



MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

December 2023, Vol. 29, Issue VI

The M/RCPA hopes you enjoy this special edition of the newsletter, which features the projects honored at the Historic Preservation Building Awards held on Nov. 15 at Sunset Zoo's Nature Exploration Center. Ten projects were recognized, as well as special recognitions for Friend of Historic Preservation and for Exemplary Service in Historic Preservation.

The M/RCPA promotes the

preservation of historic resources in our community, and one of the ways our organization accomplishes this is by recognizing and celebrating the work done by property owners, architects, contractors, skilled artisans, and others.

The Historic Preservation Building Awards provide the community with its only local opportunity to honor achievements in historic preservation. Approx-

imately 43 entities were recognized for their involvement with the projects.

The M/RCPA was organized in 1994, and the first historic preservation awards occurred in 1998. The 2023 awards marked the 25th anniversary of the M/RCPA's first preservation awards.

Congratulations to all the honorees!

2023 Historic Preservation Building Awards

Whole Building Renovation

2365 Grandview Terrace

Owner: MOD LLC—David Miller

Contributors: Millwork by MOD, MOD Design + Build, Prairiestone

The 1950s home was renovated in keeping with its Mid-Century Modern style. The project involved updating the flooring, plumbing, electrical, windows, lighting, landscaping, and heating and cooling. New tile in the bathrooms was selected in a style that was compatible with the age of the house. Original built-ins in the dining room were



maintained as well as interior spatial relationships, which contribute to the appreciation of the home's original design. The main floor's mahogany ceiling, which is one of the house's most striking features, was untouched during the renovation project. The completed renovations beautifully enhance the home's distinctive features and maintain its historic character.

Both photos are courtesy of Colin Macmillanworks Fine Art Photography.



Adaptive Use

120 North Fourth Street

Owner: Community House LLC

Contributors: Anderson Knight Architects, BHS Construction, PKMR Engineers, Spencer Preservation, United Bank & Trust

Constructed during World War I to serve as a recreation center for service members and the community to use, the building's interior was extensively renovated to transform it to a mixed-use facility. The lower level and the former gym were repurposed to become co-working and office spaces. Residential apartments were created in other portions of the building. Historic features, including the basement fireplace, main staircase, and the volume of the gym space were maintained, which help to convey the building's historic past and function. The result is a building that blends modern conveniences with historic character.

The bottom photo is courtesy of Michael Henry Photography.

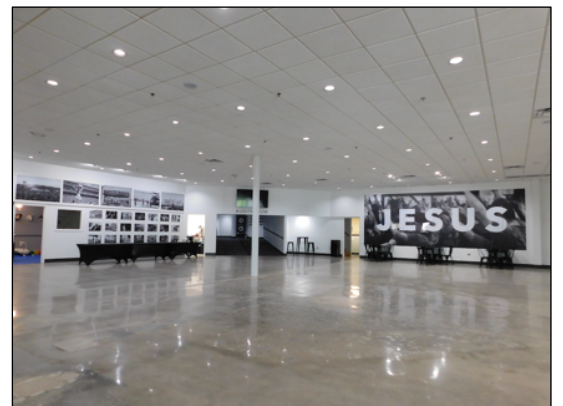
Adaptive Use

2610 Farm Bureau Road

Owner: Rock Hills Church

Contributors: Alternative Air, Alternative Electric, BHS Construction, Carpet 4 Less, Falley Painting, Finkle + Williams Architecture, Infinity Signs, Manko Windows, Tile is the Style

Originally a multi-plex theater, the building was purchased by Rock Hills Church in 2021, and the church then embarked on a renovation project to transform the former theater to meet the church's needs. The first phase of the renovations included an exterior facelift, a roof update, additional classroom space for children's services, a restroom remodel, and a lobby refresher. The church loves that the building was known for sharing stories and will continue to be part of the Manhattan community going forward.



The top photo is courtesy of Michael Henry Photography.

Accessory Structure

1400 Colorado Street

Owners: Brooke and Jesus Garcia III*Contributor:* Framework LLC

Lacking a garage for years, a new one-car garage with attached carport was established on the property. The garage was intentionally designed to be compatible and complementary to the existing 1920s bungalow. Design elements such as bead board and tapered columns



found on the house's front porch were replicated on the carport. The garage's front-facing gables match and harmonize with the architecture of the house. The garage is a charming addition to the property and an improvement to the surrounding neighborhood.

Infill

916 North Fifth Street

Owners: Kyle and Heather Hammes*Contributors:* D and I Plumbing, Heating, and Air; Miguel Estrada Concrete; Wayley Flooring and Remodel

This beautiful home was built in an older neighborhood and was purposefully designed to blend in and be compatible with the established neighborhood. The result is the house fits right in and looks like it's always been there. The house nicely complements its historic surroundings and is a wonderful addition to the neighborhood.

Community Enhancement

212 South Fifth Street

Owner & Contributor: Icon Investments LLC

Located within the Houston and Pierre Streets Residential Historic District, the 1927 bungalow had been targeted for demolition due to what was described as deteriorated conditions. With a new owner in charge, new landscaping was installed, exterior siding on the house and garage was repaired, a new garage door was installed, and the historic brick sidewalk was refurbished. Interior improvements included new paint on the main floor, removal of a basement apartment, and the



installation of a new heating and cooling system. A fresh coat of exterior paint completed the transformation from deteriorated to delightful.



Interior

1600 Humboldt Street

Owners: Todd & Teri Holmberg

Contributors: 785 Custom Flooring LLC, Penny Alonso, AsterHouse Design, Carpet One, Colp's Construction LLC

Built in 1924, the charming bungalow had been owned by members of the same family for nearly a century, making the current owners only the second family to call it home. Renovations included removing interior walls on the main floor while maintaining the original flooring, interior doors, and fireplace. The bedrooms were re-designed to create a master suite. The original tub and bathroom medicine cabinet mirror were kept, and the original sink was re-located to the master bathroom. New tile flooring was selected in a style to maintain the house's historic character. The unfinished basement was transformed into living space, a bedroom, a bathroom, and a laundry area. The renovations updated the interior for modern living while maintaining the charm of a 1920s cottage.

The bottom photo is courtesy of Rod Mikinski Photography.

Interior

Owner: Gray Lane Homes LLC

Contributors: Artzer Home Improvement, Framework Painting, Gray Lane Homes

The interior of this delightful Spanish Colonial Revival home was updated for modern living while maintaining its style and historic character. The exterior stucco was repaired and freshly painted. The tile roof needed a few repairs, which was accomplished by utilizing extra original roof tiles stored in the house for a perfect match. The original hardwood floors were repaired and refinished. The bathrooms were updated with new fixtures and tile. The kitchen received new cabinets, countertops, appliances, backsplash, and tile flooring in a manner that complemented the house's character and improved functionality. The original living room fireplace was maintained as was the tile in the foyer and on the stairway treads. New interior paint completed the renovations.

The bottom photo is courtesy of Emma Highfill Photography and features M Home Staging.

Neighborhood Award

2000 Block of Hunting Avenue

The neighborhood recognition honors residents' efforts to protect and preserve the historic character of the neighborhood. The residents researched their properties with the goal of using the research to



establish a local historic district. The new historic district not only helps to preserve the properties within its boundaries but also helps to increase the community's awareness and appreciation of the Mid-Century Modern style of architecture found within the district's boundaries.



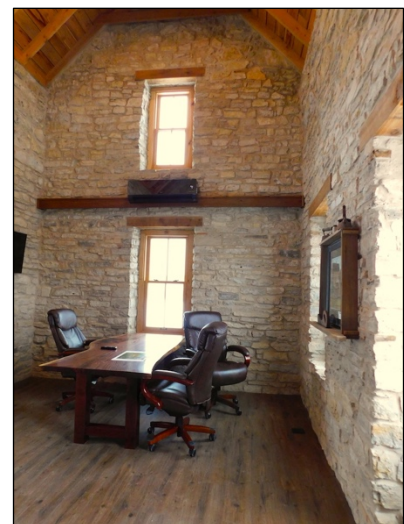
Patricia J. O'Brien Award for Historic Preservation

305 Front Street, Randolph, KS

Owner: Tuttle Creek Developers LLC

Contributors: Sean Padgett Masonry Inc., Wayne Lambert

Long abandoned, the 1870s stone farmhouse in northern Riley County had sat empty for decades until the current owners acquired it and began renovations. The failing roof was replaced, crumbling plaster was removed, and custom windows and doors were installed. The stonework was repointed inside and out, and the beautiful interior stone walls were left exposed. Electricity and plumbing, which the house had never had, were added as well as heating and cooling systems to accommodate a modern office. With the renovations completed, this local landmark is ready to last another 150 years.



About the Patricia J. O'Brien Award for Historic Preservation

Patricia J. O'Brien was a professor of archaeology at Kansas State University between 1967 and 1998. Upon retirement, Dr. O'Brien purchased and renovated the historic Lyda-Jean Apartment Building, located at 501 Houston Street, designed by prominent local architect Henry B. Winter. Dr. O'Brien researched Mr. Winter, and the project grew to include other well-known architects who were involved in the creation of Manhattan's built environment. Dr. O'Brien compiled her research into a book: [The Architects and Buildings of Manhattan, Kansas](#) (2008).

Over the years Dr. O'Brien maintained a long relationship with the M/RCPA. In 2006, she was recognized for her years of service with the M/RCPA's Exemplary Service in Historic Preservation Award. She went on to serve as president during 2008-2010. The M/RCPA's Board of Directors bestowed honorary lifetime membership upon Dr. O'Brien in 2011. She died on March 24, 2019.

In 2019, the M/RCPA's Board of Directors established the Patricia J. O'Brien Award for Historic Preservation, which is to be awarded to an individual, group, or organization that has gone to great lengths to preserve a cultural resource. The resource may include but is not limited to a building, structure, archaeological site, cemetery, park, or open space. For example, a worthy recipient may have renovated a structure that had been condemned, vacant for many years, or needed to be moved in order to preserve it, or the renovation project may have been one that no one else wanted to tackle. A worthy recipient may have also exhibited exceptional diligence in working to preserve an important cultural resource such as a cemetery or park.

Friend of Historic Preservation

The M/RCPA recognized Mel Borst for the many years he dedicated to advocating for the preservation of the Robert B. Docking State Office Building in Topeka.

The Docking Building is located adjacent to the Statehouse, and it housed the state's departments and offices. Completed in 1957, the Docking Building's architectural style exemplified many of the characteristics of the Modern Movement, and it was possibly the first public building in Kansas constructed in the Modern Movement style. The Docking Building was added to the National Register of Historic Places in 2022.

As the years went by, a lack of continued investment in the Docking Building meant that by the time of the Brownback administration, the building suffered from deferred maintenance, and state officials recommended the building be demolished. At the time, Mel was serving on the Board of Directors of the Kansas Preservation Alliance (KPA) and was the co-chair of KPA's Endangered Properties Committee. He became a vocal advocate for preserving and rehabilitating the Docking Building, and he worked to educate the public about the building's significance as a cultural resource. He worked tirelessly to keep legislators informed about the details surrounding the proposed demolition and advocated for other options to be considered. The Docking Building had been scheduled to be demolished in 2016, but efforts by Mel and the Kansas Preservation Alliance highlighted the exorbitant demolition expense and called into question the wisdom of demolishing this significant building.

The state contracted with an architecture firm to study the Docking Building, and the firm developed two rehabilitation options. In 2021, funds were earmarked for the full rehabilitation of the Docking Building. Then suddenly in the fall of 2021, a state senator floated the idea of completely demolishing the above-grade floors, which was an option that hadn't been fully studied, and the governor signed off on the demolition plan.

However, that wasn't the end. An advocacy group known as Plains Modern formed to request a judicial review of the process, and Mel was one of the founding members and served on the board. Unfortunately, the court ruling did not favor the Docking Building, and demolition began this year. Despite this, Mel continued to advocate for the Docking Building, and he personally hired a photographer to document the demolition process, which will allow future Kansans to learn about the building. He has also continued to advocate for preserving significant artifacts from the Docking Building.



Exemplary Service in Historic Preservation

The M/RCPA recognized D. Cheryl Collins for her lifetime of service in historic preservation. Locally, Cheryl was well-known for her extensive and invaluable knowledge of Riley County history.

Cheryl's relationship with the Riley County Historical Museum began in 1980 with her volunteering at the museum. She was later offered the job of archivist, and then became the director in 1988, serving in that position until 2021.

She was active in many history-related organizations at the local, state, and regional levels, including the Kansas Museums Association, Freedom's Frontier National Heritage Area Advisory Committee, Kansas Territorial Sesquicentennial Advisory Committee, and the Arts and Humanities Association of Manhattan. She was also the site administrator for the Goodnow House State Historic Site. In 2004, Cheryl was awarded the Kansas Museums Association's President's Award for her service to Kansas museums and for her board service.

In 1994 a handful of historic homes in Manhattan was in danger of demolition, and Cheryl had written a letter to the editor, encouraging the community to develop a plan for preservation. She wrote, "If you think of our town as a tapestry, our historic buildings give texture, color, and depth to the cloth. Each individual building may not be of critical importance, just as individual threads of a woven cloth may not be critical. But, removed thread by thread, building by building, the tapestry loses its texture, color, and depth. The tapestry becomes threadbare. Our whole community loses the physical, visual link with our past." She perfectly explained the importance of preserving older buildings, and her letter is just one example of her skill in making history and preservation relatable and understandable to everyone.

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She generously shared her knowledge through countless community presentations and tours. She had a talent for bringing history to life for audiences of all ages and for making the past interesting and relevant to our lives today. She helped us all better understand and appreciate how we connect to the people and places of Riley County's past.

Cheryl passed away on Sept. 15, 2021. She was a Riley County treasure and is greatly missed.

The M/RCPA is pleased to honor D. Cheryl Collins with the Exemplary Service Award in recognition of her lifetime of service in historic preservation and to our community.

Additional photos of each project are available on the M/RCPA's website, www.preservemanhattan.org.

Membership Renewal and Annual Meeting

Membership Renewal

It's time to renew your membership in the M/RCPA! Beginning with the 2023 membership year, the M/RCPA shifted its membership year to following the calendar year. This means as we get ready to welcome 2024 and celebrate the M/RCPA's 30th anniversary, it's time to renew.

The M/RCPA's Board of Directors hopes that when you're considering renewal that you will be reminded of what motivated you to become a member, why you are interested in preservation, and how you would like to be involved in the M/RCPA. The Board of Directors is always open to new ideas to keep our organization relevant, exciting, and dynamic, so don't hesitate to share your thoughts!

Annual Meeting

The Board of Directors is working on plans for the annual meeting of the membership, which will be held in early 2024. Watch for more information to come.

Manhattan/Riley County
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Follow us on Facebook, and check out our YouTube channel, featuring Historic Preservation Building Awards honorees.

The Board of Directors meets the third Thursday of the month via Zoom. Members are welcome to participate in board meetings. Contact the M/RCPA if you would like to participate in a board meeting.

Newsletter editor: Kathy Dzewaltowski

M/RCPA P.O. Box 1893 MANHATTAN, KS 66505-1893
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2023 M/RCPA Membership Roster

\$35 Historic Level

Barbara G. Anderson, Steven Brewer, Charlene Brownson, Randi Dale, Mike & Jan Danenberg, Nancy Danner, David & Jana Fallin, Wanda Fateley, Richard Harris, Katharine Hensler, Lisa Caitlin Highsmith, Melanie Highsmith, Kent Kellams, Phillip & Camille Korenek, Melissa Janulis, Steve Lee & Nancy Raleigh, Dawn Munger, Bill Pallett, Allana Parker, Jerry & Martha Powell, Gloria Juhl Raney, Roger & Virginia Reitz, Linda Rice, Lauren Ritterbush, Tom & Karen Roberts, Charlie & Sharlin Sargent, Frank & Mary Siegle, Alicia Stott, Catherine Tremblay, Ronald E. Wells, Ron & Dixie West, Nancy B. Williams, Judith Willingham

\$100 Preservation Level

Mimi Balderson, BBN Architects, Mel Borst, Dede Brokesh, Diana Caldwell, Preston & Diana Chapel, G. W. Clift, Darla Dreher, Gary Ellis, Paula Ellis, Calvin & Genie Emig, Chris Fein, Joe & Janette Gelroth, Michael Grogan, Jackie & Lisa Jones, Ann Kosch, John & Karen McCulloh, Dori Milldyke, Linda Morse, Philip Nel & Karin Westman, Debbie Nuss, Phyllis & Hannah Pease/Little Batch Company MHK, Mary Beth Reese, Donna Schenck-Hamlin, Brenda Spencer

\$125 Corporate Preservation

Colene Lind & Rex Fowles, Bruce McMillan AIA Architects PA

\$250 Landmark Level

David & Kathy Dzewaltowski, Larry & Linda Glasgow, Rick & Judy Glowiak, Mark & Ann Knackendoffel, Barbara Poresky, Kevin West & Alyn Pennington West/SNW Gallery and Custom Frames

Honorary Lifetime Members

Mel Borst, Enell Foerster (in memory of Bernd Foerster), G. W. Clift (in memory of D. Cheryl Collins)