

Leavenworth Preservation Commission

Wednesday, July 11, 2018, 6:00 PM

Commission Chambers

100 N 5th Street

Leavenworth, Kansas

AGENDA

1. Call to order, determine a quorum

2. June 6, 2018 Minutes - Motion

3. Old Business:

None

4. New 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.

5. Other Business/Correspondence:

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

6. Adjournment

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, June 6, 2018 5:00 PM

The Leavenworth Preservation Commission met Wednesday, June 6, 2018. Chairman Ken Bower called the meeting to order. Other commissioners present were: Rik Jackson, Debi Denney, John Karrasch, Sherry Hines Whitson and Diane Soddors. Ed Otto was 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 November 1, 2017 as presented. Mr. Karrasch moved to accept the minutes as presented, seconded by Ms. Whitson and approved by a vote of 6-0.

OLD BUSINESS

None

NEW BUSINESS:

1. 2018-07 LPC – 1100 N. 2ND STREET

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed exterior alteration of the property located at 1100 N. 2nd Street, a property listed on the National Register of Historic Places. A Major Certificate of Appropriateness is required for the proposed reuse of the building.

Chairman Bower called for the staff report.

City Planner Julie Hurley stated the applicant is proposing to rehabilitate the property located at 1100 N. 2nd Street into a total of 139 apartment units; primarily one-bedroom but there will be some two-bedroom units as well, with space on the northwest portion of the site reserved for commercial uses. The property, owned by Seren Properties is commonly known as the Abernathy Furniture Company Factory. The building was constructed in 1926 and was listed on the National Register of Historic Places in 2016. It has formerly housed a number of various commercial and office operations. The Planning Commission considered a request to rezone the property from Planned Unit Development (PUD) to Residential Mixed Use District (RMX) on Monday, June 4th, 2018 and recommended approval contingent upon the Preservation Commission's approval of the request tonight.

The structure is a four-story reinforced concrete building clad in red brick. Non-historic fixed aluminum frame windows with tinted glass fill the historic window openings. The RMX zoning district is intended to provide for high-density, multi-family residential dwellings along with a mix of appropriate neighborhood-serving uses. Commercial uses may be included in some structures, but there is no requirement for each structure to have non-residential uses included.

This location is a part of the Redevelopment Overlay District, whose purpose is to facilitate the development of property in the Downtown and northeast Leavenworth in accordance with the 2010 Downtown-North Leavenworth Redevelopment Master Plan. In particular, this location is identified as part of the North Gateway Business and Innovation Campus. The intent of the subarea is to "generate new business and employment opportunities and a high quality experience and image for Leavenworth's northeast entrance to downtown. The subject property was identified in the plan as an existing office structure, with the desire to preserve and promote on-going building and site enhancements.

Since the Downtown-North Leavenworth Redevelopment Master Plan was conceived, the economy has shifted greatly and business and office use development is no longer as feasible as it was at the time of the plan development. All previous office users in the subject property have left the Leavenworth market, leaving the building empty. Reimagining the structure as a residential space to fill current needs accomplishes the goal of preserving and enhancing the historic structure. The request to rezone the structure to RMX allows for the possibility of future commercial or office uses in the building, should economic condition change.

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 is being repurposed as a multi-family resident, minimal exterior changes are proposed. The existing smokestack is not structurally sound, and will be shortened for safety purposes, but the overall feature will be retained.

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. The existing smokestack will be shortened to make it structurally sound and will be preserved to the highest extent feasible.

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.

Minimal exterior changes are proposed.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

There are no prior changes with known historic significance to the building.

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 changes do not destroy any historic materials that characterize the property.

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.

No new additions are proposed. Covered parking will be added in the parking lot but will not be attached to the building.

Staff recommends approval of this request based on the analysis and findings included in this report.

Chairman Bower opened the public hearing.

With no one wishing to speak, Chairman Bower closed the public hearing and called for questions/discussions among the commissioners.

Mr. Bower asked who the owner of the property is; stating the staff report listed Greenamyre Rentals, Inc.

Jon Klocke, representative for Foutch Brothers, stated the building sale was completed at the end of 2017. Seren Properties LLC, which is a sub LLC under Foutch Brothers LLC, owned the property until a couple weeks ago when Seren Properties contributed it to Abernathy 2 LLC, which is the current owner.

Ms. Hurley stated Greenamyre Rentals, Inc. listed on the policy report was an oversight in updating the policy report.

Mr. Bower asked if there will be any changes to the windows.

Mr. Klocke stated that for the most part the street facing facades will remain like they are now. On the north side facing the new courtyard there are existing steel windows that will be replaced with aluminum-steel historic replica windows. In the taller northeast building next to the smokestack the steel windows will remain there as well and will be restored.

Mr. Bower asked how much the smokestack will be lowered.

Mr. Klocke stated they are still working out the details on that with the State Historic Preservation Office and National Park Service.

Mr. Jackson asked if the billboards will be removed.

Mr. Klocke stated the plan is to remove the billboards, restore the water tower and install apartment branding signage.

Ms. Hurley stated based on Development Regulations, the billboards do not have to come down but the property owner is most certainly allowed to remove them.

With no further questions or comments, Chairman Bower called for a motion. Ms. Sodders moved to approve the request for a Major Certificate of Appropriateness based on the findings of the review; seconded by Mr. Jackson and passed by a unanimous vote 6-0.

OTHER BUSINESS/CORRESPONDENCE

Chairman Bower noted there are twelve Minor Certificates of Appropriateness.

Chairman Bower stated it has been suggested the meeting time be moved from 5:00 p.m. to 6:00 p.m. Mr. Jackson moved the meeting time be moved to 6:00 p.m., seconded by Ms. Whitson and passed by a unanimous vote 6-0.

Mr. Bower stated the commission spent an inordinate amount of time approving their awning and to date there has been no progress.

Ms. Hurley stated she spoke with Andi about a month ago and he stated his contractor got busy and will be too busy for the next couple of years. Currently, Andi is trying to find another contractor to do the work. Ms. Hurley further stated that if and when Andi is ready to install the awning he may do so as long as it follows the guidelines of what this board approved. If he makes changes, then it will need to come back before this board.

Mr. Bower asked for an update on the Lee building downtown.

Ms. Hurley stated there have been attempts to contact the owner with no avail. Ms. Hurley will speak with the City Manager to get more information and will update the commissioners.

Ms. Whitson asked if there is a way the commissioners can be notified or updated on projects.

Ms. Hurley stated that once an applicant gets approval from this board it is not a requirement that they go through with the project. When moving forward with a project almost everything coming through this board will require a building permit, at which time the city is following-up and inspecting to make sure the project is done according to the approved plans.

Mr. Bower feels like the board owes the citizens of Leavenworth some sort of information about projects they approved.

Ms. Hurley stated she will speak with the City Manager to see if there is something they can do.

With no further questions or comments, Chairman Bower called for a motion to adjourn. Ms. Whitson moved to adjourn; seconded by Ms. Sodders and passed by a unanimous vote 6-0.

Meeting was adjourned at 5:26 pm.

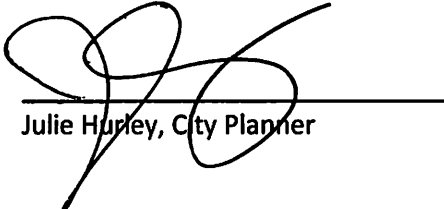
JH:mb

LEAVENWORTH PRESERVATION COMMISSION

**State Law Review
202 Pottawatomie Street**


July 11, 2018

PREPARED BY:



Julie Hurley, City Planner

APPROVED BY:



Paul Kramer, City Manager

OWNER & APPLICANT:

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 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 LPC meeting on October 3, 2018 for further review.



6425 SW 6th Avenue
Topeka KS 66615

phone: 785-272-8681
fax: 785-272-8682
kshs.culturalresources@ks.gov

Governor Jeff Colyer, M.D.
Jennie Chinn, Executive Director

KSR&C # 18-06-018
June 19, 2018

Mary Dwyer
City of Leavenworth
Via Email

Re: Demolition of following properties in Leavenworth – Leavenworth County

1118 Kenton Street	209 Elm Street
202 Pottawatomie Street	617 Middle Street
625 Oak Street	1410 Central Avenue
784 Miami Street	1517 9 th Avenue

We have reviewed the materials received June 4, 2018 regarding the above-referenced project in accordance with 36 CFR Part 800. In reviews of this nature, the SHPO determines whether a federally funded, licensed, or permitted project will adversely affect properties that are listed or determined eligible for listing in the National Register of Historic Places. The SHPO has determined that the proposed project will not adversely affect any property listed or determined eligible for listing in the National Register.

Although none of the above properties are eligible for listing in the National Register, 202 Pottawatomie Street is listed in the Kansas Register of Historic Places. This property must be reviewed in accordance with the state preservation statute K.S.A. 75-2724. As set forth in this statute, the SHPO has entered into an agreement with the city of Leavenworth that delegates these review requirements. Therefore, we would like to remind the Leavenworth Preservation Commission and the City of Leavenworth that this property must be reviewed before the project may proceed.

Thank you for giving us the opportunity to comment on this proposal. Please refer to the Kansas State Review & Compliance number (KSR&C#) listed above on any future correspondence. Please submit any comments or questions regarding this review to Lauren Jones at 785-272-8681 ext. 225 or lauren.jones@ks.gov.

Sincerely,

Jennie Chinn
State Historic Preservation Officer

Patrick Zollner
Director, Cultural Resources Division
Deputy State Historic Preservation Officer

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.











(To Be Published in the Leavenworth Times on July 3, 2018)

RESOLUTION NO. B-2203

A FINDING THAT CERTAIN STRUCTURES HEREIN DESCRIBED ARE UNSAFE OR DANGEROUS AND DIRECTING THE STRUCTURE TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE.

WHEREAS, the environmental officer of the City of Leavenworth, Kansas, did on the 8th day of May, 2018 file with the Governing Body a statement in writing that certain structures hereinafter described are unsafe and dangerous; and

WHEREAS, the Governing Body did adopt Resolution No. B-2199 fixing the time and place of a hearing at which the owner, their agents, any lienholders of record, and occupants of such structures could appear and show cause why such structure should not be condemned and ordered repaired or demolished and providing for giving notice thereof as provided by law; and

WHEREAS, Resolution No. B-2199 was published in the official City newspaper on May 15, 2018 and May 22, 2018, and a copy of said Resolution was mailed and served on the owner, agents and/or lienholder of record of such structure as provided by law; and

WHEREAS, on June 26, 2018, the Governing Body heard all evidence submitted by the environmental officer of the City and heard any evidence submitted by the owner, agents, or lienholders of record.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAVENWORTH, KANSAS:

Section 1. That the Governing Body hereby finds that the following structures are unsafe and dangerous structures. The owner of each structure is hereby directed to commence repair or removal of such structure on or before that date which is **ten (10) days** from the date of the publication of this resolution, and if such owner fails to commence such repair or removal within the time stated or fails to diligently prosecute the same until the work is complete, said Governing Body shall cause the structure to be razed and removed and the cost of such razing and removing, less salvage, if any, will be assessed as a special assessment against the lot or parcel of land upon which the structure is located as provided by law.

1. A one-story wood frame house and any accessory structures on the property located at **617 Middle Street**, legally described as Lots 6 and 7, Block 15, Day's Subdivision, City of Leavenworth, Leavenworth County, Kansas. CAMA No. 0773603024005000.
2. A one-story wood frame house and any accessory structures on the property located at **1118 Kenton Street**, legally described as Lots 16,17 and 18, in Block 2, Stillings Subdivision of the City of Leavenworth, Leavenworth County, Kansas. CAMA No. 0773503002009000.

3. A detached shed on the property located at **784 Miami Street**, legally described as Lot 18, Block 1114, Western Addition, City of Leavenworth, Leavenworth County, Kansas; ALSO a part of Lot 17, Block 114, Western Addition, City of Leavenworth, Leavenworth County, Kansas, described as follows: Commencing at the Southwest corner of the West line of Lot 17, Block 114; thence North along the West line of Lot 17, 40.00 feet to the point of beginning of this parcel, thence East 2.40 feet; thence South 37.00 feet parallel to the West line of Lot 17, thence 2.40 feet to the point of beginning, as per survey dated December 29, 1986 by Donald G. White. CAMA No. 0772604306008000.
4. A two-story wood frame house and any accessory structures on the property located at **625 Oak Street**, legally described as Lot 7, Block 33, Clark and Rees' Addition, City of Leavenworth, Leavenworth County, Kansas. CAMA No. 0773602022006000.
5. A two-story wood frame house and any accessory structures on the property located at **325 Pottawatomie Street**, legally described as Lot 20, Block 40, Leavenworth City Proper, City of Leavenworth, Leavenworth County, Kansas. CAMA No. 0772503212009000.
6. A one-story wood frame house and any accessory structures on the property located at **1517 9th Avenue**, legally described as the North 40 feet of the South 180 feet of Block One, Marshall's Subdivision, City of Leavenworth, Leavenworth County, Kansas. CAMA No. 1010201004006000.
7. A one-story wood frame house and any accessory structures on the property located at **1529 10th Avenue**, legally described as Lots 13, 14 and 15, Wollman's Subdivision of the West half of Block 4, Marshall's Subdivision, City of Leavenworth, Leavenworth County, Kansas. CAMA No. 1010201006005000.

Section 2. That the Governing Body hereby finds that the following structures are unsafe and dangerous structures. The owner of each structure is hereby directed to commence repair or removal of such structure on or before that date which is listed below, or within the number of days after publication of this resolution as listed below, and if such owner fails to commence such repair or removal within the time stated or fails to diligently prosecute the same until the work is complete, said Governing Body shall cause the structure to be razed and removed and the cost of such razing and removing, less salvage, if any, will be assessed as a special assessment against the lot or parcel of land upon which the structure is located as provided by law.

The following properties are hereby given an extension for repair or removal no later than **October 9, 2018** at which time the Governing Body will review at their regular meeting.

8. A two-story wood frame house and any accessory structures on the property located at **202 Pottawatomie Street**, legally described as Lots 1, 2, 3 and 4 in Block 28, in Leavenworth City Proper, in the City of Leavenworth, Leavenworth County, Kansas. CAMA No. 0772503103016000.

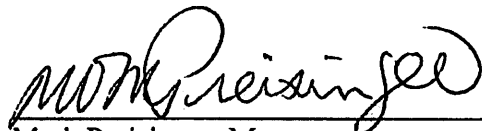
9. A two-story wood frame house and any accessory structures on the property located at **209 Elm Street**, legally described as Lot 3, Block 11, Fackler's Addition, City of Leavenworth, Leavenworth County, Kansas. CAMA No. 0773604005003000.

The following properties are hereby given an extension for repair or removal no later than **August 14, 2018** at which time the Governing Body will review at their regular meeting.

10. A one-story wood frame house and any accessory structures on the property located at **1728 S. 4th Street**, legally described as Lot 37, the South half of Lot 38 and the South five feet of the North half of Lot 38, Block 2, Flesher's River View Subdivision, in the City of Leavenworth, Leavenworth County, Kansas. CAMA No. 1010102001022010.
11. A two-story wood frame house and any accessory structures on the property located at **407 N. 10th Street**, legally described as Lot 4, Block 3, Ewing, Roelofsen and Company's Subdivision, City of Leavenworth, Leavenworth County, Kansas. CAMA No. 0772603402021000.
12. A one-story wood frame house and any accessory structures on the property located at **1030 Ironmoulders Street**, legally described as Lots 24, 25, 26 and 27, Block 9, Stillings Subdivision, City of Leavenworth, Leavenworth County, Kansas. CAMA No. 0773503011007000.


Section 3. Be it further resolved that the City Clerk shall cause this Resolution to be published once in the official City newspaper and a copy mailed to the owner, agents, and/or lienholder of record, and occupants or served personally as provided by law.

ADOPTED THIS 26th day of June, 2018.

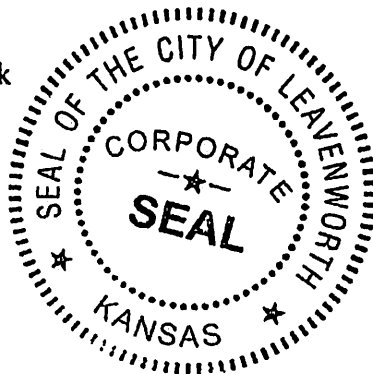


Mark Preisinger, Mayor

ATTEST:



Carla K. Williamson, CMC City Clerk



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: X A B X C D

See file.

Signature of certifying official/Title Patrick Zollner, Deputy SHPO

_____ Date

Kansas State Historical Society
State agency

Giles House
Name of Property

Leavenworth, Leavenworth County
City and County

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- 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, Potawatomie [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 than 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).
- Kansas Weekly Herald* (October 13, 1854).
- 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

Acreeage 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	39.323106	-94.911883	3		
	Latitude:	Longitude:		Latitude:	Longitude:
2			4		
	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 snakeirlvks@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

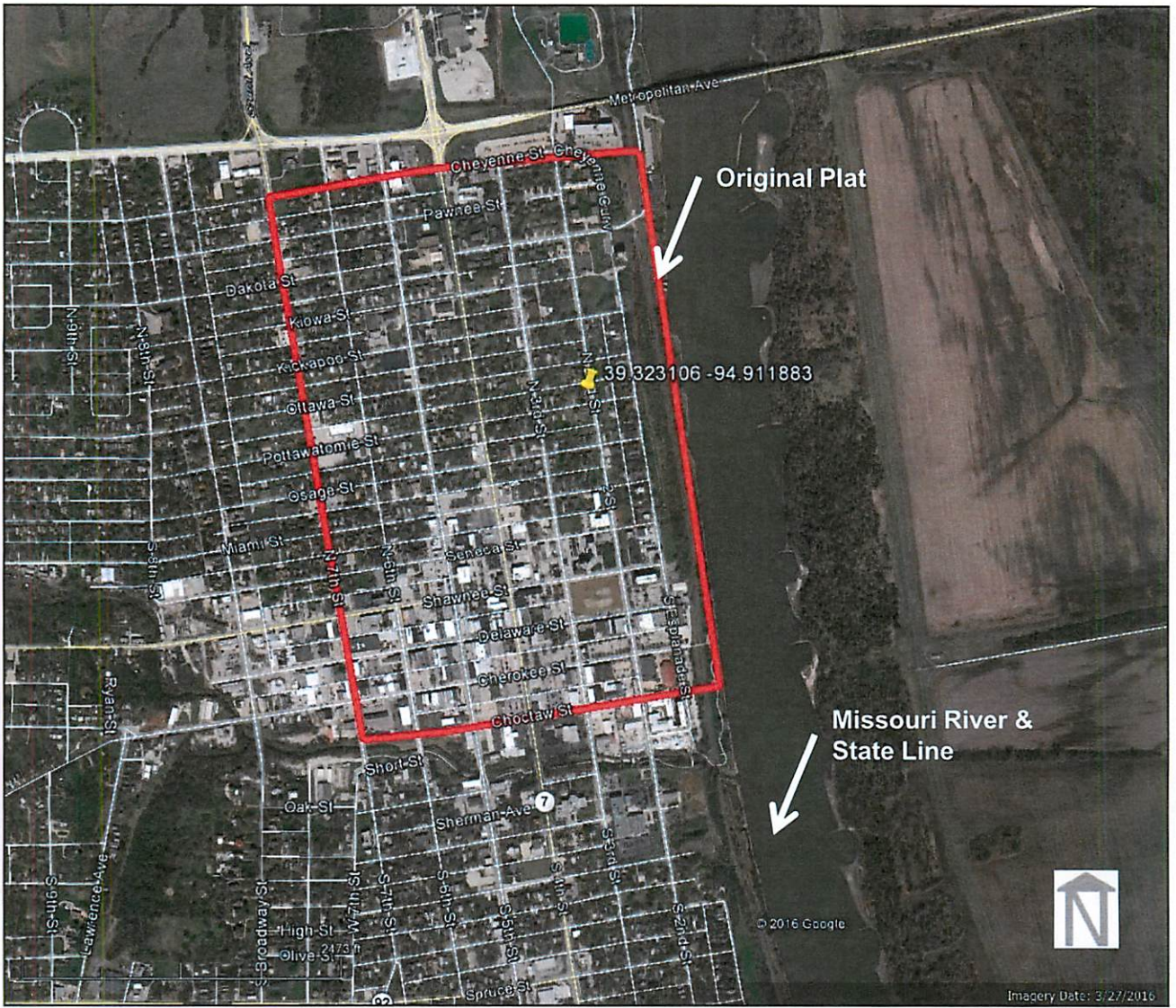
Figures

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.

