NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. 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 any 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 (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Arch Street Historic District
other names/site number

2. Location

street & number Roughly bounded by Arch, Pine, S. Second & S. Third Streets N/A not for publication
city or town Leavenworth N/A vicinity
state Kansas code KS county Leavenworth code 103 zip code 66048

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property XX meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide XX locally. (___ See continuation sheet for additional comments.)

Richard D. Pankratz, Deputy SHPO 5-14-02
Signature of certifying official/Title Date

Kansas State Historical Society
State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is: Signature of the Keeper Date of Action

____ entered in the National Register.
___ See continuation sheet.
____ determined eligible for the National Register.
___ See continuation sheet.
____ determined not eligible for the National Register.
____ removed from the National Register.
____ other (explain): _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

X private
___ public-local
___ public-State
___ public-Federal

Category of Property
(Check only one box)

___ building(s)
X district
___ site
___ structure
___ object

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

Contributing	Noncontributing	
27	12	buildings
0	0	sites
0	4	structures
0	0	objects
27	16	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Category	*Subcategory*
DOMESTIC	single dwelling
DOMESTIC	secondary structure

Current Functions
(Enter categories from instructions)

Category	*Subcategory*
DOMESTIC	single dwelling
DOMESTIC	secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19TH CENTURY: Gothic Revival
LATE VICTORIAN
LATE VICTORIAN: Queen Anne
LATE 19TH AND 20TH CENTURY REVIVALS: Classical Revival
LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Craftsman

Materials
(Enter categories from instructions)

foundation	Brick, Stone, Concrete
walls	Wood, Brick, Stucco, Asbestos, Synthetics
roof	Asphalt, Metal, Wood
other	Brick, Wood, Stone, Metal

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National 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.

_X_ 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 a grave.

____ D a cemetery.

____ E a reconstructed building, object, or structure.

____ F a commemorative property.

____ G less than 50 years of age or achieved significance within the past fifty years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

Ca. 1865-ca. 1940

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Feth, William Pratt
Like, John
Wight & Wight

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

___ preliminary determination of individual listing (36 CFR 67) has been requested

___ previously listed in the National Register

___ previously determined eligible by the National Register

___ designated a National Historic Landmark

___ recorded by Historic American Buildings Survey
_____

___ recorded by Historic American Engineering Record
_____

Primary location of additional data:

_X_ State Historic Preservation Office

___ Other State agency

___ Federal agency

___ Local government

___ University

___ Other

Name of repository:

_____

10. Geographical Data

Acreage of Property approximately 10 acres

UTM References
(Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
1 15	335280	4352780	3 15	335530	4352540
2 15	335450	4352810	4 15	335360	4352500

___ See continuation sheet.

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title	J. Daniel Pezzoni				
organization	Landmark Preservation Associates			date	January 15, 2002
street & number	6 Houston St.			telephone	(540) 464-5315
city or town	Lexington	state	VA	zip code	24450

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets
Maps
A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.
Photographs
Representative **black and white photographs** of the property.
Additional items
(Check with the SHPO or FPO for any additional items)

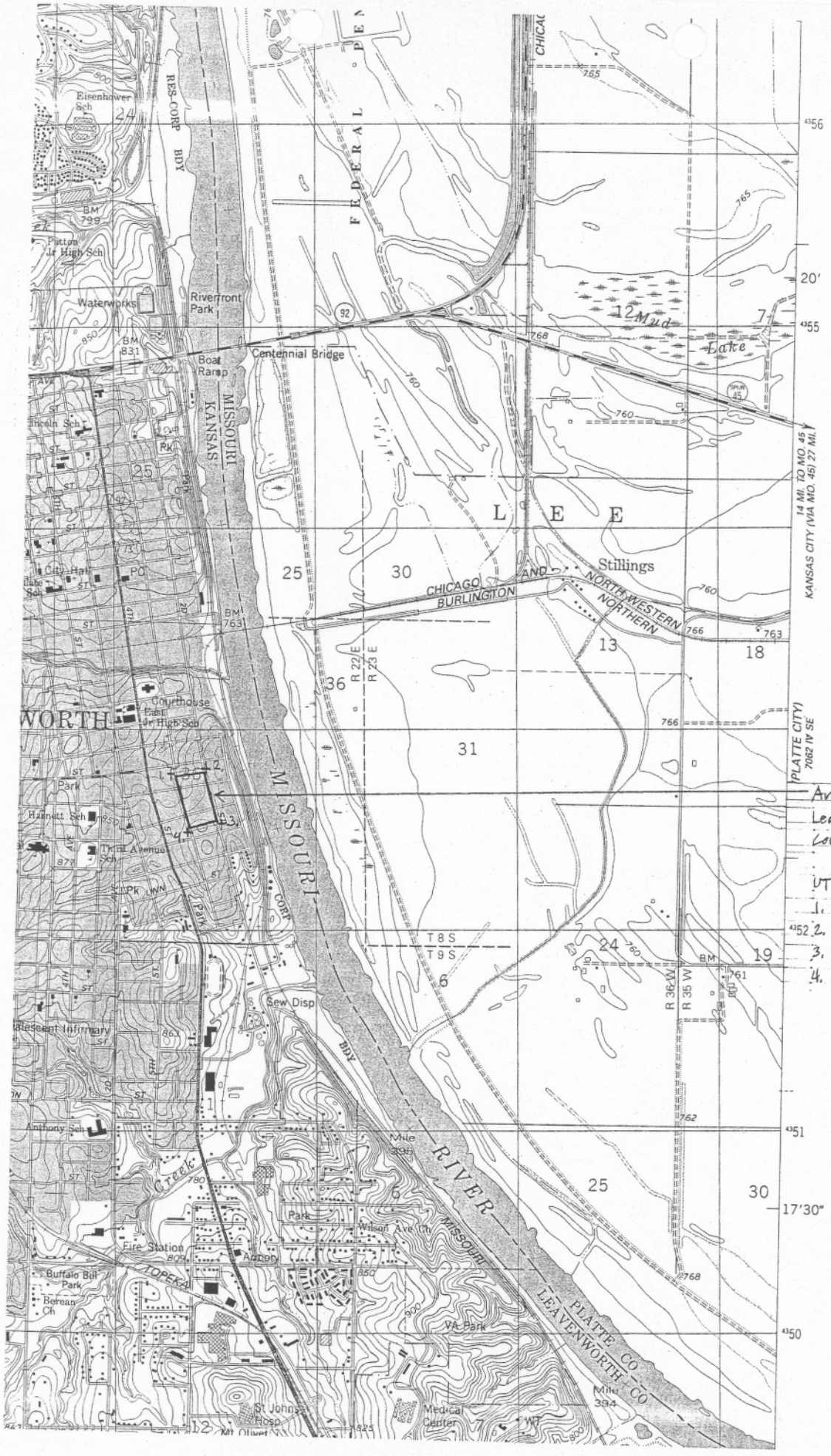
Property Owner

(Complete this item at the request of the SHPO or FPO.)

name	(see continuation sheet)		
street & number	_____ telephone		
city or town	_____ state	_____ zip code	

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.0. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.



Arch Street Historic District
Leavenworth, Leavenworth
County, Kansas

UTM References

1. 15	335280	4352780
2. 15	335450	4352810
3. 15	335530	4352540
4. 15	335360	4352500

NARRATIVE DESCRIPTION

Summary

The Arch Street Historic District occupies approximately ten acres in the City of Leavenworth in Leavenworth County, Kansas. Leavenworth is situated on the west bank of the Missouri River and is characterized by rolling topography at an average elevation of between 750 and 900 feet above sea level. The district is located in the south part of the historic core area of the city in Fackler's Addition, platted in 1857. The district's street layout is basically orthogonal and approximately aligned with compass north, and blocks contain lots of varying size served by back alleys. Adjoining areas are mostly similar in character and development.

There are forty-one resources in the district, of which twenty-one are primary resources (houses) and twenty are secondary resources (carriage houses, garages, sheds, and so forth). All twenty-one primary resources were historically and are at present domestic in function, and all appear to have been originally intended to serve as single-family dwellings. Eighteen of the houses are contributing and three are noncontributing. The houses include representatives of the Italianate, Gothic Revival, Queen Anne, Late Victorian, Classical Revival, Tudor Revival and Craftsman styles (the stylistic development of the district is given extended treatment in section 8).

The earliest identified surviving house is believed to date to 1865 and stands at 218 Arch Street. Most surviving dwellings date to the period from the late 1860s through the 1920s. Frame construction predominates, and most frame houses retain historic claddings of weatherboard and (less often) wood shingles, although a few have modern synthetic cladding. Brick and brick veneer construction is also common and the brickwork is occasionally painted. Brick is the standard material for foundations, chimneys, and stove flues, although stone is also common for foundations. Roofs, which are typically gabled, hipped, or hip-and-gable, are mostly sheathed with asphalt shingles applied during the second half of the twentieth century. Porches, dormers, bay windows and side or rear wings are common secondary features.

Of the twenty-two secondary resources (mostly outbuildings), nine are contributing and thirteen are noncontributing. Carriage houses and/or garages are the most common building type among the contributing secondary resources. The noncontributing secondary resources are mostly modern (post-1952). The yards and streets of the district are well shaded by mature deciduous trees. Yards are planted in grass, as they were historically, and are embellished with planting beds that are mostly modern in date but that approximately perpetuate historic practice. Sidewalks are typically

Description (continued)

paved in brick, and there are a few examples of historic hitching posts and mounting blocks.

Integrity Statement

The Arch Street Historic District possesses a high degree of integrity both overall and in its constituent parts. The district retains the pattern of development that characterized it during the period of significance in that its street and block layout has not been significantly altered since platting in the 1850s, and it retains its stock of historic single-family dwellings. Individually, with few exceptions, the district's primary resources possess a high degree of integrity of location, design, setting, materials, workmanship, feeling and association. Eighteen of the district's primary resources (86 percent) are contributing and three are noncontributing (14 percent). No modern (post-1952) primary resources exist in the district, and substantial modern alterations and additions are uncommon. Modern synthetic claddings are uncommon, although most roofs are covered with modern asphalt shingles.

The majority (59 percent) of secondary resources are noncontributing on account of age. These resources mostly consist of small buildings and structures such as fixed and portable sheds. The larger secondary resources are typically contributing carriage houses and garages. Yards, for the most part, have trees and other landscape features that are less than fifty years old, although the character of landscaping with open shaded lawns perpetuates historic practice.

Inventory List

Contributing Resources

1. 200 Arch St. Thomas Braidwood House. 1883; ca. 1990.
2. 206 Arch St. William A. Tholen House. Ca. 1909
3. 211 Arch St. Willson-Hamilton House. 1868; ca. 1920.
3a. 211 Arch St. Garage. Ca. 1920.
4. 214 Arch St. O'Donnell House. 1885.
5. 218 Arch St. Christian Meeth House. 1865.
5a. 218 Arch St. Garage. Ca. 1940.
6. 220 Arch St. Lynn and Nellie Millis House. 1898.
6a. 220 Arch St. Garage. Early 20th c.
7. 221 Arch St. Wilson House (Prairie Queen Bed & Breakfast). 1868; 1914.
8. 201 Pine St. Michael and Johanna Przbylowicz House. 1881-83.

Description (continued)

10a. 215 Pine St. Garage. First half 20th c.
11. 216 Pine St. House. Ca. 1925.
11a. 216 Pine St. Garage. Ca. 1925.
12a. 217 Pine St. Garage. Ca. 1930.
13. 218 Pine St. House. Late 19th c.
14. 219 Pine St. House. 1914.
14a. 219 Pine St. Garage. Ca. 1920.
15. 222 Pine St. Washington C. Zentmeyer House. Ca. 1872; ca. 1950.
16. 226 Pine St. George LeMay House. Ca. 1900.
16a. 226 Pine St. Garage. Ca. 1930.
17. 914 S. Second St. House. Ca. 1870.
18. 918 S. Second St. Booth House. Ca. 1880.
19. 1011 S. Third St. House. Late 19th c.
19a. 1011 S. Third St. Garage. Ca. 1930.
20. 1013 S. Third St. House. Ca. 1920.
21. 1015 S. Third St. House. Ca. 1920.

Noncontributing Resources

1a. 200 Arch St. Composter. Ca. 1990.
3b. 211 Arch St. Garden shed (wood). Late 20th c.
5b. 218 Arch St. Garden shed (wood). Late 20th c.
7a. 221 Arch St. Shed. 1982.
8a. 201 Pine St. Gazebo. Late 20th c.
9. 211 Pine St. House. Ca. 1900.
9a. 211 Pine St. Garage. Ca. 1920.
10. 215 Pine St. House. Ca. 1900.
11b. 216 Pine St. Play structure (wood). Late 20th c.
11c. 216 Pine St. Shed (wood). Late 20th c.
12. 217 Pine St. House. Ca. 1930.
14b. 219 Pine St. Wishing well (stone). Late 20th c.
15a. 222 Pine St. Garage. Late 20th c.
16b. 226 Pine St. Garden shed (metal). Late 20th c.
17a. 914 S. Second St. Garage. Late 20th c.
17b. 914 S. Second St. Garden shed (metal). Late 20th c.

Description (continued)

Inventory (Descriptive Information)

The inventory is arranged alphabetically and numerically by street and address. Each inventory entry begins with a heading that gives the property address, historic or generic name, and exact or approximate date(s) of construction and major modification. Historic property names are usually derived from the name or names of the original owner or occupant and are occasionally hyphenated to include the name of a notable later owner or occupant. In some cases the names of owners or occupants of properties as listed in the 1903-04 and 1930 city directories are used. Construction dates are usually derived from a combination of historic sources and architectural evidence and are occasionally preceded by "ca.", meaning *circa* or "about." The body of the entry contains architectural descriptive information occasionally followed by historic discussion. Style terminology is that used by the National Register of Historic Places. The historic discussions are typically followed by a list of sources for which full citations appear in the bibliography. The names of individuals who provided information, such as historians and present and former property owners, are cited in the entry but not in the bibliography. Information from Sanborn maps, the 1876 Hunnius map, the 1858 and 1869 aerial perspectives, and city directories may be identified in the text but no citation is given for reasons of economy. The headings for secondary resources are preceded by letter notations-- a., b., c., and so forth--following the entries for the primary resources with which the secondary resources are associated.

Several historic and architectural sources are referenced in the inventory and context sections but, for reasons of economy, not specifically cited. Two aerial perspectives were published for Leavenworth during the early years of its development: the 1858 "View of Leavenworth, Kansas Territory" and the 1869 "Bird's Eye View of the City of Leavenworth, Kansas." Apparently the 1869 aerial perspective actually portrays conditions in late 1868, because the January 6, 1869 edition of the *Leavenworth Daily Commercial* noted that the perspective existed in penciled form and that subscriptions were being sought to have the view lithographed. In 1876 local surveyor Ado Hunnius published his "Plan of the City of Leavenworth, Kansas," which appears to be an accurate depiction of the basic form of buildings and some outbuildings then extant but which unfortunately does not provide the names of property owners. The Sanborn Map Company published insurance maps of sections of the city in 1883, 1889, 1897, 1905, 1913, 1924 and 1949 (the 1949 map is a corrected version of the 1924 map). The Sanborn maps provide a wealth of information on the form, construction, evolution, function, and address of buildings, but, like the Hunnius map, they do not provide the names of property owners. The first extant city directory for Leavenworth dates

Description (continued)

to 1859; beginning with a directory published in 1903 properties are listed alphabetically and numerically by street and address. Discussions of architectural styles rely primarily on discussions in Virginia and Lee McAlester's *A Field Guide to American Houses* (1984). Two books by Leavenworth historian J. H. Johnston III, *The Leavenworth Register* (2001) and *Looking Back: A Pictorial History of Leavenworth, Fort Leavenworth, and Lansing, Kansas* (1982), provided information on a number of properties.

1. 200 Arch St. Thomas Braidwood House. 1883; ca. 1990.

This two-story Gothic Revival-style house (with Italianate influence) is constructed of seven-course American-bond brick and has a front-gable roof with wood-shingle sheathing and gabled projections. Typical gable ornament has a chamfered stanchion that resolves into a turned finial at its top and a turned pendant at its base and that connects to a horizontal spanning member with circular cut-outs. The corner entry tower has a hip roof with gabled projections, a bracketed cornice, and an entry with a transom in a segmental arch and double-leaf front doors with round-arched glass panels. The front porch has replacement chamfered posts and a bracketed cornice. The stone foundation has a projecting beveled top course. Windows are varied; most are round-arched 1/1; the two under the front porch are segmental-arched and reach to floor level; and there are round windows in some gables. There are two one-story bay windows on the east elevation, one with a paneled and arched wood frieze. A chimney on the east side has a recessed panel in the stack and a decorative iron stay that bridges to the roof ridge. An integral story-and-a-half rear wing has a modern or reworked old side porch that connects to a ca. 1990 unfinished one-story frame addition inspired by the architecture of the original house, with multiple gables, plywood walls, a concrete foundation with partial stone facing, and a porch on the west side with an angled projection and a gable with found art decoration.

1a. 200 Arch St. Composter. Ca. 1990.

This frame composter evokes the architecture of the Braidwood House, behind which it stands, through the multiple gables of its roof, which also features wood-shingle and corrugated-metal sheathing and irregular sawtooth vergeboards. The composter is heavily ornamented with found art.

2. 206 Arch St. William A. Tholen House. Ca. 1909

This story-and-a-half Craftsman-style house is frame with wood-shingle siding and an asphalt-shingled front-gable roof with gable brackets and shed dormers. The front porch, which is partially

Description (continued)

inset, has stepped rectangular-section brick pillars that project through the roof on the front and have heavy triangular brackets, square-section balusters, and concrete front steps with brick cheeks. A front brick chimney (interior on the first story, almost flush exterior on the upper level) is flanked by quarter-round windows in the gable. Other features include a decorative stone foundation, 20/1 and some 8/1 windows, a rear bay window, a modern brick chimney on the west side with stepped weatherings and a cinder-block foundation, a back deck, and a modern one-story rear addition with T1-11 siding that stands on brick pillars forming a basement-level car port in front of a basement garage under the original part of the house.

3. 211 Arch St. Willson-Hamilton House. 1868; ca. 1920.

This two-story Tudor Revival-style house is a ca. 1920 remodeling of a brick house built in 1868. The house has a rough stucco exterior and an asphalt-shingled hip-and-gable roof. The Tudor influence is most evident in the false half-timbering of the gables and on a one-story shed-roofed sunroom on the east elevation. The front entry stoop has an open timberwork gable cantilevered on large brackets and shelters a double-leaf door with glass panels and a transom. A one-story porch on the west elevation is similar to the stoop in character, with a cantilevered end forming a porte cochere. The roof has a hipped ventilation dormer with large wooden louvers on the side, and on the front of the roof is a window with diamond-pattern muntins. Some chimneys are stuccoed; one on the west elevation has banded brickwork and stonework, vertical projections and stone accents at the top of the stack, and a corbeled cap. French doors with sidelights and transoms open onto a brick and concrete front terrace, and there are 6/6 windows. A lower two-story rear wing has a one-story bay window supported by corbels on the east elevation, a two-tier side porch on the west elevation with a modern enclosure of the lower tier and matchboard panels and 6/6 windows in the upper tier (probably a historic sleeping porch), and a one-story gabled extension off the south gable end. A stone fence post bearing the inscription "Bradley" stands next to the front terrace. Along the back alley extends a fence consisting of historic brick piers with alternating projecting and inset courses, and modern wood fence panels between.

3a. 211 Arch St. Garage. Ca. 1920.

This story-and-a-half garage has a rough stucco exterior (relating it architecturally to the main house) and an asphalt-shingled hip roof with multiple hipped dormers suggesting a former upstairs apartment on the interior. Other features include a small ventilation cupola on the ridge, exposed rafter ends, and historic wood and wood and glass doors. The garage occupies the same general location as a nineteenth-century outbuilding (probably a carriage house) and may incorporate it.

Description (continued)

3b. 211 Arch St. Garden shed (wood). Late 20th c.

4. 214 Arch St. O'Donnell House. 1885.

This two-story Italianate and Queen Anne-style house is constructed of seven-course American-bond brick and has an asphalt-shingled front-gable roof. In the front gable and the gable of a two-story north wing is ornamentation consisting of diagonally set boards that create a half-timbered effect above a spindle frieze and sawn brackets. The one-story wraparound porch has a curved corner, sawn brackets, a spindle frieze, and deeply chamfered (almost octagonal in section) posts. The segmental-arched 1/1 windows (some with keystones) are linked at their tops by a projecting belt course across the front elevation. The segmental-arched front entry has a door, transom, and sidelights with beveled glass. The stone foundation has a beveled and bush-hammered top course above rougher stonework. An interesting feature appears on the north elevation where an angled wall in a second-story re-entrant corner is supported by fan-like corbeling. Other features include a basement-level garage under a first-story-level back deck, and a modern exterior wood stair at the back east corner. At the rear of the lot are a modern fishpond and a lattice garden screen.

5. 218 Arch St. Christian Meeth House. 1865.

This two-story Italianate-style house has weatherboard siding and an asphalt-shingled hip roof with flared eaves and a bracketed cornice. The front entry stoop has a gable roof with an arched cut out in the pediment and modern posts below. Other features include a parged foundation, an interior brick flue, a front entry with transom, a one-story ell with flared hip roof, and two small modern rear additions. A low modern serpentine stone border follows the front sidewalk.

5a. 218 Arch St. Garage. Ca. 1940.

This one-story frame garage has novelty weatherboard siding, an asphalt-shingled gable roof, a concrete foundation, and two vehicle bays.

5b. 218 Arch St. Garden shed (wood). Late 20th c.

6. 220 Arch St. Lynn and Nellie Millis House. 1898.

This two-story Queen Anne-style house has weatherboard siding and an asphalt-shingled hip-and-

Description (continued)

gable roof. The one-story front porch features turned posts with chamfered bases, large curved brackets that create an arched effect on the ends of the porch, a bracketed cornice, a spindle frieze, and a hip roof with a small gable aligned with the front entry. Other features include an interior brick chimney with a modern cap, a rectangular vent in the front gable with a decorative surround, 1/1 windows with molded lintels, a large first-story front window, a front entry with transom, and a lower two-story ell with a one-story modern kitchen wing on the west side and a one-story sun porch on the east side.

6a. 220 Arch St. Garage. Early 20th c.

This one-story frame garage has novelty weatherboard siding, an asphalt-shingled gable roof, and an attached wooden carport. The building may have served as a carriage house originally.

7. 221 Arch St. Wilson House (Prairie Queen Bed & Breakfast). 1868; 1914.

This two-story Classical Revival-style house of rough stuccoed brick construction is a 1914 remodeling and enlargement of an 1868 Italianate-style house. The house has an asphalt-shingled hip-and-deck roof, barrel-vaulted dormers, and a dentil cornice (a Chinese Chippendale roof balustrade was removed in 1982). The front elevation retains 1914 stucco; the stucco on the other elevations was redone in 1982. The front entry, facing Arch Street, has a pedimented surround with fluted engaged Doric columns and pilasters, a paneled frieze, and elliptical fanfold motifs. Above is a false metal balcony rail and a window in a surround with paneled pilasters. The entry opens onto a brick terrace. The front 6/6 windows have decorative balcony-like grilles and round-arched transoms with fanfold panels and keystones with acanthus-leaf carvings.

On the east elevation extends a one-story sunroom wing with stuccoed corner pillars with Doric columns in antis, casement windows with sidelights in paneled surrounds, elliptical fanfold panels above the windows, and a roof balustrade with turned balusters and square-section newels with urn finials. Behind the sunroom extends a pergola-like colonnade with paneled square-section Doric columns at the corners, smooth round Doric columns between, and decorative projecting joist ends.

On the west elevation is a porte cochere on smooth round Doric columns that receives a brick-paved driveway. The back west corner has second-story windows suggesting a sleeping porch within. Chimneys with stuccoed and paneled stacks rise from the interior. To the rear extends a lower two-story wing with a one-story porch with wood posts, sawn brackets, and a bracketed frieze (the porch may date to the home's original 1868 construction). Extending from this wing to

Description (continued)

the alley is a 1982 garage with stucco exterior and parapeted shed roof. The landscaped grounds are shaded with numerous trees. A modern metal fence extends along the alley. Concrete footers from an earlier fence survive along the alley, one inscribed A.R.J. and dated November 1, 1916.

7a. 221 Arch St. Shed. 1982.

This one-story frame storage shed has T1-11 siding, a flat roof, and a concrete foundation. It replaces a one-story building at the same location.

8. 201 Pine St. Michael and Johanna Przbylowicz House. 1881-83.

This two-story Italianate-style house is constructed of five-course American-bond brick and has a metal-sheathed hip roof with a bracketed cornice with a paneled frieze. The one-story front entry porch has chamfered posts on chamfered bases and sawn brackets. An east-elevation entry porch is similar; a back porch is also similar, although it has an added spindle frieze with square-section spindles. The segmental-arched front entry has a double-leaf door and a transom panel with a scrolling incised design. The 1/1 windows have jack arches with segmental lower edges and incised ornament between the arch and window head. Other features include a stone foundation with finely tooled top course, and interior brick flues. A one-story shed-roofed frame room extends to the rear, and a wood privacy fence encloses a formal back-yard garden with brick walkways, statuary, and a trellis. On the street near the side entry is a large flat "carriage stone" that served as a platform for mounting and dismounting a steed or vehicle, analogous to a mounting block. The carriage stone has been moved from its adjacent original location.

8a. 201 Pine St. Gazebo. 1995.

This one-story frame gazebo has an octagonal form, an asphalt-shingled roof with a cupola, chamfered posts with sawn brackets, and square-section balusters. The gazebo was built as a setting for a wedding.

9. 211 Pine St. Benedict House. Ca. 1900.

This two-story Queen Anne-style house has asbestos-shingle siding and an asphalt-shingle hip roof with a front gable. The one-story porch stands on tapered square-section wood columns with molded caps and has a metal balustrade. Other features include an interior brick chimney, chamfered gable brackets, a front entry with transom, 6/1 windows, a 16/1 first-story front window,

Description (continued)

a two-story ell with an inset porch at the end of the first story, and a one-story rear addition and porch.

9a. 211 Pine St. Garage. Ca. 1920.

This one-story frame garage has asbestos-shingle and plywood siding, an asphalt-shingle gable roof, a 2/2 window, a brick flue, and a modern garage door.

10. 215 Pine St. House. Ca. 1900.

This two-story frame house appears to have had Late Victorian-style characteristics originally. It has asbestos-shingle siding and an asphalt-shingle hip roof. The one-story front porch has tapered square-section wood columns; a wraparound section on the east elevation was enclosed after 1949. Other features include an exterior brick flue and a one-story bay window on the east elevation, replacement 1/1 windows, and a second-story sleeping porch to the rear.

10a. 215 Pine St. Garage. First half 20th c.

This one-story frame garage has novelty weatherboard siding, an asphalt-shingle gable roof, exposed rafter ends, and a cinder block foundation. The 1924 Sanborn map shows a garage at this location, but the building's cinder block foundation suggests a later date of construction.

11. 216 Pine St. House. Ca. 1925.

This one-story Tudor Revival-style house of stone, stucco and stretcher-bond brick construction has a steep asphalt-shingle complex gable roof. Juxtaposed with a slightly projecting gabled front wing is a brick chimney with a stone cap and weatherings; the east corner of the wing has a buttress-like element with rough stone quoins. Other features include 6/6 windows, a sunroom off the west gable end, and an ell with an enclosed porch at its end. A small gravel parking lot extends into the east side yard.

11a. 216 Pine St. Garage. Ca. 1925.

This one-story frame garage has weatherboard siding, a wood panel garage door, and a steep asphalt-shingled gable roof that harmonizes with the roof of the main house.

Description (continued)

11b. 216 Pine St. Play structure (wood). Late 20th c.

11c. 216 Pine St. Shed (wood). Late 20th c.

12. 217 Pine St. House. Ca. 1930.

This one-story Craftsman-style house has vinyl siding and a clipped front-gable roof with asphalt-shingle sheathing. Other features include a stone foundation, a front entry stoop with a bracketed gable roof, 3/1 windows with modern batten shutters, and a rear wing.

12a. 217 Pine St. Garage. Ca. 1930.

This one-story frame garage has modern weatherboard siding, an asphalt-shingle gable roof, a concrete foundation, and a wood and glass panel garage door.

13. 218 Pine St. House. Late 19th c.

This two-story Late Victorian-style house of weatherboarded frame construction has an asphalt-shingled gable roof and a two-story front wing. The one-story front porch has Craftsman-style tapered posts on brick pedestals, and porch and roof balustrades with modern turned balusters. Other features include sawn and pendant ornament in the front gable, a stone foundation, an interior brick flue, 1/1 windows with molded lintels, a two-story rear wing, and a modern one-story rear addition with a cinder block foundation. A wood privacy fence extends along the alley near concrete and brick foundation remnants of former outbuildings. The 1876 Hunnius map shows a house at this location.

14. 219 Pine St. House. 1914.

This two-story frame Craftsman-style house has stretcher-bond brick veneer on the first story and wood-shingle sheathing on the second story. The asphalt-shingled hip roof has a hipped ventilation dormer. The one-story screened front porch has a gable roof and is constructed of irregular red and vitrified brown brick with square-section pillars linked by a brick railing with a concrete coping. A two-story bay window rises on the west elevation with a trapezoid-plan first story and a rectangular second story. Other features include a stone foundation, an interior brick flue, a two-story rear wing, and 5/1 and 4/1 windows, some with batten shutters with candle cut-outs. A concrete patio extends to the rear. The large yard has a number of stone-bordered beds and a wooden sculpture

Description (continued)

depicting an eagle and draped feathers carved from a tree stump and dated 2001.

14a. 219 Pine St. Garage. Ca. 1920.

This one-story frame garage has novelty weatherboard siding, an asphalt-shingle gable roof, a concrete foundation, doors with matchboard set diagonally, and a shed addition with a wood and glass panel garage door.

14b. 219 Pine St. Wishing well (stone). Late 20th c.

15. 222 Pine St. Washington C. Zentmeyer House. Ca. 1872; ca. 1950.

This modified two-story frame house of indeterminate original style has weatherboard siding and a low-pitched asphalt-shingle hip roof. The one-story front porch has wood posts and appears to have been screened once. The two-story front wing may be a mid-twentieth century modification. Other features include a parged stone foundation, an interior brick chimney, 4/2 and 8/8 windows, and a one-story rear wing. A concrete retaining wall extends along the east side of the lot.

15a. 222 Pine St. Garage. Late 20th c.

This one-story frame garage has novelty vinyl siding, an asphalt-shingled gable roof, a concrete foundation, and vinyl panel garage doors.

16. 226 Pine St. George LeMay House. Ca. 1900.

This two-story Late Victorian-style house of stretcher-bond brick construction has an asphalt-shingled hip roof. The one-story wraparound porch stands on Doric columns (possibly modern replacements) and has a concrete floor. A one-story back porch has classical columns and modern square-section balusters. Other features include a stone foundation, an interior brick chimney, 1/1 windows with segmental heads on the first story, two front entries with transoms, canvas window awnings, and a one-story bay window on the west elevation. Next to Third Street near the back of the house is a concrete mounting block beside an early-twentieth-century hitching post fashioned from metal pipe.

16a. 226 Pine St. Garage. Ca. 1930.

Description (continued)

This one-story frame garage has weatherboard siding, an asphalt-shingled gable roof, a concrete foundation, and a vinyl panel garage door.

16b. 226 Pine St. Garden shed (metal). Late 20th c.

17. 914 S. Second St. House. Ca. 1870.

This two-story Late Victorian-style house of weatherboarded frame construction has an asphalt-shingled gable roof. The one-story front porch stands on wood posts with molded caps and sawn brackets, and there are square-section balusters. The front entry has sidelights and transom, a peaked and molded lintel, chamfered jambs, and a Queen Anne-style wood and glass door. The 1/1 and 2/2 windows have similar lintels. Other features include a concrete pad on the north gable end with rockfaced concrete block pedestals (presumably the remnants of a porch), and multiple one and two-story rear wings that incorporate fabric from before 1924 and more modern fabric (evident by its cinder block foundation).

17a. 914 S. Second St. Garage. Late 20th c.

This one-story frame garage has weatherboard siding above a skirt wall of white brick veneer, an asphalt-shingled gable roof, a concrete foundation, and wood and glass panel garage doors.

17b. 914 S. Second St. Garden shed (metal). Late 20th c.

18. 918 S. Second St. Booth House. Ca. 1880.

This two-story Italianate-style house of painted seven-course American-bond brick construction has an asphalt-shingled hip roof with a bracketed cornice. The one-story wraparound porch has turned posts and balusters, sawn brackets, square-section newels with ball finials, a spindle frieze, a gable with beaded matchboard in its face aligned with the front entry, and a second gable over a corner projection. The front entry has a transom. The 1/1 windows have peaked and carved stone lintels with center roundels with six-pointed star motifs. The foundation, which is probably rough stone, is parged and scored to imitate ashlar masonry. An interior chimney has a cobblestone cap above roof level. There is a one-story rear brick wing and a two-story rear wing with a screened sleeping porch in the second story. Extending from the south end of the two-story rear wing is a one-story brick sunroom addition with decorative windows and transoms and highly textured piers of irregular brickwork.

Description (continued)

19. 1011 S. Third St. House. Late 19th c.

This two-story Queen Anne-style house of wood-shingled frame construction has an asphalt-shingled front-gable roof with skylights and a gabled dormer with exposed rafter ends. The one-story front porch has turned posts, sawn brackets with turned pendants, and modern square-section balusters. Across the front gable is a decorative frieze with turned bosses and projecting blocks. A small gabled front wing has a decorative rake board. Other features include a stone foundation, 1/1 windows, and a one-story rear wing with an interior brick chimney. A stone retaining wall with a jagged coping extends across the front of the lot.

19a. 1011 S. Third St. Garage. Ca. 1930.

This one-story frame garage has novelty weatherboard siding, an asphalt-shingled gable roof, hinged matchboard doors, and a shed addition. The 1924 and 1949 Sanborn maps do not show this garage, but its construction suggests it was built by 1949.

20. 1013 S. Third St. House. Ca. 1920.

This story-and-a-half Craftsman-style bungalow of rough stuccoed frame construction has an asphalt-shingled gable roof with a front shed dormer. The engaged and screened front porch has square-section stuccoed pillars. Other features include a stuccoed chimney with shoulders at the first-story level, a poured concrete foundation scored to simulate masonry, 4/1 and 6/1 windows typically with 15/1 front windows, decorative exposed rafter ends, a one-story shed-roofed bay window on the north elevation, a basement-level garage opening onto the alley, and stone retaining walls along the alley and street exposures.

21. 1015 S. Third St. House. Ca. 1920.

This story-and-a-half Craftsman-style bungalow of rough stuccoed frame construction has an asphalt-shingled gable roof with a front shed dormer. The engaged and screened front porch has square-section stuccoed pillars. Other features include a stuccoed chimney with shoulders at the first-story level, a poured concrete foundation scored to simulate masonry, 4/1 and 6/1 windows typically with 15/1 front windows, decorative exposed rafter ends, a one-story shed-roofed bay window on the south elevation, a front basement-level garage, and a stone retaining wall along the front exposure of the lot.

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The Arch Street Historic District, located in Leavenworth, Kansas, meets Criterion C and is eligible in the architecture area of significance. As an ensemble, the houses and other resources of the district embody the distinctive characteristics of a number of architectural types and periods, and the majority possess a high degree of integrity. The district is located in Fackler's Addition to Leavenworth, platted in 1857, and the earliest extant houses are Italianate in style and date to the late 1860s and 1870s. The 1883 Thomas Braidwood House at 200 Arch Street demonstrates late Gothic Revival-style influence. The Queen Anne Style and Late Victorian detail characterize houses built in the late nineteenth century and the beginning of the twentieth century. Notable examples include the 1885 O'Donnell House and the 1898 Lynn and Nellie Millis House at 214 and 220 Arch Street respectively. By the 1910s and 1920s homebuilders were erecting and remodeling houses in eclectic idioms such as the Classical Revival, Tudor Revival, and Craftsman styles. The Wilson House at 221 Arch Street, an 1868 dwelling remodeled in the Classical Revival Style in 1914, is a notable local work of the Kansas City, Missouri architectural firm Wight & Wight. The period of significance extends from about 1865 (1865 is believed to be the date of construction of the earliest identified resource in the district, the house at 218 Arch Street) to about 1940, the latest date for a contributing resource in the district. The district is eligible at the local level of significance. Information in support of designation appears throughout the historic context.

Acknowledgments

A number of individuals and organizations assisted in the preparation of this report. Foremost among these were City of Leavenworth City Planner Jerry Gies and Director of Planning and Community Development John Krueger, and Martha Hagedorn-Krass, Architectural Historian with the Cultural Resources Division of the Kansas State Historical Society in Topeka. Others who provided assistance included Mark H. Bureman, Museum Administrator with the Carroll Mansion of Leavenworth; the Preservation Alliance of Leavenworth (PAL); the Vintage Homes Society of Leavenworth; and property owners and other individuals whose contributions of information are cited in the section 8 inventory entries.

Statement of Significance (continued)

Historic Context: Architecture Area of Significance

Platting of the District

The Arch Street Historic District is located in Leavenworth, Kansas, which was established in 1854 and claims the distinction "First City of Kansas" as the first town to be incorporated by the territorial legislature (on July 20, 1855). Leavenworth's siting on the Missouri River, its proximity to Fort Leavenworth (established in 1827), the choice of the town as headquarters for the large freight firm Majors, Russell and Waddell and as the location of the Catholic see of Kansas, and the advantage of the city's early founding contributed to Leavenworth's rapid initial growth. By one account, the population increased from 200 inhabitants on April 1, 1855 to nearly 2,000 by November 1 the same year. By 1860 the population had swelled to an estimated 10,000 and Leavenworth was esteemed "the largest town and commercial metropolis of Kansas." In 1865 the population stood at 15,409. The city also developed as the leading industrial center in the state. In 1880, according to the federal census of that year, Leavenworth County had 219 manufacturing establishments, the most of any county in Kansas (Atchison County ranked second with 141 establishments). Most of Leavenworth County's manufacturing establishments would have been located in the city.[1]

Leavenworth soon outgrew its original thirty-two-acre townsite and enterprising landowners laid out a number of additions to the city. Most of these subdivisions were recorded in 1857, including Fackler's Addition, in which the Arch Street Historic District is located, developed by John M. Fackler and notarized on July 10, 1857. Fackler's Addition continued the numbered north-south streets of the original town, and the cross streets were mostly named for trees, a common street naming practice of the era. The addition's east end overlooked the Missouri River and included a part of the area that became known as South Esplanade. Linear lots typically forty-five feet in width and 140 feet in depth were laid out, each backing onto a twenty-foot-wide alley that bisected the blocks.[2]

---

[1] Rosin, Davis and Schwenk, "Leavenworth Downtown Historic District," 34-35; Moore, *Early History of Leavenworth*, 129; *Our Whole Country*, 1310; Shortridge, *Peopling the Plains*, 24; and 1880 U.S. census.

[2] Leavenworth County Plat Book 1B, p. 59; Byrns, "Background/History of Land & House at 218 Arch Street." Technically, a small sliver at the northeast tip of the district is located in the Clark

Statement of Significance (continued)

One theme of note in the development of the district is an association with the Great Western Foundry and two companies created from it, the Great Western Manufacturing Company and the Great Western Stove Company. The Great Western Foundry was established in 1858 and was one of Leavenworth's earliest industries. Stoves became a mainstay of the company in the late 1860s, and in 1875 the Great Western Stove Company was formed out of the foundry to handle demand. The stove company's first president was Edward P. Willson, who lived at 211 Arch Street in the district. His next-door neighbor at 221 Arch Street was John Wilson, the president of the Great Western Manufacturing Company, the new name of the foundry. The neighborhood developed into something of a managerial enclave for the two companies over the following decades. In 1883 Thomas Braidwood, a foreman with the Great Western Stove Company, built his house at 200 Arch Street directly across from Edward P. Willson. Frank A. Pickett, chief engineer with the Great Western Manufacturing Company, built his house at 1012 South Third Street in 1908, several doors down from John Wilson, and another Great Western Manufacturing Company employee is believed to have built the house next to Pickett's at 1018 South Third Street about 1900 (both 1012 and 1018 South Third are located outside the district).[3]

Leavenworth Building Technologies

The domestic architecture of Leavenworth and the Arch Street Historic District reflects the building technologies and materials that were historically available in the city. A visitor to Leavenworth in September 1854, several months after the city's founding, noted a steam-powered sawmill. This was probably the Scruggs sawmill, located at the mouth of Three Mile Creek, which was joined by a second steam-powered sawmill by March 1858. Sawmills were important determinants in the early architectural development of the city in that they made dimensional lumber available from the very outset and thereby encouraged light nailed-frame construction. Early depictions and accounts of the city suggest that frame buildings with weatherboard claddings were the norm, although a

---

& Rees Addition, recorded in January 1857.

[3] Winder, "Nathaniel H. Burt House;" Leavenworth County Historical Society files; and Don Giese personal communication. The 1877 city directory lists E. P. Willson as the president of the Great Western Manufacturing Company and John Wilson as its treasurer. The Pickett House has a cast-iron cellar entry threshold that bears Pickett's name and was probably cast at his place of employment.

Statement of Significance (continued)

visitor in 1856 also observed "Indian-like huts" on the periphery of town, a few stone buildings, and "rough log tenements."[4]

Stone was available locally and was used principally for foundations from the mid-nineteenth century into the early twentieth century. Brick was the construction material of choice for Leavenworth's many fine Italianate-style houses, built from the mid-1860s through the 1870s. Brick construction was regarded as more genteel than stone and frame construction, and it was more fire-proof than the latter. In fact, the replacement of frame commercial buildings destroyed in downtown fires in 1855 and 1858 was probably an impetus for the development of the city's brickmaking industry. In 1865 five local brickyards produced five million bricks annually, and three brick manufacturers operated in or near the city in 1880. Poured concrete, rockfaced concrete block, and cinder block were introduced during the first half of the twentieth century.[5]

Historian J. H. Johnston III has documented the shipment of "knock-down" or prefabricated houses to Leavenworth in its early years of development. These houses were manufactured in the East and shipped by steam boat via St. Louis, and they could be erected in a few days. Likewise, building components such as doors and windows were shipped to Kansas. After the Civil War, large mechanized "sash and blind" factories sprang up nationwide in communities with access to timber. Leavenworth County, with its stands of timber, river transport, rail connections, and highly developed manufacturing sector located in Leavenworth City, was apparently a leading producer of wooden building materials in Kansas. In 1880, according to the census of that year, the county boasted five sawmills and a planing mill; the latter produced $50,000 worth of finished lumber and was the only planing mill enumerated in the state that year. The vigorous local wood products industry undoubtedly contributed to the exuberance and variety of Leavenworth's late nineteenth century Queen Anne-style domestic architecture.[6]

---

[4] SenGupta, *For God and Mammon*, 29-30; Gladstone, *Englishman in Kansas*, 140-150; "View of Leavenworth, K.T.;" Moore, *Early History of Leavenworth*, 145; *Centennial Historical Program*, 4; and Johnston, *Leavenworth Register*, introduction.

[5] *Centennial Historical Program Leavenworth, Kansas*, 4; 1880 U.S. census.

[6] Johnston, *Leavenworth Register*, introduction; Armitage and Lee, *19th Century Houses in Lawrence*, 8; and 1880 U.S. census.

Statement of Significance (continued)

Italianate and Gothic Revival Styles

The earliest extant houses in the Arch Street Historic District are Italianate in style. The Italianate Style was inspired by the villas of the Italian countryside, and its defining characteristics include heavy bracketed cornices, round or segmental arches over door and window openings, and boldly detailed window heads and surrounds. Perhaps because of its gracious villa associations, and also because of its popularity in the East, the Italianate Style appealed to Leavenworth's wealthiest citizens (just as it was favored by the same class in Lawrence during the period). Brick was the construction material of choice for Leavenworth's Italianate houses, and the local heyday of the style spanned the late 1860s and 1870s, although its influence can be found in later houses.[7]

A representative example of the Italianate Style is seen in the 1881-83 Michael and Johanna Przbylowicz House at 201 Pine Street, a two-story brick residence graced by a bracketed cornice with a paneled frieze and with such period details as chamfered posts on chamfered bases and a segmental-arched front entry with a double-leaf door and incised ornament in the transom panel. A bracketed cornice also identifies the ca. 1880 Booth House at 918 South Second Street as Italianate. This two-story brick house is distinguished by its decorative window heads, which have peaked stone lintels with center roundels decorated with six-pointed stars. Other Italianate or Italianate-influenced houses in the district include the 1885 O'Donnell House at 214 Arch Street, which also displays Queen Anne-style influence, and the two-story house at 214 Arch Street, a weatherboarded frame interpretation of the style though to have been built in 1865. The ca. 1868 Wilson House at 221 Arch Street was Italianate in style before a twentieth-century Classical Revival remodeling.

Several Leavenworth houses were built in the Gothic Revival Style during the late 1850s and 1860s. The style was inspired by the Gothic churches and castles of Medieval Europe and was introduced to America as a picturesque alternative to classicism during the 1830s. Characteristic features included steeply pitched gable roofs, lancet-arched doors and windows, and intricate wooden gable and porch ornament derived from medieval tracery. A late manifestation of Gothic Revival influence is seen in the finely detailed 1883 Thomas Braidwood House at 200 Arch Street, which combines the steep, bristling gables of the style with Italianate round-arched windows.

Queen Anne and Late Victorian Styles

---

[7] Armitage and Lee, *19th Century Houses in Lawrence, Kansas*, 37-38.

Statement of Significance (continued)

The Queen Anne Style was introduced to Leavenworth in the early 1880s concurrently with its early popularity elsewhere in the nation, and it remained in use locally through the first decade of the twentieth century. The style capitalized on the many possibilities of form, detail and finish that resulted from the era's wide acceptance of light nailed-frame construction and the mass-production of dimensional lumber and building components such as doors, windows, porch posts, "gingerbread" ornament and the like. As expressed in Leavenworth and elsewhere in the country, the Queen Anne Style is typified by complex massing and rooflines, decorative exterior claddings, machined wooden ornament, and prominent porches. Typical exterior features include hip-and-gable roofs, towers and turrets, two-story bay windows, and wraparound verandas. Ornamentation was typically derived from medieval sources and preceding nineteenth-century styles, but classical elements appeared in later Queen Anne houses. A number of Queen Anne houses in Leavenworth were constructed of brick, and these often exploited the range of visual effects inherent in that material. Related to the Queen Anne Style are period houses generally referred to as Late Victorian that exhibit some of the features of the style as well as other styles but are not so fully expressed as to be classified as a specific style.

A prime example of Queen Anne-style ornamentation in the district is seen in the front gable of the 1885 O'Donnell House at 214 Arch Street. The gable has diagonally set boards that create a half-timbered effect above a spindle frieze and sawn brackets. Another Queen Anne feature is the curved corner of the front porch, which is also adorned with such period details as sawn porch post brackets and a spindle frieze. The porch is the focal point of the Queen Anne-style 1898 Millis House next door at 220 Arch Street, which has turned posts with chamfered bases, large curved brackets, and a spindle frieze.

Twentieth-Century Styles

A host of new house styles became popular in Leavenworth and the Arch Street district during the early twentieth century, primarily during the 1910s and 1920s. These were mostly revival styles that looked to both familiar and exotic architectural traditions for inspiration. The Classical Revival Style evoked the grandeur of classical and beaux arts architecture. The Tudor Revival Style recalled medieval English tradition. An exception to the era's revivalism was the Craftsman Style, which had some affinities to Japanese design and the British Arts and Crafts movement but which was essentially an American invention.

The Classical Revival Style, also known as the Neoclassical Style, employed classical architectural

Statement of Significance (continued)

motifs to create a sense of grandeur in domestic architecture. The style rose to popularity in the 1890s as a result of the classically-themed and heavily promoted 1893 Chicago World's Columbian Exposition. The exposition included a number of state pavilions of domestic form that featured monumental front porticos, a hallmark of the Classical Revival Style. The style was most popular among the nation's elite, who could afford two-story Ionic and Corinthian capitals, rambling but balanced plan compositions, and embellishments such as roof balustrades and pedimented door and window openings. The style's heyday was the first two decades of the twentieth century; thereafter it was eclipsed by the related but generally more modest Colonial Revival Style. In Leavenworth the Classical Revival Style is associated with the work of the Kansas City, Missouri architectural firm Wight & Wight, which remodeled several local houses in the idiom during the 1910s.

The district boasts one of Leavenworth's premiere Classical Revival-style residences, the Wilson House at 221 Arch Street, now known as the Prairie Queen Bed & Breakfast. The house was built in the Italianate Style by John Wilson in 1868. In 1914 Wilson's son Samuel hired Wight & Wight to remodel the house in the classical mode. The firm, comprised of brothers Thomas and William D. Wight, was responsible for many Kansas City landmarks erected in the early twentieth century, including the City Hall, Jackson County Courthouse, and the Nelson-Atkins Museum of Art. Wight & Wight grafted a stuccoed facade onto the Wilson House and added a porte cochere on the west side and a sunroom and open-air colonnade on the east side, all three supported by or ornamented with Doric columns and pilasters. Wight & Wight were also responsible for the Classical Revival Style remodeling of the ca. 1868 Ryan-Lysle House at 508 South Broadway and a house at 500 South Broadway during the same period.[8]

A similar evolution, but in a very different architectural vein, occurred next door at 211 Arch Street. About 1920 the late nineteenth-century house of stove manufacturer Edward P. Willson was remodeled in the Tudor Revival Style, apparently by then owner Morris B. Hamilton. The Tudor Revival Style emulated the architecture of medieval England (not strictly the Tudor period of the early 1500s) and first appeared in America in the late nineteenth century, although most examples of the style date from the period 1910 to 1940. Tudor Revival houses are characterized by false half-timbering, steeply pitched gable roofs, often with cross gables, and a highly decorative use of materials. Secondary features include diamond-pane windows, openings with Tudor arches (very shallow pointed arches), projecting entry vestibules, and elaborately detailed chimneys. A common feature, especially among later examples, is a juxtaposed front entry and chimney.

---

[8] Sandy, "Wight & Wight;" Hagedorn-Krass, "Abernathy/Lyle House."

Statement of Significance (continued)

A prominent detail of the Willson-Hamilton House remodeling was the use of false half-timbering--decorative woodwork with stucco infill meant to evoke the exposed structural members (true half-timbering) of medieval and early-modern English domestic architecture. The Wilson-Hamilton House has false half-timbering in its gables, which is echoed by the open timberwork of the front entry stoop and a side porch/porte cochere. A more modest example of the Tudor Revival Style was erected at 216 Pine Street about 1925 or after. This one-story house of stone, stucco and brick construction displays one of the hallmarks of the Tudor Revival Style as it was adapted for smaller and later dwellings: a front elevation that juxtaposes a front-gabled wing with a chimney. Another notable feature is a buttress-like element with rough stone quoins at the east front corner, the diminutive descendant of the soaring buttresses of medieval cathedrals.[9]

The Craftsman Style is best known for its characteristic house type, the bungalow. The bungalow has its American roots in California during the first decade of the twentieth century, and soon the snugly proportioned one-story and story-and-a-half houses were being promoted nationwide through the media of magazines and pattern books and were a staple of kit-house suppliers such as Sears-Roebuck and Gordon-Van Tyne. Characteristic Craftsman bungalow features include deep overhanging eaves supported by triangular gable brackets, decorative window sash (3/1, 4/1 and 5/1 are common arrangements), large gabled and shed dormers that expanded upstairs living space, engaged front porches (that is, porches embraced under the main house roof), and porch supports consisting of tapered posts on brick pedestals.

A pair of mirror-image Craftsman bungalows stand in the district at 1013 and 1015 South Third Street. These two houses, which feature shed dormers and spreading gable roofs that engage front porches, are typical examples of the bungalow form at its ca. 1920 height of popularity. An early and fairly elaborate example of the Craftsman Style is seen in the ca. 1909 William A. Tholen House at 206 Arch Street, which has wood-shingle siding and unusual stepped brick porch pillars with heavy triangular brackets. Leavenworth architect William Pratt Feth was an associate architect in the design of the Tholen House. Craftsman-style brickwork, intentionally irregular for decorative effect, appears on the front porch of 219 Pine Street and a rear sunroom addition to the Booth

---

[9] The Classical and Tudor remodelings of the Wilson and Wilson-Hamilton houses is almost seamless, but one detail that gives away their nineteenth-century origins is the lower two-story service wing that extends from the rear of each house.

Statement of Significance (continued)

House at 918 South Second Street.[10]

Construction activity in the district has been minimal since the 1920s. The district was largely developed by 1930, precluding the construction of additional primary resources, and most later home construction occurred in post-World War II suburbs on the periphery of Leavenworth. Appreciation for the district's historic character has grown in recent decades, leading to the rehabilitation of several prominent houses in the district.

Inventory (Historic Information on Selected Properties)

Note: Full bibliographic citations appear in the section 9 bibliography.

1. 200 Arch St. Thomas Braidwood House. 1883; ca. 1990.

The house was built by Thomas Braidwood, a foreman with the Great Western Stove Company. (Johnston, *Looking Back*, 137; Leavenworth County Historical Society files)

2. 206 Arch St. William A. Tholen House. Ca. 1909

William A. Tholen and his brother Webster operated the Tholen Brothers Supply Company. William Pratt Feth, later of the Leavenworth architectural firm Feth & Feth, was an associate architect in the design of this house. (Johnston, *Leavenworth Register*, 62; Feth, "List of Buildings")

3. 211 Arch St. Willson-Hamilton House. 1868; ca. 1920.

Iron founder Edward P. Willson first appears as a resident at this location in the 1880 city directory (Willson's name is occasionally spelled Wilson in old records). In 1870 Willson was associated with the Great Western Foundry (also known as the Western Union Foundry), which was established in 1858 as one of Leavenworth's first industries. In 1875 the Great Western Stove Company was formed from the parent foundry and Willson was made president. Willson's company produced 25,000 stoves a year by 1880, contributing to Leavenworth's reputation as the "leading stove-making center west of the Mississippi during the era," according to historian

[10] Johnston, *Leavenworth Register*, 62; Feth, "List of Buildings."

Statement of Significance (continued)

William Zornow. The 1876 Hunnius map shows a large house at this location with an outbuilding in the general location of the present carriage house, and the 1869 aerial perspective also portrays a large house here, but it is possible that Willson replaced or greatly remodeled an 1860s house about 1880. A 1909 promotional booklet shows the house before its Tudor Revival remodeling, with an ornate wraparound veranda with a corner gazebo. In the 1910s the house was occupied by an Olive Willson and in the 1920s by Morris B. Hamilton, a bank vice president who presumably made the Tudor Revival remodeling (the house had attained its present form by 1924, as shown on the Sanborn map of that year). Dr. C. Ralph Combs lived here from 1934 until 1972. (Samuel Maxwell and Mark H. Bureman; Leavenworth County Historical Society files; Winder, "Nathaniel H. Burt House;" "Recollections of Some Earlier Homes;" Murphy, "Early Locations in Leavenworth," 4; *Leavenworth, Kansas 1909*; Zornow, *Kansas*, 287)

4. 214 Arch St. Frank O'Donnell House. 1885.

Historian J. H. Johnston III gives the date 1885 for the house. The O'Donnell family lived here at the beginning of the twentieth century. (Richard Gervasini; Johnston, *Looking Back*, 133 and after)

5. 218 Arch St. Christian Meeth House. 1865.

According to research by Edward T. Byrns, the house site was given to Elizabeth E. Fackler by John M. Fackler in December 1858, and Elizabeth Fackler had the house built in 1865, a date also reported by historian J. H. Johnston III. (However, the house does not appear to be depicted on the 1876 Hunnius map, and city directories do not show an Elizabeth Fackler living on Arch Street during the late 1860s.) Fackler sold the property to Matthew Ryan in 1870, thus beginning a chain of ownership that included the Meeth family from 1882 to 1919 (Christian Meeth lived here in 1903). The Byrns family rehabilitated the house in the mid-1990s. (Edward T. Byrns, Richard Gervasini, and Mark H. Bureman; Byrns, "Background/History of Land & House at 218 Arch Street;" Leavenworth County Historical Society files; Johnston, *Looking Back*, 134)

6. 220 Arch St. Lynn and Nellie Millis House. 1898.

Lynn W. Millis and his wife Nellie M. Millis purchased two lots at this location in October 1897 and they borrowed $2,400 from a local lending institution the same month, presumably for house construction. The house was provided with water service in 1898, suggesting completion. In 1910 Armilda Miller purchased the house, which she sold in 1919 to Susan E. Miller. Susan Miller sold it to James O. Fisher, a builder, and his wife Helen M. Fisher in 1944. (Richard and Susan

Statement of Significance (continued)

Gervasini; Johnston, *Leavenworth Register*, 63)

7. 221 Arch St. Wilson House (Prairie Queen Bed & Breakfast). 1868; 1914.

John Wilson, a president of the Great Western Manufacturing Company, had this house built in 1868. As originally constructed the house was Italianate in style (as portrayed in a 1909 promotional booklet), with boldly segmental-headed windows, a wraparound veranda with arched spans, a bracketed cornice, and a balustraded roof deck. John Wilson was also a state senator and an officer of the Leavenworth National Bank. In 1914 John's son Samuel Wilson retained the Kansas City firm of Wight & Wight to remodel the house in the Classical Revival style. The front east corner of the original house was filled in, creating a rectangular over-all form. The Wilsons occupied the house until the 1940s, and the house was rehabilitated in 1982. The present owners, Bob and Jan Topping, operate the Prairie Queen Bed & Breakfast in the residence. In the 1990s a part of the Home Box Office miniseries *Truman* was filmed on the grounds. (Bob and Jan Topping; *Leavenworth Times*, May 10, 1995; Johnston, *Looking Back*, 135; *Leavenworth, Kansas 1909*; Sandy, "Wight & Wight")

8. 201 Pine St. Michael and Johanna Przbylowicz House. 1881-83.

Polish immigrants Michael and Johanna Przbylowicz had this house built over the course of two years from 1881 to 1883. John Like was their contractor, and the house cost $5,000 to build. Przbylowicz operated the National Hotel at Fourth and Cherokee. Mary Przbylowicz, possibly a sister of Michael's, lived her into the mid-twentieth century. (Retha Antoniello and Samuel Maxwell; Johnston, *Looking Back*, 137)

9. 211 Pine St. Benedict House. Ca. 1900.

A Mr. Benedict, owner of a lumber company in Lansing, owned this house before 1959. Charles Turner owned it that year. (Samuel Maxwell)

15. 222 Pine St. Washington C. Zentmeyer House. Ca. 1872; ca. 1950.

A yard sign identifies the house as the Zentmeyer House, ca. 1868, but the house does not appear to be portrayed on the 1869 aerial perspective. W. C. Zentmeyer first appears as a resident at the address in 1872, and the 1876 Hunnius maps shows a house at this location. Occupants of the house in 1903 were Lou and Washington C. Zentmeyer and C. G. Harding.

Statement of Significance (continued)

18. 918 S. Second St. Booth House. Ca. 1880.

Alida Booth owned this house in the 1890s. A Mr. Darnell owned it in 1941, and the house was made into apartments during World War II. (Samuel Maxwell)

20. 1013 S. Third St. House. Ca. 1920.

Armilda Miller owned the property on which this house was built in the 1910s. She may have built the house and its twin at 1015 South Third Street during the decade. (Richard Gervasini)

21. 1015 S. Third St. House. Ca. 1920.

Armilda Miller owned the property on which this house was built in the 1910s. She may have built the house and its twin at 1013 South Third Street during the decade. (Richard Gervasini)

BIBLIOGRAPHY

Armitage, Katie, and John Lee. *19th Century Houses in Lawrence, Kansas*. Lawrence, Ks.: The University of Kansas, 1991.

"Bird's Eye View of the City of Leavenworth, Kansas." 1869.

Byrns, Edward T. "Background/History of Land & House at 218 Arch Street, Leavenworth Kansas." Typescript, ca. 1995.

Centennial Historical Program, Leavenworth, Kansas. Leavenworth, Ks.: American Printing Co., 1954.

"Famous Old Homes of Leavenworth." 1954 typescript in the collections of the Leavenworth County Historical Society, Leavenworth, Ks.

Feth, Myron K. "List of Buildings Built or Remodeled by Feth & Feth." Vertical files, Leavenworth County Historical Society, Leavenworth, Ks.

Gladstone, T. H. *The Englishman in Kansas*. Lincoln, Ne.: University of Nebraska Press, 1971 (reprint of 1857 addition).

Hagedorn-Krass, Martha. "Abernathy/Lyle House." Register of Historic Kansas Places Nomination, 1989.

Hunnius, Ado. "Plan of the City of Leavenworth, Kansas." Map, 1876.

Johnston, J. H., III. *The Leavenworth Register.* Leavenworth, Ks.: J. H. Johnston III, 2001.

_____, comp. *Looking Back: A Pictorial History of Leavenworth, Fort Leavenworth, and Lansing, Kansas.* Leavenworth, Ks.: 1982.

Leavenworth County Historical Society. Collections, Leavenworth, Ks.

Leavenworth County Records. Leavenworth County Courthouse, Leavenworth, Ks.

Leavenworth Daily Commercial (Leavenworth, Ks.).

"Leavenworth Historic Industrial District." Draft National Register of Historic Places

Major Bibliographical References (continued)

Inventory-Nomination Form, n.d. Kansas State Historical Society, Topeka, Ks.

Leavenworth, Kansas, 1909: Her Resources and Advantages. Leavenworth, Ks.: Greater Leavenworth Club, 1909.

Leavenworth Public Library Collections, Leavenworth, Ks.

The Leavenworth Times (Leavenworth, Ks.).

McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 1988.

"Map of Leavenworth Kansas." J. H. Ketcheson, 1887.

Moore, H. Miles. *Early History of Leavenworth City and County.* Leavenworth, Ks.: Sam'l Dodsworth Book Co., 1906.

Murphy, Agnes Moonlight. "Early Locations in Leavenworth." Vertical files, Leavenworth County Historical Society, Leavenworth, Ks.

"Recollections of Some Earlier Homes." Vertical files, Leavenworth County Historical Society, Leavenworth, Ks.

Rosin, Elizabeth; Kerry Davis; and Anne Schwenk. "Leavenworth Downtown Historic District." Draft National Register of Historic Places Registration Form, 2001.

Sanborn Map Company. Maps of Leavenworth, Ks., 1883, 1889, 1897, 1905, 1913, 1924 and 1949 (corrected 1924 edition). Microfilm, Kansas Room, Leavenworth Public Library, Leavenworth, Ks.

Sandy, Wilda. "Wight & Wight." Biography posted on the website of the Kansas City Public Library Special Collections (www.kcpl.lib.mo.us/sc).

SenGupta, Gunja. *For God and Mammon: Evangelicals and Entrepreneurs, Masters and Slaves in Territorial Kansas, 1854-1860.* Athens and London: The University of Georgia Press, 1996.

Major Bibliographical References (continued)

"View of Leavenworth, K.T." Middleton, 1858.

Winder, Mary Jo. "Historic Properties, Leavenworth, Kansas, 1985." Report.

_____. "Leavenworth, Kansas, Historic Resource Survey." Report, 1986.

_____. "Nathaniel H. Burt House." National Register of Historic Places Inventory--Nomination Form, 1986.

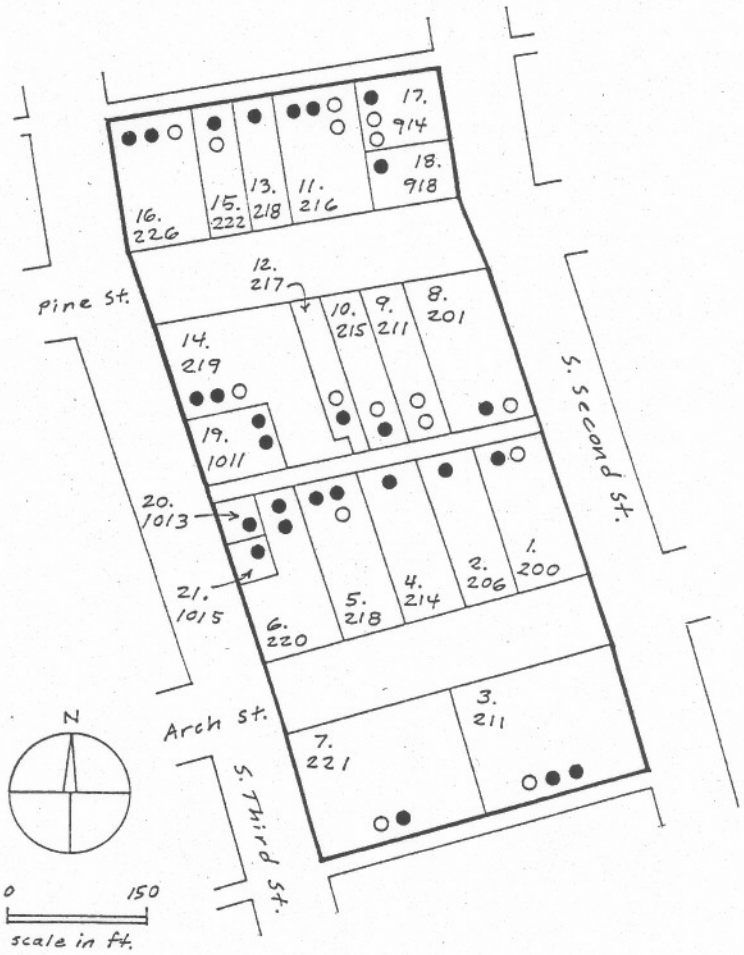
Zornow, William Frank. *Kansas, A History of the Jayhawk State*. Norman, Ok.: University of Oklahoma Press, 1957.

Verbal Boundary Description

The boundaries of the district are portrayed on the 1:150-scale map that accompanies the nomination. The boundaries mostly correspond to existing property lines for lots at the periphery of the district.

Boundary Justification

The boundaries of the district encompass a significant concentration of primary resources that contribute to the architectural character of the district, that possess sufficient integrity, and that are surrounded by areas marked by a decline in the concentration of contributing resources. (The Kansas State Historical Society classifies historic-period resources with modern synthetic siding as noncontributing.) Also, the district is adjoined on its east by development of a different character, that is, residential construction that dates to after the period of significance. The boundaries primarily correspond to streets and property lines that were established with the platting of Fackler's Addition in 1857, as portrayed in the original plat (Leavenworth County Plat Book 1B, p. 59), and secondarily to lot subdivision lines made during the period of significance.



Arch Street Historic District

Leavenworth County, Kansas

Scale: 1 inch equals 150 feet. Nomination inventory and street address numbers indicated. Contributing resources are indicated by black circles and noncontributing resources are indicated by open circles. The map is adapted from Leavenworth County Ownership Maps 077-36-20 and 077-36-30.

PHOTOGRAPHS

1. 1. Subject: Arch Street Historic District (same for all photos)
   2. Location: Leavenworth County, Kansas (same for all photos)
   3. Photographer: J. Daniel Pezzoni (same for all photos)
   4. Photo date: November 2001 (same for all photos)
   5. Original negative archived at the City of Leavenworth (same for all photos)
   6. Description of view: 200 block Arch Street (north side). View looking west.
   7. Photograph number appears at beginning of entry (same for all photos)

2. 6. 200 block Arch Street. View looking east.

3. 6. 200 block Pine (north side). View looking northwest.

4. 6. Alley between 200 blocks of Arch and Pine streets. View looking east.

5. 6. 200 Arch St. View looking northwest.

6. 6. 206 Arch St. View looking northwest.

7. 6. 211 Arch St. View looking southeast.

8. 6. 214 Arch St. View looking northwest.

9. 6. 218 Arch St. View looking northwest.

10. 6. 220 Arch St. View looking north.

11. 6. 221 Arch St. View looking southwest.

12. 6. 201 Pine St. View looking southeast.

13. 6. 211 Pine St. View looking southeast.

14. 6. 215 Pine St. View looking southwest.

15. 6. 216 Pine St. View looking north.

Photographs (continued)

16. 6. 217 Pine St. View looking south.

17. 6. 218 Pine St. View looking northwest.

18. 6. 219 Pine St. View looking southeast.

19. 6. 222 Pine St. View looking north.

20. 6. 226 Pine St. View looking northwest.

21. 6. 914 S. Second St. View looking west.

22. 6. 918 S. Second St. View looking northwest.

23. 6. 1011 S. Third St. View looking northeast.

24. 6. 1013 S. Third St. View looking east.

25. 6. 1015 S. Third St. View looking northeast.

Property Owners

The property owners for parcels in the historic district are keyed to the resource numbers that appear on the district map.

1. William C. & Verna A McKim
   200 Arch St.
   Leavenworth, KS 66048

2. Oliver I. Jr. & Kathryn West
   206 Arch St.
   Leavenworth, KS 66048

3. Margaret E. Bradley
   211 Arch St.
   Leavenworth, KS 66048

4. John J. & Margaret E. Brugnoni
   214 Arch St.
   Leavenworth, KS 66048

5. ~~Edward T. & Mary E. Byrns~~ Mara Brown
   218 Arch St.
   Leavenworth, KS 66048

6. Richard C. & Susan M. Gervasini
   220 Arch St.
   Leavenworth, KS 66048

7. Robert E. Jr. & Janet C. Topping
   221 Arch St.
   Leavenworth, KS 66048

8. Retha O. Raines
   201 Pine St.
   Leavenworth, KS 66048

9. Michael E. & Ursula Taylor
   211 Pine St.
   Leavenworth, KS 66048

10. James W. & Irma L. Taylor
    215 Arch St.
    Leavenworth, KS 66048

11. William A. & Letty E. Haynes
    216 Pine St.
    Leavenworth, KS 66048

12. Mark C. Punteney
    4026 10th Ave.
    Leavenworth, KS 66048

13. Ronald D. & Sylvia Eustice
    218 Pine St.
    Leavenworth, KS 66048

14. John H. & Mary K. Whitworth
    219 Pine St.
    Leavenworth, KS 66048

15. Mark & Joann E. Sonderlund
    222 Pine St.
    Leavenworth, KS 66048

16. Ty M. & Tera S. J. McGuire
    226 Pine St.
    Leavenworth, KS 66048

17. John & Rachel D. McPherson
    914 S. 2nd St.

Leavenworth, KS 66048

18. Samuel Maxwell Jr.
918 S. 2nd St.
Leavenworth, KS 66048

19. Michael B. & Mary S. Wilson
1011 S. 3rd St.
Leavenworth, KS 66048

20. Craig Douglas Beck
102 N. Park
Bonner Springs, KS 66012

21. Jeffrey L. & Maria R. Baca
506 Salem St.
Andover, MS 01845