

Kansas Historic Sites Board of Review  
Meeting Agenda – Regular Meeting  
*Kansas Historical Society - Virtual Meeting (via Zoom)*

*Saturday, August 7, 2021 9:00 AM*

- I. Call to Order
- II. Roll call/Introductions
- III. Approval of Minutes from May 8, 2021 meeting
- IV. Consideration of National Register Nominations  
(\* denotes properties within a Certified Local Government boundary)
  - 1. Union Electric Warehouse – Abilene, Dickinson County\*  
KHRI # 041-532
  - 2. A. J. & Mary Griffin House – Lawrence, Douglas County\*  
KHRI # 045-3010-00141
  - 3. First Presbyterian Church – Junction City, Geary County  
KHRI # 061-735
  - 4. LeCluyse Residence – Shawnee, Johnson County  
KHRI # 091-5090-00082
  - 5. Mt. Pleasant Four Corners Burying Grounds – Gardner, Johnson County  
KHRI # 091-3842
  - 6. First Christian Church – Erie, Neosho County  
KHRI # 133-1700-00001
  - 7. Rice County Jail & Sheriff's Residence – Lyons, Rice County  
KHRI # 159-218
  - 8. Dawson's Conoco Station – Manhattan, Riley County\*  
KHRI # 161-2074
  - 9. Forrester House – Manhattan, Riley County\*  
KHRI # 161-3490-00556
  - 10. First Christian Church – Manhattan, Riley County\*  
KHRI # 161-3490-00434
  - 11. Mount Mitchell Heritage Prairie Historic District - Wabaunsee County  
KHRI # 197-289; 197-285
- V. For the Good of the Order
  - 12. Next meetings: November 13, 2021
- VI. New Business
- VII. Adjournment

*Please note: the East Lawrence Industrial Historic District Expansion (620 E 8<sup>th</sup> St, Lawrence, Douglas County) has been removed from the agenda as of July 13, 2021.*

**Kansas Historic Sites Board of Review Virtual Webinar Meeting**  
**August 7, 2021**  
**Kansas Historical Society, Topeka, KS**

**Board Members**

*Present:* Jennie Chinn -- State Historic Sites Preservation Officer (SHPO), Mark Kelly, Terry Marmet, Mary McMurray, Jay Price, Jean Schodorf, Whitley Stephens and Kerry Wynn.

*Absent:* John Hoopes, Edna Wagner and Dana Williamson.

A quorum was established.

**Staff**

*Present:* Bethany Falvey, Jamee Fiore, Lauren Jones, Marsha Longofono, Robert McLaughlin and Patrick Zollner.

**Proceedings**

Acting Chairman Jennie Chinn called the virtual meeting to order at 9:03 a.m. Chinn welcomed new board members Whitley Stephens and Dr. Kerry Wynn and thanked them on behalf of Governor Kelly for agreeing to this public service; she encouraged them to ask questions. Chinn asked KSHS staff member Jamee Fiore to provide instructions on navigating the Webinar menu and participating in the meeting. Chinn asked for introductions from Board members and KSHS staff members. Chinn mentioned that there is an agenda change: the Mount Mitchell Heritage Prairie Historic District will not be heard due to a clerical and legal noticing error.

**Election of Officers and Meeting Dates for 2022**

Chinn announced that former Board Chair Gregory Schneider's term was up for renewal and his term was not reappointed. Chair and Vice-Chair elections are held annually at the August meetings. Terry Marmet nominated Dr. Jay Price for Chair.

**Vote:** 7 yes, 0 no

Dr. Price was elected Chair and Jennie Chinn will serve as the Vice Chair until the next Board meeting so a Vice-Chair can be nominated. Fiore reported that the meeting dates for 2022 will be announced at the next HSBK meeting. The meeting resumed with newly elected Chair Dr. Price presiding.

**Approval of Minutes May 8, 2021**

Marmet recommended approval. McMurry, seconded.

**Vote:** 7 yes, 0 no

**NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS**

***Union Electric Warehouse***

Abilene, Dickinson County

**Criteria A & C:** Industry & Architecture

**Period of Significance:** 1916-1938

**Level of Significance:** Local

**Resource Count:** 1 building

*Prepared by:* Nanc Scholl

*Presented by:* Lauren Jones

**Summary:** The building was constructed in 1916 as a two-story utilitarian commercial warehouse. There have been no major changes or alterations that have impacted the integrity. It is eligible for its association with the industry in Abilene, more specifically, the Union Electric Company, which was part of a larger utility conglomerate. We would also like to note its architecture as a utilitarian structure. There is no other known warehouse built like this in Abilene.

*Discussion:* Jay Price remarked that you don't often see nominations of historic concrete buildings. Price asked about the planned use of the building, to which Jones replied it is still owned by the Dickinson County Historical Society and will be retained for the museum.

*Public Discussion:* Nanc Scholl spoke in support of the nomination. She clarified that the building is currently being used to store additional artifacts for the Historical Society and said that their intention is to retain the building for museum use for as long as possible.

*Motion:* Wynn motioned to approve this nomination as written for listing in the Register of Historic Kansas Places and recommended the SHPO forward this nomination to the Keeper of the National Register. Second: Mary McMurray.

**Vote:** 6 votes yes, 1 member did not vote<sup>1</sup>, 1 abstention<sup>2</sup>

***Andrew Jackson & Mary Carrol Griffin House***

Lawrence, Douglas County

**Criterion C:** Architecture

**Period of Significance:** 1901-1922

**Level of Significance:** Local

**Resource Count:** 2 buildings

*Prepared by:* Dennis Domer et al.

*Presented by:* Lauren Jones

**Summary:** The Griffin House is eligible for listing for its architectural design, as an excellent example of a Queen Anne house. The design closely matches a Barber House design and was constructed by a local builder. The home retains great integrity on the interior and exterior, as seen through its character-defining features.

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<sup>1</sup> Due to technical difficulties, one Board member was unable to participate in the board discussion or vote for this motion.

<sup>2</sup> Chinn typically abstains from voting except when a tiebreak is needed.

*Discussion:* Marmet commented that this property is remarkably intact and a gem. McMurray concurred, stating that this was a great nomination. Price remarked that it was useful to see the transition of a Queen Anne house fading into a 20<sup>th</sup> century style house. Stephens asked for clarification regarding the additions and asked if they fell into the period of significance, to which Fiore replied some of the additions are from the 1950s and 1960s, when the building was used as a boarding house.

*Public Discussion:* Homeowner Barry Shalinsky spoke in support of the nomination.

*Motion:* Mary McMurray motioned to approve this nomination as written for listing in the Register of Historic Kansas Places and recommended the SHPO forward this nomination to the Keeper of the National Register.  
Second: Terry Marmet.

**Vote:** 6 votes yes, 1 member did not vote<sup>3</sup>, 1 abstention

### ***First Presbyterian Church***

Junction City, Geary County

**Criterion C:** Architecture

**Period of Significance:** c1920-1965

**Level of Significance:** Local

**Resource Count:** 1 building

*Prepared by:* Dr. Robert J. Edleston

*Presented by:* Lauren Jones

**Summary:** The church is a good example of the Neoclassical Revival style (1920) and has a good example of a modern education wing (1964). The interior and exterior retain excellent historic integrity with minimal alterations. The temple-front design and ornate columns and parapet are some of the key features.

*Discussion:* Price asked if the lounge room with the fireplace was intended to be a study or classroom, to which Fiore replied it was originally intended to be used as a classroom; however, when the education wing was added this space could be opened up to allow everyone to participate in special events or services. Price remarked that's an influence of a form called an Akron Plan, which was a church design created by the Methodist Church.

*Motion:* Wynn motioned to approve this nomination as written for listing in the Register of Historic Kansas Places and recommended the SHPO forward this nomination to the Keeper of the National Register. Second: Jean Schodorf.

**Vote:** 7 votes yes, 1 abstention

### ***LeCluyse Residence***

Shawnee, Johnson County

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<sup>3</sup> Due to unforeseen circumstances, one board member experienced technical difficulties and was unable to participate in the board discussion or vote for this motion.

**Criteria C:** Architecture

**Period of Significance:** 1927

**Level of Significance:** Local

**Resource Count:** 1 building

*Prepared by:* Gay L. Clemenson

*Presented by:* Jamee Fiore

**Summary:** The house is a good and well-maintained example of a Craftsman Bungalow in the Shawnee area. The building retains its historic integrity and character-defining features.

*Discussion:* McMurray suggested several corrections and recommended that the nomination be amended to remove any euro-centric language. Marmet asked if the owner intends to remove all of the vinyl siding, to which Fiore replied yes.

*Public Discussion:* Homeowner Gay Clemenson spoke in support of the nomination and briefly discussed plans to uncover and repair/restore the original cement stairs that once served as the back entrance to the house.

*Motion:* McMurray motioned to approve this nomination with revisions as noted for listing in the Register of Historic Kansas Places and recommended the SHPO forward this nomination to the Keeper of the National Register. Second: Terry Marmet.

**Vote:** 7 votes yes, 1 abstention

***Mt. Pleasant Four Corners Burying Grounds***

Gardner, Johnson County

**Criterion A:** Exploration/Settlement

**Period of Significance:** 1858-1908

**Level of Significance:** Local

**Resource Count:** 1 site

*Prepared by:* Teri Atwell & KSHS staff

*Presented by:* Jamee Fiore

**Summary:** The burying ground is associated with the early exploration/settlement of Mount Pleasant, Kansas. It is the last known resource of the community.

*Discussion:* There were no comments from the board.

*Public Discussion:* Teri Atwell, nomination preparer, thanked SHPO staff for their assistance in preparing this nomination. Marcy Smith and Doug Copeland spoke in support of the nomination.

*Motion:* McMurray motioned to approve this nomination as written for listing in the Register of Historic Kansas Places and recommended the SHPO forward this nomination to the Keeper of the National Register. Second: Jean Schodorf.

**Vote:** 7 votes yes, 1 abstention

***First Christian Church/ Church of Christ***

Erie, Neosho County

**Criterion C:** Architecture

**Period of Significance:** 1921-1960

**Level of Significance:** Local

**Resource Count:** 1 building

*Prepared by:* Tammy Jackson (assisted by  
KSHS staff)

*Presented by:* Jamee Fiore

**Summary:** Though not an ornate example of the neoclassical style, the First Christian Church in Erie is a great example of the Classical Revivals with Neoclassical influences in the area. Many of the buildings in Erie are smaller scale and simple designs. This building is a prominent one because of its size, scale and temple-front entrance. The building is a good example and eligible at the local level.

*Discussion:* Schodorf asked if this style of church was used in other small Kansas towns during this time period, to which Price responded yes this was a very popular style at the time and a more institutional design.

*Motion:* Marmet motioned to approve this nomination as written for listing in the Register of Historic Kansas Places and recommended the SHPO forward this nomination to the Keeper of the National Register. Second: Whitley Stephens.

**Vote:** 7 votes yes, 1 abstention

The board took a short break at 10:28 a.m. The meeting resumed at 10:42 a.m.

***Rice County Jail & Sheriff's Residence***

Lyons, Rice County

**Criterion C:** Architecture

**Period of Significance:** c1929

**Level of Significance:** Local

**Resource Count:** 1 building

*Prepared by:* Jill Moore, Researcher

*Presented by:* Jamee Fiore

**Summary:** The jail and sheriff's residence are eligible for its design. It was designed by architect Roy Stookey of Ottawa and retains a high degree of integrity. The interior spaces retain their character-defining features, and the original wood floors, trims and finishes are all intact. The jail remains virtually untouched.

*Discussion:* Price remarked that there's been some discussion regarding the architectural style of this building. Although the building does have some Prairie Style elements, it is probably more accurate to classify the style as Italian Renaissance because of the brackets and use of a tile roof.

*Motion:* Wynn motioned to approve this nomination as written for listing in the Register of Historic Kansas Places and recommended the SHPO forward this nomination to the Keeper of the National Register. Second: Mary McMurray.

**Vote:** 7 votes yes, 1 abstention

***Dawson's Conoco Station***

Manhattan, Riley County

**Criteria A & C:** Commerce & Architecture

**Period of Significance:** 1967

**Level of Significance:** Local

**Resource Count:** 1 building

*Prepared by:* Spencer Preservation

*Presented by:* Jamee Fiore

**Summary:** The station sits across the street from Manhattan's City Park and fronts one of the main thoroughfares. The site was chosen because of its location running across a major state highway. The Modern building retains its historic integrity and character-defining features. The building meets the registration requirements of the MPDF for the "Post World War II Gas Station/Sub-Type of the Gas/Service Station" property type for both commerce and architecture.

*Discussion:* Fiore referred to two letters of support received for this nomination, which were included in the board member packets.<sup>4</sup> Wynn asked about the planned use for the building, to which Brenda Spencer replied the owners intend to use it as a bakery. Price asked if there is a color palette restriction on this type of building, to which Spencer replied the red and white color scheme was dictated by Conoco. Spencer stated that she has never seen color specified as a primary characteristic in listings before. Price opined that this might be something to consider in the future, especially when we're dealing with corporate connected structures. Patrick Zollner concurred with Price; however, he did state – for the benefit of new board members – that we do not dictate color choice.

*Motion:* Price motioned to approve this nomination as written for listing in the Register of Historic Kansas Places and recommended the SHPO forward this nomination to the Keeper of the National Register. Second: Mary McMurray.

**Vote:** 7 votes yes, 1 abstention

***F. B. Forrester House***

Manhattan, Riley County

**Criterion C:** Architecture

**Period of Significance:** 1916-1958

**Level of Significance:** Local

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<sup>4</sup> A letters submitted to the Board are included as an appendix.

**Resource Count:** 3 buildings

*Prepared by:* Benjamin Chmiel

*Presented by:* Jamee Fiore

**Summary:** The Forrester House is eligible for its architectural design. It is a great example of the partial-width porches with tapering columns, one of the many forms of Bungalows and Craftsman style buildings. The building retains its integrity and character-defining features, like the gabled dormers, rock foundation and porch, multi-light windows and interior wood detailing.

*Discussion:* Fiore referred to two letters of support received for this nomination, which were included in the board member packets.

*Public Discussion:* Homeowners, Ben & Judy Chmiel spoke in support of the nomination.

*Motion:* Marmet motioned to approve this nomination as written for listing in the Register of Historic Kansas Places and recommended the SHPO forward this nomination to the Keeper of the National Register. Second: Kerry Wynn.

**Vote:** 7 votes yes, 1 abstention

***First Christian Church***

Manhattan, Riley County

**Criterion C:** Architecture

**Period of Significance:** 1908-1962

**Level of Significance:** Local

**Resource Count:** 1 building

*Prepared by:* Manhattan/Riley County Preservation Alliance      *Presented by:* Jamee Fiore

**Summary:** The church is proposed for architecture and captures the mid-century alterations that occurred.

*Discussion:* Jamee Fiore referred to 15 letters of support and 1 letter of objection (Owners) received for this nomination, which were included in the board packets. Christy Davis, preparer, spoke regarding the nomination, the building's significance, and answered questions from the Board. The board discussed this proposal at length and asked many questions.

*Public Discussion:* There was much discussion from the Board and comment from the public. *Kathryn Focke, Riley County Commissioner*, spoke in support of the nomination saying it is structurally sound, and should be considered more thoroughly by the County. *Ben Chmiel* spoke in support of the nomination and on behalf of himself and not his position with the City of Manhattan (City Preservation Planner). *Clancy Holeman, Riley County Counselor*, stated that due to mid-century alterations, renovation/gutted interior, and questions regarding its features and integrity, do not merit listing for those reasons. Mark Kelly, Board, asked if there was a structural engineering study on the historic building. Patrick Zollner mentioned the National Register bulletins, and federal and state regulations. This property is being nominated to the National Register of Historic Places and the criteria



is spelled out by the NPS in Bulletin 15 and supplemental bulletins which have been provided to the board as criteria for eligibility. *Rich Vargo, Riley County Clerk*, stated that this building was purchased to increase footprint of the Riley County complex. It was first looked at by the County since 2007 and the intent was to demolish the building and build new. *Kathryn Focke, Riley County Commissioner*, mentioned that complete studies have not been conducted in order to adequately review the use of the property. McMurray stated that the Board's role is to review a property for its significance and eligibility. Zollner, Deputy SHPO, stated that is correct, and if the Board votes to list the building in the Register of Historic Kansas Places, it will be subject to the state preservation law. *Greg McKinley, Riley County Commissioner*, noted the various changes in design to the exterior elevations.

*Motion:* Terry Marmet motioned to approve this nomination as written (without Urban Renewal as an area of significance) for listing in the Register of Historic Kansas Places and recommended the SHPO forward this nomination to the Keeper of the National Register. Second: Jean Schodorf.

**Vote:** 7 votes yes, 1 abstention

***Mount Mitchell Heritage Prairie Historic District***  
Wabaunsee County

SHPO Note: This nomination was postponed due to clerical notification error.

**Other Business**

The next meeting of the Historic Sites Board of Review Meeting will be on November 13, 2021 via Zoom, hosted by the Kansas Historical Society. There was no further business. The meeting adjourned at 12:08 p.m.

Kansas Historic Sites Board of Review  
Meeting Agenda – Regular Meeting  
**Saturday, August 7, 2021 9:00 AM**

National Register Nominations: \* denotes properties within a Certified Local Government boundary

- I. Union Electric Warehouse – Abilene, Dickinson County\*
- II. A. J. & Mary Griffin House – Lawrence, Douglas County\*
  - 1. Lawrence Historic Resources Commission reviewed and supports the nomination – from Lynne Zollner, City staff liaison – August 5, 2021
  - 2. **Speaking: Barry Shalinsky (owner)**
- III. First Presbyterian Church – Junction City, Geary County
- IV. LeCluyse Residence – Shawnee, Johnson County
  - 1. **Speaking: Gay Clemenson (owner)**
- V. Mt. Pleasant Four Corners Burying Grounds – Gardner, Johnson County
- VI. First Christian Church – Erie, Neosho County
- VII. Rice County Jail & Sheriff’s Residence – Lyons, Rice County
- VIII. Dawson’s Conoco Station – Manhattan, Riley County\*
  - 1. Historic Resources Board reviewed and supports the nomination – from Ben Chmiel, City Staff Liaison – June 30, 2021
  - 2. Manhattan/Riley Co. Preservation Alliance supports the nomination – from Kathy Dzewaltowski – August 5, 2021
- IX. Forrester House – Manhattan, Riley County\*
  - 1. Historic Resources Board reviewed and supports the nomination – from Ben Chmiel, City Staff Liaison – June 30, 2021
  - 2. Manhattan/Riley Co. Preservation Alliance supports the nomination – from Kathy Dzewaltowski – August 5, 2021
  - 3. **Speaking: Ben Chmiel (owner)**
- X. First Christian Church – Manhattan, Riley County\*
  - 1. Letter of support – from Kim Zito – June 18, 2021
  - 2. Letter of support – from Katie Loughmiller – June 18, 2021
  - 3. Manhattan Historic Resources Board reviewed and supports the nomination – from Ben Chmiel, City Staff Liaison – June 30, 2021
  - 4. Letter of support – from Gloria Juhl Raney – July 13, 2021
  - 5. Letter of support – from Doris E. Milldyke – July 15, 2021
  - 6. Letter of support – from Ann Kosch – July 15, 2021
  - 7. Letter of support – from Barbara Anderson – July 18, 2021

8. Letter of Objection – from Riley County Board of Commissioners (property owners) – July 22, 2021
9. Letter of support – from Jerri Garretson – July 30, 2021
10. Letter of support – from Mel & Jan Borst – July 30, 2021
11. Letter of support – from Dede Brokesh – August 2, 2021
12. Letter of support – from Manhattan/Riley Co. Preservation Alliance – Kathy Dzewaltowski – August 5, 2021
13. Letter of support – from Kathryn Focke – August 5, 2021
14. Letter of support – from Teresa Sanborn – August 5, 2021
15. Letter of support – from Michael Grogan, AIA Kansas President – August 5, 2021
16. Letter of support – from Christopher Fein – August 5, 2021
- 17. Speaking: Ben Chmiel; Kathryn Focke; Clancy Holeman, Riley County Attorney**

XI. Mount Mitchell Heritage Prairie Historic District - Wabaunsee County

- 1. Speaking: Michael Stubbs – advocate/Prairie Guard**



# City of Lawrence

## CITY COMMISSION

### MAYOR

BRADLEY R. FINKELDEI

### COMMISSIONERS

COURTNEY SHIPLEY

STUART BOLEY

LISA LARSEN

JENNIFER ANANDA, JD, MSW

CRAIG S. OWENS  
CITY MANAGER

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6 East 6<sup>th</sup> St  
785-832-3000  
FAX 785-832-3405

August 5, 2021

Kansas Historic Sites Board of Review  
Cultural Resources Division  
Kansas State Historical Society  
6425 SW 6<sup>th</sup> Avenue  
Topeka, KS 66615-1099

Dear Board Members:

The Lawrence Historic Resources Commission (HRC) reviewed the National Register Nomination for the Andrew J. and Mary C. Griffin House located at 645 Connecticut Street at their July 15, 2021 meeting. The HRC voted unanimously to send a letter to the Kansas Historic Sites Board of Review supporting the nomination. The HRC considers listing in the National Register of Historic Places an important component of the identification and protection of historic resources in Lawrence and Douglas County.

Chapter 7 of *Plan 2040: A Comprehensive Plan for Unincorporated Douglas County & the City of Lawrence* identifies Douglas County and the City of Lawrence's commitment to the identification and protection of Historic Resources. This plan encourages the identification, evaluation, and protection of historic resources. The nomination of the Zimmerman Steel Company to the National Register helps to further this goal.

The Historic Resources Commission is of the opinion the Griffin House is an important historic resource that is worthy of the recognition and protection that listing in the National Register of Historic Places provides.

Respectfully,

Lynne Braddock Zollner, Historic Resources Administrator



June 30, 2021



Jennie Chinn  
State Historic Preservation Officer  
Kansas State Historical Society  
6425 SW 6th Ave., Topeka KS 66615-1099

Dear Jennie,

I am writing to inform you that the Manhattan Historic Resources Board reviewed the State and National Register nomination form for **Dawson's Conoco Service Station**, located at 1026 Poyntz Avenue, at their June 28, 2021 meeting, in accordance with 36 CFR 60-61 and Section IV of the *Procedures for Implementation of Certified Local Governments in Kansas*. The Board voted unanimously in support of the nomination, concurring with the findings that the property is eligible for the State and National Register of Historic Places.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Chmiel", written in a cursive style.

Ben Chmiel, Planner III & Staff Liaison to the Historic Resources Board  
City of Manhattan, KS, 1101 Poyntz Ave.  
785/587-2438 | [chmiel@cityofmnhk.com](mailto:chmiel@cityofmnhk.com)

A letter to the Historic Sites Board of Review c/o Deputy SHPO Patrick Zollner for  
August 7, 2021

Dear Members of the Historic Sites Board of Review,

The Manhattan/Riley County Preservation Alliance, Inc. (M/RCPA) would like to express its support for the register nomination of Dawson's Conoco Service Station, 1026 Poyntz Avenue, in Manhattan, KS.

For many years, U. S. Highway 40 traveled down Poyntz Avenue, making Poyntz Avenue a popular stretch of roadway for filling stations to provide service to travelers. The Continental Oil Company, a.k.a. Conoco, erected a filling station at this location in 1925, which was later demolished, and the current station was erected 1966-67 based on a Conoco corporate design. The Modern-designed building retains many of its original features and has a high degree of historic integrity. Two of its most striking features are the rectangular canopies that originally sheltered the gas pumps. Exterior arched pole lights, which provided ample lighting for the fueling area, are also distinctive original features. The canopies and the arched exterior lighting help to convey the building's original function as a filling station.

Dawson's Conoco Service Station is an excellent example of a Modern service station from a time when a major U. S. highway traversed the center of town, and it will help residents appreciate and interpret Manhattan's commercial and architectural history from the mid-20<sup>th</sup> Century. The M/RCPA believes Dawson's Conoco Service Station is worthy of registry listing and would like to urge the Historic Sites Board of Review to support the nomination.

Sincerely,

Kathy Dzewaltowski, Board of Directors  
Manhattan/Riley County Preservation Alliance  
P. O. Box 1893  
Manhattan, KS 66505

[mrcpanewsletter@gmail.com](mailto:mrcpanewsletter@gmail.com)  
[www.preservemanhattan.org](http://www.preservemanhattan.org)

June 30, 2021



Jennie Chinn  
State Historic Preservation Officer  
Kansas State Historical Society  
6425 SW 6th Ave., Topeka KS 66615-1099

Dear Jennie,

I am writing to inform you that the Manhattan Historic Resources Board reviewed the State and National Register nomination form for the **F.B. Forrester House**, located at 410 N. Juliette Avenue, at their June 28, 2021 meeting, in accordance with 36 CFR 60-61 and Section IV of the *Procedures for Implementation of Certified Local Governments in Kansas*. The Board voted unanimously in support of the nomination, concurring with the findings that the property is eligible for the State and National Register of Historic Places.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Chmiel".

Ben Chmiel, Planner III & Staff Liaison to the Historic Resources Board  
City of Manhattan, KS, 1101 Poyntz Ave.  
785/587-2438 | [chmiel@cityofmnhk.com](mailto:chmiel@cityofmnhk.com)

A letter to the Historic Sites Board of Review c/o Deputy SHPO Patrick Zollner for  
August 7, 2021

Dear Members of the Historic Sites Board of Review,

The Manhattan/Riley County Preservation Alliance, Inc. (M/RCPA) would like to express its support for the register nomination of the F. B. Forrester House, 410 North Juliette Avenue, in Manhattan, KS.

Forrest B. and Blanche Forrester were the original owners of 410 North Juliette Avenue in Manhattan. The 1916 house is an outstanding example of the Craftsman style and retains a high degree of historic integrity. The exterior features rough-cut stone porch piers, shingle siding, dual front-facing gabled dormers, and three sets of original double casement windows. The interior is characteristic of the Craftsman style and features a brick fireplace flanked by built-ins, French doors, coffered ceilings, wood columns, and wood paneling that encloses the stair landing.

The Forresters were prominent Manhattan citizens. Forrest and his brother operated the Palace Drug Store, which was a long-standing local business with downtown and Aggieville locations. The Palace's Aggieville location operated for decades and became a beloved Aggieville icon. Blanche participated in the dramatic arts and was an accomplished writer, composing articles for home-related magazines and periodicals. An article she wrote about her home was featured in the February 1936 issue of *Household Magazine*, and the photograph of her home's interior in the magazine provides evidence that the interior is largely unchanged from when the Forresters lived in the house.

Manhattan is fortunate to have the Forresters' house as an excellent example of the Craftsman style and to help residents appreciate and interpret life in Manhattan's early years. The M/RCPA believes the F. B. Forrester House is worthy of registry listing and would like to urge the Historic Sites Board of Review to support the nomination.

Sincerely,

Kathy Dzewaltowski, Board of Directors  
Manhattan/Riley County Preservation Alliance  
P. O. Box 1893  
Manhattan, KS 66505

[mrcpanewsletter@gmail.com](mailto:mrcpanewsletter@gmail.com)  
[www.preservemanhattan.org](http://www.preservemanhattan.org)



June 30, 2021



Jennie Chinn  
State Historic Preservation Officer  
Kansas State Historical Society  
6425 SW 6th Ave., Topeka KS 66615-1099

Dear Jennie,

I am writing to inform you that the Manhattan Historic Resources Board reviewed the State and National Register nomination form for the **First Christian Church** building, located at 115 Courthouse Plaza, at their June 28, 2021 meeting, in accordance with 36 CFR 60-61 and Section IV of the *Procedures for Implementation of Certified Local Governments in Kansas*. The Board voted unanimously in support of the nomination, concurring with the findings that the property is eligible for the State and National Register of Historic Places.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Chmiel", written in a cursive style.

Ben Chmiel, Planner III & Staff Liaison to the Historic Resources Board  
City of Manhattan, KS, 1101 Poyntz Ave.  
785/587-2438 | [chmiel@cityofmnhk.com](mailto:chmiel@cityofmnhk.com)



BOARD OF COMMISSIONERS

115 N. 4<sup>th</sup> Street, 1<sup>st</sup> Floor  
Manhattan, Kansas 66502  
Phone: 785-565-6844  
Fax: 785-565-6847  
Email: [bocc@rileycountyks.gov](mailto:bocc@rileycountyks.gov)

July 22, 2021

Cultural Resources Division  
State Historic Preservation Office  
6425 SW 6<sup>th</sup> Avenue  
Topeka, KS 66615-1099  
ATTN: State Historic Preservation Officer

Re: The First Christian Church (115 Courthouse Plaza, Manhattan, Riley County—Objection to Nomination and Listing)

Dear State Historic Preservation Officer:

The Board of Riley County Commissioners is the owner in fee simple title of the above real property. This Board owns this public property on behalf of all citizens of Riley County. We respectfully provide our notarized objection to the nomination of this publicly-owned property to the National Register of Historic Places and the Register of Historic Kansas Places.

As early as March, 2007, a predecessor Board of Riley County Commissioners convened a Riley County “retreat,” participated in by all Riley County government departments. The 2007 retreat focused upon the need for expanded Riley County facilities, and generated a written “Retreat Report”. (Attachment A) Part of that open public discussion included, under the heading “Location of County Facilities”: “Acquire church and adjoining parcels”; and “Demolish existing structures and rebuild” (Attachment A, p. 3) Further, under the heading “Next Steps for Facilities,” one of the publicly-voiced “action steps” was to “Determine what to do about church.” (Attachment A, p. 4) These open, public discussions about the “church” referred to The First Christian Church. So even 14 years ago, the First Christian Church was a key part in the plans of Riley County government to provide necessary facilities expansion for the benefit of the public. And the potential future demolition of this property was never a secret.

By 2012 Riley County government’s space needs had continued to grow. A formal “Riley County Offices Downtown Manhattan, KS Master Plan” (Attachment B) was completed May 22, 2012. This Master Plan presented a detailed analysis of the facility needs of Riley County government. That Plan had begun in 2007 and had been “revised in 2008.” (Attachment B, p. 6) In 2011 the Plan’s authors had been “commissioned” by Riley County to do the groundwork for further study of facility expansion, focusing on a separate county building still in use today, “Courthouse Plaza East.” (Attachment B, p. 7; pp. 50-57) According to this 2012 public document, “The Christian Church should be acquired and razed to provide site area for the new building” -- an administrative building which would consolidate the location of most departments. (Attachment B, p.8) This conclusion by the architect was reached based his logical and independent assessment of the First Christian Church (Attachment B, pp. 33-48) and the costs associated with that structure’s “limited adaptability.” (Attachment B, p. 33) Key to the architect’s decision to abandon the idea of renovating the Church for County use was the fact that, even with that done, Riley County’s operational needs required an additional 40, 171 square feet of space. (Attachment B, p. 49)

The 2012 Master Plan, beginning on page 74, set out a “Vision for the Future” for Riley County government facilities. (Attachment B, pp. 74-94) Early in that portion of the Plan, 5 “Project Phases” are

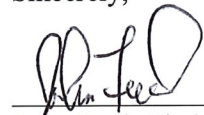
described. (Attachment B, p. 77) "Phase 1" is "Purchase and demolish First Christian Church and parking lot." *Ibid.*


Riley County's logical and long-standing plans to expand its footprint in downtown Manhattan Kansas depend largely upon our ability to make the highest and best use of the First Christian Church property. As shown by the foregoing history and our formal planning documents, this organization has been transparent about our plans from the outset. And we have done so for at least the past 14 years. Most recently, a key final step in those plans was our negotiated purchase of the First Christian Church. And that property is today no more suited to be a part of those plans by renovation than it was in 2007. (See Attachment B, pp. 96-101)

A boundary map which was submitted years ago as part of the nomination the listing of the "Downtown Manhattan Historic District" is included with this objection. (Attachment C) The First Christian Church was conspicuously absent from the boundaries of that Historic District, as that District's nomination was submitted. And yet the First Christian Church nearly abutted the proposed District's boundary. This raises a legitimate question why the District's comprehensive nomination form did not include the First Christian Church, if it were truly a property of significant historical value.

The public good is best served by not listing the First Christian Church on the National Register of Historic Places and the Register of Historic Kansas Places.

Sincerely,

  
\_\_\_\_\_  
John Ford, Chairman

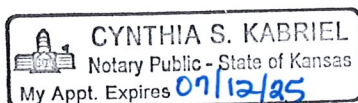
  
\_\_\_\_\_  
Greg McKinley, Vice-Chairman


State of Kansas )  
County of Riley)

Signed or attested before me on July 22, 2021 (date) by John Ford

Greg McKinley [Name(s) of person(s)].

(Seal)



  
\_\_\_\_\_  
Notary Public

My appointment expires: July 12, 2025

Please contact the SHPO for a copy of the attachments from the Riley County Commissioner's letter. The attachments are 100 pages and too large a file to include in the HSBP minutes. However, the SHPO does have a copy available upon request.

Contact: Kansas State Historic Preservation Office and/or National Register Coordinator

Email: [kshs.shpo@ks.gov](mailto:kshs.shpo@ks.gov) or [jamee.fiore@ks.gov](mailto:jamee.fiore@ks.gov)

Phone: (785) 272-8681 ext 240 or ext 216

Kansas Historical Society  
Historic Preservation Office  
6425 SW 6th Ave  
Topeka, KS 66615

## Fiore, Jamee [KSHS]

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**From:** Zollner, Patrick [KSHS]  
**Sent:** Monday, July 19, 2021 8:09 AM  
**To:** Fiore, Jamee [KSHS]  
**Subject:** FW: First Christian Church, Manhattan, Kansas

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Barbara Anderson <bganderson33@gmail.com>  
**Sent:** Sunday, July 18, 2021 6:20 PM  
**To:** Zollner, Patrick [KSHS] <Patrick.Zollner@ks.gov>  
**Cc:** Kathy Dzewaltowski <dzewk@me.com>  
**Subject:** First Christian Church, Manhattan, Kansas

**EXTERNAL:** This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Patrick Zollner  
Deputy State Historic Preservation Officer  
Via email: [patrick.zollner@ks.gov](mailto:patrick.zollner@ks.gov).

Dear Patrick, I am writing in support of the First Christian Church in Manhattan for historical designation. Please share this letter with the Historic Sites Board of Review.

I believe our community will benefit from listing the historic First Christian Church. Our community is debating what should happen to the property. Unfortunately, some want to demolish it. Historic buildings are valuable for multiple reasons and there is community benefit in prolonging their usefulness. Listing this property will encourage our community to seek expert opinions and fully consider options to demolition.

Thank you for your service and your consideration of this nomination.

Barbara G. Anderson  
Manhattan, Kansas

**From:** [Zollner, Patrick \[KSHS\]](#)  
**To:** [Fiore, Jamee \[KSHS\]](#)  
**Subject:** FW: Frist Christian Church, Manhattan, KS  
**Date:** Friday, July 16, 2021 8:05:03 AM

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-----Original Message-----

From: mildor@kansas.net <mildor@kansas.net>  
Sent: Thursday, July 15, 2021 6:09 PM  
To: Zollner, Patrick [KSHS] <Patrick.Zollner@ks.gov>  
Subject: Frist Christian Church, Manhattan, KS

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

To Historic Sites Board of Review

I support the Historic Register nomination of First Christian Church, Manhattan, KS. The original section of First Christian Church was built in two phases in 1908 and 1909. The architect, J. C. Holland, had also designed the Riley County Courthouse, and the building was intentionally designed to be harmonious with the Carnegie Library and the Court House. This historic church is a significant cultural asset to the community.

Sincerely,  
Doris E. Milldyke  
108 Yale Circle  
Manhattan, KS 66503  
785 410 -7017

**From:** [Zollner, Patrick \[KSHS\]](#)  
**To:** [Fiore, Jamee \[KSHS\]](#)  
**Subject:** FW: I support the Register nomination of First Christian Church, Manhattan, KS  
**Date:** Thursday, July 15, 2021 10:58:23 AM

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**From:** Ann Kosch <arkosch@pobox.com>  
**Sent:** Thursday, July 15, 2021 10:57 AM  
**To:** Zollner, Patrick [KSHS] <Patrick.Zollner@ks.gov>  
**Subject:** I support the Register nomination of First Christian Church, Manhattan, KS

**EXTERNAL:** This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Mr. Zollner,

I am in FAVOR of a Register nomination for the historic First Christian Church, Manhattan, KS. It is a significant cultural asset to the community.

I prefer to live in a city/county that sustains its irreplaceable historic architecture. I am surprised it was not included in the Manhattan Downtown Historic District in the first place???

Regards,  
Ann Kosch  
405 Vattier St.  
Manhattan, KS 66502



**From:** [Zollner, Patrick \[KSHS\]](#)  
**To:** [Fiore, Jamee \[KSHS\]](#)  
**Subject:** FW: First Christian Church Building, Manhattan, KS  
**Date:** Tuesday, July 13, 2021 3:56:36 PM

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**From:** Gloria Raney <gogo@kansas.net>  
**Sent:** Tuesday, July 13, 2021 3:03 PM  
**To:** Zollner, Patrick [KSHS] <Patrick.Zollner@ks.gov>  
**Subject:** First Christian Church Building, Manhattan, KS

**EXTERNAL:** This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi, I am writing in support of the nomination of the First Christian Church building, Manhattan, KS, to the Register of Historic Kansas Places. The 112 year old building has long been a centerpiece of downtown Manhattan. I hope it is also determined that it is eligible for the National Register. This old stone building has so much character. We need to honor and protect these fine, old buildings.

Thank you for your consideration of this matter.

Sincerely,

Gloria Juhl Raney  
815 Sunset Ave.  
Manhattan, KS 66502



**From:** [Zollner, Patrick \[KSHS\]](#)  
**To:** [Fiore, Jamee \[KSHS\]](#)  
**Cc:** [Ringler, Katrina \[KSHS\]](#)  
**Subject:** FW: First Christian Church - Manhattan KS  
**Date:** Friday, June 18, 2021 12:12:43 PM

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It appears that I am now the object of a targeted letter writing campaign!

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**From:** Katie Loughmiller <loughmiller.katie@gmail.com>  
**Sent:** Friday, June 18, 2021 12:12 PM  
**To:** Zollner, Patrick [KSHS] <Patrick.Zollner@ks.gov>  
**Subject:** First Christian Church - Manhattan KS

***EXTERNAL:*** This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

I am writing to support the adoption of First Christian Church in Manhattan KS as a state historic building. The church stands as a monument of the history of Manhattan and has served as an architecture cornerstone of the Courthouse Plaza for over a hundred years. Buildings like this should be preserved so that our communities history can be represented.

Katie Loughmiller  
1621 Fishermans Ln  
Manhattan KS 66503

**From:** [Zollner, Patrick \[KSHS\]](#)  
**To:** [Fiore, Jamee \[KSHS\]](#)  
**Cc:** [Ringler, Katrina \[KSHS\]](#)  
**Subject:** FW: First Christian Church in Manhattan  
**Date:** Friday, June 18, 2021 12:10:09 PM

---

For the HSBR meeting letters file I guess.

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**From:** Kimberly Zito <kim.vlach@gmail.com>  
**Sent:** Friday, June 18, 2021 12:09 PM  
**To:** Zollner, Patrick [KSHS] <Patrick.Zollner@ks.gov>  
**Subject:** First Christian Church in Manhattan

**EXTERNAL:** This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Mr. Zollner,

I am writing to urge you to place the First Christian Church in Manhattan on the National Register.

This is too important of a building - especially in that section of Manhattan - to lose.

It is disgraceful that the county commission is working so diligently on destroying it without any genuine due diligence. Please get it on the register.

Thank you,  
Kim Zito  
1013 Cassidy Dr, Manhattan, KS 66502  
813-316-5463

## Fiore, Jamee [KSHS]

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**From:** Zollner, Patrick [KSHS]  
**Sent:** Saturday, July 31, 2021 9:48 AM  
**To:** Fiore, Jamee [KSHS]  
**Subject:** Fw: Former First Christian Church building, Manhattan, Kansas

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**From:** Jerri Garretson <writerjerri@gmail.com>  
**Sent:** Friday, July 30, 2021 10:08 PM  
**To:** Zollner, Patrick [KSHS] <Patrick.Zollner@ks.gov>  
**Subject:** Former First Christian Church building, Manhattan, Kansas

**EXTERNAL:** This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hello, Mr. Zollner,

I am glad that the Kansas Historic Sites Board of Review has agreed to review whether the former First Christian Church building in Manhattan is eligible to be placed on the Register of Historic Kansas Places, and possibly the National Register of Historic Places.

This church, remodeled over the years but well over 100 years old, is one of those classic Kansas limestone structures that are iconic in the state. When I was growing up in Manhattan, even as a child I appreciated the beautiful limestone courthouse, the Carnegie Library, the Kansas State University buildings, the Presbyterian Church, the limestone bank buildings downtown and the limestone homes scattered throughout the town.

Over the years, with 5th Street closed off and the Courthouse Plaza area becoming more elegant, I have appreciated that the historic buildings in that area have been kept, providing a beautiful continuity to the city.

The recent purchase of the former First Christian Church on the Plaza by Riley County represents an opportunity to preserve another of those iconic buildings. It is my understanding that the building is structurally sound. It seems to me that demolishing it to plant grass, perhaps hoping to build something in the future, seems a monumental waste and will probably result in either a temporary strip of green, a parking lot, or an eventual new, expensive building that won't have the same historic character. Since the county hasn't even, as far as I know, proposed a structure to replace it, it seems premature to me to destroy a sound building that might serve a renewed purpose.

I am aware that repurposing old buildings can be costly, but preservation tax credits can assist with that, I am reminded of how Nichols Gym at KSU was also scheduled for demolition until so much public sentiment saved it. While this church building is not as iconic a structure as the old "castle" on campus, it is still a part of the character of the city. People with imagination should be given a chance to find out first whether the building meets the criteria for a historic site, and second, whether it could be remodeled into a useful structure for the county.

Sincerely,

Jerri Garretson

(Author of "No Place Like Home - Growing Up in Manhattan, Kansas 1948-1964)

<https://www.amazon.com/gp/product/B097SMRFWN>

## Fiore, Jamee [KSHS]

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**From:** Zollner, Patrick [KSHS]  
**Sent:** Tuesday, August 03, 2021 9:13 AM  
**To:** Fiore, Jamee [KSHS]  
**Cc:** Ringler, Katrina [KSHS]  
**Subject:** Fw: First Christian Church

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**From:** Dede Brokesh <edldbrokeh@gmail.com>  
**Sent:** Monday, August 2, 2021 11:18 PM  
**To:** Zollner, Patrick [KSHS] <Patrick.Zollner@ks.gov>  
**Subject:** Re: First Christian Church

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Patrick:

After sending my previous note to you, I see that I needed to provide more information with my name and location. My name and address are Dede Brokesh, 3005 Wilson Dr., Manhattan, KS. We have met at State historic preservation conferences. I was on the Manhattan Historic Resources Board for six years, one year as chair.

Sincerely,

Dede

On 8/2/2021 11:14 PM, Dede Brokesh wrote:

> Dear Patrick Zollner:

>

> I support historic preservation listing for the First Christian Church

> in Manhattan. I understand that the Kansas Historic Sites Board of

> Review will be reviewing the nomination on August 7, 2021.

>

> To me, it is very nice to be able to view the arched stonework of the

> 1908 church from three sides. Also, the 1960's addition is

> distinctive for that time period. The location of the building fits

> with the Riley County Courthouse complex grounds by forming connecting

> architectural massing and complimentary stone work to the other stone

> buildings on the site. If the building were removed, these

> distinctive features and the character of the outdoor spaces would be

> lost.

>

> Also, it is interesting to learn that someone who worked in my office

> at Kansas State University Facilities Planning, Ray Lippenberger,  
> designed an addition to the building.  
>  
> It is imperative that the Board make a decision on the nomination on  
> or before August 7, 2021. The Riley County Commission has voted to  
> try to demolish the building by August 7, 2021. I have not seen a  
> notice in the local newspaper to proceed with the complete demolition  
> other than asbestos removal by that date; however, I have been  
> out-of-town and not updated on the bid-letting process.  
>  
> Thank you for your consideration of the possibility of saving this  
> structure with historic preservation listing.  
>  
> Sincerely,  
>  
> Dede

A letter to the Historic Sites Board of Review c/o Deputy SHPO Patrick Zollner for  
August 7, 2021

Dear Members of the Historic Sites Board of Review,

The Manhattan/Riley County Preservation Alliance, Inc. (M/RCPA) would like to express its support for the register nomination of the First Christian Church in Manhattan, KS.

The M/RCPA is a 501 c 3 organization, founded in 1994. It currently represents a membership consisting of seventy-nine families and three businesses. The website address is [www.preservemanhattan.org](http://www.preservemanhattan.org). M/RCPA newsletters are published six times a year and are available to the public on the website. The organization is also active on social media. The M/RCPA provides programs and other activities throughout the year for its members and the public. The organization has a long history associated with historic preservation, and it has provided preservation leaders at the state level in the past.

The First Christian Church has been an important part of the Manhattan community for more than a century. The original building was designed by J. C. Holland, who designed the adjacent Riley County Courthouse, several other courthouses in Kansas, and at least one other church. Constructed of limestone, the church was intentionally designed to be harmonious with neighboring substantial stone buildings: the Riley County Courthouse and Carnegie Library. Architect A. F. Wickes designed an addition in 1938 for educational space, and Ray Lippenberger designed an addition and renovations that occurred in 1962. Lippenberger skillfully incorporated 1960s architectural trends with the original building. In the early 1980s, the street in front of the First Christian Church was vacated in order to create a pedestrian plaza, and the church has served as the western anchor of this urban plaza in the decades since.

The First Christian Church was purchased by Riley County in 2020. Riley County had discussed the possibility of purchasing the former church for a number of years, but it was always unknown whether the building would ever be for sale and if it was, whether the County would be the successful buyer. The three county commissioners who were serving at the time of the 2020 purchase made no decisions regarding what Riley County would do with the building. The former church is now owned by the citizens of Riley County, which created the opportunity for the public to nominate the building. The M/RCPA consulted with the State Historic Preservation Office (SHPO) for guidance. SHPO's response was that because the building may be eligible for listing on a register, the M/RCPA should prepare a nomination, which it did. Manhattan's Historic Resources Board voted to draft a letter of support of the nomination based on the recommendation of City of Manhattan staff.

It is the M/RCPA's understanding that two of the three Riley County commissioners object to the nomination, seemingly lacking critical information about registry listing, including the positives such as the recognition that listing provides as well as potential financial benefits. On April 29, 2021, a member of the M/RCPA's Board of Directors addressed the Riley County Commission and urged commissioners to seek accurate information about registry listing from SHPO. On May 10, 2021, Brent Bowman, who is a local architect who developed a space needs study for Riley County in the past (last updated in 2012), told commissioners he would like to re-look at the church with a "more holistic view" and "for adaptive use."

The M/RCPA would like to express its appreciation of the preservation community and the process for considering a property for registry listing. The M/RCPA believes the First Christian Church is worthy of

registry listing and would like to urge the Historic Sites Board of Review to make a determination about the building's nomination based on the criteria for evaluation, and if it meets the criteria, to list it.

Sincerely,

Kathy Dzewaltowski, Board of Directors  
Manhattan/Riley County Preservation Alliance  
P. O. Box 1893  
Manhattan, KS 66505

[mrcpanewsletter@gmail.com](mailto:mrcpanewsletter@gmail.com)  
[www.preservemanhattan.org](http://www.preservemanhattan.org)

Patrick Zollner  
Deputy State Historic Preservation Officer

Mr. Zollner:

I'm writing to you both as a citizen of Riley County and an elected County Commissioner in support of the application to the historic register of the First Christian Church, now owned by the citizens of Riley County.

I was present at the May, 2020 meeting of the Riley County Commission when they purchased the property, sign unseen, and questioned the actions of the commissioners. I was campaigning to replace one of them at the time. They voted at the end of their term in 2020 to pass the decision for the future of the property to the incoming commission. I was surprised at the time that they didn't demolish it in the 8 months prior to the seating of the 2021 commission if that's what they intended at the time of purchase.

In January, after being sworn in, I knew that we would have to address the issue in the 2021 session, and began searching for various possibilities for the building. I visited other historic properties in the county that had been renovated and repurposed, and sought the advice of a local architect specializing in historic properties, the Dean of the KSU Dept. of Architecture, the local Preservation Alliance, developers, and other citizens of the city and county. My purpose was to bring this information to the other two commissioners and have an educated discussion on the future of this historic building. Kathy Dzewaltowski and Dean DeNoble came before the commission on April 29<sup>th</sup> and urged the commission to take some time to consider the use and fate of the building. The chair of the commission asked for the original architect, Brent Bowman, to come before the body and review his studies from 2006 and 2012. He did so a week later and suggested that he could do an updated study. On the same day, the director of public works made a short presentation stating that the building needed to be demolished and the lot planted to grass (with no logical reason). The chair of the commission called for a vote on that day with no consideration given to the possibility to preserve and repurpose the building.

A question has been raised in the two commissioner's letter to this committee as to "why the church was not included in the city's historical district?" I have heard that it was because the church was not a business or a public building at the time. Whether or not this was the case, it doesn't pertain to the issue before this board.

After several years of sitting vacant, there is no sign of pest infestation, water damage, structural problems or deterioration and I have yet to see an itemization of any maintenance costs. The county approved removal of asbestos and bids are to be reviewed in the coming weeks.

Originally I had been interested in the 2009 church structure and how it could be saved, but after many visits to the interior and exterior, study of the architectural plans from 1961 and in reading the history and evolution of the structure, I am convinced that renovation and repurposing for the entire building is the best plan going forward. I have gone on record against demolition and will continue to do so.

In closing, I would strongly support the application for the First Christian Church, Manhattan, KS, to be placed on the state and national registers of historical places. Thank you for your time and consideration of this historic and beloved building in our community.

Kathryn G. Focke  
429 Stone Glenn Drive  
Manhattan, KS 66503  
785-313-0663



July 30, 2021

Kansas Historic Sites Board of Review  
c/o Patrick Zollner, Deputy State Historic Preservation Officer  
6425 SW 6<sup>th</sup> Avenue  
Topeka, KS 66615-1099

Mel and Jan Borst  
1918 Humboldt Street  
Manhattan, KS 66502

Reference: Manhattan's former First Christian Church nomination support.

Dear Chair Schneider and Members of the Kansas Historic Sites Board of Review,

We believe Manhattan's former First Christian Church building is a valuable historic public asset worthy of its nomination to national and state historic registers.

The building's examples of architectural and community development heritage are highly visible from all directions – including the striking Poyntz Avenue views of the original 1908 building's S and W elevations in conjunction with the 1905 Courthouse and 1904 Carnegie buildings; the studios 1938 N classroom addition along with the 1908 W elevation and upper N building elements as observed from Humboldt Street; and the modern 1962 E facade and office addition's stately presence on the Courthouse Plaza.

The significance of the building's architectural value and future was apparent when Riley County and Manhattan planners prominently included it in the 1981 Courthouse Plaza design. It is noteworthy the County Office Building's entry facade and foyer designs complement the plaza-opposite 1962 church entry facade's vertical masonry openings and soaring open foyer and staircases.

We were pleased when Riley County was able to purchase the property last year and agree with the county's space consultant's recent recommendation to take a fresh look at utilizing the facility's space for county use. \*

Indeed, one can observe how the building's historic volume, massing and natural lighting could be used to provide excellent public meeting spaces and offices. During a recent tour of the building, it was also observed how the three distinct eras of the building's masonry construction provide very stable interior conditions despite having no HVAC during and perhaps prior to county ownership. \*\*

We support the preservation and public use of the former First Christian Church building and encourage you to recommend its nomination to the National Register of Historic Places and the Register of Historic Kansas places to make both possible.

Sincerely,  
Jan and Mel Borst

\* One can better understand the consultants insightful and perceptive planning recommendations as well as the ensuing unscheduled vote to demolish the property by viewing the May 10, 2021 Riley County BOCCC Meeting via You-Tube starting at the 2:45 time stamp.

\*\* Other observations include no signs of water intrusion except a small ceiling leak stain at the corner of one of the 1963 addition skylights as well as no evidence of a break-in or occupancy.

## Fiore, Jamee [KSHS]

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**From:** Zollner, Patrick [KSHS]  
**Sent:** Thursday, August 05, 2021 10:24 AM  
**To:** Fiore, Jamee [KSHS]  
**Subject:** FW: Riley County/Manhattan Christian Church Historic Site Nomination

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**From:** Teresa Sanborn <teresa\_sanborn@ascension.org>  
**Sent:** Thursday, August 5, 2021 10:23 AM  
**To:** Zollner, Patrick [KSHS] <Patrick.Zollner@ks.gov>  
**Subject:** Riley County/Manhattan Christian Church Historic Site Nomination

**EXTERNAL:** This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Mr. Patrick Zollner,

I am in favor of the former Christian Church building (recently purchased by the Riley County Commissioners) being nominated and listed on the National Historic Sites/Registry. I am not in favor of the demolition of this building that was designed and built in the same style as the Riley County Court House and the Carnegie Library.

Thank you for representing those of us in favor of preserving our historic buildings. I am 68 years old and have lived 64 of those years here in Riley County.

Sincerely,  
Teresa Sanborn

### CONFIDENTIALITY NOTICE:

This email message and any accompanying data or files is confidential and may contain privileged information intended only for the named recipient(s). If you are not the intended recipient(s), you are hereby notified that the dissemination, distribution, and or copying of this message is strictly prohibited. If you receive this message in error, or are not the named recipient(s), please notify the sender at the email address above, delete this email from your computer, and destroy any copies in any form immediately. Receipt by anyone other than the named recipient(s) is not a waiver of any attorney-client, work product, or other applicable privilege.

August 5, 2021

Patrick Zollner  
Deputy Director  
State Historic Preservation Office

Dear Mr. Zollner,

I am an Assistant Professor of Architecture with Kansas State University, the 2021 President of the American Institute of Architecture Kansas Chapter, and a Manhattan resident. I am writing you in support of the application to seek listings, on state and national registers, for the First Christian Church a 115 N 5<sup>th</sup> Street. As you are likely aware, the original wing of the building dates to 1909 with a late 1930s addition and a later 1962 wing facing east to the space north of the courthouse with a handsome glazing-infilled colonnade designed by the notable local architectural firm led by Ray Hutchins and Ray Lippenberger.

As a practitioner, scholar, and advocate for mid-twentieth century U.S. modern architecture with a particular focus on preservation and building reuse, it is my opinion that this building group merits the attention that historical listings may garner. Additionally, the building serves a positive urban role; in addition to fronting and creating an important edge to the space north of the courthouse (though currently use for parking, it should be considered part of Courthouse Plaza), the building also serves as one of four corner anchors for the block between 6<sup>th</sup> and 5<sup>th</sup> (currently an access drive), granting a sense of cohesion to a block otherwise mostly pockmarked with surface parking.

Summarily demolishing historic building fabric to be replaced by yet more surface parking, oft-mentioned in recent City Commission discussions, is an untenable scenario, especially as the surrounding parcels are already consumed with such lots. Historical listings will not, of course, guarantee survival of the building but should invite more options for reuse while enhancing the perceived value of this to the those controlling its future and the general community, something the building definitely merits.

Thank you for your consideration,



Michael Grogan, AIA Kansas President  
Assistant Professor, Kansas State University Department of Architecture  
202 S MLK Jr Dr  
Manhattan, KS 66502  
617-840-8930



# FORWARD

DESIGN | ARCHITECTURE

08.05.2021

Patrick Zollner Deputy Director  
State Historic Preservation Office

RE: First Christian Church Manhattan

I'm writing to you in regards to the Application for State and National Listing of the Manhattan First Christian Church at 115 N 5<sup>th</sup> Street. As background I am an Architect in Kansas City that specializes in Historic work on post-war architecture. In addition to this I am a design and History professor at Kansas State University. I am currently working on a State Survey of post-war architecture in Manhattan, Kansas. This building is one of the identified properties in our survey. It is not only an architecturally significant example of the architectural design of the period, but it also acts as an important edge to the urban fabric of Poyntz Avenue. In recent years many examples of post-war architecture in Manhattan have been lost. It seems this building although unoccupied is in servable condition and an adaptive reuse could be found. It is for these reasons that I am writing this letter of support for the application for the First Christian Church, Manhattan, KS, to be placed on the state and national registers of historical places. Thank you for your time and consideration.

Regards,

A handwritten signature in black ink, appearing to read 'Chris Fein', with a stylized, flowing script.

Christopher Fein, AIA NCARB  
Principal FORWARD Design | Architecture,  
Assistant Professor KSU APD