

# 2019 HISTORIC PRESERVATION BUILDING AWARDS



**M/RCPA**

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MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE  
*Promoting Historic Preservation Since 1994*



2019 HISTORIC PRESERVATION BUILDING AWARD

# WHOLE BUILDING RESTORATION 822 PIERRE STREET

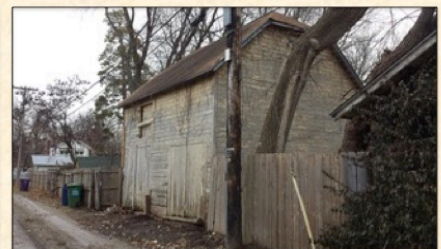
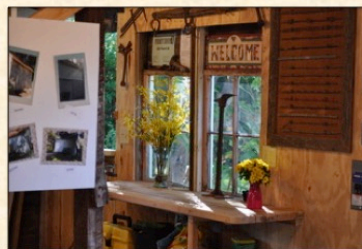
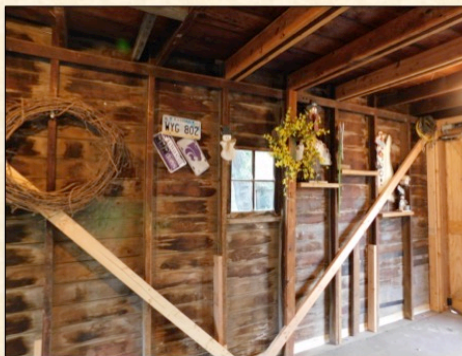
## *Owner*

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.



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# WHOLE BUILDING RESTORATION

## ST. PAUL'S EPISCOPAL CHURCH

### 601 POYNTZ AVENUE

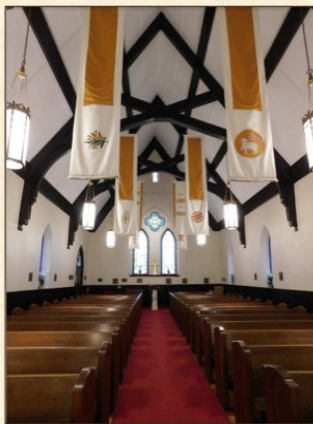
#### *Owner*

St. Paul's Episcopal Church

#### *Contributors*

Anderson Knight Architects,  
BHS Construction, Bovard Studio,  
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.



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# 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.



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# 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.



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# MAINTENANCE & PRESERVATION 1223 1/2 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.



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# MAINTENANCE & PRESERVATION 931 LARAMIE STREET

*Owner*

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.*



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# MAINTENANCE & PRESERVATION

## HARTFORD HOUSE, 2309 CLAFLIN ROAD

### *Owner*

Riley County Historical Society and Museum

### *Contributors*

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 donated to the Riley County Historical Society by Mrs. 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 residing damaged sections, repairing the foundation plate and rim joints, in addition to a fresh coat of paint.



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# INTERIOR

## 300 POYNTZ AVENUE

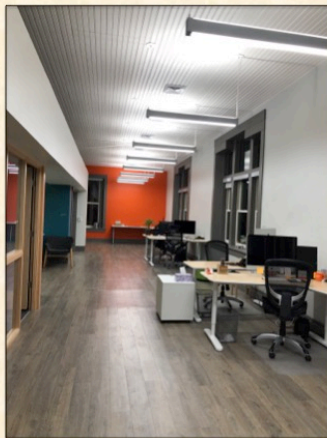
### *Owner*

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.



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# 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.



*The photos are courtesy of Michael Henry Photography.*



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# INTERIOR

## 727 SUNSET AVENUE

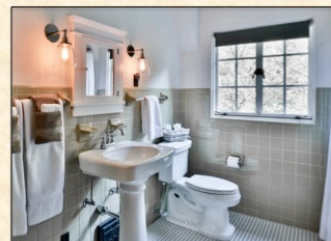
### *Owner*

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.



*The photos are courtesy of Rod Mikinski.*

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# INTERIOR

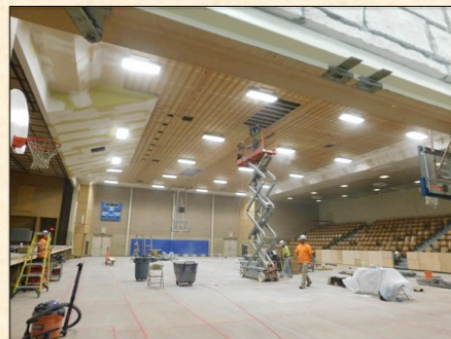
## PEACE MEMORIAL AUDITORIUM

### 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.



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# 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.



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# FRIEND OF HISTORIC PRESERVATION

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It is with great appreciation that we honor the contributions to  
historic preservation by the following people:

Chad Moreau

Citizens for Courthouse Conservation



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# CELEBRATING 25 YEARS 1994 - 2019

Officially incorporated in 1994, the Manhattan/Riley County Preservation Alliance celebrates its 25th anniversary in 2019. The original members were concerned about the number of buildings Manhattan was losing to demolition. They felt it was time to educate the community and to become advocates for Manhattan's and Riley County's historic structures before more buildings were lost. Education, advocacy, and the promotion of historic preservation continue to be our organization's focus today.



The M/RCPA's 25th anniversary logo is courtesy of Timber and Stone Architecture and Design.



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