

# Behind the Curtain

## Wareham Hall Episode II

The Team Behind the Transformation



**Anderson Knight Architects**  
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Image Courtesy of the Riley County Historical Society & Museum

Courtesy Riley County Historical Society & Museum, Kansas

## Assembled with Intention

Wareham Hall is not a simple project.

It is a once-in-a-generation restoration of an 1880's landmark. One that demands an extraordinary level of coordination, trust, and commitment.

Every decision on this project carries weight. Structural interventions must stabilize a century-old building without erasing its character. Modern performance systems must be integrated invisibly into historic fabric. Accessibility, acoustics, life safety, and the audience experience must all be carefully woven together in a space that was never designed to accommodate them.

This is not linear work. It is layered, iterative, and exacting. That level of complexity cannot be met by talent alone.

From the very beginning, it was clear that Wareham Hall required a purpose-built design team. One assembled specifically for

the responsibility of this endeavor. A team willing to invest deeply. A team prepared to ask hard questions, challenge assumptions, revisit decisions, and stay engaged long after easier paths might have presented themselves.

Over the past few years, the Wareham Hall design team has done exactly that. They have contributed time, care, curiosity, expertise, and persistence. Remaining fully committed to the end result even when it was hard to see.

This group of architects, engineers, specialists, technologists, and builders has dedicated itself to the project not as a collection of separate contributors, but as a unified team working toward a shared goal.

Because great buildings don't happen by accident. They happen when a team fully commits to getting it right.

**Great buildings are created by great teams.**



# Who's On the Team

Wareham Hall is the result of collaboration across eleven companies and more than 30 professionals, each contributing specialized expertise toward this shared vision.

Rather than working in isolation, this team was assembled as an integrated whole. Each discipline strengthening the others. The following team reflects the breadth of experience required to restore a historic theater of this scale and complexity. The following contributors represent key voices within each discipline. Their work is strengthened by the many additional hands and minds supporting the project.



## Architecture and Interior Design - Anderson Knight Architects

Provides overall design leadership and coordination, shapes the vision for Wareham Hall while balancing historic integrity, performance needs, user experience, and community goals.

*Adrienne Yoxall* - Interior design leadership and spatial experience

*Darren Juenemann* - Existing building documentation and technical detailing

*Emmy Chamberlin* - Technical documentation and project coordination

*Nick Whitney* - Project management and interdisciplinary coordination

*Tracy Anderson* - Design leadership and overall project vision



## Construction - BHS Construction

Collaborates closely with the design team to align cost, constructibility, sequencing, and execution. Translates intent into a build-able, durable reality.

*Adam Crowl* - Estimating and bidding coordination

*AJ Devlin* - Project leadership and coordination

*Boone Burnside* - Estimation and pre-construction management

*David Eickhoff* - Subcontractor coordination and submittal documentation

*Kevin Luberus* - Project Superintendent

*Levi Schneider* - Technical build leadership and construction oversight

*Tyler Havens* - Project Superintendent



## Acoustic Design - BranchPattern

Shapes the auditory experience of the theater. Balances clarity, warmth, liveliness, and control within a flexible framework so every performance is heard as it was intended.

*Jason Pittman* - Acoustic design leadership and overall project direction

*Joshua Palakapilly* - Acoustic testing, documentation, and coordination



## Audio/Visual, IT, and Security - BranchPattern

Integrates production technology, control systems, data infrastructure, and security in a way that supports modern events while discreet and future-ready.

*Lance Childress* - Technical oversight and systems coordination

*Mike O'Connell* - IT infrastructure and security systems strategy

*Nathan Castillo* - Audio/visual systems design and integration



### **Code Compliance and Fire Safety - FP&C Consultants**

Navigates complex life-safety, accessibility, and fire suppression requirements to ensure the theater is safe, inclusive, and compliant.

*Arnold Wilkins* - Fire suppression system design and integration

*Justin Burton* - Code strategy and overall compliance leadership

*Kevin Bethea* - Code coordination and project management



### **Structural Engineering - KDK Engineering**

Stabilizes and adapts a century-old building through careful analysis, reinforcement, and selective intervention. Preserves structural integrity, while supporting the new vision of Wareham Hall.

*Darren Reynolds* - Structural analysis, design, and coordination



### **Lighting Design - Lightworks, Inc.**

Designs architectural lighting to support performance, atmosphere, and way-finding. Carefully balances illumination, control, and character to enhance the patron experience.

*Jonah Vandel* - Lighting documentation and design coordination

*Kathi Vandel* - Lighting design leadership and fixture selection



### **Civil Engineering - Olsson**

Addresses site infrastructure, utilities, drainage, and exterior coordination to support the building's long-term function within the fabric of downtown Manhattan.

*Brayson Benne* - Civil project management and daily coordination

*Jared Loomis* - Civil engineering leadership and site design strategy



### **MEP Engineering - PKMR Engineers**

Designs modern systems that support comfort, performance, and efficiency, carefully integrated within a historic structure and largely unseen by the audience.

*Alexis Nevarez* - Project design, management, and design coordination

*Curtis Olds* - Electrical design and technical documentation

*Jeff McKinley* - Project supervision and engineering oversight

*Tommy Vopat* - Mechanical design, plumbing design, and technical documentation



### **Theater Design - Schuler Shook**

Plans stage configuration, sight lines, backstage operations, and performer support spaces to ensure Wareham Hall functions as a flexible, professional performance venue.

*Angela McMahon* - Theater design and project management

*John Jacobsen* - Theatrical lighting design and coordination

*Todd Hensley* - Theatrical design leadership and project oversight



### **Historic Preservation - Spencer Preservation**

Researches and documents the building's history, guides preservation strategy, and coordinates with regulatory agencies to protect the elements that define Wareham Hall's character.

*Brenda Spencer* - Historic preservation strategy and regulatory coordination



## Advisory Team

In addition to the design and construction team, the Owner assembled a group of trusted advisors to inform the project from an operational and experiential perspective. These consultants brought firsthand knowledge of how theaters, bars, and performance venues function day to day, helping ground design decisions in real-world use.

Their insight has helped ensure that Wareham Hall is not only thoughtfully designed, but also practical, flexible, and positioned for long-term success once it is back in operation.

**Matt Gerding** - Operational insight, staffing, and day-to-day functionality

**Andy Hause** - Theatrical/Audio/Visual operations and performance requirements

**Matthew Bertram** - Bar operations, kitchen layouts, and service efficiency

**Teresa Koberstein** - Operational viability and evaluation of programmatic needs

**Collaboration on a project of this scale does not happen by chance. It is built through structure, shared tools, and trust.**

## Designed Together

From the outset, the Wareham Hall team established a clear cadence for working together through digital coordination and focused collaboration. Early in the process, the existing building was captured through detailed spatial scanning and documentation. This provided a shared digital foundation that enabled the team, working from across the country, to experience the building with an uncommon level of accuracy and clarity.

This digital model became a central point of reference. It allowed architects, engineers, consultants, and specialists to study existing conditions, test ideas, and resolve challenges together, even when working remotely. Design decisions were informed by a shared understanding of the space, its constraints, opportunities, and character.

That shared environment proved essential given the extreme limitations of available space. Wareham Hall was never designed to

accommodate modern mechanical systems, life-safety infrastructure, technology, and accessibility. Yet all of those elements must now coexist within a fixed historic envelope.

Fitting these systems into the building while maintaining a clean, intentional aesthetic required constant coordination. Ductwork, structure, lighting, acoustics, and architectural intent were evaluated together through repeated testing and adjustment, often within inches of available clearance.

The team works iteratively. Concepts are explored, evaluated, and revisited as new information emerges, with each discipline informing the others along the way. This approach creates alignment, reduces uncertainty, and keeps the project moving forward efficiently.

It reflects a way of working shaped by both the complexity of the task and the care this building deserves.



**3D Spatial Scan**

## What Becomes Possible

Projects like Wareham Hall ask more of a team than most buildings ever will.

They ask for patience, for restraint, and for a willingness to engage deeply with a place that already carries history and expectation. They require many hands and many perspectives, all working over time. Often in ways that are invisible once the doors open and the lights come up.

This is the reality of bringing a historic theater back to life.

This project is not defined by a single moment or a single solution, but by the accumulation of countless decisions made with care. Decisions that respect the building's past, acknowledge its present needs, and anticipate the experiences it must support in the future.

For Wareham Hall, this effort has been met by a team willing to take on that responsibility in full. A team large enough to address the demands of the work, and committed enough to see it through thoughtfully and completely.

Because of that commitment, this project moves forward with confidence rooted in stewardship. A shared responsibility to do right by the building and the community it serves.

It is what allows Wareham Hall to come back to life as a place where people gather, perform, and create new memories together.

# The Journey Continues

Wareham Hall has already been shaped by years of collaboration, care, and commitment. And the work continues.

In the next episode of Behind the Curtain, we'll step back to the very beginning. We'll be exploring the feasibility study that set the foundation for every decision that followed. It is where questions were tested, assumptions were challenged, and the path forward first took shape.

Each episode that follows will build on that foundation, revealing the many layers of work required to bring a historic theater back to life.

The story is still unfolding.

**We're glad you're with us.**

## **Behind The Curtain** **Anderson Knight Architects**

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