

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)

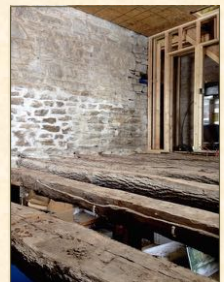
Built in 1860-61, the limestone farmstead was the home of early pioneer Samuel Kimble, Sr. The recent renovation involved refinishing original oak and pine plank flooring, removing non-historic materials to reveal original milled rafter beams and hand-hewn lintels above windows and doors, installing 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.



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Photos by Rod Mikinski,
courtesy of Capstone3D.



WHOLE BUILDING RESTORATION 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.



"After" photos are by Rod Mikinski, courtesy of Capstone3D. "Before" photo is courtesy of Anderson Bed & Breakfast.

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2015 HISTORIC PRESERVATION BUILDING AWARD

WHOLE BUILDING RESTORATION 402 BLUEMONT AVENUE

Owner

Blue Earth Properties LLC

Contributors

BK Electric, Imperial Construction,
Chris Williams

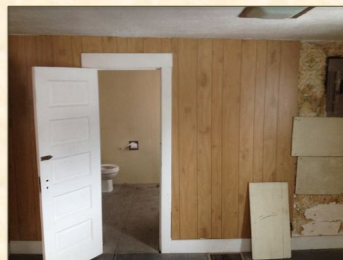
Acquired by the City of Manhattan, the Sophia Jarbeaux House was relocated on its existing lot to accommodate the construction of the Fourth Street and Bluemont Avenue roundabout. The house then sat vacant for a number of years and was used primarily for storage. When the city accepted a purchase offer 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 & Adena Weiser.

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WHOLE BUILDING RESTORATION 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.

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WHOLE BUILDING RESTORATION 720 POYNTZ AVENUE

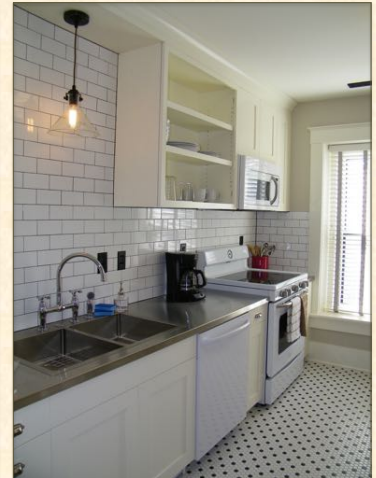
Owners

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.



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WHOLE BUILDING RESTORATION 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.



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MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE
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WHOLE BUILDING RESTORATION 121 SOUTH FOURTH STREET

Owners

Ward & Brenda Morgan

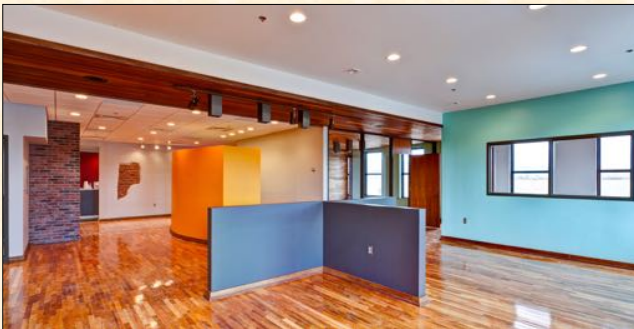
Contributors

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.



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Photos by Michael Henry, courtesy of ICON Investments.

2015 HISTORIC PRESERVATION BUILDING AWARD

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.



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2015 HISTORIC PRESERVATION BUILDING AWARD

ADDITION

321 NORTH SIXTEENTH STREET

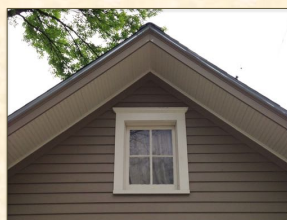
Owners

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.

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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.



Photos are courtesy of the Wonder Workshop.

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2015 HISTORIC PRESERVATION BUILDING AWARD

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.



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2015 HISTORIC PRESERVATION BUILDING AWARD

EXEMPLARY SERVICE IN HISTORIC PRESERVATION

It is with great appreciation that we honor the contributions of the original incorporators and the first board of directors to the founding of the Manhattan/Riley County Preservation Alliance in 1994.

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



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