



MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

June 2013

A Message From Our President

I hope you enjoy this special edition of the newsletter, which features the projects honored at the Historic Preservation Building Awards held on May 9th at the Union Pacific Depot.

Twenty-one projects were recognized, including commercial, private, and public endeavors. Approximately 80 property owners and professionals who contributed to the construction, renovation, or enhancement of the properties were presented certificates of recognition. The M/RCPA promotes the preservation of historic resources in the community, and one of the ways our organization accomplishes this is by recognizing and celebrating the work done by owners, contractors, architects, and others. The Historic Preservation Building Awards provides the community its only local opportunity to honor achievements in historic

preservation.

The evening's special event was the presentation of the Exemplary Service to Historic Preservation Award, which was presented to Edna Williams, long-time curator of the Wolf House Museum, in appreciation of her more than 50 years of service and dedication to historic preservation (see pg. 9-10 for more about Mrs. Williams' lifetime of service to historic preservation). Attendees of the program honored Mrs. Williams with a standing ovation.

The preservation community had much to celebrate during the preservation awards program, but barely one week later, the Kansas Legislature approved eliminating the historic environs review process, reminding us that the need to advocate for the preservation and protection of historic properties never ends.

The historic environs review process had provided a mechanism for reviewing changes to historic environs for the past 25 years. Manhattan's Historic Resources Board plans to discuss local options for historic environs, but many Kansas communities have no local historic commission to develop alternative strategies for reviewing changes to historic environs. The loss of the statute that applied statewide, regardless of the size of the community, will be potentially detrimental to historic environs.

The M/RCPA plans to advocate for establishing a local process that provides for the careful consideration of changes to historic environs. And, the M/RCPA will continue to celebrate all of the good things happening in historic preservation – we're already thinking about the 2015 awards!

Kathy Dziewaltowski

New Grant Opportunity

Historic Preservation Partners, Inc. (HPP), which is located in Topeka, is pleased to announce the creation of its Preservation Grant Program and solicitation for the first round of grant applications due August 1, 2013.

HPP's grants will offer a unique and flexible source of preservation funding. The Board of Directors will consider grant applications to assist in the stabilization, mothballing, and rehabilitation of historic properties. Stabilization and mothballing grants will address buildings that are in danger of decaying beyond repair or that need help to fund essential maintenance items to prolong the building's life while the owner develops a viable preservation plan. Rehabilitation grants will help finance small preservation projects that would not otherwise be feasible without outside assistance. The Board also will consider grant applications for funding a feasibility study, structural analysis, or development of a rehabilitation plan for prospective historic rehabilitation projects and applications from local or state historic organizations for educational classes, programs or events.

The maximum amount of grant that will be awarded to an applicant for a single project is \$15,000. Applications for this initial round of grants must be submitted on or before August 1, 2013. Beginning in 2014 and subject to available funding, HPP anticipates accepting grant applications semi-annually on March 1 and October 1.

An overview and guidelines about HPP's grant program, as well as the grant application, can be downloaded at <http://www.yourhistoricpartner.com>. For additional information, contact Rick Kready, HPP's President, at 785-290-0072 or at rick.kready@yourhistoricpartner.com.

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 photos are courtesy of Capstone3D.

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

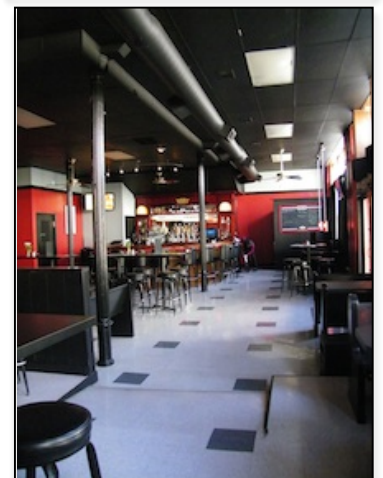
Owner: J & C Imaging
Contributors: Fox Home Innovations; Remodhull Resource
During the 1970s, the brick portion of the building had been covered with panels and painted white. The panels have been removed, and the original brick exterior has been restored, including the restoration of the stepped parapet roofline and the original upper window openings.

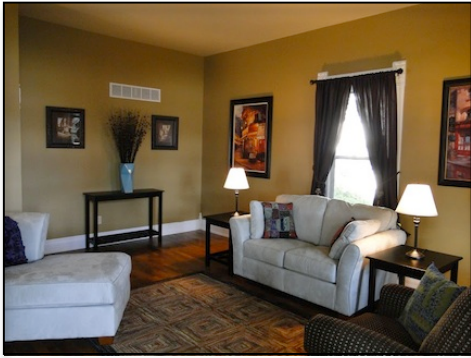
The photos are courtesy of J & C Imaging.



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.

The photos are courtesy of Michael Mecseri.



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.

The photos are courtesy of Julie Haynes.



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.



Commercial: Infill

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 Stamey & 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. The photos are courtesy of Michael Mecseri.



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 above 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.

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(continued from pg. 9)

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.