



# MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

June 2015, Vol. 21, Issue III

## Window Restoration and Weatherization Boot Camp

by Alyn Pennington West

This was perhaps the most educational four days of my life. The eighteen participants, mostly from Lawrence and Topeka, but one all the way from Des Moines, learned to remove windows from casings, replace glass, epoxy, remove lead paint safely, reglaze, rehang windows with new cording and weights -- everything needed to save the eyes of an older home. When we removed and stripped the 90-some-year-old windows on the second floor of Constitution Hall (built 1859) in Lecompton on Day One, in typical Kansas weather fashion, it soared to 80 degrees. Day Two, the wind blew, and Days Three and Four, it barely reached 50 degrees. It really made you appreciate the value of a well-maintained window.

Many of us know the joy of the fortuitous find tucked in the attic or cellar, that door or piece of woodwork or document of times past. Ours this week was the donation of about 50 window weights to replace the ones that had been removed some years back. We hoped they would be the right size. We weighed our sashes, and they came in at 13 lbs. To properly counterbalance a double-hung sash, you need weights equal to the weight of the sash -- half the weight on either side. The weights were marked 6 1/2 lbs. We believed them to be the original weights from Constitution Hall, and they were sitting in a local barn! It takes a town to save a building, and we felt the entire town was behind us. The Lecompton Historical Society, Kroger's Country Meats, Aunt Netter's Cafe, and the United

Methodist Church hosted us and made us feel wonderfully welcome.

Our workshop was sponsored by the Douglas County Heritage Conservation Council and the Kansas State Historical Society, which operates Constitution Hall. Bob Yapp, nationally-known preservation expert and owner of the Belvedere School in Hannibal, MO, was our instructor. He travels around the



country, offering workshops that both pass on his knowledge with hands-on experience and save historic structures. In addition to window information, Bob willingly passed on a wealth of additional preservation knowledge. He was always open to questions and had many entertaining stories to tell.

My top take-aways from my time in Lecompton are as follows:

Old windows can and should be saved. They are made from hardy, old-growth wood, and the energy has already been spent to make them, thus they are a much greener option than replacement

windows. For the cost of one replacement window, you can buy the materials to restore your existing windows. It does, however, take a lot of human energy and elbow grease to save your windows.

All windows need storms. This is an extra layer of protection for your windows. While original storms are great, aluminum ones are a viable and reversible option, unlike replacement windows.

Replacement windows will pay for themselves in 45 years. But their average lifespan is only 25 years! **Save the windows! They are the eyes of your house!**

Bob Yapp's next window workshop is at his school in Hannibal, MO, June 12-14. See [bobyapp.com](http://bobyapp.com) for more information.

Bob is hosting a Passive Wood Floor Restoration workshop in Tulsa, OK, May 29-31. Contact information is [kpack@cityoftulsa.org](mailto:kpack@cityoftulsa.org).

*Alyn Pennington West serves on the M/RCPA's Board of Directors.*



Above, workshop participants working on windows. Center, Alyn's restored window.

# Historic Preservation Building Awards 2015

## Whole Building Restoration

### *5020 Anderson Avenue*

Owner: Prairiewood Retreat & Preserve

\*Contributors: Capstone3D Development Group, Vicky Bell (Prairiewood Retreat), Dennis Hadley (Bank of the Flint Hills), Daemon Honeycutt (Capstone3D), Kail Katzenmeier (Capstone3D), Clayton Skaggs (Weary Davis LC), Larry Tiktemeier (Capstone3D), Lance White (Bank of the Flint Hills), Mike Widman (Charlson & Wilson)

Built in 1860-61, the limestone farmstead was the home of early pioneer Samuel Kimble, Sr. The recent renovation involved refinishing original oak and pine plank flooring, removing non-historic materials to reveal original milled rafter beams and hand-hewn lintels above windows and doors, installing an icebox inspired refrigerator in the kitchen, renovating bedrooms and bathrooms in a style compatible with the era of the house, reconstructing the staircase in its original location, restoring thousands of square feet of hand-stacked native stone retaining walls, repurposing the ruins of a burned barn into an outdoor space, and restoring a natural spring that runs through the property.

Photos by Rod Mikinski, courtesy of Capstone3D.



### *1719 Fairchild Avenue*

Owner: Anderson Bed & Breakfast LLC

Contributors: Capstone3D Development Group, Daemon Honeycutt, Larry Tiktemeier, Jim & Edie Van Maanen, Michael Mecseri, Nathan Schrock

Built in 1910 to serve as the parsonage of the First Congregational Church, the house features a limestone first floor, large clapboard-sided dormers, and a wraparound porch. For many years, the house had been apartments, and in 1970, the interior had been remodeled with the intention to make the interior resemble a nautilus. Throughout its many uses and remodels, the house's interior retained its original wood flooring and the majority of its wood trim, and the century-old exterior had not been altered. The recent renovation returned the interior to a style that's compatible with the house's blend of Arts and Crafts and European Modernism.

Photos by Rod Mikinski, courtesy of Capstone3D.



\*"Contributors" refers to professionals such as architects, contractors, interior designers, electricians, painters, etc.



### 402 Bluemont Avenue

Owner: Blue Earth Properties LLC

Contributors: BK Electric, Imperial Construction, Chris Williams

Acquired by the City of Manhattan, the Sophia Jarbeaux House was relocated on its existing lot to accommodate the construction of the Fourth Street and Bluemont Avenue roundabout. The house then sat vacant for a number of years and was used primarily for storage. When the city accepted a purchase offer in 2014, the new owners took on the task of updating the 1871 house, which included renovating the kitchen and bathroom, rebuilding the



staircase, repairing the walls and ceilings damaged by the move while simultaneously maintaining original curved plaster corners, and refinishing the hardwood floors. The result is the house is now a charming and inviting home.

Photos are courtesy of Tim and Adena Weiser.



### 429 Poyntz Avenue

Owners: Ward & Brenda Morgan

Contributors: BHS Construction, Bowman Bowman Novick Inc., Davis Brants, Tara Davis

The Credit Bureau building was constructed in 1911 and has been home to many companies, such as a music store, professional offices, and the Manhattan Credit Bureau. Due to vacancy, the building was in poor condition until the purchase by ICON Investments. After extensive renovations, the Credit Bureau building is now home to Hibachi Hut, a local Manhattan restaurant since 1959. The electric blue stools seat patrons along a sleek, reptile-patterned bar top, and the back wall shows off its history with exposed brick and original window cut-out. The basement is an executive dining space, rich with wood-paneled walls, and the outdoor back patio extends the casual, down-home feel to the outside. Wherever patrons dine in the Hibachi Hut, they're sure to feel that Southern charm with a modern Manhattan twist.

Photos by Michael Henry, courtesy of ICON Investments.



### *720 Poyntz Avenue*

Owners: Jeff & LeAnn Mathis

Contributors: Tracy Anderson, AIA; AsterHouse Design; BHS Construction; Master Landscape, Inc.; PrairieStone, Inc.

Built in 1912 by well-known Manhattan resident Barney Kimble, the two-story limestone house was renovated to become the home of Katie's Way, which provides behavioral health services for those ages 2-26. Renovations were completed with the goal of maintaining the house's original

structure and features.

Hardwood flooring throughout the house was refinished, and the interior woodwork and pocket doors were restored to their original appearance. Original plaster walls were repaired. A unique challenge was faced when the northeast section of the foundation was failing. In order to address this issue, the exterior stones were carefully removed and numbered in order to put them back in the correct sequence. The end result? The historic home provides a comfortable, homelike environment for providing care while preserving a valuable piece of community history.



### *1025 Humboldt Street*

Owners: Rodney & Susan Hummel

Contributor: Matt Pfeiffer

The 1905 house was in poor condition and vulnerable to being demolished if the current owners hadn't stepped in and renovated it. The house was lifted off its foundation, and a new foundation was established. The front porch was rebuilt.



A past bedroom addition was removed and replaced by a new kitchen addition. The 1940s kitchen cabinets and sink were salvaged and reused in the new kitchen. New wiring, plumbing, and insulation were installed. On the main floor, the house's original unpainted woodwork was intact and maintained. Original light fixtures and windows were refurbished, adding to the house's historic charm and character.





### *121 South Fourth Street*

Owners: Ward & Brenda Morgan

Contributors: BHS Construction, Bowman Bowman Novick Inc., Tara Davis, Ron Fowles Construction

The Marshall Theatre was constructed in 1909 by George Hopper and designed by Carl Boller. This 1,100-seat theatre was considered to be among the best theaters in the Midwest region during the early 20th century. The theater sold in 1921, becoming the first in the Dickinson Movie chain, but closed down in the 1950's. The Marshall Building has had a variety of occupants, ranging from department stores to city markets and has undergone many appearance changes. The latest renovation restored the Marshall Building to its original glory



and is now home to some of Manhattan's unique small businesses and offices.

Photos by Michael Henry, courtesy of ICON Investments.



### Interior

### *811 Osage Street*

Owners: Troy & Sara Fisher

Contributors: Riley Construction, Andrew Walter



The main bath of the 1910 Craftsman bungalow had been remodeled in the 1970s, resulting in the tub being replaced by a walk-in shower. Fortunately, the original cast-iron footed tub had been saved and relocated to the basement. With three men carrying it, the original tub was reinstalled in the main bath. A period appropriate black and white subway tile wainscot was added, and black and white hexagonal floor tiles were laid. A toilet salvaged from a Wareham house was installed. A new pedestal sink and period appropriate light fixtures complement the Craftsman style bathroom.





## Addition

### *321 North Sixteenth Street*

Owners: Kevin West & Alyn Pennington West  
Contributor: Borst Restoration

When Kevin and Alyn bought their house in 2005, they knew they would eventually replace the "Expanded Model-T" garage. They hoped a storm would knock it down, but no such luck, so in 2013, they had it torn down. The web offered inspiration for the design, and Mel Borst fleshed out the details, including an earthquake-rated front wall. A two-car



garage with storage

space would have taken over the small back yard, so Kevin and Alyn went with a one-car garage with an attached car port. The car port area is paved with driveway-rated bricks and doubles as an entertainment space. Alyn's favorite space is the potting room, as Kevin can't pile all his junk in front of her garden tools. The attic offers lots of storage room and has a window salvaged from the original garage. Also reclaimed was the hardware from the original sliding garage door, now used on the side access door.



Photos are courtesy of Kevin West & Alyn Pennington West.

## Community Enhancement

### *506 South Fourth Street*

Owner: Bethel A.M.E. Church  
Contributors: Box Lab, L. J. Builders, Timber & Stone, Wonder Workshop Children's Museum, the Help of Many Volunteers

The Bethel A.M.E. Church owned a bungalow, which had been vacant for a number of years and had no utilities. The church offered the house to the Wonder Workshop Children's



Museum to use rent-free for the next 20 years in exchange for

renovating the house and completing repairs. Renovations included installing plumbing, a water heater, a new furnace, and a new roof. A handicapped accessible ramp was added, and interior improvements included creating a handicapped accessible bathroom. An original built-in linen closet was preserved, and interior woodwork was maintained as much as possible. The once dreary, vacant house has been transformed into a bright and vibrant spot in Manhattan.



## Maintenance & Preservation

### *615 North Twelfth Street*

Owner: GJL Real Estate LP

Contributors: David Skeels Construction, Ron Taylor Construction, Eric Taylor

The exterior brickwork of the historic Aggieville building was in need of considerable repair. The west, south, and east walls were tuckpointed and waterproofed. New steel lintels above windows and doorways were installed. The bricks on



the north wall were pulling away

from the structure by as much as 8 inches. The entire north wall brickwork was removed and skillfully relaid in order to maintain the century-old intricate raised brick patterns.



Photos are courtesy of GJL Real Estate.

## Exemplary Service in Historic Preservation

The Manhattan/Riley County Preservation Alliance was founded in 1994 when a group of concerned citizens came together with the desire to do something about the ever-increasing number of historic buildings being demolished in the name of “progress.” Their goal was to educate the community about historic structures in order to develop an appreciation for and an understanding of why they should be preserved.

During the Historic Preservation Building Awards program, the M/RCPA’s original incorporators and initial board of directors were honored for having the vision to establish the organization more than 20 years ago and for paving the way in making the M/RCPA a strong voice for historic preservation in our community.

It is with great appreciation that we honor the contributions of the original incorporators and the initial board of directors to the founding of the Manhattan/Riley County Preservation Alliance in 1994. The honorees are as follows:

Lori Archer  
Jean Bigbee Hill  
Breta Bloomberg  
Jan Borst  
Mel Borst

Gary Ellis  
Linda Glasgow  
Barbara Hanks  
Diana Hatch  
George Kennedy

Stormy Lee Kennedy  
Marina Pecar-Krstic  
Dixie West  
Ron West  
Edna Williams

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

.....

## *2014-15 M/RCPA Membership Roster*

### **\$35 Historic Level**

Charlene Brownson, D. Cheryl Collins, Margaret Conrow, Clark & Nancy Danner, Beverly Fink, David J. Fiser, Joe & Janette Gelroth, Joann Goldstein, Corina Hugo, Jean Hulbert, Camille & Phillip Korenek, Ann Kosch, J & C Imaging/John & Cindy La Barge, Prof. Robert D. (Bob) Linder, Allana Parker, Lawrence & Mary Pollack, Gloria Juhl Raney, John & Mary Beth Reese, Linda Sue Rice, Tom & Karen Roberts, James E. Roper, Catherine Roy-Tremblay, Sharlin Sargent, Bill & Donna Schenck-Hamlin, Carolee Stark, Gary Stith, Bria Taddiken-Williams, Ron & Dixie West, Nancy Williams

### **\$100 Preservation Level**

Mimi Balderson, Mel & Jan Borst, Bowman Bowman Novick Inc., Jacqueline Brewer, Melvin & Randi Dale, John & Bonnie Devore, Gary & Paula Ellis, Wanda Fateley, Debbie Nuss & Brad Fenwick, Troy & Sara Fisher, Larry & Linda Glasgow, Judy Glowiak, Master Landscape Inc., John & Karen McCulloh, McCullough Development Inc., Bruce McMillan/Bruce McMillan Architects, Dori Milldyke, Linda L. Morse, Larry & Sandy Murphy, Karin Westman & Phil Nel, Marina Pecar-Krstic, Schrum Rentals LLC, Deborah Saroff, George & Julie Strecker, John & Joan Strickler, Chuck & Marsha Tannehill, Barbara E. Withee

### **\$250 Landmark Level**

David & Kathy Dzewaltowski, GJL Real Estate, Mark & Ann Knackendoffel, Dr. Patricia J. O'Brien, Barbara Poresky, Prairiewood Retreat & Preserve, Gwyn & Gina Riffel, Kevin S. & Alyn Pennington West

### **Honorary Lifetime Members**

Rose M. Bissey (in memory of Charles Bissey), Enell Foerster (in memory of Bernd Foerster), Dr. Patricia J. O'Brien, Edna L. Williams