During the 2013 session of the Kansas Legislature, the state historic rehabilitation tax credit and the environs review process were both threatened, and the environs review process was ultimately eliminated. The M/RCPA contributed to efforts to retain the environs review process by writing to legislators and through a financial contribution to support a historic preservation lobbyist. The tax credit program survived the legislative session, which may be due to advocacy by preservationists and efforts to educate legislators about the economic benefits the tax credit program brings to Kansas.

The M/RCPA's grant funding program supported two historic preservation projects this past year. Our grant funds allowed the Goodnow Park Cabin Coalition to hire a consultant to prepare a register nomination for the Bluemont Youth Cabin (aka the Goodnow Park Cabin). The cabin is owned by the City of Manhattan, and the City Commission recently approved to authorize the mayor to send a letter of support for the cabin's nomination. The nomination will be considered during the Nov. 16th meeting of the Kansas Historic Sites Board of Review.

The Wonder Workshop also applied for the M/RCPA's grant funding. Our funds were used to help pay for the costs of a new roof on the historic house on south Fourth Street that is being renovated to become the new

home of the Wonder Workshop (see pg. 3-4).

The M/RCPA promotes the preservation of historic resources in the community, and one of the ways our organization accomplishes this is by recognizing and celebrating the work done by owners, contractors, architects, and others with the Historic Preservation Building Awards. The M/RCPA recognized 21 local projects during the awards program held in the spring.

Our organization provides educational opportunities in historic preservation for our members by providing programs, such as the Historic Preservation Building Awards and historic home tours, and through opportunities available outside the M/RCPA. Several members attended the 2012 Preservation Symposium in Leavenworth with financial support provided by the M/RCPA.

The M/RCPA also monitors local government activities affecting historic preservation, such as planning and zoning activities. Our organization advocated for appropriate and compatible infill in a residential neighborhood, advocated for zoning exceptions that will help with the renovation of a historic structure, and most recently, advocated for the preservation and renovation of Peace Memorial Auditorium.

The M/RCPA was founded in 1994, which means our organization will be celebrating its 20th year in 2014! The founding members formed the organization because they were concerned about the depot and generally concerned about historic structures that were being lost to demolition. And, here we are 20

years later still concerned about historic properties and how to preserve and protect them.

The M/RCPA's membership letter should have recently arrived in your mailbox, and I hope the letter will inspire you to think about why preservation is important to you and to think about how you would like to be involved with the M/RCPA for our organization's next 20 years.

*Kathy Dzewaltowski*

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## Founders Tour

In honor and in celebration of Kansas State University's sesquicentennial, the M/RCPA has organized a Founders Tour, which refers to the founders of Bluemont Central College, which ultimately became Kansas State University (KSU). The tour will include the homes of Isaac Goodnow, Washington Marlatt, and Joseph Denison (see pg. 5 for more on Marlatt's home). The tour will also include a presentation about the Morrill Act, which led to the establishment of land-grant institutions, and Kansas State Agricultural College, KSU's precursor, was the nation's first land-grant institution. The presentation will be provided by Bonnie Lynn-Sherow, Ph.D., who is a KSU faculty member in the Department of History as well as a past president of the M/RCPA.

Goodnow led the efforts to establish a college in Manhattan, along with his brother-in-law Joseph Denison, Washington Marlatt, and other early settlers, and they established Bluemont Central College. Marlatt helped to construct the original college building, and he and his wife Julia were among the first faculty in 1859. Goodnow served as the first president.

When the Morrill Act was enacted, the board of trustees of Bluemont Central



College offered the college to the Kansas Legislature for the purpose of making it the state's land-grant institution. The Legislature accepted the offer on Feb. 3, 1863, and thus, Bluemont Central College became Kansas State Agricultural College. The Board of Regents hired Denison to serve as the first university president.

More information about Goodnow, Denison, and Marlatt and their homes will be provided during the tour. The tour will be Sunday, Oct. 27th, 2:00 – 4:00 p.m., and is open to all members. Members are also welcome to bring guests.

Participants will be able to visit the homes in the order of their choice, but they should plan to start at the Riley County Historical Museum, 2309 Claflin Road, to pick up information about the tour. The tour will take place rain or shine, and light refreshments will be served at the museum.

A few volunteers are needed to help with the tour. If you would like to volunteer, contact Kathy Dzewaltowski at 785-539-8937 or by e-mail at [mrcpanewsletter@gmail.com](mailto:mrcpanewsletter@gmail.com).

The M/RCPA is providing the Founders Tour with the cooperation of the Riley County Historical Society and Museum, the Goodnow House State Historic Site, Kansas State University, and Gwyn and Gina Riffel.

Pictured top to bottom are the homes of Isaac Goodnow, Joseph Denison, and Washington Marlatt.



## Update on the Wonder Workshop's New Home

For many years, the Wonder Workshop, a program established in 1989 and dedicated to providing learning opportunities in the arts, sciences, and the humanities for children, occupied a vibrantly painted house on Poyntz Avenue, but when the property owner decided to demolish the house in 2005, the Wonder Workshop didn't have a permanent space to call home. The Bethel A.M.E. Church stepped in and offered a one-story bungalow it owns, which is immediately adjacent to the church on south Fourth Street. The church agreed to allow the Wonder Workshop to use the house rent-free for the next 20 years in exchange for the Wonder Workshop's renovating the house and completing repairs.

The October 2012 newsletter featured a story about the Wonder Workshop's new location and the renovation plans. Since then, much has been accomplished, renovation plans are nearly complete, and the

Wonder Workshop will soon be up and running.

The basic structure of the house was in good condition, but it had been vacant for a number of years and had no utilities.

The house had no plumbing, no bath or kitchen fixtures, no water heater, no furnace or air conditioner, and the roof needed to be replaced.

Richard Pitts, Director of the Wonder Workshop, provided a recent tour of the updated house. With the help of funds from organizations such as the M/RCPA and the Caroline Peine Charitable Foundation, as well as many other community partners and volunteers, the house has been transformed into usable space for children's programs. The house now has new plumbing, a handicapped accessible restroom, new water heater, new

furnace and air conditioning system, and a new roof. In addition to these basic needs, interior doorways have been widened for handicapped access, and a handicapped accessible entrance with a ramp has been added to the rear. Insulation was added in the attic, and the house has new flooring throughout.

The house had retained much of its historic character despite its previously rough condition, and efforts were made to preserve as much of its original features as possible during renovation. Original woodwork, interior doors, pocket doors, windows, and a built-in linen closet were preserved. Interior doors that were removed for handicapped accessibility were given to the Bethel A.M.E. Church for reuse.

Mr. Pitts said renovations have  
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506 S. 4th St.

Pictured below left is the cheery interior of the Wonder Workshop, and top middle is how the dark space originally looked. Far right is the new room for infants, and bottom middle is how the room formerly looked, complete with a broken window covered with plastic. The woodwork in the "before" photos had been painted brown to resemble stained wood.



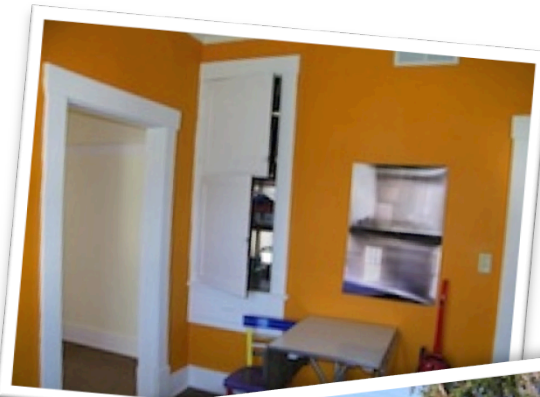
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gone pretty much as planned with only a few unexpected surprises. One of those surprises was painting the interior walls, which required 4-5 coats of paint to completely cover the old paint and to establish the Wonder Workshop's signature bright colors. Another unexpected surprise was the requirement to pave a sidewalk and driveway to improve access. The Wonder Workshop plans to fundraise to cover the costs of the paving.

Future plans include

creating a classroom in the basement and adding storm windows to the original windows. Mr. Pitts said he would also like to be able to offer activities for the children being served by the nearby emergency shelter.

Mr. Pitts said he is thankful for all of the community support the Wonder Workshop has received, and he's looking forward to the Wonder Workshop's having a permanent home for the next 20 years.



Top left, original woodwork and a built-in linen closet were kept in this brightly painted room. Pictured at bottom left is the ramp for handicapped accessibility that was added to the side and rear.



## Wonder Workshop Fundraiser & Event

If you would like to help the Wonder Workshop raise funds to complete the renovation project, plan to attend the Soul Food Dinner, Thursday, Nov. 14th, 6:00 - 8:00 p.m., in the Blue Hills Room in the Blue Hills Shopping Center, 2313 Tuttle Creek Boulevard. Tickets are \$10 and need to be purchased in advance.

The Wonder Workshop is also sponsoring an Underground Railroad Tour, Saturday, Oct. 19th, 1:00 - 4:00 p.m., for ages 9 and up, and the cost is \$25 per person. The tour will include sites in Manhattan, Wabaunsee, and Wamego, and transportation will be provided.

To reserve a tour seat or to purchase dinner tickets, contact the Wonder Workshop at 785-776-1234 or by e-mail at [wonder@kansas.net](mailto:wonder@kansas.net).

## Peace Memorial Auditorium News

The plans for converting Peace Memorial Auditorium to Parks and Recreation Department offices and to additional basketball practice courts were discussed during the Sept. 3rd City Commission meeting.

Following lengthy public comment and discussion by commissioners, the City Commission approved by a vote of 3-2 the motion "to direct the architect of the Parks and Recreation Expansion project to study alternatives, including renovating the Peace Memorial stage and auditorium, as well as adding on to City Hall with Parks and Recreation offices, in a way that takes into account the historic elements of the facility, before the completion of the design phase of the project."

During the discussion, Commissioner Rich Jankovich commented that there may be an opportunity for a public-private partnership in regards to future plans for Peace Memorial Auditorium.

The program for the M/RCPA's annual meeting on Sept. 12th was Peace Memorial Auditorium, which provided members with the chance to learn more about the auditorium's history and to discuss what the M/RCPA's involvement should be going forward. Members engaged in a thoughtful and lively discussion about the auditorium and indicated that the M/RCPA should offer our support and should continue to be involved as opportunities arise.

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Facebook: Visit our web site and click the Facebook "Like" button at the bottom of the home page.



## Marlatt Homestead Update

The Washington and Julia Marlatt Homestead, located at 1600 College Avenue, is owned by Kansas State University (KSU), and is listed on the Register of Historic Kansas Places. In the spring of 2012, the south dormer of the house was covered with incompatible metal siding, which was the result of KSU's being unaware of the property's historic status and the requirement that alterations to historic registered properties should comply with the Secretary of the Interior's standards. The April 2012 newsletter featured an article about the Marlatt Homestead.

At the time of the alterations, the M/RCPA contacted KSU President Kirk Schulz to express our concerns about the project, and our organization also contacted the State Historic Preservation Office (SHPO). SHPO and KSU established a memorandum of agreement, which outlined the process for reversing the work that had been done. The M/RCPA reached out to KSU officials to express our interest in collaborating with KSU to restore the house to its previous condition. During the summer, work began on the Marlatt property to remove the siding and restore the house, and the project is ongoing.

Recently, KSU granted permission to the M/RCPA to access the Marlatt Homestead for the Founders Tour and provided the following information about plans for the Marlatt property.

In conjunction with its 150th anniversary celebration, Kansas State University is moving forward with plans to preserve and protect the historic Washington Marlatt home. In recent years the

University's facilities division has used the home for various functions. The structure is one of the oldest existing buildings in Manhattan and represents a significant role in the founding of the University. The property will be available for touring on Oct. 27, with some limitations due to safety concerns. According to University spokesman Jeff Morris, K-State plans to invite members of the community to participate in planning the future of the property.

"The University has started a robust discussion about how to move forward," Morris said. "We want to develop a long-range plan and vision for this important part of our heritage. Many good ideas have been advanced, so the next step is to formalize the process and develop an action plan."

The Manhattan/Riley County Preservation Alliance played a key role in raising the University's awareness of the need to preserve the property. The University's facilities division has been asked by the administration to find new locations for the functions currently performed at the property.

The M/RCPA welcomes and looks forward to future opportunities to work with KSU to develop strategies for preserving the Marlatt Homestead.



Pictured from top to bottom are the north side (rear) of the Marlatt house, the Marlatt barn, the house with restoration work in progress, and the Marlatt house in Feb. 2012 prior to any of the recent alterations taking place. The top two photos are courtesy of KSU.

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## *M/RCPA Membership Roster*

### **\$35 Historic Level**

Phil & Dawn Anderson, Gordon & Mary Anne Andrews, Donna M. Bark, Charlene Brownson, Wally Cash, Wayne (Mick) Charney, Susanne Siepl-Coates & Gary Coates, D. Cheryl Collins, Margaret Conrow, Michael & Janet Danenberg, Clark & Nancy Danner, Michael Dudek, Cam & Britt Feltner, Rev. H. Wayne & Beverly A. Fink, Sara Fisher, Mary Ann Fleming, Ron Fowles Construction, Joe & Janette Gelroth, Charles Gillum, Larry & Linda Glasgow, Brian Hardeman & Jayme Morris-Hardeman, Fred & Katherine Hasler, Julie Hostetler, Corina Hugo, Gloria Juhl Raney, Lowell & Stacy Kohlmeier, Camille & Phillip Korenek, Ann Kosch, Dr. Robert D. (Bob) Linder, Katie Lovewell, Bonnie Lynn-Sherow, Bill Meredith, Robert & Elaine Mohr, Janet & Tony Nichols, Ed & Kay Olson, Mary H. Pollack, Jerry & Martha Powell, John Reese, Linda Rice, Lauren Ritterbush, Tom & Karen Roberts, James E. Roper, Catherine Roy-Tremblay, Allana Saenger, Sharlin Sargent, Mike & Karen Sheffield, Geri Simon, Kimberly & Richard Smith, Brenda Spencer, Maurice & Carolee Stark, Joan & John Strickler, Bria Taddiken-Williams, Erma Verhage, Walter Remodeling Inc., Patricia & Ray Weisenburger, Ron & Dixie West, Judith M. Willingham, Barbara E. Withee.

### **\$100 Preservation Level**

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### **\$250 Landmark Level**

Mary Dean Appel, David & Kathy Dzewaltowski, Debbie Nuss & Brad Fenwick, GJL Real Estate, Griffith Lumber Co., Master Landscape Inc., Dr. Patricia J. O'Brien, Barbara Poresky, Gwyn & Gina Riffel, Tim & Adena Weiser, Kevin S. & Alyn Pennington West.

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