



MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

CELEBRATING 25 YEARS OF HISTORIC PRESERVATION

June 2019
Vol. 25, Issue III

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 May 9th at the Union Pacific Depot. Twelve projects were recognized, including private, commercial, and public endeavors.

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. Approximately 60 people 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 2019 awards marked the 12th time the M/RCPA has recognized local historic preservation projects.

Congratulations to all the honorees!

2019 Historic Preservation Building Awards

Whole Building Restoration

822 Pierre Street

Owner: Linda P. Thurston

Contributors: Borst Restoration, Robert's Electric, James Roper

Built in 1895, the carriage barn in the Houston and Pierre Streets Residential Historic District is one of only a few remaining in Manhattan. Over the years, the carriage barn had developed a lean, and it was leaning several inches to the south and east. Borst Restoration slowly and methodically corrected the lean, and then added cross-beam bracing as well as sistered existing structural supports to ensure the carriage barn maintains its structural integrity. The existing out-swing doors on the north side were repurposed to replace the overhead garage door on the south, and a new slider door was custom made for the north side. Finishing touches included a new roof, electrical, and guttering. Deteriorated siding was replaced with compatible materials, and gaps and imperfections were addressed before the carriage barn received a fresh coat of paint to match the house.



Whole Building Restoration

St. Paul’s Episcopal Church, 601 Poyntz Avenue

Owner: St. Paul’s Episcopal Church

Contributors: Anderson Knight Architects, BHS Construction, Bovard Studio Inc., The Very Rev. Patrick Funston, Koch Construction Specialties, David Littrell, Tom & Teresa Snyder, Gabrielle Thompson, & Mary Vanier

St. Paul’s Episcopal Church embarked on a multi-phased project to renovate both the church’s exterior and the interior. Exterior work involved the careful removal of mortar joints,



which had been inappropriately patched in the past, and the joints were replaced with

appropriate material. The ceiling of the main nave had warped, and it was completely rebuilt and trimmed to match the original ceiling. Plaster walls were repaired, and woodwork was stripped and re-stained. The stained glass windows had previously been covered with acrylic panels, which trapped heat and moisture, and the panels had become opaque with age. A new window glazing product was applied, allowing sunlight to stream in and highlight the windows’ dazzling colors. New carpet in the main nave completed the transformation.



Infill

1026 Yuma Street

Owners: Ernest & Kayla Wilhoite

Contributors: BBN Architects, Heritage Builders, Manhattan Area Habitat for Humanity, Thrivent Financial, and the Help of Many Volunteers & Donations

The Manhattan Area Habitat for Humanity built its 27th home in an older neighborhood. The home was intentionally designed to blend in and be compatible with the established



neighborhood.

The result is the bungalow

style 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.

Maintenance & Preservation

Juliette Avenue

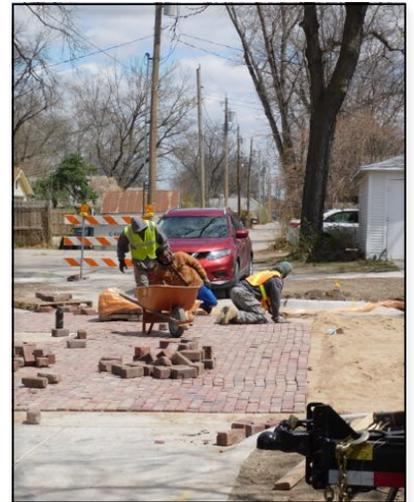
Owner: City of Manhattan

Contributors: Kansas Dept. of Transportation, Pavers Inc., Public Works Department, Julius Kaaz Construction Co. Inc.

Originally paved in 1912, Juliette Avenue is one of the few remaining brick roadways in Manhattan. In a climate with freeze and thaw cycles, the subsurface had settled and raised in spots, creating an uneven driving surface. The City of Manhattan received funding from the Kansas Dept. of



Transportation for a Transportation Alternatives Grant to rehabilitate the roadway. The project involved removing and palletizing roadway bricks for re-use, establishing a new concrete base, applying a layer of sand, and re-installing the original bricks to create a smooth surface. The project also included a new water main, storm sewer system, and curb and gutter. Juliette Avenue is now ready to last another one hundred years.



Maintenance & Preservation

1223 ½ Moro Street

Owner: Wareham Company Inc.

Contributors: McCullough Development Inc., Rayer Bearden's Stained Glass

One of the building's three stained glass windows had gotten damaged and broken. The solution was to find a way to replace the window in order to maintain the building's historic character. A skilled artisan in stained glass was consulted, and the craftsman was able to expertly manufacture a new window that closely matches the original. Once installed, the reproduction window seamlessly blends in with the surrounding original windows.



Manhattan/Riley County
Preservation Alliance
Alyn Pennington West, President
P. O. Box 1893
Manhattan, KS 66505

E-mail:
mrpanewsletter@gmail.com
Web site:
www.preservemanhattan.org

Newsletter editor: Kathy Dzewaltowski

Maintenance & Preservation

931 Laramie Street

Owners: Kail & Becky Katzenmeier

Contributors: Capstone3D Development Studio, ESB Financial

The renovation project involved extensive exterior work. Rotten soffit and fascia materials were replaced, and new gutters were installed. The wraparound front porch had structural issues. Much of the porch was reconstructed, including a new porch floor, railings, and balusters, and a few columns and portions of the ceiling beadboard were replaced as needed. A rear concrete patio was replaced, and a poorly-constructed entrance stoop for the back door was replaced with one that matches the front porch. The house was also outfitted with new storm windows and a new roof. Updated landscaping and a historically appropriate paint scheme helped to pull everything together and celebrate the architecture of the historic home.

The photos are courtesy of Rod Mikinski.



Maintenance & Preservation

Hartford House, 2309 Claflin Road

Owner: Riley County Historical Society & Museum

Contributor: Jerry Haffener

Located on the grounds of the Riley County Historical Museum, the Hartford House is one of ten to fourteen prefabricated houses brought on the steamboat *Hartford* from Cincinnati, Ohio to Manhattan, Kansas Territory in the spring of 1855. The Hartford House was originally constructed at 523 Colorado Street and was donated to the Riley County Historical Society by Mr. and Mrs. John Meisner in 1971. The Rotary Club

and Tau Kappa Epsilon fraternity

assisted with its initial move and restoration. In 2017, extensive restoration work was conducted on the house due to termite damage. This included reframing and re-siding damaged sections, repairing the foundation plate and rim joints, in addition to a fresh coat of paint.



Interior

300 Poyntz Avenue

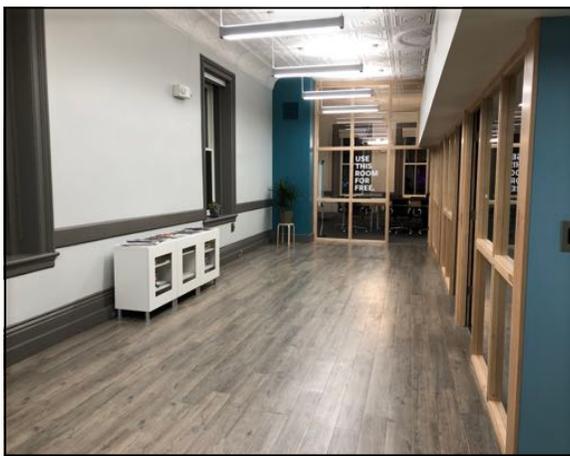
Owner: Jan Miller

Contributors: 502, BHS Construction, Landmark National Bank, Spencer Preservation, Timber and Stone Architecture and Design

The two-story limestone structure was built by Orville Huntress in the 1880s to serve as a general store. Today, multiple businesses occupy the building, and the second floor was renovated to meet the needs of a modern office. The renovations included new electrical, plumbing, HVAC, and accessible restrooms. Every effort was made to maintain the building's historic features. Existing plaster was preserved throughout the



space, as was the tin ceiling in the south end of the building. Arched, three-panel windows with stained glass accents were maintained, repaired, and damaged panes were replaced with compatible reproductions. The renovated space includes offices, a conference room, and a kitchen area that functions as a break room. The end result is a functional, modern office space with 1880s charm.



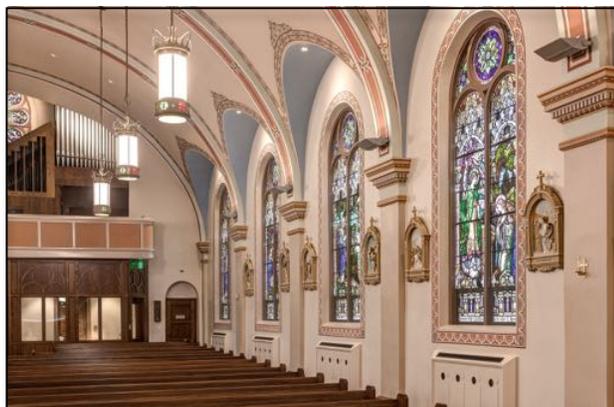
Interior

Seven Dolors Catholic Church, 221 South Juliette Avenue

Owner: Roman Catholic Diocese of Salina, KS

Contributors: BHS Construction, EverGreene Architectural Arts, Orazem and Scalora Engineering, RDG Planning and Design, Spencer Preservation

Built in 1920, the interior of the historic church was renovated with the goal of restoring the sanctuary to its original beauty. A mural of the Seven Dolors was added to the dome as well as other painting details throughout the sanctuary. Existing historic lighting was reconditioned, and pendant lights in the style of the original church were installed along with new pews and flooring. Plaster walls and ceilings were maintained. A ramp was added for accessibility, and structural work helped to reinforce the building's existing framework. The completed renovations beautifully enhance and celebrate the church's historic character.



accessibility, and structural work helped to reinforce the building's existing framework. The completed renovations beautifully enhance and celebrate the church's historic character.

The photos are courtesy of Michael Henry Photography.

Interior

727 Sunset Avenue

Owner: CTB Holdings LLC

Contributors: Capstone3D Development Studio, Silver Lake Bank

The historic Tudor Revival style house was built in 1933 and was recently renovated top to bottom. The home’s kitchen was extensively renovated. The kitchen was opened to the living area, while still maintaining and being mindful of the original floor plan and flow of the house. A large island was added, and effort was made to conceal appliances so they



wouldn’t detract from the kitchen’s historic character. Bedrooms and bathrooms were renovated in a style that’s compatible with the era of the house. Another feature of the renovation was the retention of the original iron-framed, multi-paned casement windows. The windows were carefully and expertly refurbished and are now a stand-out feature of the house. The result is a home that seamlessly blends modern comforts with historic charm.

Interior

Peace Memorial Auditorium, 1101 Poyntz Avenue

Owner: City of Manhattan

Contributors: Bruce McMillan AIA Architects PA, Friends of Peace Memorial Auditorium, Parks and Recreation Department, Trinium Inc.

In 1946, Manhattan approved a bond to build an auditorium to serve as a living memorial to the Riley Countians who served in World War II, the 101 who were killed in the war, and to the county’s early settlers. As the years passed, residents became unaware of the auditorium’s role as a living memorial, and there were plans to fill the space with offices and additional basketball courts. As a result of citizen advocacy, the plans changed course, and



a multi-year effort began to raise funds to renovate the auditorium and to create a memorial in the foyer. The renovated Peace Memorial Auditorium allows the living memorial to continue to serve the community’s many needs, including the arts, athletic, cultural, and civic events, as well as continue to honor those it memorializes.

Addition

Theta Xi, 1803 Laramie Street

Owner: Theta Xi Alpha Iota Alumni Association

Contributors: BBN Architects, BHS Construction

In need of more space, the Theta Xi fraternity added a large, three-story addition to the rear of the chapter house. The first



floor features a library and study area, and the upper two floors house sleeping dormitories. The library space

includes windows, woodwork, and flooring that coordinate with the rest of the house.

The addition's exterior features brick, limestone accents, and elements of the Tudor Revival style that are compatible and sympathetic with the original structure. The result is the addition complements and blends in seamlessly with the rest of the house.

Friend of Historic Preservation

It is with great appreciation that the M/RCPA honors the contributions to historic preservation by the following people:

Chad Moreau

The Preservation Alliance is pleased to recognize Chad Moreau for being a community-driven advocate for historic preservation. Chad grew up in New Orleans, which influenced how he sees the world and helped him understand and appreciate the important connections between community, culture, and historic preservation. When his neighborhood recently experienced an issue affecting its historic integrity, Chad stepped forward and was a vocal leader. He brought neighbors together and kept them informed as the neighborhood navigated the issue and considered what the impact would be on historic preservation. It is with great appreciation that the Preservation Alliance acknowledges Chad's efforts as an advocate for his neighborhood and for historic preservation.

Citizens for Courthouse Conservation

Pottawatomie County had a facilities study done not so long ago, and the recommendations stemming from the study included six possible scenarios, one of which included a recommendation to demolish the county's 1884 courthouse and adjacent historic jail. The courthouse is the second oldest courthouse in the state of Kansas, making it an important cultural resource to the state, and its potential demolition concerns us all. The Citizens for Courthouse Conservation organized in 2017 with the goal to preserve the historic courthouse and jail, and to develop solutions for their preservation and restoration. The group has been working tirelessly to educate county residents and leaders about the history, aesthetic, cultural, and economic values of the historic courthouse and jail. As a result of their advocacy, the courthouse and jail were both added to the National Register of Historic Places, even though county commissioners opposed the nominations. The register listings make the properties eligible for financial incentives, such as rehabilitation tax credits and granting opportunities, which could help with the buildings' renovation. Despite strong opposition from the county commission, the Citizens for Courthouse Conservation has been unwavering in their efforts to save the courthouse and jail, and the Preservation Alliance appreciates all of their hard work.

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

2018-19 M/RCPA Membership Roster

\$35 Historic Level

Dede Brokesh, Charlene Brownson, Sandra Chandler, Carole Chelz, Cheryl Collins, Margaret Conrow, Melvin & Randi Dale, Mike & Jan Danenberg, Marla Day, Wanda Fateley, Beverly Fink, David & Kay Fiser, Troy & Sara Fisher, John & Jill Frese, Katharine Hensler, Kent Kellams, Debra Mercer, Dawn Munger, Larry & Sandy Murphy, Felisa Osburn, Bill Pallet, Allana Parker, Jerry & Martha Powell, Gloria Juhl Raney, Lauren W. Ritterbush, Tom & Karen Roberts, Catherine Roy-Tremblay, Sharlin Sargent, Ken & Nina Warren, Ron & Dixie West, Judith Willingham

\$100 Preservation Level

Phil & Dawn Anderson, Mimi Balderson, Brent Bowman, Preston & Diana Chapel, Nancy Danner, Jed Dunham, Gary & Paula Ellis, Calvin & Genie Emig, Debbie Nuss & Brad Fenwick, Joe & Janette Gelroth, Charles & Kate Gillum, Larry & Linda Glasgow, Kail & Becky Katzenmeier, Mark & Ann Knackendoffel, Ann Kosch, Bonnie Lynn-Sherow, Blade Mages, Karen McCulloh, Michael & Judine Mecseri, Dori Milldyke, Jan Miller, Linda Morse, Karin Westman & Phil Nel, Marina Pecar-Krstic, Barbara Peck, Mary Pollack, John & Mary Beth Reese, Richard & Kimberly Smith, Brenda Spencer, George & Julie Strecker, Joan C. Strickler, Barbara Withee, Nancy B. Williams

\$125 Corporate Preservation

Bria Taddiken-Williams/Coldwell Banker Real Estate Advisors, Bruce McMillan AIA Architects PA, GJL Real Estate/Gwyn & Gina Riffel, Rick & Judy Glowiak, Griffith Lumber Co. Inc., Master Landscape, Riffel Property/Gwyn & Gina Riffel, Strecker Nelson West Gallery/Kevin West & Alyn Pennington West, Timber & Stone Architecture and Design

\$250 Landmark Level

David & Kathy Dzewaltowski, Barbara Poresky

Honorary Lifetime Members

Mel Borst, Enell Foerster (in memory of Bernd Foerster), Edna L. Williams