



Preservation *News*

Kansas Preservation Alliance, Inc.

2nd Quarter 2009



Preserving the Past to Enrich the Future Since 1979

KPA

Board of Directors

Rahim Borhani
Manhattan

Bobbie Bower
Leavenworth

Christie Carl, Vice President
Abilene

Norman Chambers, Vice President
Independence

Randle Clark
McPherson

Joy Coleman, Vice President
Topeka/Lawrence

LeeAnne Hays, President
Leawood

Janine Joslin
Leawood

Bobbi Miles, Treasurer
Smith Center

Robert Pomeroy
Newton

Judith Reynolds, Secretary
La Crosse

Jean Schodorf
Wichita

Randal Steiner
Wichita

Executive Director
Dale Nimz
Lawrence

Endangered Sites Program
Kate Haun
Olathe

Advisory Board

Barbara Anderson
Manhattan

Marti Crow
Leavenworth

Tim Degginger
Topeka

Dennis Enslinger
Kansas City

James Parrish
Topeka

Trustee & Honorary Board Member
Bernd Foerster
Manhattan

**National Trust for
Historic Preservation Advisors**
Vance Kelley
Topeka

Daniel Serda
Kansas City, Kansas

A Message

from the President

Minneapolis, Kansas is a lovely town of about 2000 residents about 25 miles north of Salina. It features many well-preserved historic homes and a main street that boasts a remarkable number of substantially intact 19th century structures.

The Parker House Hotel (ca. 1887) is a dominant feature of Minneapolis' main street. According to the nomination form recently submitted to the Kansas State Historical Society in support of its nomination to the Register of Historic Kansas Places, it is a massive two-story building featuring various architectural influences, including Queen Anne and Richardsonian Romanesque, the character-defining features of which include a decorative metal cornice, brick corbelling below the cornice, and round arches. Historically, the first story of the Parker House was used for commercial purposes and the second floor served as office and residential space, including hotel rooms and apartments.

The Parker House has been the focus of a lot of attention, both positive and negative, for nearly two years. The current owner of the building has not been able to undertake necessary renovations and the Parker House has suffered significant deterioration over the years. The Minneapolis City Council eventually took steps to demolish the building, which was opposed by the owner and a group of community supporters.

By early 2008, the KPA's preservation rangers, including board members Randy Clark, Rahim Borhani, and Christie Carl, became involved. They visited Minneapolis to examine the building and provide guidance to the supporters of the structure.

The community supporters, with the help of KSHS staff, submitted the nomination of the Parker House to the Historic Sites Board of Review for consideration at its May 9, 2009 meeting. Happily, the nomination was accepted and the Parker House is now listed on the Register of Kansas Historic Places.

For the past year and a half, the Parker House has been the subject of numerous contentious discussions at City Council meetings. On April 14, 2009, KPA board members LeeAnne Hays and Christie Carl appeared at the City Council meeting, the agenda for which included bids for demolition, which had been earlier solicited by the City. Hays and Carl joined Minneapolis residents who were also in attendance to advocate for preservation of the Parker House.

After much lively discussion between the opponents and proponents of demolition, the City Council eventually agreed to table the award of a demolition contract pending the May 9 decision of the Historic Sites Board of Review.

After being informed of the decision of the Historic Sites Board of Review, the City Council determined at its next meeting on May 12 that no action would be taken for the next month with respect to demolition, and that its sole concern at this juncture was the safety of the building. According to City Attorney Rob Walsh, the City Council will likely rescind its demolition order upon receipt of a plan to address exterior safety issues.

The story of the Parker House Hotel is not over, but it appears that the City Council has taken a positive new direction. Thanks to the determination of local supporters, and with the assistance of the Kansas preservation community, the Parker House Hotel has a chance for a new life to benefit the town of Minneapolis.

LeeAnne Hays, President

Cover photo, Castle Tea Room, Lawrence.

The Road Turns

By Judith Reynolds

In the first installment of this recounting of KPA's thirty years of history, I told you about the auspicious beginnings of the organization and also about the challenge grant that the National Trust for Historic Preservation awarded KPA in the summer of 1982. In his successful application for that grant, Richard Wagner identified KPA's four primary goals as education, information, research, and lobbying. From its inception KPA had been operating with only its membership dues as funding. If there were to be programs in these four areas, more money would be needed.

KPA was one of the many grass-roots, statewide, private, nonprofit preservation organizations that were created in the U.S. beginning in the 1970s. These organizations were developed to inspire and support historic preservation throughout their states. Their work is parallel to the work of their government counterparts, the State Historic Preservation Offices, but is performed in a different context. The SHPOS, which are part of the executive branch of each state's government, are charged with implementing federal law and enforcing and administering federal programs throughout their states and are restrained, not only by their funding and staffing, but also by the official limitations of their work. The statewides, using private funds, operate with greater latitude. The National Trust for Historic Preservation has played a prominent role in the support of statewide preservation organizations and as part of that role has strongly encouraged statewides to work cooperatively with their State Historic Preservation Offices. Richard Wagner had also stated in the grant application that KPA sought to augment the work of the Kansas SHPO in assisting local communities in their preservation efforts.

One of the conditions of the National Trust's challenge grant was the hiring of an executive director. During the first three years of KPA's history, the officers and other board members had performed the various duties and responsibilities. When the challenge grant was awarded, the board voted to initiate a search for an executive director, who would be paid to accomplish, among other things, an increased membership. The board also envisioned that this executive director might do some fund-raising as well. By the end of October of 1982, KPA had received the first \$5,000 of the challenge grant. Unfortunately for KPA at that time, both Richard Wagner and Gordon Davis announced their resignations from the board in order to take jobs in other locations. Wagner was one of the founding members and Davis was responsible for the cooperation between KPA and the Kansas Museums Association that had resulted in joint meetings and seminars that were strengthening to both organizations. No KPA executive director had yet been hired although seven candidates were being interviewed. The board had discussed in several successive board meetings dividing the state into regions for administrative purposes, but had concluded that an executive director would be necessary before such an ambitious program could be carried out.

The fourth president, who had accepted the presidency in good faith that October of 1982, succumbed to a crisis of confidence and resigned in February of the following year. No minutes of meetings under this president are included in the records, but apparently the vice-president was not willing to serve as president. (Later the president resurfaced and reported that he felt that KPA had lost sight of its mission and was spending all of its efforts trying to meet the challenge grant.) At a board meeting held at the end of February, Nora

Pat Small of the State Historic Preservation Office, an ex officio member of the board, announced that she and other staff of the state office were willing to help make the arrangements for the awards ceremony that was scheduled for Preservation Week in May. The April 1983 newsletter written by Michael Shaw sounded a call to arms to save the fledgling organization. In his lead article he wrote, "The continuation of the Kansas Preservation Alliance is in jeopardy. We desperately need board members, as well as others who may be interested, to attend the meeting on April 16 to help fan the sparks into the flames that will insure continued life for the Kansas Preservation Alliance." Those present at this crucial meeting were Bernd Foerster, Steve Hanschu, Jerry Harper, Carolyn Huebner, Michael Shaw, Jackie Smith, and Nora Pat Small. Robert Puckett of the Sedgwick County-Wichita Historical Museum was discussed as a possible new president for the organization. Mr. Puckett accepted the position in April. The awards ceremony in May was a success. Twenty-eight nominations were received and fourteen awards presented. However, the board did not find an executive director until August of 1983. Sadly, he was not an accomplished fundraiser and by the beginning of 1984 the organization's funds had all been depleted by paying his salary. Even worse, the treasurer reported that if he paid all of the bills that were due, there would be a negative balance in the funds.

Jerry Harper, legal counsel to the board, sanctioned a period of dormancy for the organization. This period of dormancy was necessitated by the fact that both the president and the vice-president had temporary commitments to the National Trust that prevented their fulfilling their duties to KPA. The period of dormancy ended when Clark Strickland, Regional Director of the National Trust, organized a December 1984 meeting of the KPA board. By then the membership had declined to 80 and the bank account held only \$90. Plans for carrying on were discussed and the board members decided to rally and give it a try. Bob Puckett resumed the presidency. Clark Strickland assisted Michael Shaw in presenting fifteen Preservation Awards in the spring of 1985 and continued to provide support to KPA through the years that followed. In June of 1985, Carolyn Huebner, who had served as a KPA officer since 1982, was elected president and Ann Strecker was elected treasurer. These two volunteered for a dozen years as secretary and treasurer, managing the correspondence and business of the organization. Michael Shaw continued to edit the newsletter for sixteen years, producing the vital means of communication between the board and the membership and between KPA and other preservation entities in the state. Jerry Harper was legal counsel to the board and primary organizer of the awards ceremonies until 1988. Bernd Foerster remained as an advisor to the board of KPA over the years. These were the stalwarts who made it all work during the difficult years.

By the end of 1985 KPA had achieved organizational stability. Funds were increasing slowly. Brad Mayhew became the president in October of 1986. The annual meeting held in September 1986 at Kansas State University honored Bernd Foerster as former KSU Dean of the School of Architecture and Design, a Trustee of the National Trust for Historic Preservation, a Fellow of the American Institute of Architects, and a founding member of KPA. A separate KPA fund to promote preservation activities was established in his name and would remain inviolate, used only for appropriate preservation purposes. KPA took off like a lumbering B-29, overloaded with its responsibilities, but headed for some altitude and a cruising level. Once it was up there, it was going to encounter some incredible vicissitudes.

Judith Reynolds has served two terms on the KPA Board of Directors. She is a published author and holds a Masters Degree from the Appraisal Institute.

KU Completes Campus Heritage Plan



by Dale Slusser

A stroll down Jayhawk Boulevard on the University of Kansas campus demonstrates the importance of historic preservation. One first may be drawn to the wonders of the fine stone detailing on Dyche and Spooner Halls, and then with the sound of the class whistle find oneself swept up in a tide of students and carried along past the classical facade of Lippincott, the Collegiate Gothic style Watson Library, and Strong, Marvin and Lindley Halls, just to call out a few of the many fine examples of historic architecture. In addition to the fine red tile roofed buildings of campus, shade trees and flowers as well as framed views off the hill out to the horizon all add to the special atmosphere of the historic core of the KU campus.

Recognizing the value of the campus environment as a part of our regional heritage and the lives of hundreds of thousands of graduates and citizens of the State, and the special care required to steward this resource, the University of Kansas applied to the Getty Foundation in early 2006 for funding to craft a campus heritage plan. A project team was assembled in the spring of that year, shortly after the \$130,000 award was granted, which included landscape and historic preservation consultants as well as a broad representation of campus and city leaders. Local preservation organizations the Lawrence Preservation Alliance and Historic Mount Oread Friends were also represented on the project team.

The report was completed in March of 2008. It begins with analysis of three major periods of campus development and goes on to include descriptions of key campus features, buildings and landscapes eligible for listing on the National Register of Historic Places, recommendations for how to incorporate change and growth with minimal impact to historic resources, and specific treatment recommendations for zones of the historic campus. At over 400 pages, the report builds an overwhelming case for the stewardship of KU's historic campus and is available online at www.dcm.ku.edu/planning.

The Campus Heritage Plan documents how a cultural landscape gives us a sense of place and reveals our relationship with the land and built environment over time. Not simply an examination

of historic architecture and landscapes, the analysis of campus development explains how cultural factors impacted the growth of the campus and how both architecture and landscape were viewed and valued over time. Although focused on the KU campus, the Campus Heritage Plan demonstrates the significant role that all college campuses play in our history.

From the beginning, the goal was to provide KU decision makers with a tool to understand how proposed change to the historic core of campus would impact historic resources. Moreover, beyond listing historic elements, strong arguments based on the history of the campus were included that detail why individual aspects of campus are important to the overall historic character. On a college campus, change is inevitable and it is crucial to be able to provide leadership with detailed information about development impact so that the best decisions can be made to protect cultural assets.

Action items recommended in the report include restoration of Jayhawk Boulevard and replanting street trees to once again provide an arched canopy; an effort to recapture hilltop views to the horizon by selective removal of overgrown vegetation and the use of alternative planning concepts; increased attention to Marvin Groove, Prairie Acre, the Class of 1943 Recreation Area and other landscapes; and, preparation of detailed restoration and maintenance plans for outstanding historic structures.

The Campus Heritage Plan is viewed as the first step of building a new culture of stewardship of historic landscapes and buildings on campus. From this point forward, campus leadership has an ability to more accurately evaluate the impact of development on the campus to protect the best of our history. The Campus Heritage Plan will have a tremendous impact on the protection of the KU campus far into the future.

The Campus Heritage Plan is also available online at: www.dcm.ku.edu/planning

Dale Slusser, Assistant Vice President, KU Endowment, University of Kansas, is a KPA member.

Award for Excellence Winners

At the 30th Anniversary Celebration June 4, 2009, the Kansas Preservation Alliance will present fourteen awards for excellence in historic preservation. Categories for awards may include preservation, restoration, rehabilitation, reconstruction, and preservation advocacy efforts. The awards presentation and celebration is provided by the generous financial support of Raming Window Systems, St. Louis, Missouri, and Mid-Continental Restoration, Fort Scott, Kansas. Additional support provided by Christie Carl Architecture, Abilene, Kansas, and Borhani Associates, Manhattan, Kansas.

The Castle Tea Room Project in Lawrence will receive a



Castle Tea Room, Lawrence

The C. L. Hoover Opera House Project in Junction City will receive a Medallion Award for Rehabilitation. Constructed in 1898 and donated to the city in 1982, the building was rehabilitated to provide a venue for arts and entertainment activities. Bowman, Bowman, and Novick was the project architecture and design firm. Orazem and Scalora provided engineering services. First Management, Inc. was the general contractor. Central National Bank provided financing for the project.



Interior, Junction City Opera House

The Northeast Junior High Project in Kansas City, Kansas will receive a Medallion Award for Rehabilitation. Designed and built in 1922-23, the former school was rehabilitated as an income-adjusted elderly housing project. Pioneer Group developed the project. Treanor Architects was the project architecture and design firm. Straub Construction was the general contractor. Engineering services were provided by Bob D. Campbell & Company, Latimer, Sommers & Associates, and Uhl Engineering.

Medallion Award for Rehabilitation. Built in 1894, the building was threatened when it was purchased by Libuse Kriz-Fiorito in the late 1940s. This limestone building was rehabilitated by the Libuse Kriz-Fiorito Historic Foundation, Jim Dillon, president-treasurer. CP & Associates was the project architecture and design firm. Structural engineering was provided by Norton & Schmidt and mechanical/electrical engineering by Hughes Consulting Engineering. The building now has an innovative geothermal heating and cooling system. Gene Fritzel Construction Company was the general contractor. Christy Davis was the historic preservation consultant for the project.



Northeast Junior High, Kansas City, Kansas

The Chase County Courthouse Interior Project in Cottonwood Falls will receive a Medallion Award for Rehabilitation. Constructed in 1871-1873, this is the oldest functioning courthouse in Kansas. Rehabilitation restored the courtroom and preserved character-defining features while making the building usable as a modern courthouse. The Chase County Commissioners and the Chase County Courthouse Preservation Committee led the effort. Treanor Architects was the project architecture and design firm. Bob D. Campbell & Company provided engineering services. Emporia Construction Company was the general contractor. The USDA Rural Development program provided financial support.



Chase County Courthouse, Cottonwood Falls

The Eagles Lodge #132 Project in Wichita will receive an Honorable Mention Award for Rehabilitation. Constructed in 1916 and enlarged in 1921, the building was vacant and threatened with demolition before it was rehabilitated. Jerry White was the property owner and developer. Ed Murabito provided architecture design services. Hentzen Contractors was the general contractor. Christy Davis was the historic preservation consultant.



Eagles Lodge Building, Wichita

The Lanesfield School Project, Edgerton vicinity, will receive an Honorable Mention Award for Rehabilitation. Work on the 1869 building included stone masonry restoration, window replacement, and exterior wood restoration. The historic school is administered by the Johnson County Museum, Mindi Love, director. Treanor Architects provided architectural design services. JE Dunn Project Solution served as the general contractor and Mid-State Restoration restored the stone masonry.



Lanesfield School, Edgerton vicinity

The Minisa Bridge Project in Wichita will receive an Honorable Mention Award for Rehabilitation. To preserve the colored Carthalite ornamented parapets required construction of a new bridge within the shell of the original structure. The city of Wichita and the Kansas Department of Transportation funded the project. Parsons Brinckerhoff and the city Public Works department provided engineering services. King Construction was the general contractor and the Oakland Avenue Craftsman Company was the preservation sub-contractor. Preservation planners Kathy Morgan and Barbara Hammond consulted on the project.



The Minisa Bridge

The Thayer State Bank Project will receive a Certificate of Honor for Rehabilitation. The project included brick masonry repointing and restoration of historic wooden windows. Jason Adams represented the owner. William Morris Architects was the architectural design firm. Mid-Continental Restoration was the general contractor and Patrick Wood Construction was a preservation sub-contractor.

The Fairfax Bluffs Apartments Project in Kansas City, Kansas will receive a Certificate of Honor for Rehabilitation. Constructed in 1943 to house civilian and government worker in the wartime aircraft industry, this 48-building complex was adapted for contemporary affordable housing. Garrison Development Company administered the project for the owner, Fairfax Housing Partners LP. Wilson Darnell Mann was the architecture and design firm. Construction Dynamics and Fauss Builders were the general contractor. Rosin Preservation was the historic preservation consultant. sub-contractor. Preservation planners Kathy Morgan and Barbara Hammond consulted on the project.



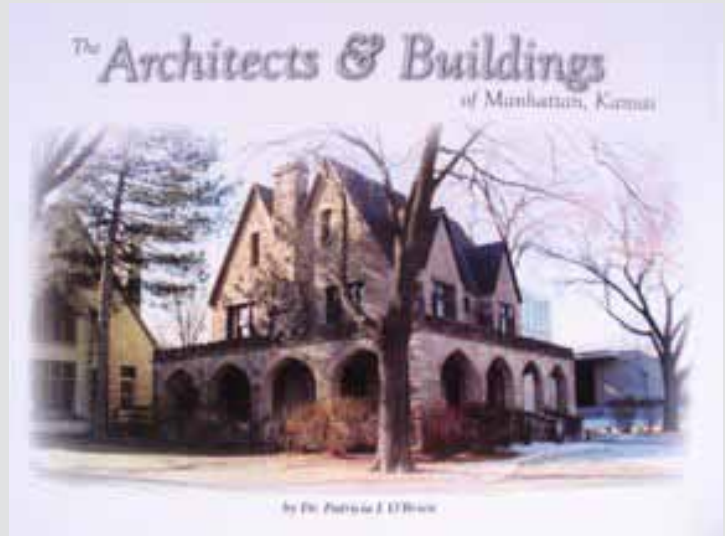
Fairfax Bluffs Apartments, Kansas City, Kansas

The Pot Rack Project in Leavenworth will receive a Certificate of Honor for Rehabilitation. This commercial building constructed in the late nineteenth century was completely rehabilitated. The owners were Oliver and Kathryn West. Gastinger, Harden, Walker Architects was the architecture and design firm. LVB Contracting was the general contractor. Mid-American Bank & Trust provided financing.

Preservation Advocacy Awards

will be presented to the
University of Kansas

for preparation of a Campus Heritage Plan (see related article in this issue of Preservation News), to Dr. Patricia J. O'Brien, the Abilene Heritage Homes Association, and Pedro Irigonegaray, Topeka, and Shelley Hickman Clark, Lawrence, attorneys for the Friends of Bethany Place. Dr. O'Brien organized an extensive database of information about historic buildings in Manhattan. In 2008, she published *The Architects and Buildings of Manhattan, Kansas*.



The Abilene Heritage Homes Association hosts an annual holiday tour of historic homes and has carried out a number of other programs to help preserve the historic character of Abilene.

With the assistance of Irigonegaray and Hickman Clark, the Friends of Bethany Place sued and won a lawsuit against the city of Topeka to prevent the construction of a parking lot on the site of the original campus of Bethany College.

INSIGHTS FROM PAST KPA PRESIDENTS

by Christie Carl

As part of celebrating the Kansas Preservation Alliance's 30th anniversary, the Board sent interview questions to twenty-one past Presidents who served between 1979 and 2009. Eleven of them shared their thoughts and insights. Several of the past presidents were asked to join the organization because they participated in historic preservation meetings and conferences or because of their membership in local historic preservation organizations. But all had a deep commitment to historic preservation and volunteerism.

While serving, past presidents accomplished a considerable amount throughout the state. Several helped launch downtown development, Kansas Main Street, and historic theater preservation programs. They also lobbied for state historic preservation legislation, the protection of historic properties from demolition, and presented awards for excellence in rehabilitation and preservation.

During the past thirty years, KPA leaders developed a close working relationship with the staff of the Kansas Historic Preservation Office. As a public advocacy organization, the Alliance supports the office's continuing efforts to administer and support historic preservation in Kansas. With this partnership, the Alliance has matured and made great strides as an organized force for historic preservation.

Considering the future role of the Alliance in the next thirty years, past presidents gave this advice. "Kansas preservation is tied to economic preservation of small towns and family farms, along with reinventing a cultural identity that sustains the residents in those areas. For larger towns, maintaining the vitality of the historic cores is important along with sensitivity to buildings and landscapes in the path of development so that preservation

is viable. Also, KPA should honor the best choices of communities, the individual heroes, and continue to empower preservationists in technology and policy issues" (Brad Mayhew, 1986-1987). "The work to save historic properties is often local, but it is very important to have a state and national context and network for this work" (Marci Francisco, 2000-2001). "KPA needs more press, visibility and credit. Communities need to be informed of its work and possibilities" (Dudley Toevs, 1993-1995).

Future challenges for the Alliance are fundraising, political advocacy, and continuing preservation education with children, property owners, and public officials. A critical foundation for the Alliance's past and future success is membership support throughout the state. Networking with other historic and preservation oriented organizations as well as the design and development professions also very important to build partnerships. "An active and involved membership is the core of KPA's future success" (Bob Puckett, 1983-1985). "The KPA will not survive without membership. I hope that in the future more and more Kansans will become converts to the gospel of historic preservation as a powerful tool for economic development, as well as for the aesthetic and cultural good of their communities" (LeeAnne Hayes, 2007-2009).

Of the past presidents who participated in the KPA 30th interviews, a majority are still involved with historic preservation. Some are retired but don't let that word fool you. KPA presidents are engineers, architects, attorneys, a teacher, librarian, lobbyist, city manager, and Kansas Senator. KPA has been very fortunate to have such talented individuals attracted into the state's historic preservation organization of choice.

Christie Carl, AIA, is a KPA Board member and vice president for education.

“Lawrence Modern” Today:

Interview with Tom Harper

by Dale Nimz

Interviewing Tom Harper, Lawrence realtor, on May 11, I learned valuable lessons about creating a social group and the importance of Modern architecture. Recently named salesperson of the year by the Lawrence Board of Realtors (see www.tom-harper.com), Tom is the principal organizer of “Lawrence Modern,” a group of local residents who appreciate mid-twentieth century architecture, design, and lifestyle. He explained how the group originated and how it has grown (currently, approximately 135 people receive e-mail notices of meetings). Even though Lawrence Modern is primarily a social group, Tom and other members have helped preserve several distinctive examples of Modern architecture in Lawrence. Because Modern designs are so different from the historical styles and forms that came before, American architecture from the mid-twentieth century is just beginning to win attention from the historic preservation community. As these buildings age, familiar issues of maintenance, alteration, and new development affect their preservation.

Lawrence Modern began with Tom’s personal interest in mid-century modern houses. After living in his own mid-century modern home for about two years, Tom offered two well-preserved homes from the 1950s to some of his clients. Although these homes were essentially intact, they needed work and Tom’s clients didn’t choose them. Despite that, Tom concluded, “whoever bought these two homes, I want to meet.” In fact, both of the couples that purchased the home were architects who admired Modern design. After exchanging visits to each other’s houses on Sunday afternoons and discussing their plans for rehabilitation and why they liked Modern architecture, they decided, “let’s do this every quarter.” That set the pattern for Lawrence Modern gatherings. The group expanded as Tom noticed visitors at open houses for Modern homes who were excited about their special features. Eventually, the group needed a name and chose “Lawrence Modern.” Lawrence Modern has met every quarter for nearly seven years.

Owners of individual Modern houses have hosted Sunday afternoon gatherings with food and drink and described the history and architecture of their homes as well as the renovations and additions that have made the houses more functional in the twenty-first century. In the meetings, the home owner (along with the architects and contractors involved) is central—“telling the story of the home, what they’ve done or plan to do.”

As the group has developed, Modern enthusiasts have toured single homes and groups of houses clustered around a particular cul-de-sac. The next Lawrence

Modern event on May 29-30 will celebrate the return of Robert Hess, one of Lawrence’s first modern architects, to the town. Hess began his career in 1949 while a student in the University of Kansas, School of Architecture. He designed several homes in Lawrence before moving to Santa Barbara, California, in 1952. Hess will discuss his designs in Lawrence at a reception May 29 and the group will tour two significant homes he designed on Saturday afternoon May 30.

Perhaps the most important outcome of the Lawrence Modern meetings has been the organized attention focused on residences and other buildings that might not be recognized as significant in architectural history and community development. Tom’s interest in preservation began with writing a nomination for the Double Hyperbolic Paraboloid House. This unique house was listed on the National Register in 2007. Located in a neighborhood south of the University of Kansas campus, it was designed 1956 by Donald L. Dean, associate professor of civil engineering. The house has an innovative saddle-roofed form with alternating corners ascending and descending. Points low to the ground form the support bases for the soaring roof. Dean experimented with the form to create a low-cost house. It cost only \$18,000 partly furnished and had as much finished floor space as a conventional house costing \$36,000.

Tom Harper sold the double hyperbolic paraboloid house, a “beautiful structure” and he decided that it was “the most important residential Modern building in Lawrence.” With the approval of the new owners, Tom prepared his first National Register nomination for the residence as a means to point out its importance to the community.



Double Hyperbolic Paraboloid House, Lawrence

Ecumenical Christian Ministries (ECM) Building located near the northeast boundary of the University of Kansas campus. Tom had attended meetings in the building and thought that it was “a really beautiful space.” Designed by Kiene and Bradley Architects, the ECM Building was completed in 1960. The building first served as the Presbyterian Campus Ministry. In 2007, the building was threatened when developers of a new high-rise hotel project across the street offered to demolish the building. With the approval of the ECM governing board, Tom wrote a National Register nomination documenting the architectural history and the building’s association with the social history of the peace and justice movement in Lawrence. That nomination was approved by the Kansas Historic Sites Review Board in February, 2009.

One more ongoing preservation project in Lawrence is the Santa Fe Railroad Depot, opened 1956. Designed by Warren Corman and Warren Jones, this Modern style building has a prominent flat roof with overhanging eaves and native stone walls contrasting with an innovative aluminum window wall. Currently, the Depot Redux organization is working on a plan which would allow the city of Lawrence to purchase the building from the Burlington Northern Santa Fe Railroad and rehabilitate the structure. The building would be maintained as the Amtrack station in Lawrence. Meanwhile, Tom Harper and other fans meet once a month on Sunday afternoon to clean windows and floors and generally keep the Depot looking good for travelers

From residences to railroad depots, fans of Lawrence Modern have added an important new dimension to local historic preservation planning. Modern buildings are significant because the period of growth after the Depression and World War II is



Ecumenical Christian Ministries Building, Lawrence

significant in American history and architectural history. After the war, Americans were ready to live differently and they wanted convenient, well-designed houses. Many buildings and neighborhoods from this period face an important point of transition. They are approximately fifty years old and the need for renewal creates positive and negative possibilities. By focusing attention on these buildings, the members of Lawrence Modern will help more people understand and appreciate Modern design.

Thank You to Our New and Renewing Members!

Individual/Family

Dale & Vicki Churchman
James & Peggy Donovan
Oliver & Rebecca Finney
Alice Hill
Mary Ann Kohfeld
Alfred Mattson
Bobbi & Bruce Miles
Marcia & Dick Rinehart

Friend

Mr. & Mrs. Duane L. Fager

Professional

Christie Carl
Clark Architecture
John Coultis Associates
Tom Harper
Marsh & Company, P. A.
J. F. McGivern, P. A.
Dale Nimz
Brenda Spencer

Participating Partners

Clearwater Historical Museum
Glasco Community Foundation
Johnson County Museum

Organization and Municipalities

Brown Grand Theatre,
Concordia
Franklin County
Historical Society
Kansas Barbed Wire Museum
City of Salina Heritage
Commission
City of Wichita, Metropolitan
Area Planning Department
Preservation Opportunity Fund

Patron

Linda and Larry Glasgow

Benefactor + Gift

Merrill A. Joslin

Sponsor, Awards Program

Christie Carl Architecture
Mid-Continental
Restoration, Inc.
Raming Window Systems, Inc.

ask listen solve

Commerce Bank's Tax Credit Division
is proud to be a sponsor of the
Kansas Preservation Alliance Newsletter

We purchase Historic Tax Credits.

Our forward commitments may assist
with your financing.

Peter T. Noonan
Senior Vice President, Manager
816-234-2361
peter.noonan@commercebank.com



Commerce Bank
Member FDIC



call click come by

commercebank.com

Executive Director's Report

Not long after I began working as KPA Executive Director in March, I participated in a "Perfect Storm" conference call organized by the National Trust for Historic Preservation (NTHP). The "perfect storm" is created when a flood of new stimulus dollars intended for "shovel-ready" projects hits the economy at the exact moment when state governments are responding to widespread budget deficits by slashing (or eliminating) funding for historic preservation programs. This conjunction is creating a situation that both threatens historic resources and offers unprecedented opportunities for their rehabilitation. The NTHP has addressed this problem on their website with several articles including "Stimulus 101: What It Means for Preservation" and "Historic Preservation as Stimulus." For more information about the topic, see <http://www.preservationnation.org/resources/public-policy/perfect-storm/case-studies/>.

Weatherization and the argument against replacing historic windows is just one of the examples in this unfolding story. A new third edition of *Working Windows: A Guide to the Repair and Restoration of Wood Windows* is now available. With the expertise of Dennis Brown and Mike Goans, Lawrence, the Kansas Historic Preservation Office has produced five instruction videos on window repair for the "do it yourself" homeowner. (See <http://www.kshs.org/resource/windowrepair.htm>.) In fact, reusing and retrofitting existing buildings can reduce carbon emissions dramatically and reinvesting in our older and historic communities should be an integral part of a sustainable future.

Late in April, Christie Carl, KPA Vice President, and I attended the NTHP Spring Partners Retreat in Denver, Colorado. We learned more about the state and national policy implications of the "perfect storm" and some valuable tips on fund-raising and financial management for non-profit preservation organizations. Another session focused on the preservation of Modern architecture with case studies from Salt Lake City, Utah, and Dallas, Texas. That day closed with a tour of three residential neighborhoods in Denver with outstanding examples of

Modern architecture. (See "Lawrence Modern" in this issue and www.modmid-mod.com and www.arapahoeacres.com for Denver and vicinity).

In Kansas, we have experienced our own difficulties with the perfect storm. Supporters of historic preservation testified against the proposed deletion of the environs review section of the state historic preservation act which eventually was tabled. But in a final budget bill, the Kansas legislature capped benefits available from the highly successful state historic preservation tax credit (see article in this issue). These challenges make it more important than ever to support the Kansas Preservation Alliance and the Kansas Historic Preservation Office.

Still my trip to Denver in late April convinced me that historic preservation now has deep roots in Kansas and won't be set back. From Lawrence I traveled to inspect the rehabilitation work at the Smith Center Bank (see article in this issue). I visited the Norton City/County economic development director who will supervise an upcoming preservation survey of downtown Norton, passed through Phillipsburg (a new addition to the Main Street program), and visited Heritage Trust Fund projects in Oberlin, Atwood, and St. Francis before taking Highway 36 to Denver. All across northwest Kansas, home-grown preservation projects are happening. Together as an Alliance, we can support and protect each other's efforts.



VISIBLE PROGRESS ON SMITH CENTER BANK PROJECT

By Dale Nimz

Contractors have completed key elements of the historic Smith Center Bank rehabilitation this spring. When I visited Smith Center on April 22, Tim Sutherland showed me the progress on repairing and re-painting the ornamental eave cornice, brick re-pointing and stone conservation, and, Tim's personal project, rebuilding and re-painting arched windows above the corner entrance and centered in the building's front west façade. William Morris Associates, Architects provided design and construction management services. The phase of the project is supported by a grant from the Kansas Heritage Trust Fund with matching funding by the Kansas Preservation Alliance.



Smith Center Bank, View from west

Legislature Makes Cuts to State Rehab Tax Credit Program

An unpredicted clause in the omnibus bill passed in the final late-night throes (May 9) of the 2009 Kansas Legislative Session will affect investment in both future and current preservation projects.

Until this sudden move, rehabilitation in Kansas seemed impervious to the woes that have recently plagued the construction industry. Since 2001, the rehab tax credit program has been a preservation and economic engine. In 2008 alone, the Kansas rehabilitation tax credit program leveraged \$25.6 million in private investment, generating a \$53 million economic impact and creating 1000 jobs. As the recession wears on, historic preservation projects offer a labor-intensive, sustainable and economical alternative to new construction.

In its effort to stem budget deficits, the Legislature made cuts to many tax credit programs. The effort to curb state rehab tax credits, however, resulted in unintended consequences. The omnibus bill capped the amount of state rehab credits that could be redeemed in each of the next two fiscal years (beginning July 1, 2009) at \$3.75 million. This represents a drastic funding cut of up to 70% of last year's tax credit allocations.

The legislation affects both current projects and new projects as follows:

* Current Projects -- The bill caps tax credit redemptions in fiscal years 2010 and 2011 at \$3.75 million. Tax credits that have been approved but not redeemed likely exceed this amount already. Taxpayers who have earned or purchased tax credits will be unable to redeem them until the cap is lifted.

* New projects -- With the backlog of projects jockeying for scarce funds, the cap will jeopardize the ability to allocate tax credits for new projects. Without assurances that tax credits can be redeemed in any given year, investors and syndicators will hesitate to commit to purchasing the credits, thereby limiting the capacity of property owners to finance projects.

The legislation may leave investors and syndicators holding the bag -- saddled with commitments to purchase tax credits with no assurances they can use them. The resultant uncertainty is likely to drive developers to greener pastures elsewhere and discourage property owners from contributing to the state's economic recovery by investing in their properties.

The Kansas Legislature is set to take a final vote on the omnibus bill when it returns to Topeka for final adjournment (Sine Die) June 4. Developers and preservation professionals have been working to bring the error to the attention of legislators. If left uncorrected on June 4, the preservation community will continue to work closely with legislators in the interim.

A similar crisis was averted in Missouri, where a session-long effort among preservation advocates resulted in legislation that spared current projects and established an annual cap of \$140 million in state rehab tax credits.

This article was prepared by a knowledgeable KPA member.

PARTICIPATING MEMBER-PARTNER PROGRAM

As a member of KPA you can receive a 10% discount at museums across Kansas.

The following museums and historical societies are Participating Member-Partners.

Present your KPA membership card and receive a 10% discount on either the entry fee or in the gift shop.

Check our website: www.kpalliance.org as we continue to add additional sites to the list of Participating Member-Partners.

Butler County History Center

383 E. Central, El Dorado, KS 67042
www.kansasoilmuseum.org

Clearwater Historical Museum

149 North 4th, Clearwater, Kansas 67026
620.284.2444
Email: museum@sktc.net
www.clearwaterhistoricalsociety.com

Glasco Community Foundation

P. O. Box 572, Glasco, Kansas 67445
785.568.0120
Email: jnothern334@usd334.org

Historic Adobe Museum

P.O. Box 906, Ulysses, KS 67880
620.356.3009 Email: Ulyksmus@pld.com

Independence Historical Museum

123 N. 8th, Independence, KS 67301
www.independencehistoricalmuseum.org

Johnson County Museum

6305 Lackman Road
Shawnee, Kansas 66217
913.715.2550
Email: jcmuseum@jocogov.org
www.jocomuseum.org

Kansas Aviation Museum

3350 S. George Washington Blvd.
Wichita, KS 67210
www.kansasaviationmuseum.org

Kansas Cosmosphere and Space Center

1100 Plum St., Hutchinson, KS 67501
www.cosmo.org

Lyon County Historical Society

118 E. 6th Avenue, Emporia, KS 66801
620.340.6312

Mahaffie Stagecoach Stop and Farm Historic Site

1200 E. Kansas City Road,
Olathe, KS 66061
www.mahaffie.org

Morton County Historical Society Museum

370 E. Hwy 56, P.O. Box 1248
Elkhart, KS 67950
www.mtcoks.com/museum

National Orphan Train Complex

P. O. Box 322, Concordia, Kansas 66901
785.243.4471
www.orphantraindepot.com

Stanton County Museum

P.O. Box 806, Johnson, KS 67855
620.492.1526
Email: scuse@pld.com
www.scmuse.org

Kansas Preservation Alliance, Inc.
12120 State Line Road, Ste 128
Leawood, KS 66209

Non-Profit Org.
U.S. POSTAGE
PAID
Shawnee Mission, KS
Permit No. 386

STATEWIDE PARTNER
NATIONAL TRUST FOR
HISTORIC PRESERVATION

The Kansas Preservation Alliance, Inc.

Awards for Excellence Presentation and 30th Anniversary Preservation Celebration June 4, 2009

to be held during the 2009 Kansas Preservation Conference
KPA will hold its Annual Member Meeting
Prior to the Awards Ceremony
Dinner and Entertainment

5:30-10:00 p. m.

Kansas Museum of History, 6425 S. W. Sixth Avenue, Topeka, Kansas

Free to KPA members.

\$30 for non-members includes dinner and KPA membership

RSVP: info@kpalliance.org or 785.979.8398

Kansas Preservation Alliance



30TH ANNIVERSARY
1979 . 2009

Sponsored by Raming Window Systems and Mid-Continental Restoration
with additional support by C.Carl Architecture and Borhani Associates

Join us at the Kansas Preservation Conference, "Preservation in Times of Change," in Topeka, June 3-6, 2009.
Register now at <http://www.kshs.org/resource/preservationconf> or
City of Topeka Planning Department, 620 S. E. Madison, Topeka, KS 66607