

Leavenworth Preservation Commission

Wednesday, October 3, 2018, 6:00 PM

Commission Chambers

100 N 5th Street

Leavenworth, Kansas

AGENDA

1. Call to order, determine a quorum
2. September 5, 2018 Minutes - Motion
3. Old Business:

- **2018-12 LPC – 202 POTTAWATOMIE**

A State law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed demolition of the property located at 202 Pottawatomie Street, a property listed on the Kansas State Register of Historic Places.

4. New Business:

None

5. Other Business/Correspondence:

- **FYI - Minor Certificates of Appropriateness (0)**

- 818 S. Esplanade – roof replacement
- 425 Delaware – sandwich board sign
- 423 Delaware – roof replacement
- 201 Pine St – roof replacement and repair porch

6. Adjournment

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, September 5, 2018 6:00 PM

The Leavenworth Preservation Commission met Wednesday, September 5, 2018. Chairman Ken Bower called the meeting to order. Other commissioners present were: Rik Jackson, Ed Otto and Debi Denney. John Karrasch and Sherry Hines Whitson were absent. Also present for the meeting were City Planner Julie Hurley and Administrative Assistant Michelle Baragary.

Chairman Bower noted a quorum was present and called for a motion to accept the minutes from August 1, 2018 as presented. Mr. Jackson moved to accept the minutes with the necessary correction of changing the commissioner who seconded the motion of the August 1, 2018 meeting minutes, seconded by Mr. Otto and approved as corrected by a vote of 4-0.

OLD BUSINESS

None

NEW BUSINESS:

1. 2018-15 LPC – 1128 5TH AVENUE

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed construction of a new structure on the property located at 1128 5th Avenue, commonly known as the Carroll Mansion, a property listed on the National Register of Historic Places. A Major Certificate of Appropriateness is required for the proposed new construction.

Chairman Bower called for the staff report.

City Planner Julie Hurley stated there is an error in her policy report. The second paragraph is a leftover from cutting & pasting and should be removed from this policy report.

Ms. Hurley continued stating the applicant is proposing to construct an approximately 5,000 square foot, two-story research center and storage space as an addition to the existing Carroll Mansion. The property, owned by the Leavenworth County Historical Society and the existing structure functions as a museum, research center, and storage space for artifacts. The existing building was constructed in 1858 and was listed on the National Register of Historic Places in 1985. The existing structure is situated on a .54 acre lot, directly south of St. Luke's Cushing Hospital.

The existing house was initially constructed in 1858 as a two-story, ridge hipped roof, frame house with two rooms on each floor. Over the following years, a number of additions were constructed to complete the building as it currently appears. The proposed addition will be constructed to the rear of the existing home with minimal visibility from the street. It will be designed in a manner to integrate visually with the existing house, and will only be physically connected by an enclosed walkway. The addition of 17 parking spaces are also proposed as part of this project.

The Development Review Committee reviewed the proposed project on July 19th. The only issue noted was the need to provide adequate sewer connection, which the applicant is currently working to address.

REQUIRED REVIEWS:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
The existing structure will undergo no physical changes. The proposed addition will be constructed in a way so as to disrupt the aesthetic of the property as minimally as possible.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
No removal of historic materials or features is proposed.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
No physical changes to the existing structure are proposed.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
No prior changes to the existing structure will be removed or altered.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
No existing historic features, finishes or construction techniques will be altered.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
The proposed changes do not involve replacement of any historic features.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
No chemical or physical treatments are proposed.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
No known significant archeological resources exist for preservation.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
The proposed addition will have minimal impact on the existing structure, as it will be constructed as a wholly separate structure, connected only by an enclosed walkway. The design of the proposed addition is compatible with the aesthetic of the existing building to create seamless visual transition.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed addition will be constructed as a wholly separate structure, connected to the existing structure only by an enclosed walkway. The essential form and integrity of the existing structure would be undisturbed should the addition be removed in the future.

STAFF RECOMMENDATION:

The staff recommends **APPROVAL** of this request based on the analysis and findings included in this report.

ACTION/OPTIONS:

- Approval, based upon a point by point review of Preservation Commission findings as stated.
- Disapproval, based upon a point by point review of Preservation Commission findings as stated. (applicant may appeal to the City Commission)
- Motion, to Table item until the next meeting for the purpose of further study.
- Motion, to forward to the SHPO for review.

Chairman Bower opened the public hearing.

Kristy Johnson, designer for the project, addressed the board stating the Carroll Mansion is looking at the proposed addition because they are out of storage space. The project provides a minimal disturbance of the site and meets all the other programmatic requirements of the museum. A red brick paver parking lot has been proposed to match the style of the neighborhood and the existing circular drive. Lots of features of the proposal match the details of the Carroll Mansion but in a way that is distinguishable that the proposed building is not original to the mansion.

Mr. Bower asked about the proposed retaining walls.

Ms. Johnson stated they can do a stone wall, also known as a landscape wall. This will not have a harsh look like concrete would.

Mr. Bower asked if the retaining walls are just for the earth and not for structural purposes.

Ms. Johnson stated the retaining walls are only to keep the earth from spilling into the parking lot.

Mr. Bower asked for verification that an elevator is not required for ADA.

Ms. Johnson stated that is correct. It has been designed so there is ADA access from the upper parking lot. There is a ramp to the second floor of the building.

Mr. Jackson stated he appreciates how the proposed addition is hidden behind the mansion. Mr. Jackson stated the loop in the parking lot is difficult as it is today. Mr. Jackson asked if there will be a straight-in access from the back portion of the building.

Ms. Johnson responded in the affirmative. She further stated they can install directional signs indicating the loop in the parking lot is one-way.

Mr. Bower asked if the herb garden and several walnut trees will be removed in the back.

Ms. Johnson stated some walnut trees will be removed but the herb garden will be undisturbed.

Toby Brown addressed the board pointing out there are no accessible restroom facilities available for the general public. He further stated he appreciates all the ADA parking stalls near the door of the proposed building.

With no one else wishing to speak, Chairman Bower closed the public hearing.

With no further discussion from the commissioners, Chairman Bower called for a vote for a Major Certificate of Appropriateness for the Carroll Mansion located at 1128 5th Avenue. The vote passed unanimously 4-0.

With no other business, Ms. Hurley stated 202 Pottawatomie is on the agenda for next month. Mr. Bower and Mr. Jackson will not be in attendance for next month's meeting.

With no further questions or comments, Chairman Bower called for a motion to adjourn. Mr. Otto moved to adjourn; seconded by Mr. Jackson and passed by a unanimous vote 4-0.

Meeting was adjourned at 6:18 p.m.

JH:mb

LEAVENWORTH PRESERVATION COMMISSION

State Law Review
202 Pottawatomie Street

OCTOBER 3, 2018

PREPARED BY:


Julie Hurley, City Planner

APPROVED BY:


Paul Kramer, City Manager

APPLICANT:

City of Leavenworth

OWNER:

Rickey Giles, Jr.

SUBJECT:

A State Law review for the proposed demolition of the property located 202 Pottawatomie Street, a property listed on the Kansas State Register of Historic Places.

STAFF ANALYSIS:

Structures that are assessed to be in an unsafe and dangerous physical condition pose a threat to the public health, safety and welfare of the City. To address and abate these structures, the City of Commission, through its powers under Chapter 22, Article X (Dangerous Structures) of the Code of Ordinances, has requested that City staff annually develop an inventory of unsafe and dangerous structures for review and potential removal through demolition.

Staff has compiled a list of dangerous structures, which have been evaluated by staff in accordance with KSA 17-4759. The City Commission reviewed the structures at their regular meeting on June 26, 2018, and passed a resolution granting the property owner of 202 Pottawatomie an extension until October 9, 2018 to commence repair of the structure. The Leavenworth Preservation Commission reviewed the property at their July 11, 2018 meeting and instructed the applicant to commence repairs prior to this meeting. The City Commission is schedule to review progress on the property on October 9, 2018.

The property was constructed in 1860 and was listed in the Kansas State Register of Historic Places in February, 2017. It is not listed in the National Register of Historic Places. No building permits have been obtained for work to the property.

REQUIRED REVIEWS:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
The structure was constructed as a residential building, it is currently vacant.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
The entire structure is proposed to be demolished. It has previously been damaged by fire, and has not been fully restored. The historic clapboard siding present when the house was constructed was previously covered with asbestos siding in the mid-20th Century.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
The building is proposed to be demolished, no changes or additions are proposed.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
The building is proposed to be demolished, however, there are no known changes to the original structure with historic significance.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
The building is proposed to be demolished, no portions of it are proposed to be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
There are a number of deteriorated or missing historic features, including the original clapboard siding, which have not been repaired or restored.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
The building is proposed to be demolished.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
No known significant archeological resources exist for preservation.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
The building is proposed to be demolished, no new construction is proposed at this time.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
The building is proposed to be demolished, no new construction is proposed at this time.

ACTION/OPTIONS:

- Motion, to approve the property located at 202 Pottawatomie as being eligible for potential demolition.
- Motion, to deny the property located at 202 Pottawatomie as being eligible for demolition.
- Motion, to Table item until the next meeting for the purpose of further study.
- Motion, to forward to the SHPO for review.

Determination of Unsafe or Dangerous Structure

Address:	202 Pottawatomie Street		
Owner	Description	Taxes	Parcel Number
Rickey L. Giles Jr.	2 story wooden structure		0772503103016000
Legal Description:			
LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 28, Lot 1 - 4			
Date of Inspection	Zoning		Parcel Size
3/15/18	R1-6		11,841
# Code Violations	Last Court Appearance		Code Enforcement Officer
3	N/A		Kathy L. Rodgers

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist in such structure which are dangerous or injurious to the health, safety or morals of the occupants of such buildings or other residents within the City of Leavenworth, or which have a blighting influence on properties in the area. Such conditions may include, but are not limited to the following, which are found to be present at the subject property:

- Defects increasing the hazards of fire, accident or other calamities
- Lack of adequate ventilation
- Air pollution
- Light or sanitary facilities
- Dilapidation
- Disrepair
- Structural defects
- Uncleanliness
- Overcrowding
- Inadequate ingress and egress
- Dead and dying trees, limbs or other unsightly natural growth or unsightly appearances
- Walls, sidings or exterior of a quality and appearance not commensurate with the character of the properties in the neighborhood
- Unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof
- Vermin infestation
- Inadequate drainage
- Any other violation of health, fire, building or zoning regulations

Other:

No water service since November 12, 2015.



March 29, 2018

Rickey L. Giles Jr.
202 Pottawatomie Street
Leavenworth, KS 66048

RE: 202 Pottawatomie Street, Leavenworth, KS 66048

Rickey L. Giles Jr.

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist which are dangerous or injurious to the health, safety or morals of the occupants or other residents of the City of Leavenworth, or which have a blighting influence on properties in the area. One of the activities of the City of Leavenworth Code Enforcement department is to identify such structures and work with owners to bring them into code compliance. If compliance cannot be reached, the city may proceed with demolition procedures.

Your property located at the above-referenced address has been identified as being a dangerous structure and/or having a blighting influence on the surrounding neighborhood. Please contact me by Monday, April 9, 2018, so that we may review steps which must be undertaken to bring the structure into compliance. The deadline for signing the Remediation Agreement is Friday, April 27, 2018. Failure to do so will result in further action towards demolition of the property by the City of Leavenworth.

Sincerely,

Kathy L. Rodgers
City of Leavenworth
Zoning & Code Administrator
913-680-2622



PROPERTY REMEDIATION AGREEMENT

Owner: Rickey L. Giles Jr.
 Site Address: 202 Pottawatomie Street
 Leavenworth, KS 66048

The owner(s) of the property located at **202 Pottawatomie Street** recognize that the property is in violation of the City's Property maintenance ordinance(s). As such, they agree to bring the property in to compliance with City Ordinance standards, draw all necessary permits for the work to be performed, and meet the repair deadlines listed below. In return, the City agrees to stay the prosecution of any existing code violations, consider them abated after the property is found in compliance, and to work with the owners throughout this remediation process to help them resolve all code enforcement issues at the site.

	DEADLINE	TASK
1)	6/22/18	Roof – replace roof.
2)	6/22/18	Siding – replace/repair all exterior walls and sidings. Soffits & eaves – replace/repair all soffits & eaves. Guttering – replace/repair guttering
3)	6/22/18	Windows & doors – replace/repair all windows & doors.
4)	6/22/18	Paint – remove all peeling paint and repaint entire exterior structure.
		Remove ALL dead and dying trees, limbs or other unsightly natural growth or unsightly appearances.

I (Print the Owner's Name) _____ agree to honor the commitments as described above and understand that failure to do so may result in legal and remedial actions by the City of Leavenworth, possibly up to and including the demolition of unremediated structures. I also agree to maintain all yard areas by keeping the site free of junk and clutter, as well as excessive vegetation while I am remediating the property.

Notary Area

Signature

Date







CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, July 11, 2018 6:00 PM

The Leavenworth Preservation Commission met Wednesday, July 11, 2018. Chairman Ken Bower called the meeting to order. Other commissioners present were: Rik Jackson, John Karrasch, Sherry Hines Whitson and Ed Otto. Diane Sadders and Debi Denney were absent. Also present for the meeting were City Planner Julie Hurley and Administrative Assistant Michelle Baragary.

Chairman Bower noted a quorum was present and called for a motion to accept the minutes from June 6, 2018 as presented. Mr. Jackson moved to accept the minutes with the necessary correction of adding Luigi's to the discussion, seconded by Ms. Whitson and approved as corrected by a vote of 5-0.

OLD BUSINESS

None

NEW BUSINESS:

1. 2018-12 LPC – 202 POTTAWATOMIE

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed demolition of the property located at 202 Pottawatomie Street, a property listed on the Kansas State Register of Historic Places.

Chairman Bower called for the staff report.

City Planner Julie Hurley stated the property at 202 Pottawatomie is listed on the Kansas State Historic Register and the property has also been identified by city staff as a potential city initiated demolition. Structures that are assessed to be in an unsafe and dangerous physical condition pose a threat to the public health, safety and welfare of the City. To address and abate these structures, the City of Commission, through its powers under Chapter 22, Article X (Dangerous Structures) of the Code of Ordinances, has requested that City staff annually develop an inventory of unsafe and dangerous structures for review and potential removal through demolition.

Staff has compiled a list of dangerous structures, which have been evaluated by staff in accordance with KSA 17-4759. The City Commission reviewed the structures at their regular meeting on June 26, 2018, and passed a resolution granting the property owner of 202 Pottawatomie an extension until October 9, 2018 to commence repair of the structure.

The owner of the structure has indicated his intent to rehabilitate the property.

STAFF RECOMMENDATION:

The staff recommends granting an extension to review progress at the regularly scheduled LPC meeting on October 3, 2018.

ACTION/OPTIONS:

- Motion, to Table item until the regularly scheduled PLC meeting on October 3, 2018 for further review.

Chairman Bower asked if there is any in the audience who would like to speak.

Rickey Giles Jr. (applicant and owner of the subject property) approached the board.

Mr. Giles stated he became owner of the property in 2017 but has been working on the structure since 2015 and a fire occurred on the veranda in December 2016. Mr. Giles stated he spoke with the Historic Committee and they wanted to be able to see the windows, which were hidden by the enclosed porch. The enclosed porch was removed and replaced with beams so the windows are now visible. Mr. Giles stated if all tile is removed, the property could be registered on the National Register, which is what he intends to do.

Mr. Giles stated the asbestos siding and lead paint saved the dwelling during the fire stating the structure is good; 95% cosmetic and 5% structural renovation needed. Wants to put a privacy fence up. Believes this is the only black historic home in Leavenworth. Current work done on the structure includes changing the weather head, fixing the cellar and installing plumbing, electrical and wifi.

Mr. Giles further stated he has applied for the Heritage Trust Fund Grant but missed the meeting and has not been afforded a grant as of yet.

Mr. Giles stated the areas of the structure needing renovations are the veranda and a little bit of the rear wall. The craftsmanship and bones of the dwelling are good. He restated the issue with the home is 95% cosmetic.

Mr. Bower asked if the veranda was original to the home or if it was an addition to the house.

Mr. Giles stated the veranda was added to the house.

Mr. Bower asked what is in the added structure.

Mr. Giles stated a kitchen, bathroom and pantry area.

Mr. Giles stated he feels as though the City has not been working with him because when he went to address the eye sore of the subject property he stated the City told him to redo his sidewalk so he fixed his sidewalk last year. He stated in the spring of 2018, the City sent him several letters but he never received any of the letters. He did not know the property was on the demolition list until he went to the property and saw the notification posted to the structure.

Mr. Bower asked if the mailing issue has been rectified.

Mr. Giles stated the City was mailing letters to his father's address but it has since been rectified.

Ms. Hurley stated the City must use the mailing address listed on county records. The county records have since been updated with Mr. Giles current address in Lansing, KS.

Mr. Bower asked if Mr. Giles is the official owner of the property.

Mr. Giles responded in the affirmative. He further stated he submitted a grant request in November 2017 and has received no grant money at this time.

Mr. Bower stated the Heritage Trust Fund is typically given to more public structures and he would not suggest pinning all his hopes on receiving the grant.

Mr. Giles responded that he is not broke and is aware of other fund money.

Mr. Bower asked if the owner is comfortable with meeting the October 9, 2018 deadline the City Commission gave him.

Mr. Giles stated he is comfortable with it but would like more time. So far he has done all the work himself except for the electrical and cellar. He further stated he has received bids to fix the eye sore where the fire occurred.

Mr. Bower asked what plan he has for the asbestos shingles.

Mr. Giles responded that he had some beautiful brick sidewalks and the City cut them off. But wheelchairs can get up and down on the sidewalks now. He proceeded to ask Mr. Bower what his question was.

Mr. Bower repeated his question about the asbestos siding.

Mr. Giles said he asked the City where he can dispose of asbestos siding. He stated no one at the City could tell him anything. A week later he stated a house a block away had been destroyed and he asked the contractor who was removing the shingles if he could remove his. The contractor said he could either this week or next. Mr. Giles said he would rather do the National Register rather than just State Register.

Mr. Bower asked if he has thought of putting vinyl siding on the house.

Mr. Giles said he has thought about it.

Mr. Bower stated the property will lose all of its historic value if vinyl siding is used.

Mr. Otto asked if there have been issues with kids or homeless individuals trying to get into the structure.

Mr. Giles responded that a light in the rear of the home comes on when the City lights come on.

Ms. Whitson stated the national historic center in Topeka has a wealth of information and can help the applicant get information on registering the property on the National Register. She further stated the library at University of Kansas would also have a lot of information.

Ms. Whitson asked Mr. Giles if he plans on living in the home or what his future goal is with the property.

Mr. Giles stated he works with kids and would like to continue this work at the property.

Ms. Whitson asked if the structure is currently livable.

Mr. Giles believes it is livable because there is plumbing and electricity; however, it wouldn't make sense for someone to live there until renovations are complete.

Ms. Whitson asked what the owner's 6 month and 12 month goals are for the property.

Mr. Giles stated he has a goal. The property has a big yard so he does a lot of yard maintenance. But he does do work inside the structure as well.

Ms. Whitson believes this is a great property to have for history. She stated having a timeline would be beneficial to meet his goals.

Mr. Giles stated that a timeline has to do with money. Receiving the grant funds would have sped up the process. He stated his main focus is to correct the eye sore and he has been working with the City to do so. Mr. Giles further stated he told the City to put in the wheelchair ramps and he would not fight it. He states he has been working with the City but the City has not been working with him. He called Topeka when the City was installing new sidewalks because he did not want the bricks in front of his house removed.

Mr. Otto stated he has a couple concerns. First, the subject property, in its current condition, is bringing down the value of neighboring properties. Second, he hopes the owner can get it to fruition but wants to owner to know there will be an exponential cost to restoring the structure.

Mr. Giles stated the wood floors don't crack, the staircase is beautiful, has great craftsmanship and overall the structure has good bones.

Mr. Otto asked if he has done a price comparison so he knows what it will cost to renovate the structure.

Mr. Giles responded that he and some friends will do the things they know how to do like drywall; everything else will be outsourced. He further stated he has family who will invest in renovating the property as well. Mr. Giles states he already has doors and is working on getting windows. He is also working with a contractor, Mike Wisdom. Mr. Giles believes the eye sore can be corrected by October.

Mr. Bower stated the City Commission has given the property owner an extension but they will not give inordinate amounts of time to fix the structure. Mr. Bower further stated he does not believe grant money will be provided for this project because that is typically given for public buildings rather than individual structures. Other than the historical part and the history of the community in that area, the structure does not have any redeeming value as it sits now.

Mr. Jackson stated he is very familiar with the house as he previously lived across from it in 2012. Mr. Jackson recommends concentrating efforts on fixing the area of the house in the rear which caught fire. Furthermore, it was stated by the property owner that the house has functioning plumbing in it but the staff report indicates there has not been water service to the subject property since November 12, 2015. All this is used to determine if a property will stay on the demolition list. Mr. Jackson suggested draw-up a timeline in the next couple weeks with emphasis on the exterior of the house. Mr. Jackson asked the contractor, Mike Wisdom, an estimate of the man hours to fix the rear portion of the house.

Mr. Wisdom stated it should take him approximately 3-5 weeks to complete. There is some structural damage but not much. The roof will also need to be replaced as well as the porch in the rear and the lap siding in the rear of the house. Mr. Wisdom is waiting on funds from Mr. Giles. Mr. Wisdom stated he has worked on historical houses in the past and knows what needs to be done to fix the house.

Mr. Bower asked if they are keeping the porch in the rear and fixing it up.

Mr. Wisdom stated the porch will be fixed and will extend out farther. Mr. Wisdom stated he know certain things like vinyl siding cannot be used but he wants to know exactly what the Preservation Commission wants him.

Mr. Bower responded that the City will help answer questions on what can or cannot be done in order to keep it in historical perspective. The City can also provide him with guidelines from the US Secretary of the Interior's Standards for Rehabilitation.

Mr. Giles stated he is trying to figure out what to do with the windows and wants to know if he can replace the inside of the windows.

Mr. Bower replied that windows are a big item on restoration. If those are the original windows then the owner should try to work to preserve them.

Ms. Whitson said if money is an issue and if the back structure is not part of the original house then maybe it can be removed and just fix the rear of the home at this point in time. The back structure could be added on at a later time. This would save in cost.

Mr. Bower stated the City can provide some guidance on what is good and what is not good from a historical perspective. The eye sore on the subject property needs to be fixed so the City does not tear the home down. Mr. Bower believes everyone is behind Mr. Giles on getting the structure fixed to preserve the home.

Mr. Giles stated that when the fire occurred, he was cleaning up and addressing the eye sore in the rear of the home when he said the City told him to stop because the City wanted the sidewalks done.

Mr. Bower said not to worry about the sidewalk as that is the least of anyone's concerns right now.

Mr. Karrasch stated the outside part of the house needs to be fixed for the City Commission. If you spend all your time on the inside you will waste all that money because the City Commission is not going to care what is on the inside if the outside is not presentable.

Mr. Giles said he is well aware of that but working on this house is therapeutic for him. He has the plumbing fixed so the toilets would work and electrical finished so contractors can use their tools. He is pushing to start work in August.

With no further discussion, Chairman Bower called for a motion. Mr. Jackson moved to review the property again on October 3, 2018, seconded by Mr. Otto and passed by a unanimous vote 5-0.

Mr. Bower asked if there were any updates on the Lee building.

Ms. Hurley stated she and the City Manager have been trying to get in contact with the property owner but have not been successful yet.

Chairman Bower called for a motion to adjourn. Mr. Karrasch moved to adjourn, seconded by Ms. Whitson and passed by a unanimous vote 5-0.

Meeting was adjourned at 6:41 pm.

JH:mb

State Register
Listed
February 4, 2017



Register of Historic Kansas Places Registration Form

This form is for use in nominating individual properties and districts. The format is similar to the National Register of Historic Places form. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Giles, Leanna, House

Other names/site number KHRI #103-710

Name of related Multiple Property Listing N/A

2. Location

street & number 202 Pottawatomie St. not for publication

city or town Leavenworth vicinity

state Kansas code KS county Leavenworth code 103 zip code 66048

3-4. Certification

I hereby certify that this property is listed in the Register of Historic Kansas Places.

Applicable State Register Criteria: A B C D

See file.

Signature of certifying official/Title Patrick Zollner, Deputy SHPO

Date _____

Kansas State Historical Society
State agency

5. Classification

Ownership of Property
(Check as many boxes as apply)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only **one** box)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1	0	Total

Number of contributing resources previously listed in the State Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC / Single Dwelling

Current Functions
(Enter categories from instructions)

Work in Progress

7. Description

Architectural Classification
(Enter categories from instructions)

National Folk: Gable Front

Materials
(Enter categories from instructions)

foundation: Stone
walls: Asbestos over clapboard
roof: Asphalt shingle
other: Brick (chimney)

Narrative Description

Summary Paragraph *(Briefly describe the overall characteristics of the property and its location, setting, and size.)*

The Giles House, built in circa 1860, is located at 202 Pottawatomie Street in north Leavenworth in Leavenworth County. The two-story National Folk house is two blocks west of the Missouri River, one block west of the North Esplanade Historic District, and approximately five blocks northeast of the historic downtown. The house is a simple rectangular gable-front structure with a one-story rear portion all on a stone foundation. The house was historically covered with clapboard, which was covered with asbestos siding in the mid-20th century. The Giles House is one of the last remaining mid-19th century houses in this area of Leavenworth.

Elaboration *(Provide a detailed description of the building's exterior, interior, and any associated buildings on the property. Note any historic features, materials, and changes to the building/property.)*

Setting

The Giles House (21' wide x 49' long) is located in a primarily residential area of the city of Leavenworth. The street grid is oriented to the Missouri River, making the house face southeast at the northwest corner of Pottawatomie and North 2nd streets. The narrow lot is minimally landscaped and is bounded by an alley to the north; the eastern property line, separating it from a vacant corner lot; Pottawatomie Street to the south; and a fence along the western property line. Herringbone brick sidewalks lead toward the front (south) entrance and around the house's east side.

Exterior

South (Main) Elevation

The Giles House faces southeast and is three bays wide. The symmetrical façade is organized along the gable peak. From west to east, bay one contains a historic two-over-two double-hung wood window, typical of windows in the house, on both the ground and upper levels. Bay two is centered on the gable's peak. At ground level is a two-over-two window; a taller two-over-two window is at the upper level, and a small vent is located in the gable face above the second level window. This vent has a flared gable hood mould. Bay three contains the main entry at ground level with a two-over-two window above it. The historic entry door was replaced with a modern paneled wood door in 2016. A one-story, hipped-roof porch spans the elevation.

West Elevation

The west elevation contains few openings. At the north end of the two-story block is a pair of two-over-two windows. Above this window unit is a single two-over-two window. In the one-story portion, a double-hung window is centered in the elevation with a small square opening to the south of this window.

North Elevation

The gable roof of the rear one-story block occupies the full ground level width of the two-story block; the roof covers a narrow porch on the east. There is a door in the north wall of the two-story block that leads out on the porch. A single double-hung window is centered in this elevation. In the upper level of the two-story block are two evenly-spaced double-hung windows centered on the gable.

East Elevation

The east elevation is similar to the west in that there are few openings. At the north end of the two-story block there is a single double-hung window at ground level with an identical window directly above it. A few feet south of this upper window is another double-hung window. The east elevation of the one-story rear block is inset a few feet from the rest of the house, creating a covered porch. There is a door on the north end of this elevation.

Interior

The 1642 sqft house has 10' ceilings and is characterized by spacious rooms and original hardwood flooring on the ground and upper levels. Historic lath-and-plaster has been removed in a number of ground level rooms and replaced with drywall;

however, other historic features remain in the house, including windows and doors, light fixtures, cast iron tubs, woodwork, and staircase. Transoms above hallway doors open, providing ventilation. Interior doors throughout the house have historic iron square skeleton key door locks and either porcelain or glass knobs.

Ground Level

The floor plan of the two-story main block is organized on a side hall design. This hall, which is a narrow 5' wide, contains the staircase (16' long). It is located on the house's east side and is immediately accessed upon entering the house from the main (south) entrance. On the west side of this hall is the living room (13' wide x 17' long). The dining room (20' wide x 13' long) is accessed through a double-width opening in the living room's north wall; the main hall also leads directly into it. An exterior door at the east end of the dining room's north wall leads to the north porch. A historic built-in cabinet is located at in the western end of the dining room's north wall.

The one-story north block contains three rooms. The largest, the kitchen (10' wide x 15' long), is accessed through the north wall of the dining room. There are two doorways in the kitchen's west wall. The north door leads into a bathroom (5' wide x 11'-6" long); the south door leads into a square (5' x 5') pantry.

Upper Level

The upper level contains two bedrooms and a bathroom organized on a central hall. At the top of the stairs and on the north side of the hall is a door leading into the bathroom (9' wide x 11' long). At the west end of the 9'-long hallway is a bedroom (9' wide x 15' long). A door in this room's south wall leads into the master bedroom, which occupies the south half of the upstairs. This room is also accessed from the hallway. At the top of the stairs, the hallway turns south a short distance to access a door in the master bedroom's eastern wall. The hallway's south wall curves to the south to meet this doorway.

Cellar

A stone-lined cellar with brick floor is located under the kitchen and dining room (rear one-story block and center of the two-story block).

Integrity and Condition

The form (design) of this vernacular building is highly intact, as the floor plan and overall structure has not been altered. Material integrity has been compromised by the removal of historic lath and plaster, by the installation of asbestos shingles over the historic clapboard, and by the removal of the historic front door. A fire in 2016 damaged the north porch and north wall of the two-story block. When constructed, this house was one of a number of similarly designed vernacular buildings. While still within a residential neighborhood, this is one of the only intact early houses on the block.

8. Statement of Significance

Applicable Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for State Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture _____

Community Development _____

Period of Significance

ca. 1860-1966 _____

Significant Dates

ca. 1860 _____

Significant Person

(Complete only if Criterion B is marked above)

N/A _____

Cultural Affiliation

(Complete only if Criterion D is marked above)

Architect/Builder

Unknown _____

Period of Significance (justification)

The period of architectural significance, circa 1860, encompasses the year the house was constructed through 1966, in order to encompass the changing demographics of the neighborhood.

Criteria Considerations (explanation, if necessary)

N/A

Narrative Statement of Significance

Summary Paragraph (*Provide a summary paragraph that notes under what criteria the property is nominated.*)

Built in circa 1860, the Giles House is nominated to the Register of Historic Kansas Places under Criterion A for its association with Leavenworth's residential development. This house is one of the remaining examples of pre-statehood National Folk houses in Leavenworth, and as a representative example, it is also nominated for its architecture under Criterion C. The period of significance ranges from the date of construction (ca. 1860) to 1966 to encompass the changing demographics of the neighborhood. The house is named for the Leanna Giles, who was the longest tenant-owner in the house's history.

Elaboration (*Provide a brief history of the property and justify why this property is locally significant.*)

Community Development

The opening of the Santa Fe Trail in 1821 led to the first encroachments of Euro-Americans into territory occupied by several American Indian nations. As tensions between Santa Fe travelers and Indians increased, the United States Army established a frontier post named Fort Leavenworth in 1827. This fort initially provided protection for the Santa Fe trade, but it soon adopted the responsibility of protecting newly relocated tribes to the region.¹ In 1829 the Delaware "relinquished their lands in Missouri and were assigned a large tract in [what is now] Kansas, covering all of Leavenworth County, and much more."² By the beginning of May 1854, the Delaware had ceded or sold most of this land, including the area where the city of Leavenworth is now located. On May 30, 1854 Congress passed the Kansas-Nebraska Act, opening Kansas Territory for settlement, and a large number of Missourians entered what is now Leavenworth County to stake claims.

A group of 32 settlers formed an association and platted the City of Leavenworth in June 1854, making Leavenworth the first city in the territory. This plat encompassed 320 acres formerly owned by the Delaware. Town lots were first sold in October 1854:

On Monday last at 11 o'clock A.M. the sale of lots in this town was commenced. There was a large assemblage of people on the ground, many of whom had come from a distance for the purpose of attending this sale. The survey had been completed and charts of the town drawn. The streets had been cleared of rubbish and marked with their names. Those parallel with the river are numbered as far out at 7th street; the cross streets are named for Indian tribes and commencing on the South, are as follows: Chocktaw [sic], Cherokee, Delaware, Shawnee, Seneca, Miami, Osage, Potawotomie [sic], Ottawa, Kickapoo, Kiowa, Dahcotah [sic], Pawnee, and Cheyenne. The Streets parallel with the river are 60 feet in width and the cross streets are 61 feet wide, except Delaware, which is 70 feet. The lots are 24 feet front by 125 deep and there are 32 lots on each block. Through the centre of each block runs an alley 15 feet wide [Figure 1].³

Only four of the 32 lots in each block were sold at this time and were made for immediate improvements; although, a number were sold to shareholders.⁴ While the Giles House sits in one of the Leavenworth's original blocks (28), the first record of sale for lot two is in 1856, indicating that this was not one of the lots auctioned in 1854.⁵

Between 1854 and 1856 the Delaware began to dispute the sale of their former land. According to their treaty with the United States, this land could not be settled or preempted until it was surveyed and sold to the highest bidder.⁶ The dispute arose because settlers had staked claims on the land before the land was auctioned. President Franklin Pierce eventually issued a proclamation in August 1856, announcing the sale of the Delaware lands in accordance with the treaty. Sale of these lands began in November of that year, with the city of Leavenworth being the last to be sold. The auction of Leavenworth was to begin December 9, but as historian William Cutler notes:

On that date, notice was read that *new instructions* had been received from Washington, in regard to conducting the sale, when the *City of Leavenworth* (the last in order) should be reached, whereby, in addition to the extravagant valuation put upon the *lots* instead of blocks, as in the other towns, the agent was instructed to open to competitive bidders all the vacant lots, leaving the town company and the throng of speculators who had bought largely of city lots during the progress of the sale, to shift for themselves as best they could. These new

38. ¹ Kansas Historical Society, *Historic Resources of the Santa Fe Trail* revised multiple property documentation form (2012): E-

² William Cutler, *History of the State of Kansas* (Chicago: A.T. Andreas, 1883), 419.

³ *Kansas Weekly Herald* (October 13, 1854): 2.

⁴ *Ibid.*

⁵ Abstract of Title, 202 Pottawatomie. Thomas H. & Mary Doyle are the first names in the abstract, dated July 8, 1856.

⁶ Cutler, 420.

instructions were sprung upon them while the sale was in progress, and if carried out, would work not only injustice to the town company and the many residents dependent on it for a final title, but make absolute chaos of all the speculative purchases, as every vacant lot was to be again put up in open market and sold to the highest bidder. It is doubtful if a madder set of American citizens were ever convened that those of Leavenworth at that time.⁷

Territorial Governor John Geary petitioned President Pierce to intercede, as the new instructions were not in accord with the terms previously stipulated to settlers, "The lands had been previously appraised at from one dollar and twenty-five cents to twelve dollars per acre. In accordance with his instructions, the commissioner announced that the actual *bona fide* settler would be permitted to take his land at its appraised value, and that only vacant quarter sections would be open for competition."⁸ The final terms agreed upon were deemed exorbitant by the settlers, but the settlers were allowed to purchase the property they initially preempted. On February 11, 1857 most of the 320 acres of Leavenworth's original town site, having been platted in 1854, was sold.⁹

The Giles House appears to have been constructed before Kansas statehood in January 1861. The property abstract's first listing is Thomas & Mary Doyle in July 1856. In October 1858 the land patent for lot two of block 28 was filed with the General Land Office for John Calhoun.¹⁰ Calhoun, a resident of Douglas County, acquired an additional 11 lots, indicating the likelihood that he was a land speculator. Calhoun's name also does not appear on the property abstract. In 1860 lot two had a "Frame of Building standing" on the property.¹¹ The tax roll for 1860 values the lot at \$900 (\$24,732 in 2016), indicating the possibility that the Giles House was constructed that year.

Leavenworth's Block 28 is a historically working-class neighborhood located between two affluent residential districts (Figure 2). Less than one block to the east, North Esplanade (formerly Main Street) contains four contiguous blocks between Ottawa Street (north) and Seneca Street (south), overlooking the Missouri River. The 14 houses date from between the late 1860s to the early 1900s and represent high-style architecture ranging from Italianate to Queen Anne. Several of these houses replaced more humble dwellings as the owners and managers of several Leavenworth businesses moved into the neighborhood.¹² Six blocks west of the Giles House is North Broadway, which contains numerous architect-designed dwellings dating from the late 1860s to circa 1930.¹³ Block 28 historically contained several National Folk houses that pre-dated these later developments.

Throughout most of its existence, the house at 202 Pottawatomie was rental property for Leavenworth's working class. According to census records this was a common occurrence throughout the surrounding neighborhood. Census records also reveal that several occupants were first or second generation immigrants. While German immigrants Henry and Afra Krezdorn owned the property at 202 Pottawatomie from 1879 to 1913, they lived a few blocks south, according to city directories. One of the first documented residents at this address was the family of Adolph Lange, a clerk at Fort Leavenworth, in 1880.¹⁴ Lange emigrated from Germany in 1868.¹⁵ The 1900 Federal census shows prison guard John DuMont and family renting this house. Although born in the United States, Dumont's parents were from France and Switzerland. Irishman John P. Leonard and family rented the property in 1920 while he worked as a railroad watchman.¹⁶ Leonard appears to have owned the property for a few years before selling it to Richard and Mammie Clark in 1925.¹⁷

The Clarks were one of the first documented owner-occupiers. The 1930 Federal census lists Marguerite Mitchell (widow) as head of household at this address, owning the house valued at \$2000 (\$28,597 in 2016). Living with her are two kids, her mother, Mammie Clark, and a lodger. Miller was a charwoman; the lodger was a seamstress. Although the Clarks, through their daughter, continued to own the property until 1957, it was once again rented out by 1940. That year's Federal census lists Edward & Mary Kromholz (with two daughters) at this address. Edward was a taxi driver. When Leanna Giles purchased the property in 1965, she was the first known African-American to live in this house. Giles also owned and

⁷ Cutler, 422.

⁸ Letter from Governor Geary to President Pierce, December 15, 1856, as quoted in Cutler, 422.

⁹ Cutler, 422.

¹⁰ US Department of the Interior, Bureau of Land Management's General Land Office Records, Accession #KS4070.034, available from www.glorerecords.blm.gov (accessed November 8, 2016). Although sold in 1857, filing of the patents appears to have taken months.

¹¹ Property abstract.

¹² "North Esplanade Historic District," National Register nomination (1977): 7.

¹³ "North Broadway Historic District," National Register nomination (2002): 20.

¹⁴ The abstract lists the owners of the property. When cross-referencing these names with city directories and census records, the owners are listed as living at other addresses. For instance, William McNeil Clough, who purchased the property in 1870 for \$12,000 (\$21,068 in 2016), lived in a larger house at 218 Pottawatomie.

¹⁵ 1880 & 1910 US Federal Censuses. In 1910 the Langes were living on North Esplanade.

¹⁶ 1920 US Federal Census.

¹⁷ Property abstract.

occupied this house longer than any previous owner or tenant, living here until her death in 2012. She was a nurse who retired after over 30 years of serving military veterans.

Historic downtown Leavenworth during the 1950s-60s was where Blacks gathered, especially in the blocks from Cherokee & Shawnee streets and between 2nd and 3rd streets. North Leavenworth once had black-owned businesses like: Arnold's, McCant's, Devil's, Pete's, Skinny's, Curley's, Black and Tan, American Legion, Mr. Pinchin's, Freeman's, B. Baker, T. Miller, Raymond Hand & Mrs. Hartfield, Mrs. Jens, Mrs. Phillips and Mrs. Edith's, Mr. Alexander's, Linton's, Curbie's and Harvel's where blacks dined, drank, and lived. This area also had hotels and rooms for rent. Some home owners lived upstairs and rented out their ground floor rooms. Shawnee and 3rd streets contained the largest concentration of black-owned businesses, but the area from Shawnee to Metropolitan Avenue was a predominately black community.¹⁸ This area of Leavenworth, however, was also segregated. Bob Dougherty Park, two blocks north of the Giles House, had a segregated swimming pool and Lincoln School was a segregated well into 1959.¹⁹

Architecture

The house at 202 Pottawatomie is one of the few remaining examples of pre-statehood residential architecture in Leavenworth. Built before the railroad, the community used materials that were available at the time to build. Work was completed by local builders, craftsmen, and master craftsmen.

The Giles House is a representative example of a Gable-front National Folk. As architectural historian Virginia McAlester writes, this house form is a derivative of the Greek Revival:

The Greek Revival movement, which dominated American styled houses during the period from 1830 to 1850, commonly used the front-gabled shape to echo the pedimented façade of typical Greek temples. This form was particularly common in New England and the adjacent northeast region where simple gable-front folk houses also became popular during the pre-railroad era. This shape persisted with the expansion of the eastern railroad network in the 1850s and became a dominant folk form until well into the 20th century. Gable-front houses were particularly suited for narrow urban lots in the rapidly expanding cities of the Northeast. ... Most are narrow, two-story houses with relatively steep roof pitches.²⁰

The Giles House was historically surrounded by similar houses on the immediate adjacent – narrow – lots (*Figure 3*). Due to urban renewal projects in the 1980s, the Giles House is one of the few remaining National Folk houses on this block.

¹⁸ Information from long-time Leavenworth residents and Leanna's grandson, Rickey Giles. Also, Mrs. Sandra Daniels, North Leavenworth, Black history.

¹⁹ J. H. Johnston III, *Leavenworth Beginning to Bicentennial* (Leavenworth: Johnston, 1978), n.p.

²⁰ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 136.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

Abstract of Title, 202 Pottawatomie.

Cutler, William. *History of the State of Kansas*. Chicago: A.T. Andreas, 1883.

Daniels, Mrs. Sandra. North Leavenworth, Black history.

Johnston III, J. H. *Leavenworth Beginning to Bicentennial*. Leavenworth: Johnston, 1978.

Kansas Historical Society. *Historic Resources of the Santa Fe Trail* revised multiple property documentation form (2012).

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Leavenworth City Directories.

Lynch, Beverly. Museum Coordinator, Leavenworth Historical Society.

McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013.

"North Broadway Historic District." National Register nomination (2002).

"North Esplanade Historic District." National Register nomination (1977).

US Department of the Interior, Bureau of Land Management's General Land Office Records.

US Federal Censuses, 1880, 1910, 1920, 1930, 1940.

10. Geographical Data

Acreage of Property Less than 1

Provide latitude/longitude coordinates OR UTM coordinates.
(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	<u>39.323106</u>	<u>-94.911883</u>	3	<u> </u>	<u> </u>
	Latitude:	Longitude:		Latitude:	Longitude:
2	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>
	Latitude:	Longitude:		Latitude:	Longitude:

Verbal Boundary Description (describe the boundaries of the property)

Leavenworth Original plat, Block 28, Lot 2

Boundary Justification (explain why the boundaries were selected)

The boundaries include the lot historically associated with the Giles House.

Giles House
Name of Property

Leavenworth, Leavenworth County
City and County

11. Form Prepared By

name/title Rickey Giles, edited by Amanda Loughlin (KSHS)
organization _____ date Fall 2016
street & number _____ telephone _____
city or town Lansing state KS zip code 66043
e-mail snakejrlvks@yahoo.com

Property Owner:

name On file with SHPO
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Additional Documentation

Submit the following items with the completed form:

Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photograph Log

Name of Property: Giles House
City or Vicinity: Leavenworth
County: Leavenworth State: Kansas
Photographer: Sarah Hunter (KSHS)
Date Photographed: January 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 14: South elevation, looking NW
- 2 of 14: Detail of porch after non-historic portion removed (Rickey Giles, March 2016)
- 3 of 14: Looking SW at east and north elevations
- 4 of 14: South elevation
- 5 of 14: Entry foyer and stair, looking north from front door
- 6 of 14: Living room, looking NNW into dining room
- 7 of 14: Dining room built-ins on north wall
- 8 of 14: Dining room, north wall/NE corner, showing door to north porch; kitchen visible at left
- 9 of 14: Kitchen, looking NNW
- 10 of 14: Upstairs, looking SSW from top of stairs toward entry into master/south bedroom
- 11 of 14: Upstairs, master/south bedroom, looking NW; door leads into NW bedroom
- 12 of 14: Upstairs, NW bedroom, looking north from entry from master bedroom
- 13 of 14: Upstairs, view east from NW bedroom, showing hallway; door at left leads to bathroom
- 14 of 14: Upstairs, bathroom, looking NNW

Figures

Include GIS maps, figures, scanned images below.

Giles House
Name of Property

Leavenworth, Leavenworth County
City and County

Figure 1. 2016 Google Aerial image, showing the Giles House within the original Plat of Leavenworth.



Giles House
Name of Property

Leavenworth, Leavenworth County
City and County

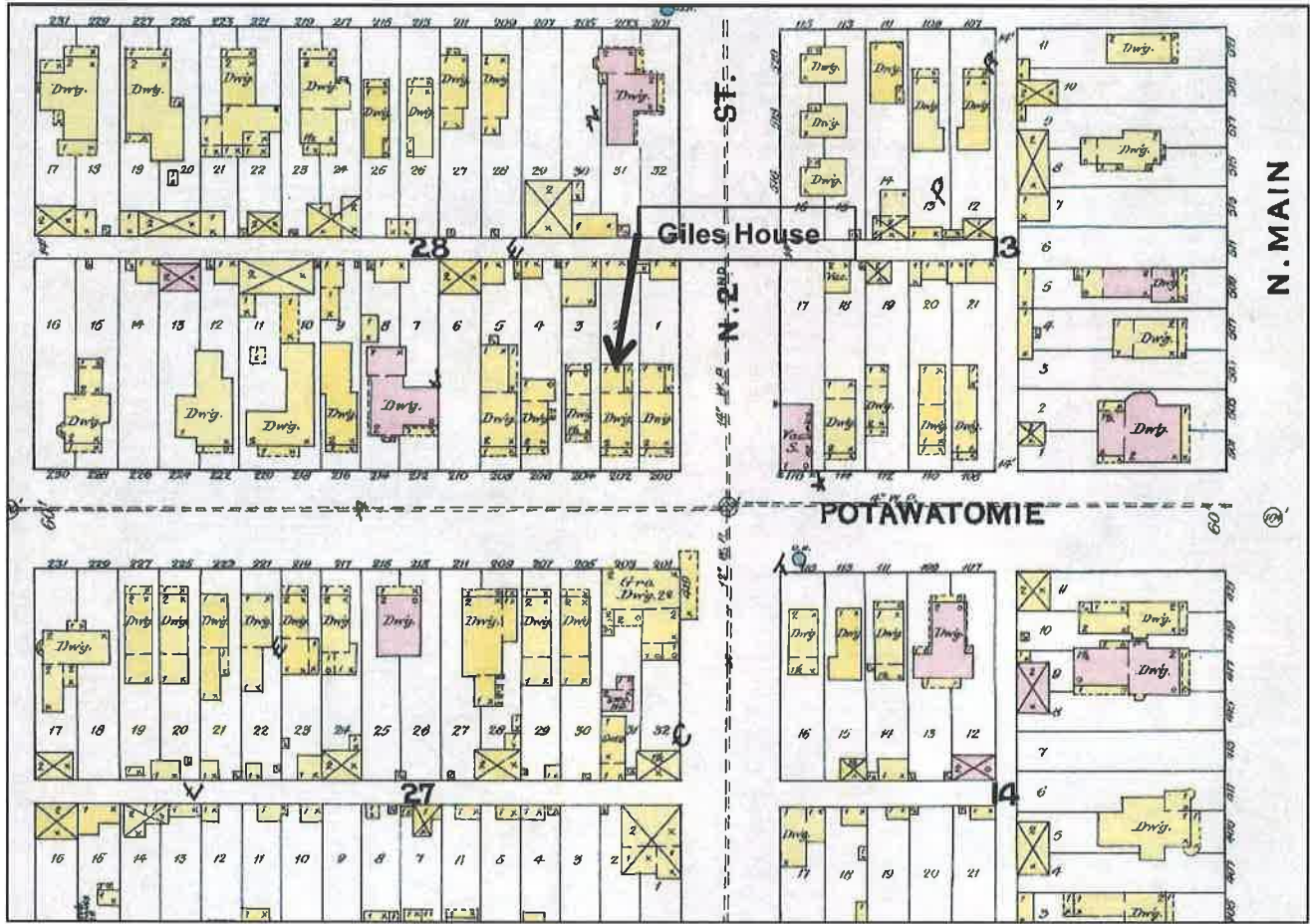
Figure 2. 2016 Google Aerial image, showing the Giles House within the original Plat of Leavenworth.



Giles House
Name of Property

Leavenworth, Leavenworth County
City and County

Figure 3. 1889 Sanborn Fire Insurance Map, showing block 28.



Giles House
Name of Property

Leavenworth, Leavenworth County
City and County

Boundary Map. 2014 Aerial image, showing the Giles House on lot two, Of block 28 of the original plat of Leavenworth. (Source: Leavenworth Co. GIS)

