Historic Preservation
Building Awards 2013

Commercial: Whole Building Restoration

330 Poyntz Avenue
Owner: Vault Ventures, LC
Contributors: Anderson Knight Architects; Capstone3D Development Group; Capstone3D Construction Services; Commerce Bank; Doug Schwartz (Capstone3D); Steve Springer (Lakins Metal Restoration); Larry Tiktemeier (Capstone3D); Timber & Stone
The interior and exterior of the historic Eames Building were extensively renovated. Original features of the building that were restored included millwork, windows, bank vaults, skylights, plaster walls, and the tin ceiling.

404 Poyntz Avenue
Owner: J & C Imaging
Contributors: Fox Home Innovations; Remodhull Resource
During the 1970s, the brick portion of the building had been covered with panels and painted white. The panels have been removed, and the original brick exterior has been restored, including the restoration of the stepped parapet roofline and the original upper window openings.
105 North Third Street – The Veldt Lounge
Owners: Douglas & Jinna Long
Contributors: Matt Hood; Mel’s Tavern DBA The Veldt Lounge
The interior space was completely renovated, which involved removing paneling, redoing walls, and replacing sagging ceiling tiles. The bar that has been a part of Mel’s Tavern since the 1950s was retained.

523 Houston Street
Owners: Michael & Judine Mecseri
The interior was completely renovated while retaining its historic character and many of its original features, such as original pocket doors.

1400 Poyntz Avenue
Owner: Julie Haynes
Contributors: Brent Bowman; Davis Brants
Improvements to the house involved reconfiguring the front porch and adding French doors. Interior renovations included updating the kitchen and the bathroom.
109 North Ninth Street
Owner: APV Rentals
Contributor: Phil Vering
The house had fallen into decline in recent years, particularly the front porch, which had become extremely dilapidated and was potentially in danger of collapsing. The current owners have renovated the interior, restored the front porch, and completed the transformation with a fresh coat of paint.

1000 Sunset Avenue
Owner: GJL Real Estate
Contributors: The Ebert Mayo Design Group; Schultz Construction
The new apartment complex was recognized for being compatible in its mass and scale with the surrounding neighborhood, which varies from larger fraternities and dormitories to smaller residential structures.

1101 Moro Street
Owner: GJL Real Estate
Contributors: The Ebert Mayo Design Group; Ron Fowles Construction
The new mixed-use building was recognized for its design and choice of materials that are complementary to the surrounding historic brick structures in Aggieville.
Commercial: Addition

428 Houston Street
Owners: Daniel & Gretchen Winter
Contributors: Davis Brants; Tim Clark; Ron Fowles Construction
An addition that blends with the building’s Art Deco style was added to the north to expand the office space and to create a new entrance. The interior was also renovated and reflects the Art Deco style.

Commercial: Maintenance & Preservation

1022-1026 Sunset Avenue
Owner: GJL Real Estate
Contributors: Joan’s Painting; JS Sign & Awning
The apartment complex was recognized for being well-maintained and for exterior updates, which included newly painted shutters and new awnings to freshen and enhance its appearance.

931 Leavenworth Street
Owners: Kail & Becky Katzenmeier
Contributors: Capstone3D Construction Services; Timber & Stone
Many of the house’s original Craftsman architectural details were intact, and the new paint scheme showcases them. A rear exterior staircase and extra door were removed to restore the exterior to its original appearance.

The photos are courtesy of Michael Mecseri.
Private: Addition

1906 Leavenworth Street
Owners: Steve & Deborah Saroff
Contributors: BHS Construction; Randy Glessner; Bruce McMillan
AIA Architects; Timberline Cabinetry & Millwork
An addition was added to the rear to create a master bath on the second floor and a new kitchen on the main floor. The addition complements the original Tudor style of the house.

501 Laramie Street
Owners: John Starney & Michelle Iseman
Contributors: Beth Dringenberg; Glessner Construction; H & H Contracting; Mead Lumber
A new garage was established in a manner that’s compatible to the style of the 1890s house, which is constructed of brick and shingle siding. The garage features the same materials of brick and shingle siding to harmonize with the house.

Private: Maintenance & Preservation

530 Osage Street
Owner: Vintage Faith Church
The congregation remodeled the interior of the church with help from volunteers from around the Midwest to meet the needs of a modern congregation. The neighbors also appreciate having an active and dynamic church in the neighborhood, which has improved and enhanced the surrounding area.
Private: Whole Building Restoration

508 Sunset Avenue
Owner: Zeta Tau Alpha Fraternity Housing Corporation
Contributors: Helix; Nabholz Construction; Cynthia Byars Courtney; Martha Gorum Jackson
The Zeta Tau Alpha house underwent extensive renovation inside and out, which included a new dining room and elevator, to create comfortable and updated living space for a modern sorority and in keeping with the modern style of the 1940s building.

204 South Delaware Avenue
Owners: Michael & Sarah Wesch
Contributors: Ben Duell; Timber & Stone
Built in 1938, the house in the past had been updated in the 1960s style, including the application of wide siding. The siding was removed and replaced with wood siding, and a 1960s recreation room was repurposed into a kitchen in a style that fits the 1938 house.
1920 Sunset Lane  
Owner: Bruce McMillan  
Contributors: BHS Construction; Custom Wood Products; Duerfeldt Painting; Williams Decorating  
Built in 1950, the modern, Usonian inspired house was barely visible through the undergrowth. The interior and yard were extensively renovated, including the removal of paneling, updating the kitchen, new appropriate flooring, exterior painting, and extensive work on the overgrown yard. The photos are courtesy of Bruce McMillan.

100 South Manhattan Avenue  
Owners: Tim & Adena Weiser  
Contributors: BK Electric; CBMI; Imperial Construction; Wood Floor Specialists  
Constructed of formed concrete blocks in 1905, the house was in need of many repairs. The owners stabilized the foundation, repaired exterior cracks, rebuilt the side porch, added a new roof, new wiring, and new plumbing, and completely updated the interior.
1969 Barnes Road – Rocky Ford School  
Owner:  Riley County Historical Society  
Contributors:  Economy Carpentry, Painting & Concrete; Wildcat Guttering & Exteriors, Inc.; Dick & Arlene Elkins; Alvin & Edna Williams; Arlene Hopkins Memorial  
Built in 1903, the one-room schoolhouse was added to the National Register in 2012. The Historical Society replaced the roof, repaired the plaster, completed interior and exterior painting, added gutters, and completed tuckpointing.

The photo is courtesy of the Riley County Historical Society.

Public: Community Enhancement

USD 383 Facilities  
Owner:  USD 383  
Contributors:  Gould Evans Associates; Manhattan Architects Collaborative  
Voters approved a $97.5 million bond to improve the district’s schools, which needed to be expanded due to increased enrollment, and which were also in desperate need of repairs. USD 383 was recognized for the improvements made to all of the district’s facilities and the decision to reinvest in them. Improvements included new additions, asbestos removal, updated fire safety and security systems, improved heating and cooling systems, and structural reinforcement in historic buildings.
2333 Oak Street – Sunset Zoo  
Owner: City of Manhattan  
Contributors: Sunset Zoo Staff; National Builders; WDM Architects, P.A.  
Sunset Zoo was a WPA project built in the 1930s. In 2009, voters approved a sales tax increase to construct an education facility. The new facility complements the historic stone portions of the zoo, and improves and enhances visitors’ enjoyment of the zoo.

Exemplary Service to Historic Preservation

Edna Williams

The Manhattan/Riley County Preservation Alliance was pleased to present the Exemplary Service to Historic Preservation Award to Edna Williams, in appreciation of her more than 50 years of service and dedication to historic preservation. For almost 30 years, Edna has served as the Curator of the Wolf House Museum, located at 630 Fremont, and in that position, she has conducted extensive research, developed educational programs, and supervised numerous restoration projects at the Wolf House. Her work has given our community many quality educational opportunities for children and adults and has preserved an important historic structure.

In the first restoration project at the Wolf House supervised by Edna, a back bedroom was repapered and the woodwork of the room was refinished. A new heating and cooling system was also installed. Other projects included re-stalling the dining room’s pocket doors, installing a new, historically appropriate roof, and incorporating six-over-six-pane windows to make the house more closely resemble its original appearance. A major restoration project took place in 2002 when the entry foyer and upstairs and downstairs hallways were fully restored with new wallpaper, repainted woodwork, replacement of the stair railing, new light fixtures and rugs. Edna has said that following the completion of the foyer and hallways’ restorations, it was apparent that the rest of the house needed to be restored to the same level of detail, and
the restoration project that she had thought might take 10 years to complete, had many more years and projects ahead of it to be completed. In the years since the foyer and hallways were restored, the Wolf House’s parlor, dining room, and west bedroom have undergone extensive restorations, with Edna’s overseeing the work and assisting in the historical research to ensure the restorations were historically accurate. The east bedroom is currently being restored, and following the completion of the east bedroom project, all of the rooms in the original portion of the house will have been restored and all under the guidance of Edna Williams.

Throughout all of the restoration work at the Wolf House, Edna helped research the appropriate restoration treatments, supervised all work and helped document all changes for future researchers. In order to fund the restoration projects, Edna held fund raising events annually, including yard sales, dessert theater performances, book sales, and homes tours. Edna also organized a “Friends of the Wolf House” group to solicit donations and has helped write three successful Caroline Peine Charitable Foundation grants to fund restoration work. The fundraising efforts organized by Edna have provided most of the money available for improvements at the Wolf House Museum.

In addition to supervising the restoration of the Wolf House, Edna has developed many educational programs that have promoted historic preservation. Over the span of approximately 30 years, Edna has coordinated bus tours to historic sites, historic homes tours, presented educational talks to organizations and school groups, and worked with KSU students. Edna developed award-winning exhibits at the Wolf House, including “The Riley County Home Front,” which depicted life in Riley County during World War II, and “Life at the Turn of the Century: 1900 Revisited,” which was showcased in 2000 in honor of the millennium. Possibly Edna’s best known educational program is the annual tour of the Wolf House developed for fourth grade students, with all area fourth graders attending. Started in 1994, the program has been ongoing for almost 20 years. Edna redesigns the program every two years to ensure that the program meets the Kansas history standards for education.

Edna has served as president and treasurer of the Riley County Historical Society, serves on the Riley County Historical Museum Board of Trustees, and was a founding member of the Manhattan/Riley County Preservation Alliance as well as served on the board. In 2006, Edna received the UFM Grassroots Community Education Award. In 2008, the Kansas Museums Association recognized her with a Distinguished Service Award. In 2013, Edna received the Daughters of the American Revolution Historic Preservation Award, which was the first time that a nominee of the local Polly Ogden Chapter has received this award in the chapter’s 100-year history.

In May 2013, the Manhattan/Riley County Preservation Alliance presented to Edna Williams the Exemplary Service to Historic Preservation Award in recognition and appreciation of her lifetime of dedication to historic preservation.

The crowd begins to gather for the Historic Preservation Building Awards at the Union Pacific Depot.