
MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

SEPTEMBER 2009

A LETTER FROM OUR PRESIDENT, PAT O'BRIEN

The Preservation Alliance's 2008—2009 year is nearly complete. We are looking forward to our annual meeting and the upcoming membership year.

Letters have been mailed to prospective and renewing members, inviting them to join. Turn to page 3 for a list of those who have already signed on for 2009—2010.

Members in good standing are eligible to vote for board members at our annual meeting on Thursday, September 10th, 7:00 p.m. at the Depot. The board, in turn, will elect the officers.



Christy Davis will be this year's annual meeting speaker, presenting "Death by Design." She is a fifth-generation Kansan who has dedicated her career to helping communities identify and preserve their architectural heritage. For much of the past decade, Davis worked in the public sector as a preservation planner and Deputy State Historic Preservation Officer. In 2006, she founded her own historic preservation consulting firm, which specializes in assisting prop-

erty owners in designating their properties and funding their preservation projects. Davis has served on the boards of Preservation Action, the National Conference of State Historic Preservation Officers, the Kansas Preservation Alliance, and is currently the chair of the Topeka Landmarks Commission.

The 2009—2010 special event planned for members joining at the Preservation and Landmark levels will take place on Friday, September 25th. KSU President Kirk and Dr. Noel Schulz will welcome us to their home at 100 Wilson Court on campus. Dixie West will present a brief history of the house before our tour of the main floor and gardens. Hors d'oeuvres and social time will follow.

Our organization is planning another active year with several membership activities (see "benefits of membership," page 2). We are also assisting Manhattan's Historic Resources Board, the organization that is taking the lead in planning Manhattan's next Historic Summit (Oct. 15th).

Much can be accomplished when individuals come together to work for a common goal. Our organization is not a lone voice for preservation but rather part of the chorus of preservationists from across our state and nation. We believe that historic preservation is good for the environment, good for the community, and good for the economy. We thank everyone who joins us in this endeavor.



Wolf House News

The Caroline F. Peine Foundation provided significant assistance in funding needed exterior maintenance work on a local landmark, the Wolf House Museum.

Riley Construction stabilized and repaired the side porch. Jim Roper prepared and painted wooden surfaces using historically appropriate colors. Work began in August of 2008 and was completed in July of 2009.

The Wolf House Museum is owned by the Riley County Historical Society. Furnishings reflect domestic life during the 1880's. The Museum is open from 1 to 5 p.m. on Saturdays and from 2 to 5 p.m. on Sundays. Group tours may be arranged by calling 785-565-6490. There is no charge for admission.

2008—2009 Officers & Directors

Barbara Anderson
 Kathy Dzewaltowski—*Secretary*
 Gary Ellis
 Sara Fisher
 Linda Glasgow
 Michael Mecseri
 Debbie Nuss—*Vice President*
 Pat O'Brien—*President*
 Marina Pecar-Krstic
 Barbara Poresky—*Treasurer*
 Debbie Saroff
 La Barbara Wigfall

THE BENEFITS OF MEMBERSHIP 2009—2010

\$15 STUDENT Newsletter

Manhattan Historic Summit

\$35 MAINTENANCE

All of the above benefits plus
 Historic Junction City walking tour
 for two people

\$100 HISTORICAL

All of the above benefits plus
 Holiday preview of Palace Drug Store
 for two people

\$250 PRESERVATION

All of the above benefits plus
 September 25th tour of main floor
 and gardens of 100 Wilson Court
 Hors d'oeuvres & social time
 for two people

\$500 LANDMARK

(\$450 tax-deductible)

All of the above benefits plus
 Choice of *The American College Town*
 Or an autographed copy of
The Architects & Buildings of
Manhattan, Kansas

Strasser House

A new use for the Strasser House has been proposed. Representatives of McCullough Development and Schultz Construction have presented the Historic Resources Board with a plan to build apartments along the east side of Fourth Street in the North Downtown Redevelopment area.

Pending sale to McCullough Development, the Strasser House (326 Laramie) would be incorporated into the apartment project to be built by Schultz Construction as a duplex with one housing unit per floor. Once ownership is secured, the house will be nominated to the National Register and preservation tax credits will be pursued. Extensive landscaping is planned.

Jarbeaux House

In preparation for constructing a traffic roundabout at the intersection of Fourth and Bluemont, the City of Manhattan signed a Memorandum of Agreement (MOA) with the Federal Highway Administration and the Kansas Department of Transportation in the fall of 2008. The MOA outlines several specific steps that the City has to take before the Jarbeaux House at 402 Bluemont could be moved north and a bit to the east on its lot.

The City is responsible for all costs associated with re-establishing the structure on site. R.M. Baril, General Contractor, Inc. of Manhattan was the sole bidder for the job of foundation reconstruction. The plan is to provide a full height 8 foot basement, a slab foundation with trench footing, and a 4 foot high crawl space with footings. On July 20, 2009, the City Commission voted to award a contract to the Baril company for the foundation construction in the amount of \$63,326.42.

City staff contacted several local contractors to find out why only one bid was submitted. Reasons given were that the project size was small, contractors were busy, and some companies do not specialize in foundation work.

The City Administration sought proposals from qualified house moving companies for relocation of the house. The deadline for proposals was August 7, 2009.

See page 5 for additional information.

Rental Inspection

At their August 18th meeting Manhattan's City Commission voted on first reading to adopt a mandatory rental inspection plan. The City's advisory panel had originally voted to recommend a more rigorous plan that included maintenance items. The plan that ultimately passed focused primarily on life safety issues and provided for a monetary penalty for non-compliance. The Manhattan/Riley County Preservation Alliance board of directors favors a rental inspection that is sensitive to issues relating to historic properties.

Keats High School Information

The Jeff Smith family has purchased the high school building in Keats, 7308 Anderson, to be used for their personal residence. If anyone has photos and/or information to share about the building, please contact Jeff through the M/RCPA email address, info@preservemanhattan.org. Arrangements can be made to safely (no U.V. light exposure) digitize photos while you wait.

M/RCPA Membership Roster 2009—2010

\$15+ Student Level – Hillary Glasgow, Eileen & Bradley Koehn.

\$35+ Maintenance Level — Phil & Dawn Anderson, Art Craft Printers & Design, Charlene Brownson, Preston & Diana Chapel, Mike & Janet Danenberg, Nancy Danner, Lelah Duskin, Rev. H. Wayne & Beverly Fink, Sara Fisher, Janice Flanary & Carolyn Arand, Mary Ann Fleming, Enell & Bernd Foerster, Glee Eggers, Calvin & Genie Emig, Jean Hulbert, Pat & Rita Keating, Marianne Korten, Eugene J. Laughlin, Elaine & Robert Mohr, Linda Morse, Richard & Jeanne Jaccard Parker, Lawrence & Mary Pollack, Jerry & Martha Powell, Dr. M. C. Reay, Lauren W. Ritterbush, Doug & Rachelle Routh, Donna Schenck-Hamlin, Susanne Siepel-Coates & Gary Coates, Geri & Todd Simon, Richard & Kimberly Smith, Carolee Stark, Bob & Julia Strawn, S.G. & J.A. Tilley, Patricia & Ray Weisenburger, Alvin & Edna Williams, J. Willingham.

\$100+ Historical Level— John & Sheri Adams, Anderson Knight Architects, P.A., Bowman Bowman Novick, Inc., Jacquie Brewer, Frances Ellis, Gary & Paula Ellis, Andrew & Rebekah Glasgow, Brian Hardeman & Jayme Morris-Hardeman, Mark & Ann Knackendoffel, Dr. David Littrell, Marilyn McCord, Michael & Judine Mecseri, Dori Milldyke, Barbara & Ernie Peck, Virginia Quiring, Sharon & Charles Reagan, Christopher Renner, Dan & Mitzi Richards, Verlyn Richards, Gwyn & Gina Riffel, Tom & Karen Roberts, George & Julie Strecker, Karolyn K. Tacha, Barbara Withee.

\$250+ Preservation Level— Barbara G. Anderson, Mary Dean Apel, Mimi Balderson, Lincoln & Dorothy Deihl, David & Kathy Dzewaltowski, Larry & Linda Glasgow, Jean Bigbee Hill, Hittle Landscape Architects, Roger & Linda Johnson, Master Landscape (Al Alspach, June Schnittker, Jeff Chaffee), McCullough Development, Inc., Debbie Nuss & Brad Fenwick, Patricia O'Brien, Prairiewood Retreat & Preserve, Barbara Poresky, Steve & Deborah Saroff, President Kirk Schulz & Dr. Noel Schulz, Steve & Whitney Short, The Chef Café, Ron & Dixie West.

\$500+ Landmark Level—

An updated list of members will appear in the next newsletter.

Notice of Annual Meeting
Thursday, September 10th, 7:00 p.m., Manhattan Union Pacific Depot

PLEASE DETACH HERE TO RETURN YOUR MEMBERSHIP ACCEPTANCE

MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE

ANNUAL (2009-2010) 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
 M/RCPA AND SEND TO P.O. Box 1893, MANHATTAN, KANSAS 66505-1893

NAME: _____ ADDRESS: _____

PRINT YOUR NAME AS YOU WISH IT TO APPEAR IN THE NEWSLETTER: _____

PLEASE PROVIDE YOUR E-MAIL ADDRESS TO RECEIVE THE NEWSLETTER VIA THE INTERNET: _____

IF YOU PREFER TO RECEIVE YOUR NEWSLETTER THROUGH THE POSTAL SERVICE, CHECK HERE: _____

City of Manhattan Update:

315 Yuma (South Redevelopment Area)
330, 401, and 402 Bluemont (Roundabout)

INTER-OFFICE MEMORANDUM

DATE: August 7, 2009

TO: Cam Moeller, Planner II – Long Range

FROM: Nick Arena, Management Assistant

RE: Update on 315 Yuma & 4th and Bluemont

Sometime before July 20, 2009, a vacant residential property that the City of Manhattan owns, 315 Yuma, was broken into with certain contents of the structure being damaged or stolen. Approximately 16 exterior windows were stolen, with additional items stolen from the premise including; cabinet doors, a furnace, water heater, and electrical fixtures. In addition to the theft, the interior of the structure was severely damaged as sheet rock that surrounded the windows was torn apart, glass was broken, and lath and plaster was extensively damaged.

On July 21, 2009, Brian Williams and I met Officer Kevin Bryant on location and filed a police report on the theft. The property is located in the South Redevelopment District, and was excluded from demolition. It was the intention of the City of Manhattan to seek proposals for this structure to see if any interested parties would purchase and relocate it to another lot.

On July 22, 2009, I met with Brad Claussen with the Code Department and Gary Stowe, who represents Habitat for Humanity. The meeting was to discuss the condition of the structure and to see if any of the remaining contents could be reused by Habitat for Humanity. Brad Claussen indicated that the structure had sustained quite a bit of damage. While the structure could be repaired and habitable again, it would require a great amount of time and expense to do so. If the building is to be moved the new owner would also be required to bring it up to all existing code requirements. Doing so, with the damage being done to the interior, that process would be at a great expense to the new or current owner.

Gary Stowe indicated that he would be able to salvage quite a bit of what remains of the interior. He indicated that the architectural trim board, the remaining cabinets, doors, floor board, and the storm windows would all be items that he would be able to salvage and reuse for future projects done by Habitat for Humanity.

It was the intention of City Staff to advertise 315 Yuma and offer the structure for relocation. Every effort was made to preserve the structure throughout the demolition project. Considering the time and expense that it would take to repair the structure to a point where the City of Manhattan could offer it for relocation, the structure has been offered to Habitat for Humanity for their purposes. After Habitat for Humanity salvages what they can use, the structure will be included into the demolition project that is currently on-going.

The status of 325 Yuma has not been changed. City staff will advertise the structure for purchase and relocation.

Progress on the three structures on 4th and Bluemont has been made. Proposals were solicited for the purchase and relocation of 330, 401, and 402 Bluemont. The structures were advertised for a period of 60 days. During this 60 day period, City staff conducted a total of four open houses, which were advertised in the Manhattan Mercury. Two open houses were held at 402 Bluemont, Monday June 1, and Saturday, June 20, 2009. Two open houses, one for each structure, were held at 330 and 401 Bluemont, July 1, 2009. While there was some initial interest in 402 Bluemont, the end result was that no proposals were submitted for the structure. On August 4, 2009, the City Commission entered into an agreement with R.M. Baril, General Contractors, of Manhattan, Kansas, to construct a foundation in order to re-establish 402 Bluemont further North on its current lot.

Proposals were received from interested parties for the purchase and relocation of 330 and 401 Bluemont on July 31, 2009. The request for proposals asked interested parties to submit a price proposal for the structure. On August 3, 2009 the Selection Committee met and reviewed the proposals that were submitted by three interested parties. The Selection Committee identified Linda Olson-Bongers proposal as the best fit for 401 Bluemont. Her proposal indicated that she has a lot identified, 316 S. Manhattan. Linda Olson-Bongers proposal indicated she would pay zero dollars for the structure. The selection committee identified Wamego Lumber Company, Inc., as the best fit for 330 Bluemont. They have a new lot identified, 3751 Stewart Farm Road, Wamego, Kansas. Their price proposal indicated they would credit the City of Manhattan \$5,555.00. The City Commission will consider these recommendations during their August 18, 2009, legislative meeting.

If you have any questions or concerns regarding either 315 Yuma or the structures on 4th and Bluemont, please feel free to contact me.

Cc: Brian Williams, Assistant to the City Manager
NAA
09118

Historic Preservation & Manhattan Archaeology



Dr. Lauren Ritterbush

Manhattan's Historic Resources Board, which advises the City Commission, endorsed the idea of funding a study of Manhattan's archaeological resources with four goals in mind: identify archaeological sites within the Manhattan urban area as defined by the comprehensive plan, to raise community awareness, to identify needs for future study, and to provide information to the public and elected officials.

The study was funded partly by the city and largely from a state historic preservation grant. Dr. Lauren Ritterbush, KSU associate professor in the Department of Sociology, Anthropology, and Social Work was chosen to be the lead investigator. Dr. Ritterbush reported her findings and recommendations to the public on the evening of August 13th at City Hall.

Phase I of the study was a literature review of previous archaeological investigations in the project area. This resulted in the identification of ninety-eight previously recorded sites. Phase II included field survey. Twenty-two additional sites were identified and the condition of seventy of the previously recorded sites was assessed. Approximately one-third of these have been completely destroyed and many more heavily impacted by natural processes or development. Recommendations for further archaeological and related study have been made for the project area and remaining sites.

Found in our inbox, a message from William Griffing

I read through the July newsletter, which was interesting to me for several reasons. First, Benj. Franklin Mudge (and his wife Eusebia) were good friends with my g-g-grandparents, James S. & Augusta Griffing.

B.F. Mudge, Joseph Denison, and James Griffing all graduated from Methodist-affiliated Wesleyan University in Middletown, Connecticut. Mudge and Denison graduated in 1840. Griffing graduated in 1852. In "Private Letters," a website posting the interesting letters of Rev. Griffing, there is a sympathy letter Eusebia Mudge wrote to Augusta upon hearing of James' fatal illness.

I also want to make you aware of the history of a small house that still exists on College Avenue [1613, immediately north of the College Avenue Methodist Church] that belonged to my great-great grandfather, Rev. James Sayre Griffing. He was the first Methodist minister assigned to the Kansas Territory when it opened for settlement in 1854, arriving 4 November 1854 in company with Rev. William H. Goode. He rode a circuit that extended all the way from the mouth of the Wakarusa River east of Lawrence to Fort Riley.

James Griffing established several Methodist churches in Kansas but is credited most notably for starting the first Methodist churches in both Lawrence and Topeka. The church in Lawrence honored my g-g-grandfather on the 150th anniversary of the founding of the church a couple of years ago and invited me to attend. It made me very proud of my ancestor.



Photo courtesy of William Griffing
Twin brothers Ward & Willis Griffing sitting on the hitching post in front of the Griffing farm house about 1902.



1613 College Avenue, 2009

Personally, I think James Griffing's greatest work was as an agent for the Freedman's Bureau and as pastor of the 2nd Methodist Church in Manhattan where he served the city's Black community in the days following Reconstruction.

He settled originally near Tecumseh, but moved his family to College Hill northwest of Manhattan in 1870 so that his children could attend Bluemont College.

My great Uncle Willis, the young boy on the right in the photograph, told me a long time ago that the house

was originally built in 1870 by nineteen year old Henry (Harry) Hougham, the son of John S. Hougham who taught Ag Science at Bluemont College. I believe John Hougham was appointed to the faculty around 1866. Harry Hougham is listed in the 1880 Federal Census as a "Bridge Builder," but by 1905 the Kansas Census shows him as a "carpenter" so I think it's plausible that Willis' memory was correct. It's clear Harry made a career slinging the hammer.

Continued on page 7

The 1870 Federal Census shows that the Houghams lived near the Griffings on College Hill. Willis told me that Harry built quite a few houses around Manhattan. Do you have any knowledge of this?

The present-day church now stands in the area where Rev. Griffing had his orchard and barn. Rev. Griffing was good friends with Washington Marlatt (who lived across the road), and with Joseph Denison and Isaac Goodnow.

Griffing and members of his immediate family, are buried next to Dr. Denison in Sunset Cemetery, on a plot

they bought from the Denisons.

The house on College Avenue remained in the Griffing family until sometime after 1926. My grandparents, Ward Griffing and Minnie Frey (daughter of J.C. Frey), lived in the home when they were first married in October 1921, and my father was born there in 1922. He graduated from the KSU Veterinary School in 1944.

The house at 1603 College Avenue, immediately south of the College Avenue Methodist Church, was built in 1951 by Charles and Bertha (Frey) Scholer.

Dr. Charles Scholer was long associ-

ated with the engineering department at KSU. His wife Bertha was the sister of my grandmother, Minnie Frey.



Scholer House, 1603 College Avenue, to be demolished by College Avenue Methodist Church

A representative of the College Avenue Methodist Church spoke before Manhattan's Historic Resources Board on July 27, 2009. The Church plans to expand to the south and also to use the lot for KSU football parking as a fundraiser this fall. The representative further expressed his opinion that moving the house was not feasible.

The Scholer House is within the halo of the Washington & Julia Marlatt Homestead, oldest standing stone house in Riley County.

William Griffing's websites

Private Letters (<http://www.griffingweb.com/>)

The Great War Comes to Kansas (<http://griff-wjg.blogspot.com/>)

Motoring from Kansas to California in 1921 (<http://griff1921.wordpress.com/>)

Frey Family Photographs (<http://freypics.wordpress.com/>)

Request for Information

One of our members is interested in having her brick sidewalk repaired but does not want to do the work herself. Please email suggestions as to who does this sort of work to info@preservemanhattan.org.

A Letter from the Kansas Preservation Alliance

Dear Friend of Historic Preservation:

Like many of you, I was astonished when the Kansas Legislature voted in the final hours of its 2009 session to cap the Kansas State Rehabilitation Tax Credit Program.

Since its inception in 2001, the program has inspired the redevelopment of hundreds of historic Kansas properties. Recently, in difficult economic times, when new construction waned, the tax credit program provided the incentive for preservation projects to continue. Now the program's future is in jeopardy.

Since May, members of the Kansas Preservation Alliance (KPA) and its partners have been working to keep

you informed about threats to this important program. Now we are offering you an opportunity to help.

Through the generous support of a Historic Preservation Fund grant from the Kansas Historical Society, the Kansas Preservation Alliance is commissioning a study of the economic impacts of the state rehabilitation tax credit program.

We expect that this study will provide the data necessary to educate legislators and the public about the program's extraordinary impact on the state's historic properties and economy. This economic impact study is essential to the future of historic preservation in Kansas.

With your help, KPA will succeed in raising the \$19,000 needed to match the grant. Leading this effort, the Wichita Downtown Development Corporation has pledged \$2,500 and challenged other downtown development entities to match this contribution.

Please join us by making a contribution today. We need your donation to KPA by the end of September, 2009.

Thank you,

Dale E. Nimz, Executive Director
Kansas Preservation Alliance, Inc.
12120 State Line Road, Suite 128
Leawood, Kansas 66209

or donate online: www.kpalliance.org

M/RCPA
P.O. Box 1893
MANHATTAN, KS
66505-1893



Where is/was this farmstead?

In 1989 Eugenia C. Knox donated a scrapbook containing these two photographic images to the Riley County Historical Society. Any information that might have been written on the back of these photos is no longer available because the photos are firmly affixed to one of the scrapbook pages.

Does this house still exist and what is its location? Please email information to info@preservemanhattan.org or phone the Riley County Historical Museum at 785-565-6490.

Photos courtesy of the Riley County Historical Society

SAVE THE DATE!
MANHATTAN HISTORIC SUMMIT
THURSDAY, OCTOBER 15TH
6: 45–9:00 P.M.
CITY HALL

CONTACT US AT P.O. Box 1893, MANHATTAN, KANSAS 66505 –1893 OR AT [INFO@PRESERVEMANHATTAN.ORG](mailto:info@preservemanhattan.org).
SEE US ON THE WEB AT WWW.PRESERVEMANHATTAN.ORG.