



# MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

October 2015, Vol. 21, Issue V

## A Message From Our President

Last month, I went to CAMP with several members of the Historic Resources Board (HRB) and two members of the city planning staff. Sadly, we didn't pitch a tent at Wilson Lake; rather, we met at the State Historical Society in Topeka. CAMP refers to the Commission Assistance and Mentoring Program, which is a workshop of the National Alliance of Preservation Commissions or NAPC. People representing many communities from all over the state attended CAMP on Aug. 28, 2015.

At CAMP, we learned about preservation law, design guidelines, incentives and benefits of preservation, and ways to gain public support. I attended in my role as preservation (and neighborhood) activist. The members of the HRB and Manhattan city staff attended for other reasons.

You may or may not know that Manhattan has the distinction of being a Certified Local Government

(CLG). In lay terms, being a CLG means that relative to planning decisions, city officials have the ability to establish a local survey program, establish a local landmark program, and review changes to locally designated historic properties and districts. Prior to the CLG distinction, such decisions were made at the state level. Certified Local Governments have local control over historic resources. This is good, for the most part.

What makes this a good thing is, of course, the local control of local resources. Who knows more about the community than the people that live in it? Who cares more about the resources than those who are closest to them?

What makes me a bit nervous about the CLG model, however, is its *essential and nearly complete dependency on local decision-makers*. If CLGs are going to preserve anything, *there must be local support for preservation at all levels of government*. The citizenry and advisory boards must know and care about local historical resources, planning staff must be sensitive to and knowledgeable about preservation planning, and commissioners must be supportive of preservation efforts. If this model is going to work, **we all must be involved**. We must educate and advocate.

As I have said here before, new is often the path of least resistance. If we are asking city staff and other

decision-makers to take the road less traveled when it comes to planning and design, should we not keep them company along the way? Shouldn't we make it easier for them by sharing our talents on advisory boards or supporting their efforts to preserve our historic resources?

Prior to attending the CAMP training, I thought I knew a thing or two about preservation. After all, I have attended a few conferences, I read the materials from the Kansas Preservation Alliance, and I try to keep up on the issues. While at CAMP, I realized I have much to learn. I wondered if others at CAMP felt the same? Did the decision-makers in the room feel that they had the knowledge and the insight necessary to protect their communities' resources or were they realizing their knowledge had gaps, too?

Preservation is a community project. There is a place for each of us to participate. If you have not already, I hope you will renew your membership (or join new for the first time) and be part of the local efforts to protect the authenticity of our community.

Next year marks the 50th anniversary of the National Preservation Act of 1966. Keep an eye out for opportunities to learn more about local preservation efforts.

*Sara Fisher*

Manhattan/Riley County  
Preservation Alliance  
P. O. Box 1893  
Manhattan, KS 66505

E-mail:  
mrpanewsletter@gmail.com  
Web site:  
www.preservemanhattan.org

## Former Bus Depot Re-emerges from the Layers

The building located at 212 South Fourth Street, known locally as the VFW Hall, was recently acquired by Flint Hills Investing Company, which is owned by Chris and Amber Braley and Craig and Inga Sloan. The Braleys are local residents, and the Sloans farm 300 miles away in Wallace County on the Colorado border and a few miles from Mount Sunflower, the highest point in Kansas. Which begs the question, how did someone living 300 miles away become interested in purchasing the former VFW Hall?

Inga Sloan says they own other commercial properties in Manhattan, and both she and her husband, as well as all three of their children, attended Kansas State University. The Sloans have season tickets to KSU football games and enjoy coming to Manhattan, and so they are familiar with Manhattan despite living a considerable distance away. When the building came up for sale, they saw an opportunity to invest in a prominent corner in Manhattan's growing downtown.

Located in the Downtown Manhattan Historic District, the building was constructed in the 1940s as the Union Bus Depot. The building served the Union Pacific Stages, Southwestern Greyhound Lines, and Continental System Bus Lines (National). The original building was a one-story brick building with a curved corner on the southeast. The building also housed the Warren Café, where travelers as well as local residents could grab a bite to eat.

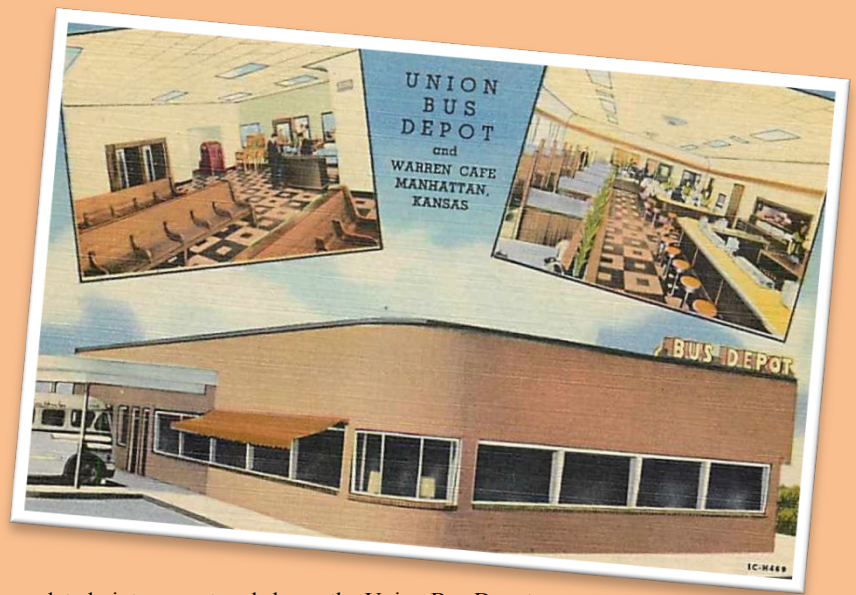
The building continued to be used as a bus terminal through the 1980s. The bus station relocated to Rosencutter Road, and the building was vacant for a couple of years until it was converted to serving as the VFW Hall in 1986 (National).

In the 1980s, the former bus depot was extensively remodeled. The interior windows were covered, and stucco was applied to the brick exterior. As a result of these changes, the building is categorized as "non-contributing" to the historic district. The adjacent, more contemporary building in the complex is also "non-contributing." In certain instances, "non-contributing" structures in historic districts can be eligible for rehabilitation tax credits when the tax credits are sought to reverse incompatible alterations and to return structures to their historic appearance.

Inga says they investigated the

possibility of securing some form of historic preservation funding, but the process would be lengthy, and so the owners decided to put the possibility aside for now.

After purchasing the former bus depot, the new owners discovered that the original window openings were intact beneath interior drywall and the exterior stucco. When project architect Aaron Schump showed the owners a vintage postcard of the bus depot, Inga said she became enthralled with the images on the postcard of the building she remembered from her college days. The historic images provided the inspiration to restore exterior components of the bus depot. With Braley Construction as the contractor, recent work has involved removing the stucco to re-establish the window openings. Currently, plywood covers the window openings while custom-



An undated vintage postcard shows the Union Bus Depot and the Warren Café, located at 212 S. 4th Street. Vintage postcard distributed by Wolf Studio, Manhattan, KS.

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crafted windows by Manko Windows are being manufactured.

Over the winter, the interior was gutted, revealing unusual arched roof trusses. The VFW's bar and kitchen were removed as part of the interior renovations. The owners are hoping to secure tenants who will help to determine the interior design in a way that will meet the tenants' needs. The owners plan to keep the older, architectural theme and not stray too contemporary.

The space will allow for multiple occupants. Potential uses include as a restaurant, bakery, professional offices, or retail, and Inga says they haven't ruled out the potential for a use to have a historic theme. The more contemporary building immediately to the west is also being renovated, and using it for event space is a possibility.

Inga says she has an appreciation for old buildings and reinforcing what's already there. She says if she could find a 1952 Trailways bus, she would park it out front in keeping with the historic bus depot.

National Register of Historic Places,  
Downtown Manhattan Historic District,  
Manhattan, Riley County, Kansas,  
National Register #06001240.



At top, renovation work is in progress at 212 S. 4th Street. Bottom, the building when it was the VFW Hall and the windows had been removed.

## M/RCPA Grant Funding

The M/RCPA started a small grant program during the 2011-12 membership year to encourage and support historic preservation in Manhattan and Riley County. The M/RCPA will consider any project for funding as long as it promotes historic preservation.

Examples of projects the M/RCPA would consider include but are not limited to: hiring a

consultant to assist with a national register nomination, materials for the repair/replacement of brick sidewalks, support for a graduate student's research project, matching funds for a grant application, support for a student's internship, etc.

The M/RCPA's grant funds were used to hire a consultant to develop a National Register

nomination for the Bluemont Youth Cabin and helped pay for a new roof for the Wonder Workshop's building.

Project funding ranges from \$250 up to \$2,500. Anyone interested in more information should contact the M/RCPA at [mrcpanewsletter@gmail.com](mailto:mrcpanewsletter@gmail.com) or at the M/RCPA's regular mail address.

## Annual Meeting: Long Oil Co.

On Sept. 10th, the M/RCPA held its annual meeting of the membership and kicked off a new membership year. Ben Eckart, expert on local fuel industry history, provided the program and shared information about the Long Oil Company, which was a fuel business in early 20th Century Manhattan. Long Oil had several filling stations in Manhattan, a warehouse and packaging facility, and a rest stop for travelers in Long's Park, which included a gas station, market, restrooms, and shelter house. The business was in the process of expanding and building more stations, which involved using loans and accumulating debt, when the Depression hit. Sinclair purchased the debt and Long Oil assets, with the final sale occurring in 1933 and marking the end of the Long Oil Company.

Mr. Eckart also brought artifacts from his vast Long Oil collection to display, including several rare items. The M/RCPA would like to thank Mr. Eckart for providing the program and sharing his wealth of knowledge about the Long Oil Company.



Pictured, a few items in Ben Eckart's collection of Long Oil Company artifacts.

## M/RCPA's Notecards

The M/RCPA has printed preservation-themed notecards available for purchase. The notecards come in packs of eight with envelopes and feature prints of original watercolors by local artist Ralph Fontenot. Mr. Fontenot generously donated the use of his artwork to the M/RCPA.

The notecard packs contain two cards each of four different designs, including the Wolf House, the Pillsbury Viaduct bridge piers, the Goodnow House, and Manhattan High School East Campus.

With the holiday season approaching, the notecards are a

great local gift idea for teacher gifts, stocking stuffers, etc. The notecards are \$15 per pack and can be found at the Strecker-Nelson Gallery (downstairs), Manzanita Art and Antiques, the Riley County Historical Museum, or contact the M/RCPA at [mrcpanewsletter@gmail.com](mailto:mrcpanewsletter@gmail.com).

Proceeds benefit the M/RCPA.



## 2015-16 Officers & Board of Directors

Officers and members of the Board of Directors were elected during the Annual Meeting of the membership on Sept. 10th.

President: Sara Fisher  
 Vice President: Kathy Dzewaltowski  
 Treasurer: Barbara Poresky  
 Secretary: Catherine Roy-Tremblay

Terms ending in 2016:  
 Marina Pecar-Krstic  
 Barbara Poresky  
 Sharlin Sargent

Terms ending in 2017:  
 Sara Fisher  
 Linda Glasgow  
 John Neill

Terms ending in 2018:  
 Kathy Dzewaltowski  
 Gary Ellis  
 Allana Parker  
 Alyn Pennington West  
 Catherine Roy-Tremblay

The Board of Directors usually meets the second Thursday of the month at the Union Pacific Depot at 7:00 p.m., and members are welcomed to attend.

*The October Board of Directors' meeting will be Oct. 15th so as not to conflict with the 2015 Kansas Preservation Conference.*

## Added to the Kansas Register

The Francis Byron (Barney) Kimble House was recently placed on the Register of Historic Kansas Places, and the nomination was forwarded for consideration for the National Register of Historic Places.

Built 1911-12, the Barney Kimble House, located at 720 Poyntz Avenue, is currently owned by Jeff and LeAnn Mathis and houses Katie's Way, which provides behavioral health services for those ages 2-26.

Samuel Kimble, Sr., Barney's father, came to the Manhattan area in 1857 from Ohio to work as a carpenter and stonemason at Ft. Riley. Sam, Sr. built a limestone farmhouse for his family west of Manhattan. In 1894 Barney's brother, Judge Sam Kimble, Jr., built a limestone home on west Poyntz that he called "Kastle Kimble," and that same year Barney began constructing a limestone home west of Manhattan known as "Kimble Cliff." Barney and his wife Mary Ann lived in Kimble Cliff until completing the limestone house at 720 Poyntz Avenue.

The Kimbles lived in the Poyntz house in their later years. Barney passed away in 1920, and Mary Ann continued to live in the house until her death in 1940 (Register). Ownership of the property transferred to the Kimbles' daughter, Elsie Ann Kimble Wilson, and she sold the property to E. J. Frick in 1941 (Register). Dr. Frick is known locally for founding Sunset Zoo.

Dr. Frick sold the property in 1950 to Bernard Conroy (Register), and it was used by Conroy Funeral Home for many years. Sullivan and Associates acquired the property in the 1970s. Most recently, the house was rented as apartments until the Mathises purchased the property in 2013.



The Francis Byron (Barney) Kimble House, 720 Poyntz Avenue

When the Mathises acquired the property, they renovated the main house with the plan to eventually list the house on the National Register and strived to maintain as much of the house's original features as possible. Original hardwood flooring, interior woodwork, interior doors and pocket doors, door hardware, plaster walls, and main floor fireplace were all maintained with the renovation. When a portion of the house needed to be stripped and rebuilt, exterior stones were carefully removed and numbered so they could be put back in the correct sequence. The end result is the house provides a comfortable setting for behavioral health services in surroundings that blend with the style of the house. The renovation was recognized with a Historic Preservation Building Award in 2015.

The Francis Byron Kimble House was nominated under the Multiple Property Documentation Form, "Late Nineteenth Century and Early Twentieth Century Residential Resources of Manhattan."

Register of Historic Kansas Places, Francis Byron Kimble House, Manhattan, Riley County, Kansas.

M/RCPA P.O. Box 1893 MANHATTAN, KS 66505-1893
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## *M/RCPA Membership Roster*

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

Dede Brokesh, Charlene Brownson, D. Cheryl Collins, Margaret Conrow, Clark & Nancy Danner, Dean Denner, Michael L. Dodson, Calvin & Genie Emig, Beverly Fink, David J. Fiser, Mary Ann Fleming, Joe & Janette Gelroth, Kelly & Jeremy Gilkerson, Tom Giller/Commerce Bank, Joann S. Goldstein, Corina Hugo, Jean Hulbert, Lowell & Stacy Kohlmeier, Camille & Phillip Korenek, J & C Imaging/John & Cindy La Barge, Prof. Robert D. (Bob) Linder, Richard & Marge McKittrick, Tony & Janet Nichols, Bill Pallet, Allana Parker, Jerry & Martha Powell, Gloria Juhl Raney, John & Mary Beth Reese, Linda Rice, Tom & Karen Roberts, James E. Roper, Catherine Roy-Tremblay, Tim & Marcia Rozell, Sharlin Sargent, Bill & Donna Schenck-Hamlin, Richard & Kimberly Smith, Carolee Stark, Gary Stith, Bria Taddiken-Williams, Chris & Olivia Toomajian, Tyler Traxson, Ronald E. Wells, Ron & Dixie West, Nancy Williams, Judy Willingham

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

Barbara Anderson, Phil & Dawn Anderson/Anderson Bed & Breakfast, Mimi Balderson, BHS Construction, Mel & Jan Borst/Borst Restoration, Bowman Bowman Novick Inc., Jacqueline Brewer, Melvin & Randi Dale, John & Bonnie Devore, Kevin & Sue Donnelly, Gary & Paula Ellis, Wanda Fateley, Debbie Nuss & Brad Fenwick, Troy & Sara Fisher, Larry & Linda Glasgow, Judy Glowiak, Jean Bigbee Hill, Nancy Holmes, Claudia Jones, Ann R. Kosch, Master Landscape Inc., John & Karen McCulloh, McCullough Development Inc., Bruce McMillan/Bruce McMillan Architects, Dori Milldyke, Linda L. Morse, Larry & Sandy Murphy, Karin Westman & Phil Nel, Marina Pecar-Krstic, Lawrence & Mary Pollack, Barbara Poresky, Schrum Rentals LLC, Steve & Deborah Saroff, Brenda Spencer/Spencer Preservation, George & Julie Strecker, Joan C. Strickler, Chuck & Marsha Tannehill, Ray & Patricia Weisenburger, Barbara E. Withee

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

David & Kathy Dzewaltowski, GJL Real Estate, Mark & Ann Knackendoffel, Andy & Erica Larson, Dr. Patricia J. O'Brien, Prairiewood Retreat & Preserve, Verlyn D. Richards, Gwyn & Gina Riffel, Kevin S. & Alyn Pennington West

### **Honorary Lifetime Members**

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