

Manhattan Historic Preservation

Annual Report

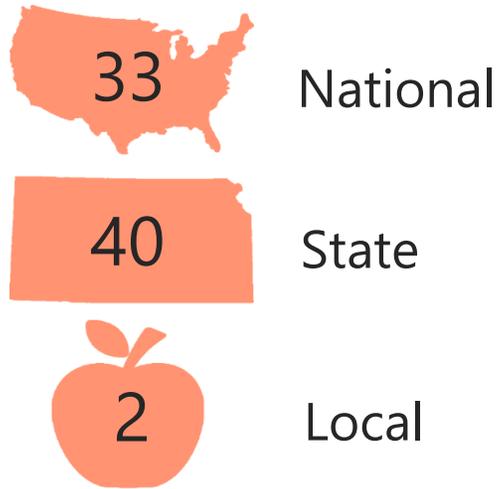
2019

A year-end review of historic preservation projects,
the status of historic properties,
and activities of the Historic Resources Board and City Administration

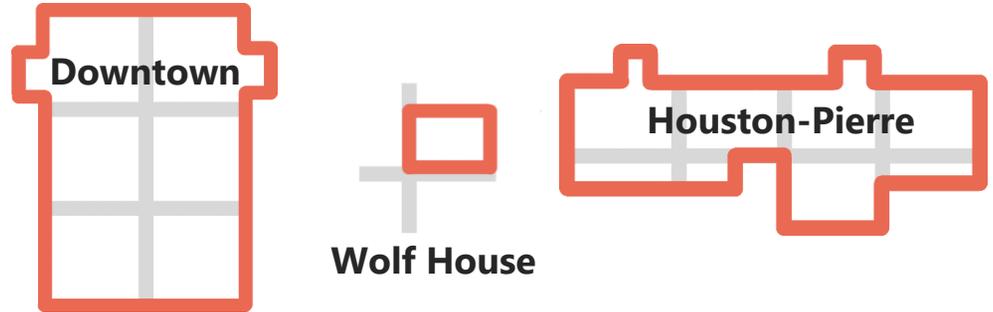
Quick Status Summary

2019 was a big year for historic preservation in MHK. Highlights include new historic sites, a new historic district, a record-breaking year in historic property investment, and the kick-off of a historic resources survey of Aggieville! Here is a quick status summary with more details later on.

Historic Sites (↑5)



Historic Districts (↑1)

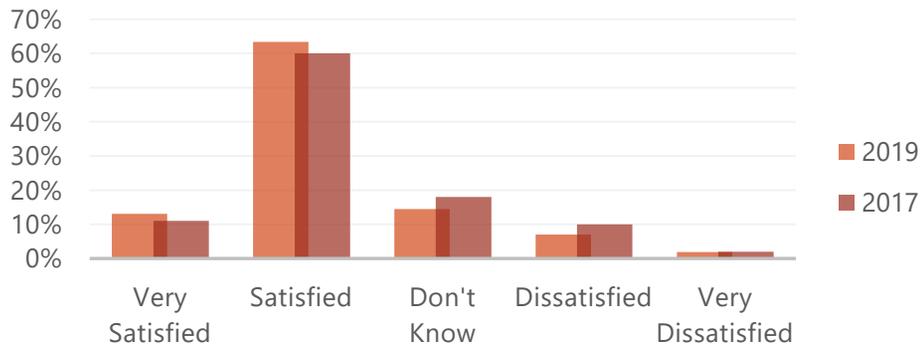


Old Manhattan Surveyed (↑0%)



Community Satisfaction (↑5.5%)

with preservation of historic buildings and neighborhoods



2019 Historic Rehabilitation Projects

22 Historic Project Reviews

5 Major (HRB) Reviews **17 Minor (Staff) Reviews** **100% Approved**

The City is required to review projects affecting historic properties to ensure compatibility & minimize loss of character-defining features

10 Building Permits Issued (7 commercial, 2 residential, 1 mixed-use)



Manhatchet Renovation



Unitè Ateleur Salon



MCF Church Improvements



Union Bank Renovation



Delta Sigma Phi Renovation



Eames Bldg. Office Space



Celebrations Remodel



Bus Depot Office Spaces



406 Brewing Co. Renovation



McFarland-Wareham Addition

7 Sign Permits Issues

0 Demolitions

0 Zoning Actions

Local Economic Impacts

\$4,783,000+ Improvements in historic districts and properties in 2019*

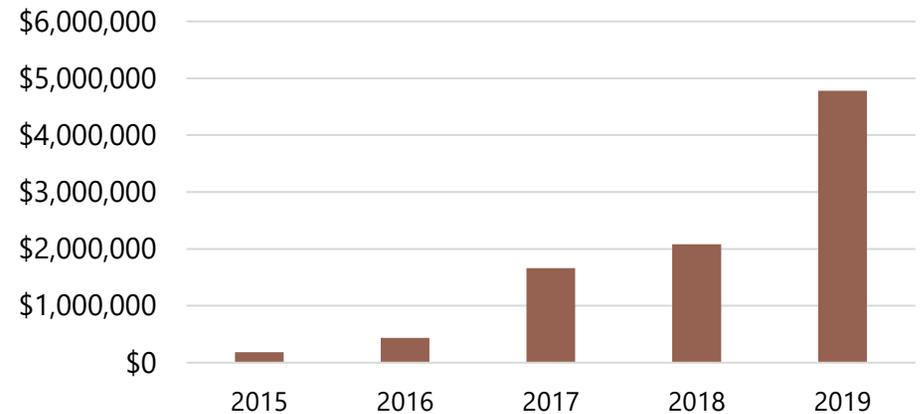
\$295,000 Historic Tax Credits issued in 2019

\$3,300,000 Historic Tax Credits issued since 2002

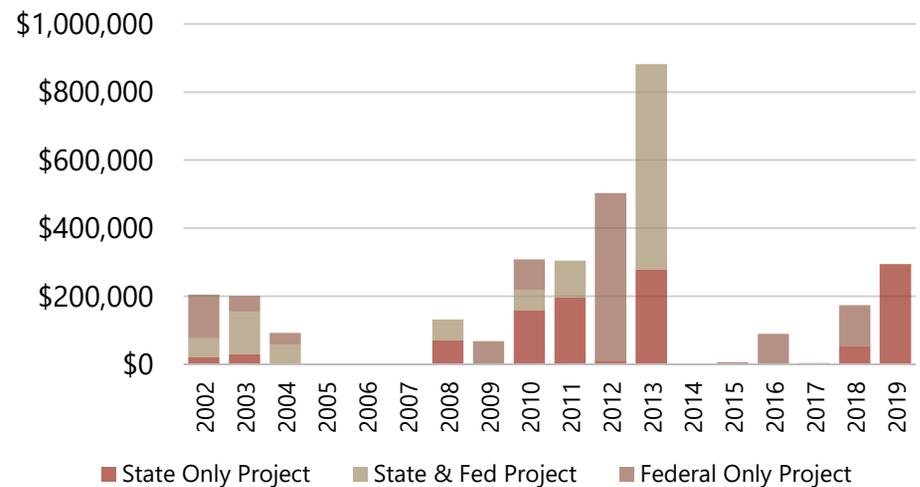
\$533,000 Historic Tax Credits awaiting allocation



Historic District & Property Improvements



Historic Tax Credits Issued In Manhattan

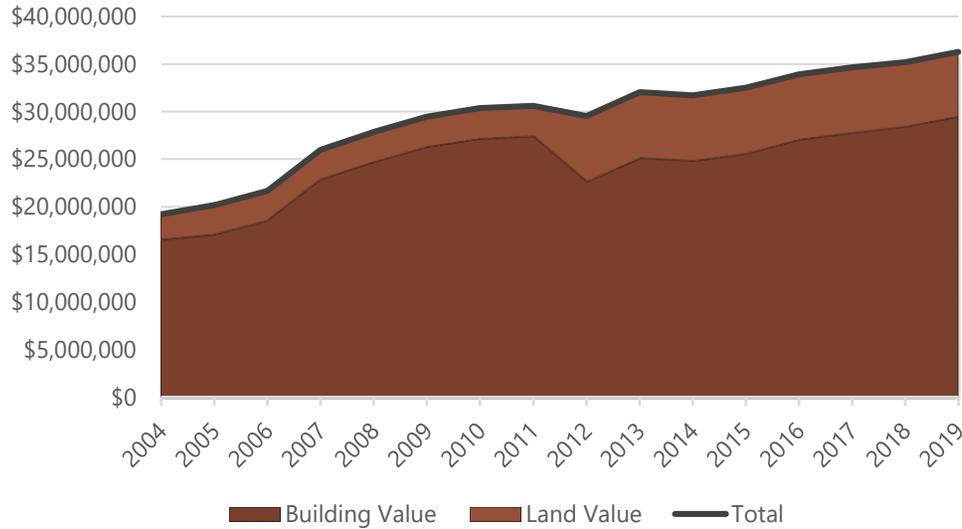


Projects on individually registered or "contributing" properties in a historic district can qualify for tax credits to help pay for improvements & rehab work

*only includes projects requiring a building permit

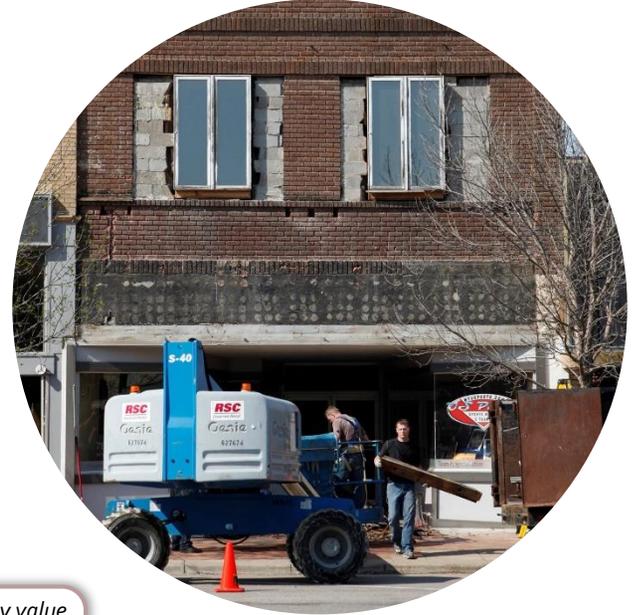
Historic Building Values

Downtown Historic District Property Value



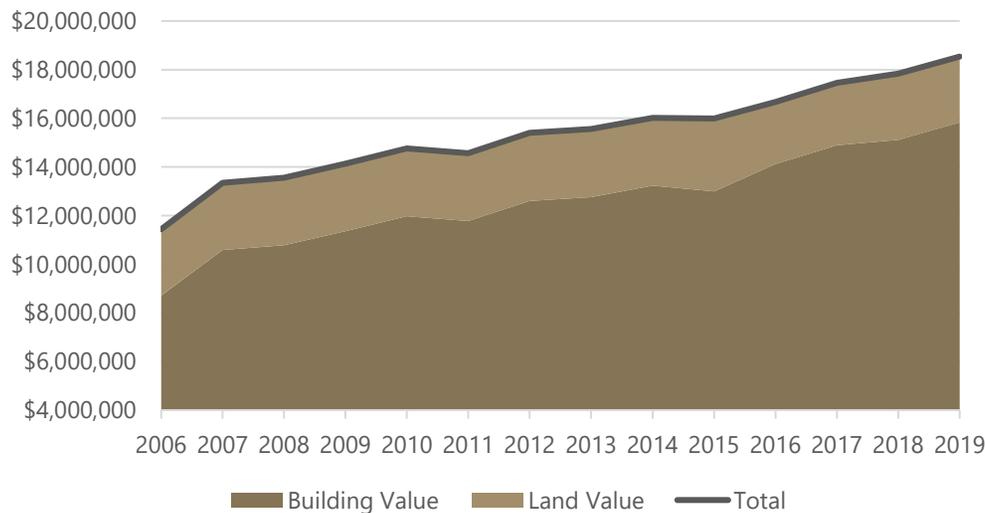
↑3.1%
from 2018

Ave. Rate
+4.5%



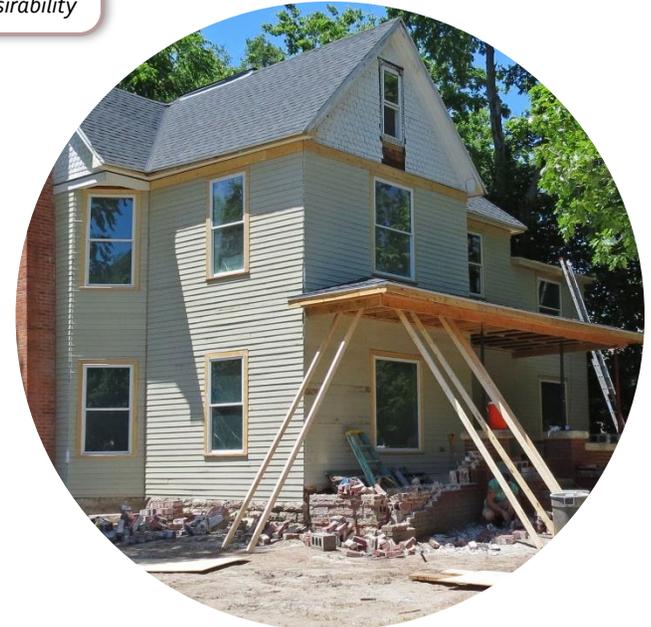
Steady increases in property value reflect improvements/investments made in districts & indicate stability in their marketability/desirability

Houston-Pierre Street Historic District Property Value



↑4.8%
from 2018

Ave. Rate
+4.8%



Surveys and Grant Projects

Aggieville Historic Resources Survey

In May 2019, the City of Manhattan was awarded a **\$29,700 grant** from the National Parks Service via the Kansas Historical Society to hire a consultant to conduct a historic resources survey of the Aggieville area. The consultant (Spencer Preservation) will assess which buildings could be considered for historic designation and be eligible for tax credits and grants and if the area could be eligible as a historic district. This survey was a priority in the Aggieville Community Vision Plan as a mechanism to preserve and incentivize rehabilitation of the treasured buildings within the district core. The project will conclude Fall 2020.



Historic Designations

3 Properties listed on the Kansas Register **3** Properties listed on the National Register **1** Historic District established

Wolf House Historic District (1868 – 1957)

The Wolf House Historic District was listed on the National Register March 12, 2019. It is located at the northeast corner of Fremont and N. Juliette in Manhattan's Ward 2 neighborhood. The district is comprised of five resources: the Mansfield House (1868); the Wolf House (1868); the Moses House (1870); the Wolf Photography Studio (1902); and a one-story garage. The District was nominated under Criteria A and C in the areas of settlement, commerce, conservation and architecture.

The Wolf House is representative of the Center-Hall Plan, Side-Gable House property type; the Mansfield House is a representative of the Front-Gable and Wing property type. The Wolf House was one of the earliest boarding houses in Manhattan (1868-1938) where among others, numerous faculty and students at Kansas Agricultural College resided. These two residences are also significant in the area of Architecture and as the work of master stonemasons John Diehl and Nels Sandell. Both homes were built by John Frank who commissioned local mason John Diehl in 1868. The Mansfield House became home to local stonemason Nels Sandell in 1874 and Sandell added the north wing in 1879. Wolf Photographic Studio was one of the longest continually operated businesses in the city and the longest running photo business when it closed in 1956. Originally located at 112 N. 5th Street, the building was constructed in 1902 by Henry and Max Wolf after they relocated to Manhattan from Garden City the previous year.

Two lots from the studio, the Moses House was constructed in 1870 by local educator Flora Moses who resided there, took in boarders, and ran a subscription school. Moses sold the house to Mrs. Henry Wolf's sister Mary McCartney in 1912; it remained in the Wolf family for 70 years until it was donated to the Riley County Historic Society in 1983. Mrs. Wolf retained use of the property until her death in 1993. Max and Lucile Wolf bought the Wolf House (museum) at 630 Fremont in 1941 and resided in the home until their deaths. In 1957 the studio and the Moses House moved to the Fremont Street location when Riley County was looking for land to accommodate additional parking for the adjacent courthouse and Carnegie Library. When Mrs. Mansfield, who had lived in the adjacent stone house at 508 N. Juliette for thirty years, died, Mrs. Wolf bought that house and moved into it after donating the Wolf House (630 Fremont) in 1982. Upon Mrs. Wolf's death in 1993, the Mansfield House also became property of the Riley County Historical Society. In 1982 Lucile Wolf, donated the Wolf House and its contents to the Riley County the Historical Society. The Wolf House Museum opened the following year. The Wolf House Historic District stands today as one of the Historical Society's outstanding educational museums featuring exhibits that interpret life in early Riley County made possible by Ms. Wolf's long-term commitment to the local historical society.



St. Mary's Hospital/Manhattan YMCA, 1100 Fremont Street (1907)

The St. Mary's Hospital / Manhattan YMCA building was listed on the Register of Historic Kansas Places on May 4, 2019. It is located at 1100 Fremont Street and currently functions as the Delta Sigma Phi Fraternity House. The property was nominated to the Register of Historic Kansas Places under Criteria C for architectural significance. The period of significance is from 1907, when it was first constructed as a YMCA building, to 1958, when the west addition was complete.

The property is architecturally significant as an elegantly and functionally designed building that has accommodated three primary users over its lifespan. Originally built in the Classical Revival style with reception and dormitory rooms in its original east wing, its west wing housed a two-story gymnasium. This building configuration was revised to accommodate a hospital use in 1926 and a college fraternity use in 1955. In 1958, the gymnasium was removed and replaced with a modern-era wing that provided individual sleeping rooms on the second floor and a lounge and housemother's quarters on the first floor.

The adaptability of this finely built structure is a testimony to its robustness and resiliency. The building retains a high degree of integrity for both the original and 1958 portions. The building is an excellent example of both the twentieth century revival style and the mid-century modern style in Manhattan, Kansas.



The Avalon Apartment Building, 417 Fremont Street (1925)

The Avalon apartment building was listed on the Register of Historic Kansas Places on August 8, 2019 and the National Register of Historic Places on September 30, 2019. It is located at 417 Fremont Street. The property was nominated under Criteria C for its architectural significance as an example of Prairie School style.

The building clearly reflects its design and long-term function as an apartment building and conveys information about the Low-rise Walk-up Apartment Buildings built in Manhattan and cities across the state and nation, to address housing shortages in the period following WWI. Created through the expansion of an existing ca. 1890s home, the Avalon was constructed ca. 1925 in a residential neighborhood consisting almost exclusively of single-family homes. The new apartment building contained four apartments, one of which was occupied by the M.P. Robinson family

who owned the apartment house until 1940. The name 'The Avalon' was first used in 1926 and remains today. Two basement units were added ca. 1960. The building's wide massing, shallow hipped roof with wide eaves, stucco wall finish and prominent porches with large rectangular columns/piers reflect the Prairie School architectural style that emerged as a truly American style around the turn-of-the-century. The exterior of the building retains a high degree of historic and architectural integrity clearly portraying the building's original design and detailing as well as its long-time function as an apartment house. With the exception of the expansion of the kitchens into the former porches, the first and second-floor apartments retain their original plan configuration and key character-defining features including a wide arched opening with short knee-walls between the living and dining rooms, plaster walls and ceilings, hardwood floors and wood doors and trim. The interior of the building retains significant integrity communicating its 1920s apartment design.



Hartford House, 2309 Claflin Road (1855)

The Hartford House was listed on the Register of Historic Kansas Places on August 8, 2019 and the National Register of Historic Places on September 30, 2019. The building is located on the site of the Riley County Historical Museum (2309 Claflin Road), moved from the corner of 5th and Colorado. It was nominated to the Register of Historic Kansas Places under Criteria A and C for its significance in the history of exploration/settlement and architectural significance as an example of prefabricated house, which accommodated settlers in Manhattan.

The Hartford House was one of ten prefabricated houses that accompanied the members of the Cincinnati and Kansas Land Company to the Kansas Territory in 1855. First owned by one of the town founders, Andrew Meade, in 1883 the house was moved to a permanent location at 523 Colorado Street south of downtown Manhattan. Soon enveloped by



additions that included a second story, the house at 523 Colorado was home to a number of residents for nearly one hundred years. Slated for demolition in 1971 through one of the City of Manhattan's Urban Renewal projects, owners John & Phyllis Meisner offered the house to the Riley County Historical Society. Society members along with the Tau Sigma Epsilon Fraternity and the Rotary Club carefully revealed and then disassembled the original one-room structure that served as the living room in the house at 523 Colorado.

The house was reconstructed in 1974 on newly-acquired land on Claflin Road that would become the new home of the Riley County Historical Society and Museum. Like its salvage from Colorado Street, the structure was reassembled by a team led by Dr. Charles L. Hall of Kansas State University's College of Architecture. The house was set on a concrete foundation with stone veneer, and new narrow clapboard siding and rolled asphalt roofing were installed to replicate original finishes. The interior has wood floors, sheetrock ceiling and plaster walls with newsprint used as wallpaper like the original house. The Hartford House stands aside the main Museum facility and is open regularly to visitors. The House is a rare example of a mid-nineteenth century prefabricated house and the work of Cincinnati firm Hinkle, Guild and Company interpreting one of the few housing options available to Manhattan's earliest settlers.

Historic Resources Board Work Sessions & Recommendations

Sunset Area Historic District Recommendation

In 2017, the City of Manhattan was awarded a **\$14,700** Historic Preservation Fund (HPF) grant to hire a consultant to conduct intensive historic research of the Sunset Area including Sunset Zoo, Sunset Cemetery, Sunset Neighborhood Park, Girl Scout Park, and portions of Wildcat Creek Linear Park. The project concluded in July 2018. The study resulted in 13 preliminary site information questionnaires (PSIQs) for individual historic resources and four PSIQs for the areas of Sunset Cemetery, Sunset Zoo, Girl Scout Park, and Sunset Neighborhood Park as potential historic districts. A final report outlining the history and significance of the area was also produced.



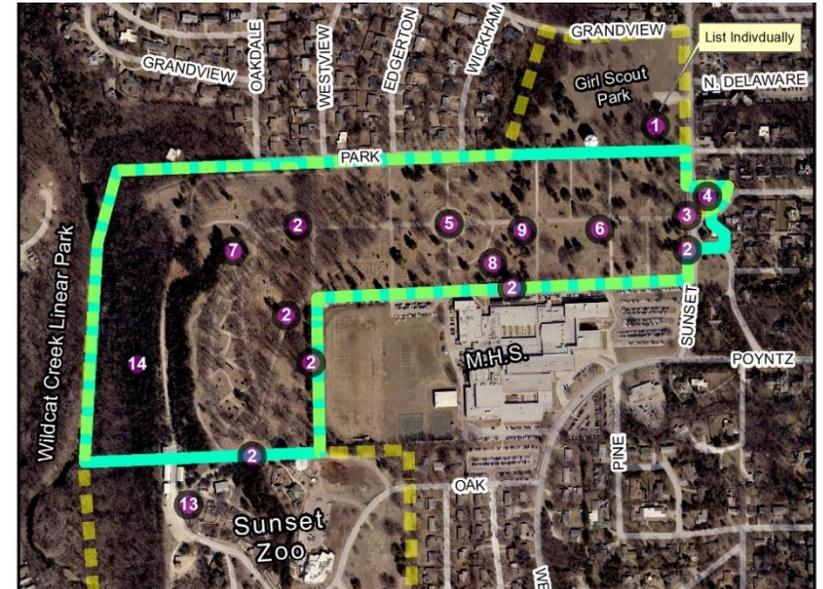
In January 2019, the HRB made a recommendation to the City Commission to submit a nomination for the state and national historic district to include Sunset Cemetery, the Sexton's House, and Landmark Watertown and to submit nomination for individually listing the Girl Scout Little House on the State and National Register of Historic Places. The recommendation will be considered by the City Commission in 2020, which will initiate the nomination process.

Capital Improvement Program Recommendations

In February 2019, the HRB submitted four CIP requests:

- 2020: Aggieville Historic Survey Grant Match
- 2021: Strong Neighborhood Historic Survey
- 2022: Roundhouse (Floral Hall) Rehabilitation Feasibility Study
- 2022: Union Pacific Depot - Photo and Artifacts Display Case, Signage

The Aggieville Historic Survey was not budgeted for 2020. However, the City was awarded a grant, regardless of the required match.



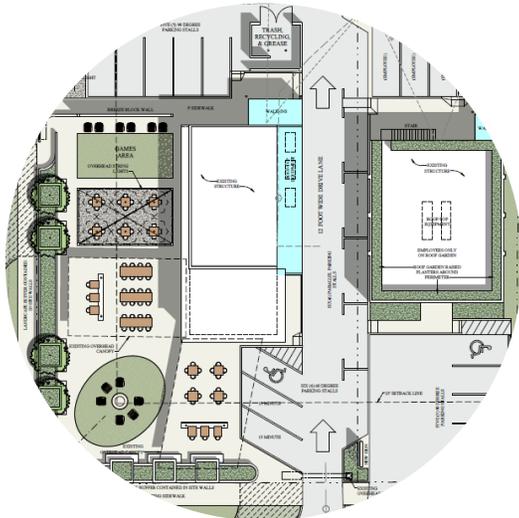
Community House Rehabilitation

In May 2019, the HRB was requested to give input on a proposal for the City to transfer the Community House (120 N. 4th Street) to private ownership for rehabilitation and repurposing, face of increased maintenance cost. The property is listed on the National Register of Historic Places and is in the Downtown Historic District. The project would utilize State and Federal Historic Tax Credits convert the building from a municipal gymnasium and classroom space to a mixed-use building with loft apartments, flexible community space, and micro-office space. The project will be presented to the HRB again in 2020 as a formal review.



Aggieville Parking Garage and Streetscape Improvements Recommendation

In November 2019, the HRB provided input to the City Commission on concepts for proposed improvements to Aggieville including a five-story parking garage and Phase I of streetscape improvements. While generally supportive of the overall concept, they found the parking garage out of scale with the rest of the district and made suggestions for ways it could be more compatible with the district.



Input on Adaptive Reuse

In December 2019, the Board provided preliminary input to a local business owner and their consultants on the concept of adapting the old Dawson's Conoco Service Station at 1026 Poyntz Avenue from an automobile service garage into a locally owned small batch bakery and restaurant. The property should be listed on the historic register in 2020 and would be the first mid-century modern building and the youngest building in Manhattan to be designated. Board members commended the unique opportunity the new use would bring to preserving the property.



City Staff & HRB Activities

Historic Tax Credit Seminar

In February 2019, City Staff attended a seminar in Topeka on the latest changes and refreshers on the basics of the state and federal historic tax credit program. Sessions included application basics, successful project tips, and Kansas Department of Revenue panel discussion. The tax credit program is a significant economic driver making historic preservation and renovation projects possible in Manhattan.



Historic Designation Coordination of Greek Houses

In August 2019, City Staff met with the Housing Corporation Board of Representatives and the Office of Fraternity and Sorority Life at Kansas State University to present and discuss opportunities related to historic designation of older greek houses in Manhattan. Staff mapped out a coordinated effort between chapters to conduct a historic survey the houses, that they may be nominated and listed on a historic register and be eligible for tax credits for rehabilitation work and improvements.



Aggieville History Presentation

In August 2019, Linda Glasgow with the Riley County Historical Museum presented an in-depth timeline of the development and cultural significance of Aggieville throughout Manhattan's history to the HRB. The presentation included many historic photos of Aggieville and several anecdotes of events that encapsulated Aggieville's status as a cultural focal point of Manhattan and Kansas State University over time.



2019 Kansas Preservation Conference

The City of Manhattan was awarded a \$600 scholarship to send a staff member to the 2019 Historic Preservation Conference in Dodge, Kansas in September 2019. The theme was “Embrace your Place” and focused on leveraging local history to preserve historic fabric and create culturally rich places. City staff participated in roundtable discussions with State officials and other Certified Local Government leaders throughout Kansas to discuss strategies to improve resources for local governments and state-level preservation. Sessions included workshops on restoration, dealing with local code requirements, cemetery preservation, storefront rehabilitation, and a walking tour of downtown Dodge.



Minor and Major Review Exercise

In October 2019, Community Development staff presented on the differences between major and minor reviews to the HRB, the basis for having two review processes, and the pros and cons of each. Staff showed the process City Administration goes through when determining how a project should be treated, and then presented several hypothetical project proposals affecting historic properties and discussed with the Board if they should be considered minor or major.

Permitting Process Work Session

In December 2019, Risk Reduction and Code Services presented to the HRB on the permitting process; how code officers determined that a project requires a building permit and if it needs to be reviewed for historic compatibility. The discussion centered on how the process can be improved to reduce miscommunication and reduce instances where historically significant properties and their character-defining features are preserved.



More Information

For more information on Historic Preservation in Manhattan, including information on other historic properties, how to register a property, how to qualify for grants and tax credits, or how to start a rehabilitation project, visit:

www.cityofmhk.com/207/Historic-Preservation or call the City of Manhattan Community Development Department at 785-587-2412.