



# MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

October 2017, Vol. 23, Issue V

## A Carriage Barn Straightens Up

During the late 19th century, backyards were used for a variety of utilitarian purposes that supported the family's life. The backyard might house a chicken coop, shed, cistern, well, out-house, and a carriage barn (National, Late). As the name implies, the carriage barn sheltered the family's carriage and associated tack, and possibly also the horse, although sometimes animals were kept in a separate barn. A carriage barn's upper level was used for storing hay.

The popularity of the automobile in the early 20th century resulted in backyards transitioning from having carriage barns to garages. In Manhattan, few carriage barns remain, and one such carriage barn is located at 822 Pierre Street. It is one of only three remaining carriage barns in the Houston and Pierre Streets Residential Historic District (National, Houston).

The house and carriage barn located at 822 Pierre Street were built in approximately 1895. The house is a two-and-a-half story



Top, the carriage barn's south side, featuring out-swing doors, which were existing doors that were repurposed. Middle, the north side with new slider doors. Bottom, another view of the out-swing doors.

gable-front-and-wing house with elements of the Queen Anne style. The house features a wrap-around porch and fish scale shingles.

The carriage barn is located at the rear of the property adjacent to the alley. It has wide doorways on both the north and south sides, which allowed the carriage to be pulled in from the south and then exit onto the alley on the north. A separate stable door on the north side indicates the carriage barn housed a horse, and the adjacent alley would have made it convenient to hitch the horse to the carriage.

Linda Thurston, who currently owns 822 Pierre Street, purchased the property over 30 years ago because she loves old houses and was drawn to the wrap-around porch and the house's pocket doors. Over the years, she's made improvements to the house, including air-conditioning, storm windows, a screened porch, patio area, and a kitchen addition, with the carriage barn's project being the last major renovation to tackle.

At some point in the past, a modern, overhead garage door replaced the original doors on the south side, making the carriage barn more automobile friendly. Linda used the carriage barn as a garage for her car and also for storage. Over time, the carriage  
*(continued on pg. 2)*

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barn had started to lean and continued to lean more each year, and Linda was concerned that a strong wind might cause the structure to fail. She knew it was time to address the carriage barn.

Linda worked with Borst Restoration with the goal of preserving the carriage barn and as much of its original material as possible. The carriage barn was leaning 13.5 inches to the south and six inches to the east, and there was a possibility that it might have to be torn down if it couldn't regain its structural integrity.

Using a system of log chains and manual come-along winches, Borst Restoration slowly and methodically corrected the lean and straightened the carriage barn. To ensure the structure remains straight and sound, cross-beam bracing was added, and other existing structural supports were sistered with new boards. In spots where the siding had deteriorated, it was replaced with compatible materials. The existing out-swing doors on the north side were repurposed to replace the modern, overhead garage door on the south, and a new slider door was custom crafted for the north side.

During the renovation, the north set of doors along the alley were discovered, which Linda hadn't

known existed. On the inside, a previous owner had hung pegboard and a large fluorescent light in front of them, and climbing vines masked their existence on the exterior. The outline of a pedestrian door on the west wall was also uncovered, but there were no hinges or handles, and the door had long ago ceased to be used. Linda had also never ventured into the rickety hayloft and was surprised to find a stash of old windows up there. The new bracing means the hayloft is no longer rickety and provides loads of safe storage space.

Once straightened, braced, and stabilized, the carriage barn was ready for the finishing touches, including a new roof, electrical, and guttering. Jim Roper expertly addressed gaps and imperfections to create a seamless surface before painting the carriage barn in a color scheme to match the house.

From Linda's kitchen window, she has a direct line of sight to the carriage barn, and she says she loves how gorgeous it looks. With working doors on both the north and south sides, she appreciates the ability to drive her car straight through the carriage barn, and she will never have to back down her driveway again. Now when the wind blows, Linda can relax and know the carriage barn is not going



Top, the carriage barn project in progress. Bottom, bracing was added to improve the carriage barn's structural integrity.

to fall on her car. Perhaps most of all, especially after 30 years of projects, Linda loves that the carriage barn was the last large project to complete, and the result is charming.

National Register of Historic Places, Houston and Pierre Streets Residential Historic District, Manhattan, Riley County, Kansas.

National Register of Historic Places, Late Nineteenth Century and Early Twentieth Century Residential Resources, Manhattan, Riley County, Kansas.

## M/RCPA's Budget

The M/RCPA held its annual meeting and started a new membership year on Sept. 14th. The M/RCPA's only funding source is dues, and what follows is a partial list of expenses supported by membership dues during the past year.  
Fall and early spring social events

Preservation awards  
Reimbursed members for preservation conference fees  
Professional memberships (KPA, Aha! Manhattan, Kansas Museums Association)  
Pledged funds in support of a match for a grant the Flint Hills Regional Council is seeking

Support of preservation advocacy in Topeka  
Supported operations of the Wolf House museum  
Printing of membership brochures, letterhead, and newsletters  
Web site service, post office box, and postage  
Annual filing with Sec. of State

## Renovations Deviate from Plans at Former Bus Depot

Near the end of 2014, the building located at 212 South 4th Street, which had been the VFW Hall and historically was a bus depot and cafe, had changed hands, and the new owners planned to renovate the interior, restore closed-off windows, and reveal the underlying brick. Because the building is located in the Downtown Manhattan Historic District, the Historic Resources Board (HRB) was required to review the proposed plans, which the HRB approved in 2014.

In August 2017, the building changed owners again, and the current owners submitted to the HRB a proposal for interior demolition. Board members noted

the addition of an exterior tower-like extension, which had been completed by the previous owners and was not part of the 2014 plans. The HRB asked city staff to investigate the situation.

During the Sept. 2017 HRB meeting, staff reported the addition of the tower, use of limestone veneer, the removal of an entrance, failure to remove exterior material to reveal the underlying brick, and the general extent and spacing of windows as items that deviated from the original plans. Changes to the plans had not been submitted to the HRB to review. The majority of the exterior work had been completed before the discrepancies were noticed, and

building permits had since expired due to lack of progress on the project. The City of Manhattan would have to pursue the matter in district court if it desired to seek corrective action with the previous owners.

At the Sept. 2017 HRB meeting, board members expressed opinions to the effect of why have a permit and review process if owners, contractors, and architects will not be held accountable? The board voted to table the item and asked staff to investigate the matter further and report back before the board will make a recommendation.

See the M/RCPA's October 2015 newsletter for more about the former bus depot.

## 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 West Gallery and the Riley County Historical Museum, or contact the M/RCPA at [mrcpanewsletter@gmail.com](mailto:mrcpanewsletter@gmail.com).

Proceeds benefit the M/RCPA.



## Added to the Kansas Register

The Landmark Water Tower, located near the intersection of Sunset and Evergreen Avenues, was recently placed on the Kansas Register of Historic Places, and the nomination was forwarded for consideration for the National Register of Historic Places.

The water tower was completed in 1922 at a time when urban population centers were growing nationwide, which placed demands on access to clean water. Storage systems for large volumes of water were developed to meet those demands and also to improve the ability to fight fires. As Manhattan grew and areas developed further west, the newly settled areas needed to be connected to city water. In early 1922, city crews constructed new water mains and began laying pipe west of Denison Avenue to be connected to the standpipe planned for Sunset Hill (“New”).

Judge Sam Kimble donated the land to the city for the water tower and “for its use in making streets and driveways in order that his plans for the beautification of cemetery hill might be carried out” ([Log Cabin Days](#)).

The Pittsburgh-Des Moines Steel Company manufactured the water tower, and it was shipped to Manhattan in pieces and assembled on site (“New”). The cylindrical standpipe is topped by a conical-shaped roof that features a ball-tipped spire at the peak. The exterior includes a steel staircase that wraps around it and leads to an observation level just below the



The Landmark Water Tower, decorated for Memorial Day.

conical roof. Originally, the staircase and observation level were open to the public and provided spectacular views of Manhattan, but the lowest sections of the staircase have been removed to prevent public access. The water tower’s aesthetically pleasing design seems to be in harmony with Judge Kimble’s desire to beautify Sunset Hill.

The Landmark Water Tower stopped being used to store water in 1960. In 1981, the City Commission considered demolishing the water tower, but the ensuing public outcry against demolition resulted in the demolition idea being dropped. The same thing occurred in 1997 when demolition was again considered, and public sentiment

supported preserving the water tower. In 2015, the City Commission considered selling a portion of the water tower’s lot to a neighboring property owner, and once again, citizens spoke against the idea and demonstrated their support for this well-known and beloved city landmark. The land was ultimately not sold.

A positive outcome of the 2015 discussion was that commissioners indicated support for developing a register nomination for the water tower and for designating the water tower’s surroundings as a park.

Members of the M/RCPA drafted the Preliminary Site Information Questionnaire, which helps the state evaluate historic registry potential, and also helped with research and writing of the register nomination. Residents of the Landmark Water Tower Neighborhood Association were also very involved with the historic register process.

During its August meeting, the Kansas Historic Sites Board of Review approved placing the Landmark Water Tower on the state’s historic register and voted in favor of forwarding the nomination to the Keeper of the National Register of Historic Places for consideration.

“New tower soon.” [Manhattan Daily Nationalist](#) 28 January 1922: 1.

[Log Cabin Days](#). Manhattan, Kansas: Riley County Historical Society, 1929.

## 2017-18 Officers & Board of Directors

Officers and members of the Board of Directors were elected during the Annual Meeting of the membership on Sept. 14th.

President: Alyn Pennington West

Vice President: Catherine Roy-Tremblay

Treasurer: Barbara Poresky  
Secretary: Linda Glasgow

Terms ending in 2018:

Kathy Dzewaltowski

Gary Ellis

Allana Parker

Alyn Pennington West

Catherine Roy-Tremblay

Terms ending in 2019:

Marina Pecar-Krstic

Barbara Poresky

Sharlin Sargent

Terms ending in 2020:

Sara Fisher

Linda Glasgow

John Neill

Jonathan Stark-Sachs

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

## Annual Meeting: Marlatt Homestead

On Sept. 14th, the M/RCPA held its annual meeting of the membership and kicked off a new membership year. Joan Strickler and Allana Parker presented a program about the Washington and Julia Marlatt Homestead, located at 1600 College Avenue. The program included information about the Marlatt family, the history of the property, and suggestions for future uses for the property.

The Marlatts' home was built in 1856 by Davies Wilson, and Washington purchased it in 1858. He was part of the group of early settlers who desired to establish a college, which would become Bluemont College, the precursor to Kansas State Agricultural College (KSAC) and KSU. Julia had been recruited to come to Manhattan and teach at the college. Washington and Julia were among the first faculty of Bluemont College when it opened in 1859.

In 1875, KSAC moved from its location near College Avenue and Claflin Road to KSU's current location closer to town. The vacated original Bluemont College building was torn down in 1883, and Washington purchased the roof timbers and much of the stone to construct a barn. The arched west entrance to the barn featured carved stone blocks from the original college building that spelled "Bluemont College," which today, are located in the Alumni Center.

The Marlatts lived on the farm until their deaths, after which their son Frederick took ownership. KSAC acquired the property in 1918, and Frederick's daughter Abby had said KSAC used eminent domain to gain possession of the property.

Kansas State has owned the property ever since, using the barn to



Marlatt Homestead

house farm equipment and animals, and using the house as a residence for students who cared for KSU's livestock. More recently, the property was used by KSU Grounds, with offices in the house and equipment stored in the barn.

In 2012, metal siding was added to cover the house's dormer. The Marlatt Homestead was listed on the Register of Historic Kansas Places in 2006, and the siding addition had not been reviewed by the State Historic Preservation Office prior to its installation as required by Kansas statute for historically registered properties. The siding was later removed, and the M/RCPA and the Riley County Historical Society (RCHS) have been in communication with KSU officials since then in an effort to encourage KSU to preserve the homestead and to think about how to use the property for the long term. Suggestions have included to create a land grant museum in the house and to make the barn into rentable event space. Employee offices and some of the maintenance equipment have been relocated, and a shed with a failing roof has had a temporary fix applied to it. The M/RCPA and RCHS plan to continue to communicate with KSU officials about the Marlatt property and to offer advice and suggestions.

The M/RCPA would like to thank Ms. Strickler and Ms. Parker for providing the educational program.

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, Sandra Chandler, Preston & Diana Chapel, Cheryl Collins, Kenneth & Margaret Conrow, Mike & Jan Danenberg, Dean Denner, Calvin & Genie Emig, David Fiser, Mary Ann Fleming, Tom & Angie Fryer, Nathan & Lindsay Hendricks, Jean Bigbee Hill, Corina Hugo, Jean Hulbert, Pat & Rita Keating, Phillip & Camille Korenek, Dr. Bob Linder, Manhattan Area Chamber of Commerce, Master Landscape Inc., Debra Mercer, Larry & Sandy Murphy, John Neill, Bill Pallet, Allana Parker, Jerry & Martha Powell, Gloria Juhl Raney, Linda Rice, Lauren W. Ritterbush, Tom & Karen Roberts, Catherine Roy-Tremblay, Sharlin Sargent, Jonathan Stark-Sachs, Clarence Swallow, Bria Taddiken-Williams, Ron & Dixie West, Nancy B. Williams

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

Barbara Anderson, Phil & Dawn Anderson, Mimi Balderson, Mel & Jan Borst, BBN Architects Inc., BHS Construction, Melvin & Randi Dale, Clark & Nancy Danner, John & Bonnie Devore, Kevin & Sue Donnelly, Michelle Elkins, Gary & Paula Ellis, Wanda Fateley, Debbie Nuss & Brad Fenwick, Beverly Fink, Troy & Sara Fisher, Joe & Janette Gelroth, Larry & Linda Glasgow, Rick & Judy Glowiak, Nancy Holmes, Roger & Linda Johnson, Claudia Jones, Mark & Ann Knackendoffel, Ann R. Kosch, McCullough Development Inc., Bruce McMillan, Dori Milldyke, Linda L. Morse, Karin Westman & Phil Nel, Marina Pecar-Krstic, Lawrence & Mary Pollack, John & Mary Beth Reese, Steve & Whitney Short, Richard & Kimberly Smith, Brenda Spencer, Mary Stamey, George & Julie Strecker, Joan C. Strickler, Charles & Marsha Tannehill, Ray & Patricia Weisenburger, Ronald E. Wells, Barbara Withee

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

David & Kathy Dzewaltowski, GJL Real Estate, Andy & Erica Larson, Dr. Patricia J. O'Brien, Barbara Poresky, Steve & Debbie Saroff, Kevin & 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