

# 2021 HISTORIC PRESERVATION BUILDING AWARDS



**M/RCPA**

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

# WHOLE BUILDING RENOVATION 417 FREMONT STREET

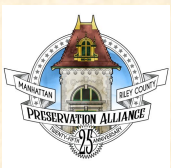
## *Owner*

FHP Properties LLC

## *Contributors*

Architect One, Frontier Construction,  
Spencer Preservation

Built in approximately 1890, the Avalon Apartment building was originally a private residence. The current owner was attracted to the building's unique features and distinctive architecture, especially the front façade with its two-story stacked porches. The 130-year-old building needed extensive renovations to stabilize the structure and to make it safe for tenants. The footings of the arched porches were rebuilt. A portion of a rear wall was failing and was shored up to maintain the building's structural integrity. Interior arched doorways were maintained and repaired as needed. Hardwood flooring, interior doors, millwork and casings were retained. Other improvements included new electrical and plumbing. The result is a safe and functional apartment building that has retained its historic charm and character.



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# WHOLE BUILDING RENOVATION 501 BLUEMONT AVENUE

## *Owners*

Gary & Christy Walter and  
Matthew & Megan McCrane

## *Contributors*

Ace Drywall, Robert Benedick, Coaltrain  
Guttering and Exteriors, Flicks Heating  
and Cooling, Kansas Mechanical LLC,  
Larson Construction, Robert's Electric,  
Standard Plumbing, Superior Roofing

The 1911 home was designed by prominent local architect Henry Winter to be his personal residence. Recent improvements to the historic home included refinishing the original wood floors throughout the house; repairing window sashes and restringing sash weights; restoring interior wood trim, coffered ceilings, and two wood staircases; installing new heating and air, plumbing, and electrical; and restoring original light fixtures. In addition, exterior work included reconstructing the front porch, brick by brick, to match the original. The brickwork was also repointed as needed. The completed renovations beautifully enhance the home's historic character.



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# WHOLE BUILDING RENOVATION

## DELTA SIGMA PHI, 1100 FREMONT STREET

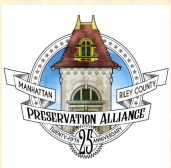
### *Owner*

Alpha Upsilon of Delta Sigma Phi  
Alumni Corporation Board

### *Contributors*

BBN Architects, Cubit Creative, Cushing  
Terrell, Greater Manhattan Community  
Foundation, Kansas State Bank, The Law  
Company, Spencer Preservation

Constructed in 1907 as Manhattan's  
YMCA, this community landmark has been  
home to the Delta Sigma Phi fraternity since  
1955. Recent improvements were tailored to  
improve the building's safety, functionality,  
and attractiveness. The project included  
extensive structural improvements  
throughout the building, new mechanical  
systems, new kitchen equipment, updating  
bathrooms, renovating bedroom spaces,  
restoring wood floors and the original grand  
staircase, updating study areas, providing  
technology upgrades, as well as exterior  
improvements, such as replacing windows.  
The result is a building that blends modern  
comforts with historic charm.



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# WHOLE BUILDING RENOVATION 401 POYNTZ AVENUE

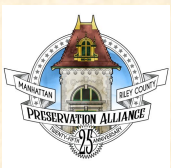
## *Owner*

SMLM Properties LLC

## *Contributors*

BBN Architects, BHS Construction Inc.,  
Spencer Preservation

Built in 1905 as a bank, the two-story limestone building was recently renovated to house a salon, offices, an apartment for the owner, and additional retail space. A bowed exterior rear wall was rebuilt, using salvaged stone to fill in as need. All of the windows were replaced. A flower pattern on an exterior beam was replicated and installed in additional locations. A suspended ceiling was removed to reveal the original trim and moldings above. Three bank vaults remained in the building, and a vault door was repurposed as décor in the men's salon. The building has been updated to meet modern commercial and residential needs while maintaining the essence of its historic bank roots.



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# WHOLE BUILDING RENOVATION 314 POYNTZ AVENUE

## *Owner*

A & E Property LLC

## *Contributors*

Anderson-Knight Architects, Duell  
Construction, Spencer Preservation

The first and second floors of this downtown building were renovated to have retail space on the main floor, which serves as the new location for the owner's home décor store and design business, and two studio apartments on the second floor. Improvements included structural work, new electrical and plumbing, and masonry repairs. The upper level had not been used for decades, and a new staircase was constructed for access, windows were uncovered, and bricked-in windows were restored. On the first floor, a dropped ceiling was removed to reveal the original beadboard wood ceiling with exposed beams, and wood flooring was also installed. The building has been beautifully renovated in a manner that enhances its historic character.



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# HISTORIC BUILDING RESTORATION

## 700 NORTH MANHATTAN AVENUE

### *Owner*

Sherilyn Bender

### *Contributors*

BHS Construction Inc., Central Mechanical Services Inc., Charlson and Wilson, Danker Roofing, Design and Build Engineering, Economy Electric Inc., HME Inc., Krehbiel Architecture, Manko Window Systems, R. M. Baril General Contractor Inc.

Located on a prominent corner in Aggieville, the building has been a beloved community fixture for decades. While undergoing renovations in 2017, a devastating fire swept through the building, and nothing was left but the historic exterior shell. After months of removing fire- and water-damaged materials, the lengthy and painstaking process of rebuilding began. The iconic exterior walls were saved, and a new interior space was constructed. Rising from the ashes, the historic storefront reopened two years after the fire and reclaimed its place as an Aggieville landmark.



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# HISTORIC BUILDING RESTORATION HISTORIC FARRELL LIBRARY

## *Owner*

Kansas State University

## *Contributors*

Belfor Property Restoration, Hutton Construction, John Canning & Company, PGAV Architects, Riley Construction, TreanorHL Historic Preservation

In 2018, an accidental fire occurred on the roof of Hale Library, causing extensive water and smoke damage throughout the structure. The original 1927 Farrell Library portion of the building, known for its Great Room with beautiful woodwork and New Deal-era murals, received the most severe damage. A multi-year effort was embarked on to restore the Great Room. Many months were dedicated to the painstaking process of drying, stabilizing, and repairing damage to the murals in order to return them to pristine condition. Woodwork was removed, cataloged, and restored by hand before reinstallation. Historic marble pieces were also removed, inventoried, and stored while the space was readied for their return. The *We Are the Dream* mural in the Academic Learning Center also suffered damage and was carefully restored. After an extensive restoration project, the Historic Farrell Library portion of Hale Library has returned to being a favorite study spot in the heart of campus.



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# INFILL

## 512 BERTRAND STREET

### *Owner*

Fati Cisse Yero Alzouma

### *Contributors*

Anderson-Knight Architects,  
Frontier Construction, Manhattan Area  
Habitat for Humanity, and the Help of  
Many Volunteers

The Manhattan Area Habitat for Humanity built its 28th home in an older neighborhood. The home was purposefully 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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# INFILL 1501 POYNTZ AVENUE

## *Owner*

V & A Poyntz Properties LLC

## *Contributors*

AsterHouse Design, BBN  
Architects, BHS Construction Inc.

Featuring a limestone exterior, the new office building was intentionally designed to be harmonious with the historic buildings located in Manhattan's downtown and the Kansas State campus. The building's exterior reflects the architectural styles of historic Manhattan buildings, creating the sense that it's long been part of the community, while the interior meets the needs of a modern office. The building is an attractive addition to its neighborhood.



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# MAINTENANCE & PRESERVATION

## 1831 LEAVENWORTH STREET

### *Owners*

Gabrielle Thompson, Nathaniel  
Thompson-Weaver, and Larry Weaver

### *Contributor*

Re: Done

The formerly sagging porch of this charming bungalow was rebuilt and stabilized. While the work was underway, it was discovered that the porch's piers were resting directly on the ground, causing the porch to lose almost one foot of height and threatening to pull the roof down. A new foundation was established, and the porch was reconstructed in a manner to preserve the house's original appearance and historic character.



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# MAINTENANCE & PRESERVATION 814 OSAGE STREET

## *Owner*

Marianne Korten

## *Contributors*

Borst Restoration/Erik Ukena, Luke Borst, & Mel Borst; Bob's Heating & Air Conditioning/Victor Steiner, Tim Umscheid, Josh Steiner; Robert's Electric/Kenny Rose, Luke Brittan, & Daniel Krohn; Associated Insulation/Josh Erb, Ross Louk, & Joe Petit; Mike McKeeman Drywall Construction/Wade Spurlin, Colton Chebultz, & Jim Morton; James Roper Painting

Designed by prominent local architect Henry Winter, the home's basement was renovated to increase the amount of interior living area. Basement walls were insulated and reinforced. New bedrooms were insulated for sound. The walls of a new bath were waterproofed. The new kitchen area features handmade Saltillo and Talavera tiles. Salvaged interior doors that match the age of the house were used. In the living area, existing columns were retained. An emphasis was placed on maximizing sunlight throughout the house. Basement windows were enlarged, skylights were added to the attic, and the back porch was updated. A goal of the renovation was to have minimal impact on the home's exterior appearance. The result is the home retains its historic character while the updated interior provides much-needed additional space.



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# MAINTENANCE & PRESERVATION SUNSET CEMETERY

## *Owner*

City of Manhattan

## *Contributors*

Borst Restoration,  
Parks and Recreation Department,  
R. M. Baril General Contractor Inc.

Erected in 1917 as a memorial to Union soldiers, the Sunset Cemetery gate includes an open-air shelter, which needed structural and roof repairs. The structural integrity was improved by resetting some of the stones, establishing a new floor, and improving the drainage. The roof project addressed areas of decay and involved replacing damaged clay tiles, which were carefully sourced to match the existing materials. The repairs to the memorial gate allow it to continue to honor those it memorializes for many years to come.



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# MAINTENANCE & PRESERVATION 418 POYNTZ AVENUE

## *Owner*

Wareham Real Estate LLC

## *Contributors*

R. M. Baril General Contractor Inc.,  
Alan Gast, McCullough Development

Located in downtown Manhattan, the iconic Wareham Hotel building features limestone balconies with elaborate terra cotta scroll brackets and balustrades. After decades of exposure to the elements, the balconies needed repairs. A structural engineer determined three of the balconies were extremely deteriorated and needed to be rebuilt. Selective demolition was performed, and the structural engineer designed a new structural system for the balconies. An engineered product was used to match and create casts of the terra cotta components in order to replace damaged areas. The tight downtown workspace and the height of the balconies also presented challenges for completing the project. Once completed, the rebuilt balconies blend in seamlessly and enhance the historic building's exterior.



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# COMMUNITY ENHANCEMENT 1325 POYNTZ AVENUE

## *Owners*

Melanie & Karl Kunz

## *Contributors*

Custom Wood Products,

Davidson Architecture + Engineering LLC,  
Dottie Belle's Design, Landmark National Bank

This location has been a professional office since its construction in 1965. Purchased in 2019 by the current owners, the interior was razed and renovated in the summer of 2019. Interior changes include removing carpet and replacing it with hardwood floors, removing fluorescent lights and replacing them with LEDs, removal of several walls to open the interior space, updating two bathrooms with subway tile and marble, new cabinets in the kitchen, and the addition of a beverage center in the front office space. A stone fireplace and stone columns were added as focal points. Particular attention was given to the lighting in the office's front interior and on the columns, with the goal of staying true to the original style of the building.



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# COMMUNITY ENHANCEMENT 1331 POYNTZ AVENUE

## *Owners*

Abram & Dani Mertz

## *Contributors*

BHS Construction Inc.,  
Lincoln Mertz, Aaron Schump

Built in 1959, the office building at 1331 Poyntz Avenue was initially constructed by linking together six independent concrete storm shelters. This created a unique building with beautiful vaulted ceilings and no interior or exterior load-bearing walls. In 2018, Livestock Direct embarked on a complete redesign of the building, which involved removing all of the interior walls and creating an open-concept, modern workspace. On the exterior of the building, the square footage of the windows was doubled to allow for as much natural light as possible, a patio was added, and the brick was updated with a fresh coat of white paint.



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# COMMUNITY ENHANCEMENT JOHNNY KAW

## *Owner*

City of Manhattan

## *Contributors*

Bruce McMillan AIA Architects PA,  
Friends of Johnny Kaw Committee,  
McCownGordon Construction,  
Parks and Recreation Department

The Johnny Kaw legend was created in 1955 in honor of Manhattan's centennial. The statue of Johnny Kaw was erected in City Park in 1966. The improvements completed in 2019 were the first of their kind since the original construction. The project included repairs to the statue itself, the installation of limestone steps and new railing, the addition of a sunflower-shaped accessible viewing plaza, and new interpretive panels.



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# COMMUNITY ENHANCEMENT 1018 POYNTZ AVENUE

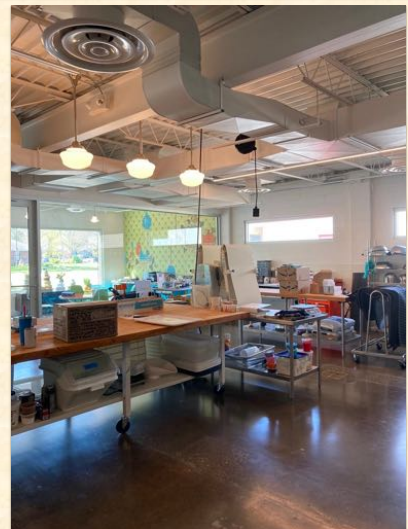
*Owner*

Phyllis Pease

*Contributors*

BBN Architects, Duell Construction

Built in 1970, the building was recently renovated to become the home of Little Batch Company Bakery. Improvements included removing an interior wall; exposing, repairing, and polishing the original concrete floor; enlarging the front windows and adding windows on the building's sides; and adding planters for herbs. A goal of the renovation was to be as green as possible, which involved using reclaimed and repurposed fixtures, furnishings, and appliances. A vintage wallpaper design from a former family home in Louisiana was scanned, enlarged, and printed on vinyl for wall décor. The space has been transformed into a vibrant and charming bakery.



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# INTERIOR

## 406 POYNTZ AVENUE

### *Business Owner*

Manhattan Brewing Company LLC

### *Contributors*

BHS Construction, Manhattan Beach  
Investments, Spencer Preservation,  
Timber and Stone Architecture + Design

Built in 1906, the first floor and basement of the historic building were recently renovated to house a brewery. Structural columns and beams were added in the basement to support the additional load of the flooring system and brewing equipment. Plumbing and electrical were upgraded throughout the space. New wood flooring was installed on the first level, and the entire space was repainted. The result is a vibrant and functional brewery that has retained its historic charm.



Michael Henry Photography



Michael Henry Photography



Michael Henry Photography



Michael Henry Photography



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# INTERIOR

## 920 NORTH FIFTH STREET

### *Owners*

Buck & Natasha Taylor

### *Contributor*

Framework LLC

Originally built in approximately 1919 and occupied by Judge Fred R. and Josephine Smith, the interior of the home was recently updated, while retaining many of the original features. All interior doors and trim are original. The half bath retained its original vanity and mirror. The staircase in the foyer and built-in seat are original. A scalloped trim piece above the kitchen window was repurposed on the custom range hood. A sliding barn door in the master bath was the original barn door from the barn on the property. A treasure that was discovered was the first owner's son (Gerald Smith) wrote his name on a wall of the barn. The home has been beautifully updated while staying true to its historic roots.



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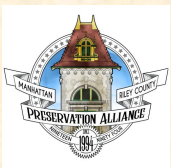


# FRIEND OF HISTORIC PRESERVATION WOODROW WILSON ELEMENTARY SCHOOL

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It is with great appreciation that we honor the contribution of Woodrow Wilson Elementary School to the Juliette Avenue preservation project.

Originally paved in 1912, Juliette Avenue is one of the few remaining brick roadways in Manhattan. The City of Manhattan received grant funding 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 reinstalling the original bricks to create a smooth surface. Woodrow Wilson Elementary School students and teachers helped workers lay the final 100 feet of the roadway, transporting approximately 6,400 bricks over the course of an afternoon. Thanks to Woodrow Wilson's help, Juliette Avenue is ready to last another one hundred years.



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Congratulations to all of the honorees!



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