
MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

A LETTER FROM OUR PRESIDENT, LINDA GLASGOW

As this membership year winds down, I would like to take the opportunity to thank the Alliance's hard-working board of directors for their service to the organization. Working as a team and usually under tight deadlines, the board has responded to a seemingly endless series of challenges to preservation law and ethics.

It would have been so much easier to just sit back and lament our community's historic losses. The board, however, decided that a forceful response was required.

It can't be said often enough: we as a community need to find a way to work cooperatively in order to live up to the promises we have made to ourselves. We need to obey preservation laws. We also need reminding of the tremendous value of our cultural resources—historic value, aesthetic value, and monetary value—and what the loss of those resources mean for us and for the

generations to come.

This month I have been reading **Celebrating the Third Place, Inspiring Stories about the "Great Good Places" at the Heart of Our Communities** published in 2001 by Marlowe & Company and edited by Ray Oldenburg.

Ray Oldenburg, Ph.D., is professor emeritus of sociology at the University of West Florida. He originated the term "third place" to describe a gathering place besides home (the first place) and work (the second place). Third places provide an antidote to the impersonal and reclusive aspects of today's culture.

Oldenburg is the author of **The Great Good Place**, a *New York Times Book Review* Editor's Choice for 1989. It was in this book that he introduced the concept of the third place. He detailed the many social functions of public informal gathering places and their unique importance to the life of the commu-

SEPTEMBER, 2008

nity. His goal was to encourage the revitalization of urban areas and public life.

This new book follows up the first with diverse third place examples written by many individuals who have taken the third place concept to heart.

Third places, once abundant, tend to be locally owned, independent, small scale businesses. Post World War II zoning practices which prohibit commercial establishments in residential areas have worked against the third place. It used to be that "little stores, taverns, offices, and eateries were located within walking distance of most town and city dwellers."

Street life and community cohesion do not happen by accident. This book provides examples of vibrant third place businesses that provide what so many of us crave in a culture that has sacrificed "community time" for "commuting time." It's worth a read.

Historic Sign Returns to Service

The Chef Café sign has returned to its familiar location at 111 South Fourth Street in anticipation of the re-opening of the restaurant under the management of local chef Kevin Harris and his business partner Zach Filbert, past sous chef at Harry's.

The iconic sign, donated to the Riley County Historical Society by Sig Meier after the closing of the original Chef Café in about 1992, is being loaned back. Thomas Sign Company restored the sign to working order in preparation for installation on its original building, the historic Ulrich Block.

"Sig Meier has been a huge asset in moving ahead with the new Chef Café," says Harris. "We are hoping to open before month's end." The all-day menu will be available from 6:30 a.m. to 3:00 p.m.



2007—2008 Officers & Directors

Barbara Anderson
 Kathy Dzewaltowski
 Fran Ellis
 Gary Ellis—*Vice President*
 Linda Glasgow—*President*
 Judine Mecseri
 Michael Mecseri
 Debbie Nuss
 Pat O'Brien
 Marina Pecar-Krstic
 Barbara Poresky—*Treasurer*
 Debbie Saroff
 Georganne White—*Secretary*

THE BENEFITS OF MEMBERSHIP 2008—2009

\$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
 Invitation (for 2 people) to
 Frank Lloyd Wright presentation
 and reception at the
 Historic Grimes House

\$500 LANDMARK
 (\$450 tax-deductible)
 All of the above benefits plus
 An autographed copy of
*The Architects & Buildings of
 Manhattan, Kansas*
 By Dr. Patricia J. O'Brien

Notice of Annual Meeting

The Manhattan/Riley County Preservation Alliance, Inc. will hold its annual meeting on Thursday, September 11th, at 7:00 p.m. at Manhattan's Union Pacific Depot.

Annual dues will not be increased for the coming year. As we have done in the past, members joining at the higher levels will be invited to a special event as a reward for their generous support. The Membership Committee, consisting of Debbie Saroff (chair), Judine Mecseri, Marina Pecar-Krstic, and Dixie West, has been busy planning these special events.

Members who have paid their dues at any level are eligible to vote to fill the open positions on the board of directors. The directors, in turn, select the officers who will serve for the 2008 -2009 term.

Please mark your calendar. It is important for as many members as possible to attend the annual meeting and to participate in the election process.

After the election Dr. Patricia O'Brien will give a presentation on her most recent book, **Architects and Builders of Manhattan, Kansas**. Pat became interested in the subject when she bought and restored the four unit apartment house at 501 Houston. After thoroughly researching her own building she decided to see what she could find about the house next door. One thing led to another. Pat amassed an enormous database of information on local architects and builders which she shares through her book and talks throughout the community.

Endangered List - Suggestions Please

The Kansas Preservation Alliance, Inc. (KPA) has issued a call for nominations to their 2009 **Most Endangered Historic Sites** list.

This year's nomination form may be downloaded from the KPA website, www.kpalliance.org. Contact Kate Haun at info@kpalliance.org or 913-449-3147 for more information.

The nomination deadline is November 1, 2008. The announcement of the 2009 endangered properties will be made on February 10th at the Kansas Statehouse. One of the listed historic properties will be awarded a \$500 grant.

The KPA's endangered list for 2008 included Manhattan's brick sidewalks.

Special Event for Kansans

The National Preservation Conference to be held in Tulsa, Oklahoma, October 21st through 25th, will have a special affinity activity for Kansans called the Kansas Free State Event.

Past and present Kansas preservationists and friends are welcome to come and enjoy good conversation and libations at this no-host event. Meet your fellow Kansans at Arnie's Bar, the second oldest in Tulsa, located in the Blue Dome District at 318 East Second Street, very near both conference hotels.

The Kansas Free State Event will be held on Wednesday, October 22nd, from 8:30 to 10:00 p.m.



The historic Grimes House, residence of Mel and Jan Borst



It's time to think about renewing your membership for the 2008—2009 year.

You should have already received an invitation by mail to join the Manhattan/Riley County Preservation Alliance for the 2008—2009 year.

There is a membership level appropriate for any budget and the membership categories have not changed. We are a 501 (c) 3 organization; your contribution is tax-deductible.

Membership at all levels includes the opportunity to attend educational pro-

grams and the preservation awards ceremony.

Members at the \$250 and above levels will be invited to a special presentation of Frank Lloyd Wright's 1952 visit to Manhattan. Mick Charney, Associate Professor of Architecture at K-State, will be the presenter. This event will be held at the historic Grimes House owned by Mel and Jan Borst and will include refreshments.

Members at the \$500 level will also be invited to the Frank Lloyd Wright presentation and, in addition, they will receive a signed copy of *The Architects and Buildings of Manhattan, Kansas* written by Dr. Patricia J. O'Brien.

Membership dues allow our organization to fund this newsletter and the website. Your financial support also helps us to save yesterday and today for the citizens of tomorrow.

PLEASE DETACH HERE TO RETURN YOUR MEMBERSHIP ACCEPTANCE

MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE

ANNUAL (2008-2009) MEMBERSHIP ACCEPTANCE

THE M/RCPA IS A TAX EXEMPT 501(C)(3) ORGANIZATION.

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

MAKE YOUR CHECK PAYABLE TO
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Late 19th & Early 20th Century Residential Resources & Late 19th Century Vernacular Stone Houses

The text of this article is reprinted, with permission, from the City of Manhattan's website.

Two National Register multiple Property Documentation Forms have been approved by the National Park Service for Manhattan: *Late 19th & Early 20th Century Residential Resources of Manhattan* and *Late 19th Century Vernacular Stone Houses of Manhattan*.



501 Bluemont



824 Leavenworth

Photos courtesy of the Riley County Historical Society

The Documentation Forms simplify the process for owners of potentially historic structures, under these two categories, to nominate their properties to the National Register of Historic Places.

Sally Schwenk Associates, Inc. of Kansas City, Missouri, was contracted to develop the Documentation Forms after the City of Manhattan had been awarded two grants from the Kansas State Historical Society in 2006.

The Documentation Forms create a mechanism to nominate numerous local properties to the National Register of Historic Places in a two step process. First, the Documentation Forms define historic context and architectural integrity required for nomination to the National Register of Historic Places. Secondly, individual property or district nominations then need to provide the physical description and history of the resource(s) being nominated and reference the contexts, property types, and registration requirements outlined in the Documentation Form. This makes the nomination process significantly easier, quicker, and more cost-effective and property owners can initiate the second part of the process, and nominate local properties to the National Register.

In addition to the pride and prestige of having one's property listed on the National Register, there are potential financial benefits. As a leader in funding preservation projects, the Kansas State Historic Preservation Office (SHPO) administers three incentive programs available to owners of historic properties: Federal Rehabilitation Tax Credit program, State Rehabilitation Tax Credit program, and the Heritage Trust Fund grant program.

Summaries of the two Documentation Forms approved for Manhattan may be found on the City of Manhattan's website, <http://www.ci.manhattan.ks.ud/index.asp?nid=1041>.

The website provides links for downloading the documents following the summaries.

Heritage Trust Fund Reimbursement Grant Program

Attention State and National Register property owners! Four Heritage Trust Fund workshops have been scheduled, each to be held in conjunction with an informational workshop session on **Tax Incentives for Rehabilitation**. Attendance at one of the grant application workshops is encouraged prior to submitting a grant application. Advance registration is recommended but not required. Registered participants will be contacted in the event of a cancellation; advance registration also assists in planning for enough seating. Please call Cindi at 785-272-8681 ext. 245 to be placed on the attendance list.

<p>September 9, 2008 Topeka Kansas Historical Society Museum Classrooms 6425 SW 6th Avenue HTF workshop at 10 a.m. Tax Credit session at 1:30 p.m.</p>	<p>October 6, 2008 Salina Salina Public Library Prescott Meeting Room 301 West Elm HTF workshop at 10 a.m. Tax Credit session at 1:30 p.m.</p>
<p>November 5, 2008 Hays Ellis County Historical Society 100 West 7th Street HTF workshop at 10 a.m. Tax Credit session at 1:30 p.m.</p>	<p>December 9, 2008 Topeka Kansas State Historical Society Museum Classrooms 6425 SW 6th Avenue HTF workshop at 10 a.m. Tax Credit session at 1:30 p.m.</p>

Completed applications must be postmarked March 2, 2009, or before. Applications may be hand-delivered to 6425 SW 6th Avenue, Topeka, Kansas by 4:30 p.m. on that date. Staff of the State Historic Preservation Office (SHPO) will review and comment upon preliminary HTF applications submitted to the same office by January 15, 2009.

Contact Katrina Ringler, grants manager, at 785-272-8681 ext. 215 or kringler@kshs.org for more information.

Or write to Heritage Trust Fund, Kansas State Historical Society, 6425 SW 6th Avenue, Topeka, Kansas 66615.

Visit the website at <http://www.kshs.org/resource/htfinfo.htm>.

2008 Depot Statistics provided by Manhattan Parks & Recreation

Month	Rental Hours	Fees Collected	Deposits Refunded	Attendance
January	51.5	\$2,082	\$350	605
February	75	\$3,142	\$630	1,085
March	45	\$1,910	\$350	647
April	52	\$2,675	\$350	763
May	96	\$4,043	\$560	1,087
June	62	\$2,930	\$490	846
July	70	\$3,250	\$490	869

An update on the endangered Strasser House, A Late 19th Century Vernacular Stone House

Patrick Zollner, Director, Cultural Resources Division, Kansas State Historical Society,
and Deputy State Historic Preservation Officer, has provided a copy of a letter written to
Karen Davis, Director of Community Development for the City of Manhattan, dated July 21, 2008.

An excerpt from that letter is provided below.

In our last correspondence, we expressed concern regarding accessibility to the east elevation wall of the Strasser House for repairs. We have reviewed the assessment of this situation that you submitted by Patrick A. Schaub, AIA, and concur that four feet should be sufficient to allow for scaffolding; however, our historical architect expressed concern that the rake of the roof, in conjunction with the height of the screening wall, may pose problems with access to the upper portion of the east elevation wall.

Although we understand from previous communication with your office that the location of the screening wall is non-negotiable, from a preservation viewpoint an additional four feet would be desirable and would allow sufficient space for a small mechanical lift if needed for future maintenance work. Stipulation II of the Memorandum of Agreement (MOA) between the City of Manhattan and the State Historic Preservation Officer (SHPO) provides for the SHPO to review "the proposed design of structures constructed facing along 4th Street" and for the City to "take such comments into consideration in its approval of such construction." This recommendation of an additional four feet of space on the east elevation of the Strasser House concludes our Stipulation II review per the MOA.

Regarding Stipulation III of the MOA, our staff has previously determined that the Strasser House is eligible for listing in the National Register of Historic Places despite the reduced lot size as depicted in the amended PUD. As a National Register nomination has already been completed for this property, please let us know when you would like us to proceed with the listing process. As you know, the MOA states that the City of Manhattan "will use its best efforts to accomplish such listing on, or before January 1, 2010."

Book available at the Riley County
Historical Museum:
**The Architects & Buildings
of Manhattan, Kansas**
by Dr. Patricia O'Brien
\$26.90 softbound
Price includes tax

Notice of Annual Meeting
Thursday, September 11th
7:00 p.m.
Manhattan's Union Pacific Depot
Dues are due
Election of Officers & Directors
Program by Dr. Patricia O'Brien

In Memoriam—the Lone Star House

The historic stone house at 931 Moro, was built by Landon Carter Haynes probably in 1872. The original two-story section of the house sat at the front of the lot. A two-story addition is presumed to have been completed in 1883, giving the building its distinctive L shape.

L.C. Haynes was born in Tennessee in 1847. His family relocated to Texas when he was five. Four Haynes brothers joined the Confederate Army in 1861. After the war, L.C. Haynes drove cattle over the Chisholm Trail.

As the story goes, Haynes was somewhat unique in that he did not spend all his money at the end of the trail in Abilene but rather he came to Manhattan and purchased several lots from the corner of Tenth Street and Moro east. He did not want neighbors to close in on him. Haynes eventually moved and built himself another stone house in the Manhattan area.



Photos courtesy of the City of Manhattan

A plaque imbedded in the west wall of the addition between two second floor windows dated the addition to 1883 and memorialized the new owner of lots 317 through 320, George W. Sigman (1823–1903), as well as stonemason Nels Sandel (variously listed as Sandle and Sandall).

Because it was the new owner, George Sigman, rather than L.C. Haynes, who commissioned the plaque, it is speculated that Haynes referred to the house as the “Lone Star” and Sigman chose to continue that designation.

The Lone Star served as a boarding house for several generations of K-State students and fell into disrepair within the last few years.

Recently purchased by Zenith, Inc., the new owner demolished the house during the summer of 2008. Another fascinating and tangible connection to our past has been lost forever.

The number of stone houses is diminished at a time when the community is now promoting the Late 19th Century Vernacular Stone House listing opportunity for National Register designation, offering the possibility of financial inducements to fix up rather than destroy historic buildings.

Riley County has applied to be a Preserve America community with Manhattan, presumably, soon to follow. Pat O’Brien’s new book on the architects and builders of Manhattan is flying off the shelves at the Riley County Historical Museum. The Convention and Visitors Bureau is keen to promote limestone structures so unique to our area and attractive to heritage tourists. Our community does not applaud the destruction of its cultural resources.

Zenith, Inc., through this action, has fallen to nadir status in our eyes.



M/RCPA
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MANHATTAN, KS
66505-1893

Reprinted with permission from The Voter: The 2008 Edith L. Stunkel Good Government Award

The League of Women Voters recently recognized Stephanie Rolley as the 2008 recipient of the Edith L. Stunkel Good Government Award for her leadership and courage during her tenure as Chair of the Manhattan Urban Area Planning Board. She has made sure the planning board does its job diligently, correctly and on time. She has expertly managed public hearings, kept the planning board on track, and ensured that process and policy are followed explicitly and properly, whether the matter before the board is controversial or not.

“The League is pleased to honor a woman who demonstrated integrity

time and again during a very controversial period for the planning board,” said Karen Mayse, President of the League of Women Voters of Manhattan and Riley County.

When recent downtown development matters came before the planning board, Rolley made sure that good government practices were upheld despite strong emotion, action and pressure on both sides of the debate. She insisted on correct process and the public's right to a hearing. When the city's audio system failed, she rescheduled the hearing rather than continue with a meeting that couldn't be heard by people attending or watching on

television. Faced with public and private pressure from those on both sides, Rolley insisted on, protected, and ultimately ensured the board's independence in its decision-making.

Rolley becomes the fifth recipient of the Edith Stunkel Good Government Award.

The Manhattan/Riley County Preservation Alliance, Inc. joins the League of Women Voters of Manhattan and Riley County in recognizing the outstanding service rendered to the community by Stephanie Rolley during her tenure as chair of the Manhattan Urban Area Planning Board.