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 South Esplanade Historic District
other names/site number

2. Location

street & number Roughly bounded by Arch, Olive & S. Second streets and RR N/A not for publication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

X 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	
16	6	buildings
1	0	sites
0	2	structures
0	0	objects
17	8	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	multiple dwelling
DOMESTIC	secondary structure
LANDSCAPE	park

Current Functions
(Enter categories from instructions)

Category	*Subcategory*
DOMESTIC	single dwelling
DOMESTIC	multiple dwelling
DOMESTIC	secondary structure
LANDSCAPE	park

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19TH CENTURY: Greek Revival
LATE VICTORIAN
LATE VICTORIAN: Italianate
LATE VICTORIAN: Queen Anne

LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival
LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival
LATE 19TH AND 20TH CENTURY REVIVALS: Mission
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Craftsman

Materials
(Enter categories from instructions)

foundation	Brick, Stone, Concrete
walls	Wood, Brick, Stucco, Synthetics
roof	Asphalt, Terra Cotta
other	Wood, Terra Cotta

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

1857-ca. 1930

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Feth, Myron K.
Campbell, T. J.
Scott, Henry P.

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 9 acres

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

Zone	Easting	Northing	Zone	Easting	Northing
1	15	335560	4352780	3	
2				4	

___ 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)

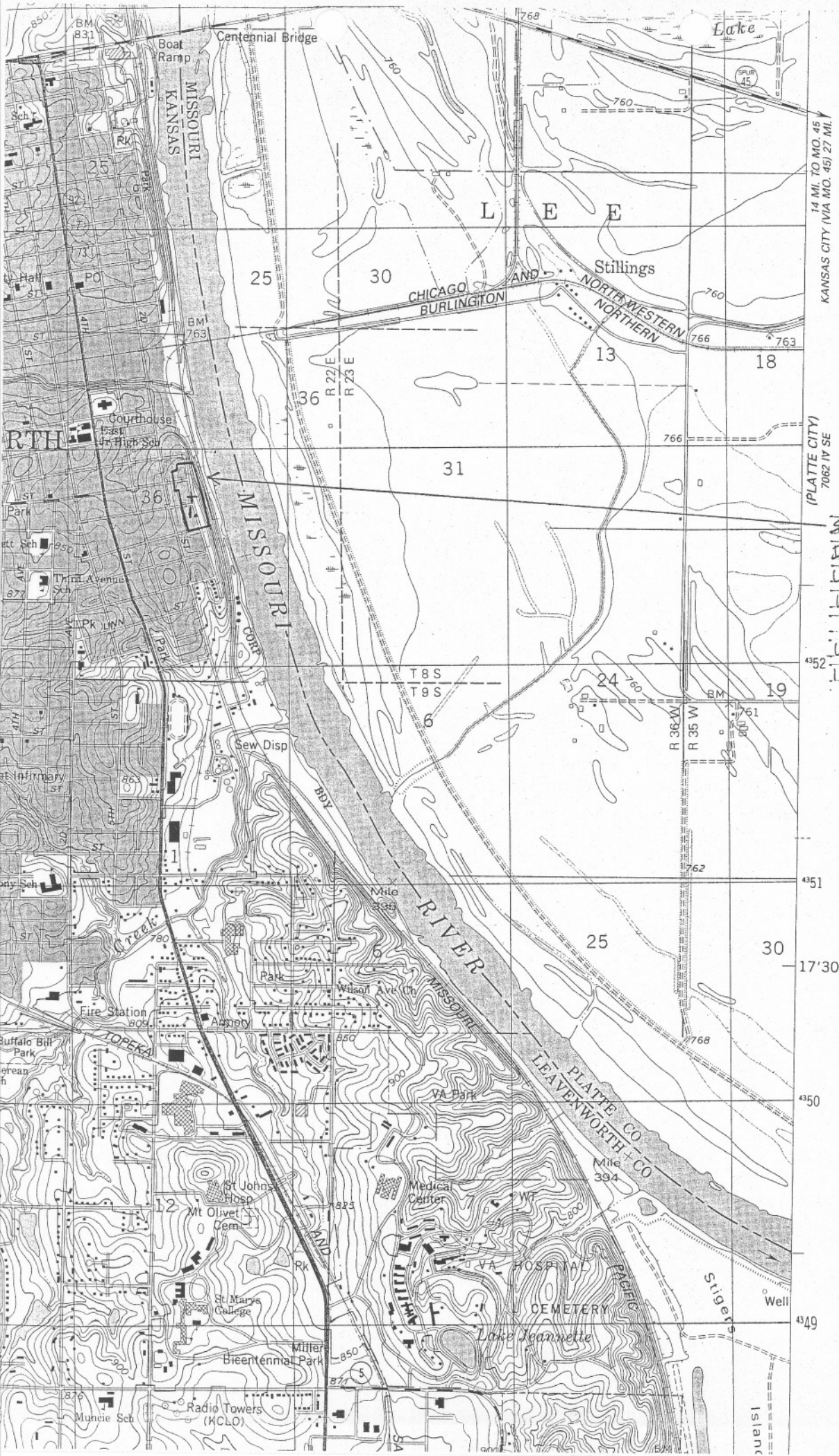
Property Owner

(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.



South Esplanade Historic District, Leavenworth, Leavenworth County, Kansas

UTM Reference:
L 15 335560 4352780

NARRATIVE DESCRIPTION

Summary

The South Esplanade Historic District occupies approximately nine 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 the Clark & Rees and Fackler additions, platted in 1857. The street known as South Esplanade serves as the district's organizing element. South Esplanade runs roughly north-south along the crest of the bluff that overlooks the Missouri River approximately ninety feet above the river bank (approximately 840 feet above sea level). The steep slope of the bluff, mostly planted in grass, descends on the east side of the street to the tracks of the Missouri Pacific Railroad (originally the Union Pacific Railroad; excluded from the district). On the west side of the street are rows of lots of varying width and mostly 145 to 150 feet deep. These are backed by an alley.

There are twenty-five resources in the district, of which sixteen are primary resources (houses and one park) and twenty-two are secondary resources (carriage houses, garages, sheds, and swimming pools). Fifteen of the primary resources are contributing and one is noncontributing. The majority of primary resources were built to serve as single-family dwellings, and they include representatives of the Greek Revival, Italianate, Queen Anne, Late Victorian, Craftsman, Colonial Revival, Tudor Revival, and Mission styles (the stylistic development of the district is given extended treatment in section 8).

The bluff-side park known as the South Esplanade may be regarded as the earliest surviving resource in the district, since an "Esplanade" was provided for by the platting of Fackler's Addition in 1857. The surviving dwellings date from the 1860s through the 1920s. Frame construction predominates, and most frame houses retain historic claddings of weatherboard and wood shingles (one historic frame house has vinyl siding and is hence classified as noncontributing). Brick construction and brick veneer over frame is also common, and the brickwork is occasionally painted. Brick is the standard material for foundations, chimneys, and stove flues, although stone is also used for foundations. Roofs, which are typically hipped or gabled, 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.

The district contains a historic carriage house and a historic garage, but most secondary resources

Description (continued)

are modern. 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 brick paved and there are a number of stone, concrete, and railroad tie retaining walls along front and side lot lines.

Integrity Statement

The South Esplanade 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 primary resources (mostly single-family dwellings). Individually the district's primary resources possess a high degree of integrity of location, design, setting, materials, workmanship, feeling and association. Sixteen of the district's primary resources (94 percent) are contributing and one is noncontributing (6 percent).

No modern (post-1952) primary resources exist in the district. Modern alterations and additions, which are few in number, are restricted mainly to the rear of dwellings. Only one primary resource has modern cladding (vinyl), although most roofs are covered with modern asphalt shingles. Secondary resources include carriage houses and garages dating to the period of significance as well as garages, sheds (fixed and portable) and swimming pools that are more modern in date. 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 planted in grass perpetuates historic practice.

Inventory List

Contributing Resources

1. 800, 900 & 1000 blocks S. Esplanade (east side). South Esplanade Park. 1857 and later.
2. 810 S. Esplanade. T. W. Judge House. Late 19th c.
3. 814 S. Esplanade. George W. Combs House. Late 19th c.
4. 818 S. Esplanade. Josephine Norton House. Ca. 1870.
5. 822 S. Esplanade. F. D. Hathaway House. Ca. 1900.
6. 826 S. Esplanade. Charles F. Dassler House. 3rd quarter 19th c.
7. 830 S. Esplanade. James McGee House. Late 19th c.

Description (continued)

7a. 830 S. Esplanade. Carriage House. Ca. 1900.
8. 900 S. Esplanade. Thomas W. Reyburn House. Ca. 1918; ca. 1930; ca. 1975.
9. 912 S. Esplanade. George T. Anthony House. Ca. 1875; ca. 1890; 1990s.
10. 920 S. Esplanade. Dakotah S. Ryan House. Ca. 1908.
11. 928 S. Esplanade. Ambrose and Jane Reno House. 1860; ca. 1930.
12. 1000 S. Esplanade. Smith-Lange House (The Gables). 1867-68; early 1920s.
13a. 1008 S. Esplanade. Garage. Ca. 1920.
14. 1016 S. Esplanade. Orlando D. Coppedge House. 1925; early 1980s.
15. 114 Spruce St. John and Harriet Gimper House. 1875.
16. 115 Spruce St. W. D. Evernghim House. Late 19th c.; ca. 1920.

Noncontributing Resources

7b. 830 S. Esplanade. Swimming pool. Late 20th c.
8a. 900 S. Esplanade. Garden shed. Late 20th c.
9a. 912 S. Esplanade. Garage. 1990s.
10a. 920 S. Esplanade. Garage. Late 20th c.
11a. 928 S. Esplanade. Garage. Early 1970s.
13. 1008 S. Esplanade. G. J. Bub House. Late 19th c.
14a. 1016 S. Esplanade. Garden shed (wood). Late 20th c.
14b. 1016 S. Esplanade. Swimming pool. Early 1980s.

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

Description (continued)

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 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. S. Esplanade (east side). South Esplanade Park. 1857 and later.

The greensward that slopes downhill eastward from South Esplanade towards the tracks of the Union Pacific Railroad and the Missouri River beyond is cleared from the 900 block of S. Esplanade southward. At the top of the slope along the street are a line of shade trees and a modern park bench.

2. 810 S. Esplanade. T. W. Judge House. Late 19th c.

Description (continued)

This story-and-a-half frame Late Victorian-style house has wood-shingle siding and an asphalt-shingled front-gable roof with flared eaves. The chamfered posts of the front porch have been replaced with metal supports but the molded caps and sawn brackets have been retained, as have the half-posts against the house wall. Other features include an interior brick chimney, cornice returns, 1/1 and 2/2 windows (over which the wood-shingle siding flares), a one-story rear wing, and a concrete retaining wall across the front of the lot.

3. 814 S. Esplanade. George W. Combs House. Late 19th c.

This two-story frame Queen Anne-style house has weatherboard siding and an asphalt-shingled hip-and-gable roof. The front gable has ornament consisting of a chamfered stanchion and horizontal member with pierced floral and dot designs in the spandrels; behind this is a decorative window with ornamental bosses at the bases of the jambs. The one-story front porch is Craftsman in style (indicating a 1920s or 1930s remodeling) with square-section brick pillars, a weatherboard railing, pergola-type decorative joist extensions, and an exposed ceiling structure. There is a large first-story front window with a decorative upper sash. Other features include decorative rafter ends, 1/1 windows, a transom over the front entry, a two-story bay window on the south elevation, and a two-story rear wing with a brick foundation and an enclosed one-story side porch. A concrete foundation behind the house is associated with a former garage that was in existence by 1924.

4. 818 S. Esplanade. Josephine Norton House. Ca. 1870.

This two-story frame house has weatherboard siding and an asphalt-shingled front-gable roof. Greek Revival-style influence is seen in the peaked lintels over the windows and front entry. The one-story front porch is Craftsman in style (indicating a 1920s or 1930s remodeling) with tapered posts on brick pedestals and square-section balusters. Other features include a rectangular louvered vent in the front gable, one and two-story side wings, replacement 1/1 windows on the front and 6/6 windows on the sides, and a stone foundation with concrete repair or parging across the back. A concrete foundation behind the house is associated with a former outbuilding that was in existence by 1924.

5. 822 S. Esplanade. F. D. Hathaway House. Ca. 1900.

This story-and-a-half frame house has wood-shingle siding and an asphalt-shingled gable roof with a large shed dormer across the front. The one-story front porch has wood posts and is screened. Other features include a stone foundation, 1/1 replacement windows, and a one-story ell.

Description (continued)

6. 826 S. Esplanade. Charles F. Dassler House. 3rd quarter 19th c.

This two-story house of painted seven-course American-bond brick construction has an asphalt-shingled hip roof. The 1/1 windows have wood lintels and twentieth-century batten shutters. Entries on the front elevation and on a two-story wing on the south elevation have transoms and small stoops. A wide asbestos-shingle frieze at the top of the brick walls indicates the house was raised from a story-and-a-half height to two stories in the twentieth century (an 1869 aerial perspective appears to show the story-and-a-half height). Other features include segmental-arched basement windows, and a one-story rear wing with a stone foundation, an interior brick flue, and a large segmental-arched 6/6 window.

7. 830 S. Esplanade. James McGee House. Late 19th c.

This two-story frame Queen Anne-style house has weatherboard siding and an asphalt-shingled hip-with-deck roof. The roof features a bracketed cornice and small gables with windows and diagonally-set flush board sheathing. The one-story wraparound porch is mostly or entirely modern and features turned posts and balusters, an octagonal gazebo-like element at the south front corner, and a small gable aligned with the front entry. The front entry has a decorative wood and glass door. The two-story rear wing has one-story side porches (that on the south side enclosed) and 2/2 windows. Other features include a stone foundation, 1/1 windows, interior brick chimneys, and a one-story bay window on the south elevation. A picket fence encloses most of the back yard. Sanborn maps indicate that the house had a smaller one-story front porch during the first half of the twentieth century.

7a. 830 S. Esplanade. Carriage House. Ca. 1900.

This one-story frame carriage house has board-and-batten siding with beveled battens, a metal-sheathed gable roof, and an upper-level hay mow.

7b. 830 S. Esplanade. Swimming pool. Late 20th c.

8. 900 S. Esplanade. Thomas W. Reyburn House. Ca. 1918; ca. 1930; ca. 1975.

This two-story frame house is an enlargement and Colonial Revival-style remodeling of a one-story dwelling built about 1918. (The second story was added between 1924 and 1949, according to

Description (continued)

Sanborn maps.) The house has cedar weatherboard siding and an asphalt-shingled front-gable roof. The one-story screened front porch has square-section wood columns. The principal entry has sidelights and a transom and is located on the north side elevation under a stoop with curved brackets. The north elevation second story is jettied and has colonial pendants; the elevation's first story has two entry stoops and a modern bay window. Other features include an exterior brick chimney, secondary entries under bracketed stoops, and one-story wings on the south side. The property has an elevated landscaped yard with a modern trellis.

8a. 900 S. Esplanade. Garden shed. Late 20th c.

This one-story frame shed has novelty weatherboard siding and an asphalt-shingled gable roof with a front overhang.

9. 912 S. Esplanade. George T. Anthony House. Ca. 1875; ca. 1890; 1990s.

This two-story Italianate-style house of painted stretcher-bond brick construction evolved in phases during the late nineteenth century. To the original gable-fronted section a wing was added on the north side and a second addition was made behind this wing. The house has an asphalt-shingled gable roof with cornice returns and there is a hip roof over the north wing. The one-story front porch has chamfered posts grouped in twos and threes that are linked at their tops by short members and at their bottoms by panels with rectangular and circular piercings. The porch posts also have sawn brackets. The front entry and 1/1 windows have segmental-arched heads, the windows have stone sills, and there are three round-arched windows with a corbeled sill in the front gable. On the south elevation is an almost flush exterior brick chimney that has corbeled cantilevering at its base and vertical channels and houndstooth courses in its face. To the rear are a one-story frame kitchen addition and a deck. Other features include one-story bay windows on the front and south side, interior brick chimneys, an arched trellis over a side entry, a double-leaf front door with Italianate panels, and a landscaped front yard with a 1990s stone retaining wall and concrete steps. A barn (probably gone by 1924) is believed to have stood in the south back corner of the lot.

9a. 912 S. Esplanade. Garage. 1990s.

This one-story frame garage has board-and-batten siding, an asphalt-shingled gable roof, and a concrete foundation.

10. 920 S. Esplanade. Dakotah S. Ryan House. Ca. 1908.

Description (continued)

This two-story frame Craftsman-style Foursquare-form house has weatherboard siding and an asphalt-shingled hip roof with a hipped dormer on the front and a shed dormer to the rear. The one-story front porch is screened and has rectangular-section pillars of textured brown brick. Similar brick is used in the construction of a south-elevation exterior chimney with a single stepped shoulder. Other features include a cantilevered bay window on the north elevation, 8/1 and 6/1 windows, a 3/1 window in the front dormer, an interior brick flue, and two small one-story hip-roofed rear wings (possibly additions).

10a. 920 S. Esplanade. Garage. Late 20th c.

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

11. 928 S. Esplanade. Ambrose and Jane Reno House. 1860; ca. 1930.

This two-story house of painted seven-course American-bond brick construction overlays a twentieth-century Colonial Revival-style remodeling on the original Italianate-style features. The house has an unusual six-bay south elevation facing Pine Street with an entry with a pedimented surround, classical columns, sidelights, and a transom. The asphalt-shingled hip roof has a bracketed cornice. A one-story porch overlooking the Missouri River has classical columns, a modillion-like cornice, and a roof balustrade with square-section balusters and newels (this ca. 1930 porch stands at the location of an original porch). At the west end of the main section is a lower two-story brick wing with a seam between it and the main section indicating a different date of construction (the wing appears in an 1869 aerial perspective). The wing has a bracketed cornice (the brackets are different than those of the main house cornice), 6/9 second-story windows, and a one-story porch with chamfered posts with arched spans, a bracketed and dentil cornice, and square-section balusters. Other features include French doors under the east porch, 6/1 windows with concrete lintels on the first story of the south elevation, 1/1 second-story windows, and brick flues on the north side. A well-crafted stone retaining wall borders Pine Street and South Esplanade and a driveway runs along the north side of the house.

11a. 928 S. Esplanade. Garage. Early 1970s.

This one-story frame garage has a stretcher-bond brick veneer, a parapeted shed roof, and 1/1 windows.

Description (continued)

12. 1000 S. Esplanade. Smith-Lange House (The Gables). 1867-68; early 1920s.

This two-story brick house is a 1920s Tudor Revival-style remodeling of an 1867-68 Gothic Revival-style residence. In its present form the house has a rough stucco exterior, a concrete foundation, and a steep asphalt-shingled gable roof with multiple gabled projections. In the center of the front elevation is a gabled projection with a smaller gabled vestibule with flared eaves that contains the front entry. The entry has a Tudor-arched opening with a wood panel door flanked by decorative lights. On the north gable end is a one-story bay window and a narrow brick chimney with a single paved shoulder. On the south gable end is a one-story screened porch with round-arched openings; from it extends a pergola supported by stuccoed square-section columns and covered with wisteria. A rear wing has shed and gabled dormers and terminates at an attached garage with a round-arched entry. Casement windows, some with transoms, are typical. There are several specimen trees in the front yard and a wire fence along the alley. The sidewalk at the corner of South Esplanade and Pine Street has an inset white and blue ceramic marker that reads "South Esplanade."

13. 1008 S. Esplanade. G. J. Bub House. Late 19th c.

This one-story frame Late Victorian-style house has vinyl siding and a complex asphalt-shingled gable roof. Other features include a front porch with wood posts and square-section balusters, a screened side porch, replacement 1/1 windows, a mostly parged stone foundation, and a rear gabled dormer. A second story has been added to the back. The house is not depicted on the 1876 Hunnius map.

13a. 1008 S. Esplanade. Garage. Ca. 1920.

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

14. 1016 S. Esplanade. Orlando D. Coppedge House. 1925; early 1980s.

This one and two-story Mission-style house has a rough stucco exterior and a Spanish tile gable roof in several sections. The house has a U-shaped form, with one-story wings extending towards South Esplanade from a two-story core. Between the wings is a projecting vestibule with an arched recess for the front entry. The arch is constructed of complex curves and is framed with cream-

Description (continued)

colored terra-cotta blocks; the center block, analogous to a keystone, has a flame-shaped finial and the numeral 308 (the former address). The arch is supported by terra-cotta columns with swirled cream and orange shafts and capitals with small volutes. Decorative metal and orange glass light sconces flank the archway, and the recessed entry has a round-arched opening. There is an interior chimney with a gabled cap with openings for venting smoke, and an exterior south-elevation chimney with salmon-colored brick details and a shallow round-arched recess at its base. Some of the 1/1 windows (most apparently replacements) are set in shallow round arched recesses; others have decorative metal grilles and false balcony railings.

Modifications were made to the back of the house in the early 1980s. An original one-story attached garage was made into two stories by moving the garage to the basement level and converting the former garage area into an upper-level recreation room. At the same time a long porch that connected the garage to the house was glassed in and a fountain in an arched niche with decorative tilework was added. The fountain came from a wall that formerly bordered a back driveway; the driveway was excavated to provide access to the new garage level and the wall was replaced with the present wall, which has arches and a tile parapet. The garage wing has two garage doors and a tile pent roof supported by triangular brackets. The yard is crossed or bordered by several decorative modern metal fences, and there is a railroad-tie retaining wall along Arch Street.

14a. 1016 S. Esplanade. Garden shed (wood). Late 20th c.

14b. 1016 S. Esplanade. Swimming pool. Early 1980s.

15. 114 Spruce St. John and Harriet Gimper House. 1875.

This one-story Late Victorian-style house is constructed of stretcher-bond brick with occasional pairs of header bricks interspersed and has an asphalt-shingled front-gable roof. The front stoop dates to the second half of the twentieth century and has wood posts, but a stoop on a rear wing is original and is supported on sawn brackets with turned pendants and trefoil cut-outs. Other features include segmental-arched 4/4 windows and square-headed 1/1 windows, circular windows in the gables, two gabled dormers on the rear wing with decorative window surrounds, a transom over the front entry, a stone foundation, and a north side wing with a back deck. A stone retaining wall with piers and topped by a low decorative metal fence extends across the front of the lot and is continued by a lower stone wall along the alley on the east side of the lot.

16. 115 Spruce St. W. D. Evernghim House. Late 19th c.; ca. 1920.

Description (continued)

This two-story frame house with asphalt-shingled gable roof has a Craftsman-style stretcher-bond brick veneer added about 1920 (prior to 1924 according to Sanborn maps). A notable feature of the veneer is a zig-zag diapered pattern formed by lighter bricks in the front gable. The one-story wraparound porch has square-section stepped brick pillars that extend above roof level, a brick half-wall with a concrete coping, and a honeycomb brick roof balustrade. The roof has triangular gable brackets and decorative rafter ends. On the gable end of a one-story south side addition is a shed-roofed brick bay window. Attached to the rear is a weatherboarded one-story wing with 6/6 windows. The wing, formerly detached, may have served as a summer kitchen originally. Other features include 1/1 windows with concrete lintels, an interior brick flue, and an enclosed back porch with a chamfered post. The steeply sloping front yard has a walk with brick steps, brick retaining walls with canted copings, and terraces formed by landscaping timbers. The 1876 Hunnius map shows a house at this location, but whether it is the core of the present dwelling is unknown.

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The South Esplanade Historic District, located in Leavenworth, Kansas, meets Criterion C and is eligible in the architecture area of significance. As an ensemble, the historic houses 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 the Clark & Rees and Fackler additions to Leavenworth, platted in 1857, and its defining feature is the park and street known as South Esplanade, which overlooks the Missouri River. A range of nineteenth and early twentieth century styles are represented in the district. The ca. 1875 George T. Anthony House at 912 South Esplanade is an example of the Italianate Style as well as the former home of the seventh governor of Kansas. The Smith-Lange House at 1000 South Esplanade is a ca. 1865 residence with a 1920s Tudor Revival-style remodeling by local architect Myron K. Feth. The Orlando D. Coppedge House at 1016 South Esplanade, built in 1925 to a design by local architect Myron K. Feth, is an inspired Mission-style dwelling with a Spanish tile roof and terra-cotta accents. The period of significance extends from 1857, when South Esplanade Park was platted, to about 1930, the latest date for contributing fabric in the district. The district is eligible at the local level of significance. Information in support of designation appears throughout the historic context.

Acknowledgments

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Historic Context: Architecture Area of Significance

Platting of the District

The South Esplanade 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

Statement of Significance (continued)

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 city's early founding contributed to Leavenworth's rapid 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 subdivided a number of adjacent "additions" to the city. The South Esplanade Historic District straddles two of these additions, both platted in 1857. The district north of Pine Street lies in the Clark & Rees Addition, developed by Jeremiah Clark and Richard R. Rees and recorded on January 10, 1857, and the portion south of Pine Street lies in Fackler's Addition, developed by John M. Fackler and notarized on July 10, 1857. In the original Clark & Rees plat, South Esplanade is referred to as Main Street and is essentially a continuation of the line of Main Street in the original town plan, which adjoins the addition to the north. In the transition to Fackler's Addition the street becomes Front Street, and the sloping ground to its east is labeled "Esplanade" on the original plat, which notes "the `Esplanade' extends [from] Front St. to the rocky ledge overlooking the river" (this was before the Union Pacific Railroad was constructed along the river bank). This esplanade was the southern counterpart of an esplanade in the original town plan; the latter and its corresponding section of Main Street became known as North Esplanade, and the former and its section of Main/Front Street became known as South Esplanade.[2]

The orthogonal geometry of the Clark & Rees Addition was extended by Fackler's Addition with a slight realignment in the axis of South Esplanade. Linear lots typically thirty, forty, or fifty feet in

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[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 Original Maps Book and Plat Book 1B, p. 59.

Statement of Significance (continued)

width originally characterized the development, although most of these have been combined or subdivided into less regularly sized lots. Interestingly, one block in Fackler's Addition that lies just beyond the south end of the district (the present 1100 block) was not divided into lots. John M. Fackler lived here from 1859 to 1861, and several years later Matthew Ryan Sr. lived in an impressive Italianate-style house on the block. Presumably it was Fackler's intent that the block would serve for a dwelling of greater size and pretension than those likely to be built on the other blocks. (A similar status-based differentiation of large and small lots occurred along North Broadway in Leavenworth.)[3]

The southern Fackler's Addition end of the esplanade was apparently originally regarded as a landscape amenity, an undeveloped foreground for the splendid Missouri River views of the houses that lined the west side of South Esplanade. The northern Clark & Rees end of the esplanade was provisionally subdivided into blocks on paper, but it too was left undeveloped. Just as the Fackler of Fackler's Addition lived on his end of the South Esplanade, so too one of the developers of the Clark & Rees Addition, Judge Richard R. Rees, built a residence near the intersection of Olive Street and South Esplanade about 1860 (just beyond the north end of the district). House construction began in the district soon after platting, for an 1858 aerial perspective shows a number of one-story houses lining the street. It is unknown whether any of these early houses survive incorporated into later dwellings.[4]

Leavenworth Building Technologies

The domestic architecture of Leavenworth and the South Esplanade 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 and an unfinished frame building used as the office of the *Kansas Herald*. The sawmill was probably the Scruggs mill, 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

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[3] Mark H. Bureman personal communication; Leavenworth County Original Maps Book and Plat Book 1B, p. 59; and Johnston, *Leavenworth Register*, 15.

[4] Winder, "Historic Properties, Leavenworth, Kansas, 1985," survey form for 108 Olive Street; "View of Leavenworth, K.T."

Statement of Significance (continued)

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 visitor in 1856 also observed "Indian-like huts" on the periphery of town, a few stone buildings, and "rough log tenements."[5]

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 into 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 a major 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.[6]

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, 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.[7]

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[5] 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.

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

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

Statement of Significance (continued)

Greek Revival, Gothic Revival and Italianate Styles

The Greek and Gothic Revival styles were apparently the first to appear in the district. The Greek Revival Style emulated the architecture of Classical Greece and stressed simplicity, symmetry, use of the Greek orders of architecture (Doric, Ionic, and Corinthian), and an emphasis on columns, pilasters, and entablatures, either as true structural elements or as decorative devices. The Greek Revival Style was particularly well adapted for vernacular house forms, and it was most popular in Leavenworth during the 1850s with lesser influence in the 1860s and 1870s. The Gothic Revival was introduced to America in the 1830s as a picturesque alternative to such classically-derived styles as the Greek Revival. The style was inspired by the Gothic churches and castles of Medieval Europe, and its Leavenworth heyday was the late 1850s and 1860s. Characteristic features included steeply pitched gable roofs, lancet-arched doors and windows, and intricate wooden gable and porch ornament derived from medieval tracery.

The Gothic Revival Style was particularly well represented in the district, although its attributes are no longer evident. A story-and-a-half Gothic Revival cottage with multiple gable and dormer bargeboards was built in 1866 at 1016 South Esplanade for buffalo hide dealer W. C. Lobenstein (the house was replaced by the present house on the site in 1925), and in 1867-68 attorney and journalist Nicholas Smith built a brick Gothic Revival house with three front gables at 1000 South Esplanade (the Smith House survives under a Tudor Revival remodeling of the early 1920s). Greek Revival influence does survive in the district, albeit minimally. The house at 818 South Esplanade, probably built about 1870, features peaked lintels over windows and front entry that distantly evoke the peaked or triangular form of a Greek temple pediment.[8]

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. Brick was the construction material of choice for Leavenworth's Italianate houses, in part because it was regarded as more genteel than stone and frame construction, and it was more fire-proof than the latter. The Italianate Style was most popular in Leavenworth from the 1860s through about 1880. An example of the style in the district is the George T. Anthony House at 912 South Esplanade. Anthony, who served as the

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[8] Leavenworth Library Photo Collection; *Centennial Historical Program*, 9; "Bird's Eye View of the City of Leavenworth;" and *Leavenworth Times*, August 18, 1940.

Statement of Significance (continued)

seventh governor of Kansas from 1877 to 1879, is believed to have built his two-story brick house about 1875. The house has a group of three round-arched attic windows in the front gable--the round arches being a hallmark of the Italianate Style--but other attributes are atypical of the style as it was expressed in Leavenworth such as the substitution of a low-pitched gable roof with deep eaves in place of the standard hip roof (although an early side addition has a hip roof) and the lack of a bracketed cornice.

Late Nineteenth and Early Twentieth Century Styles

Houses built or remodeled in the district from the late nineteenth and early twentieth centuries illustrate many of the styles popular during the era. Queen Anne and more generic Late Victorian stylistic influence was prevalent during the last quarter of the nineteenth century. The Queen Anne 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, and "gingerbread" ornament. The two-story weatherboarded house at 816 South Esplanade is a representative example of the style with its hip-and-gable roof and front gable ornament with chamfering and pierced floral and dot designs. The one-story brick house at 114 Spruce Street, dated to 1875, retains a beautifully detailed side entry stoop of Late Victorian character with sawn brackets with turned pendants and trefoil cut-outs.

A host of new house styles were introduced to Leavenworth in 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 Tudor Revival Style referenced medieval English tradition. The Mission Style celebrated the Latin traditions of California and the Mediterranean. The Colonial Revival Style evoked the classically-influenced architecture of the Colonial and early Federal periods. 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. Leavenworth architect Myron K. Feth (1893-1976), who together with his father William Pratt Feth comprised the firm of Feth & Feth, was responsible for the design or redesign of at least two of the era's most sophisticated houses in the district.[9]

The Tudor Revival Style emulated the architecture of medieval England (not strictly the Tudor

[9] Winder, "Nathaniel H. Burt House."

Statement of Significance (continued)

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 (that is, decorative woodwork with stucco or brick infill meant to evoke the exposed structural members of true 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.

The Mission Style takes its name from the Spanish colonial missions of California that were its principal inspiration. Most popular in America from about 1900 to about 1930, the style is characterized by the use of Spanish roof tiles, stucco walls, and main roof, porch roof, and dormer parapets composed of complex curves derived, ultimately, from Baroque precedents. The style was most popular in the Southwest but makes a cameo appearance in more easterly locales including Leavenworth.

The Colonial Revival Style emerged in the late nineteenth century as part of a broader interest in American colonial and early national history and culture. The Georgian and Federal houses of the eastern seaboard provided the inspiration for the style, which is typified by simple massing, symmetrical composition, and classical details. Most houses in the style have gable roofs, often with multiple dormers, but some have gambrel roofs which reference Dutch colonial examples. The use of columns, pediments, and other classical elements relates the style to the concurrent Classical Revival Style, but the Colonial Revival Style persisted long after the other, more grandiose style; Colonial Revival houses were built in great numbers in the 1920s and the style remains common in suburbia today. Brick was a preferred exterior material in eastern examples of the style but was not as popular in Leavenworth, where most historic Colonial Revival houses have (or had) weatherboard or stucco exteriors.

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. 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 wood posts on brick pedestals.

Statement of Significance (continued)

In the early 1920s M. K. Feth was retained by Adolph Lange Jr. to remodel the 1867-68 Gothic Revival-style Smith House at 1000 South Esplanade in the Tudor Revival Style. The remodeled house features a stuccoed exterior, a steep gable roof with multiple gabled projections, and a gabled front vestibule with flared eaves and an entry under a Tudor arch. In 1925 engineer and glove manufacturer Orlando D. Coppedge hired Feth to design a Mission-style house at 1016 South Esplanade. The result is one of Leavenworth's premiere examples of the style: a one and two-story stuccoed house with Spanish tile gable roofs and a complex front entry arch framed with cream-colored terra-cotta blocks and supported on terra-cotta columns with swirled cream and orange shafts and capitals with small volutes. Some windows are set in shallow round arched recesses; others have decorative metal grilles and false balcony railings. On a rear elevation is a fountain in an arched tilework niche that originally graced a rear driveway wall. Colonial Revival Style influence is seen in the ca. 1930 remodeling of the Thomas T. Reyburn House at 900 South Esplanade, which has a jettied second story with turned pendants. Unusual Craftsman-style influence is apparent in the late nineteenth century house at 115 Spruce Street. About 1920 the house was given a brick veneer with a zig-zag diapered pattern formed by lighter bricks in the front gable, as well as stepped brick porch pillars and a honeycomb brick porch roof balustrade. Craftsman brickwork extends to the steeply sloping front yard, which has brick steps and brick retaining walls with canted copings.

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)

1. S. Esplanade (east side). South Esplanade Park. 1857 and later.

South Esplanade Park dates its origins to the platting of Fackler's Addition in 1857, which references the "Esplanade" by name. Originally the park may have been conceived as a set-aside to

Statement of Significance (continued)

allow houses on the crest of the ridge above it unobstructed views of the Missouri River. The north end of the esplanade, located in the 1857 Clark & Rees Addition, was divided on paper into blocks and streets, but the steepness of the slope appears to have discouraged development and the north end, like the south end, gradually developed a park-like character. A view of the Leavenworth waterfront during the late 1850s shows the north end of the area to have been cleared, although an 1858 aerial perspective shows a more wooded character. The park is maintained by the City of Leavenworth. ("View of Leavenworth, K.T.")

3. 814 S. Esplanade. George W. Combs House. Late 19th c.

George W. Combs lived here in the late nineteenth century. The 1903 city directory lists W. J. Combs and Mrs. F. P. Combs as residents. (Kathy Green)

6. 826 S. Esplanade. Charles F. Dassler House. 3rd quarter 19th c.

Historian J. H. Johnston III gives the date 1857 for the house, which appears on the 1876 Hunnius map, although an 1858 aerial perspective does not show it. In 1924 the house had front and back porches that were gone by 1949, according to Sanborn maps. Charles F. Dassler occupied the house for most of the first half of the twentieth century. (Johnston, *Looking Back*, 133; "View of Leavenworth, K.T.")

8. 900 S. Esplanade. Thomas T. Reyburn House. Ca. 1918; ca. 1930; ca. 1975.

The Reyburn family operated a hardware store in Leavenworth in the nineteenth century. Thomas Templeton Reyburn, who ran the family business in the early twentieth century, had this house built about 1918, and his widow lived here into the 1970s. Later owner James Rose added to the rear about 1975. The house replaces an earlier dwelling that burned. (Francis J. Wuest and Sally Hatcher)

9. 912 S. Esplanade. George T. Anthony House. Ca. 1875; ca. 1890; 1990s.

George Tobey Anthony (1824-1896), a cousin of women's suffrage leader Susan B. Anthony, served as Kansas's seventh governor from 1877 to 1879. A native New Yorker, Anthony moved to Leavenworth in 1865 to become editor of the *Daily Bulletin*, owned by another cousin, Daniel R. Anthony. George T. involved himself in Republican politics and various state organizations before winning the governorship. His term was characterized by fiscal restraint, a response to the lingering

Statement of Significance (continued)

effects of the Panic of 1873, and he used his influence to bring to Leavenworth the soldiers and sailors home that developed into the Dwight D. Eisenhower Veterans Affairs Medical Center. A bloody railroad strike in 1877 contributed to his loss of the Republican gubernatorial nomination the following year. He afterwards involved himself in farming, railroading, and a stint in the state legislature representing Leavenworth County in 1885. He sold his South Esplanade home to Matthew Ryan Sr. in 1886 and moved to Ottawa, Kansas.

Ryan is believed to have added the home's dining room wing. In the late 1890s he sold the property to Fred Jameson Sr., publisher of the *Leavenworth Post*. Jameson sold to coal mine superintendent Carlton N. Fish. A fire damaged the house in 1929 and in the 1940s the house was made into apartments. The present owners, Sally and John Hatcher, rehabilitated the house in the 1990s and replaced a post-1924 one-story rear wing and porch with the present wing and deck. (Sally Hatcher; Johnston, *Leavenworth Register*, 44; Socolofsky, *Kansas Governors*, 102-104; Murphy, "Early Locations in Leavenworth," 3)

10. 920 S. Esplanade. Dakotah S. Ryan House. Ca. 1908.

Dakotah Skinner Ryan, for whom this house was built, was the widow of Matthew Ryan Jr., whose parents had owned the house next door at 912 South Esplanade. (Robert and Betty Kupiszewski and Sally Hatcher)

11. 928 S. Esplanade. Ambrose and Jane Reno House. 1860; ca. 1930.

Ambrose C. Reno had this house built in 1860 with lumber supplied by Theophilus Adams, who appears to have been a sawmiller. Abijah and Jane Johnson of Brownsville, Indiana, may have been part owners of the property, for in 1863 the Johnsons and Ambrose and Jane Reno sold the house to William G. Coffin. Col. Coffin was Superintendent of Indian Affairs in 1865, and in an 1868-69 city directory he listed himself as a cattle dealer. Boarding with Coffin in 1868 were H. N. Coffin, a clerk at First National Bank, and C. S. Coffin. T. J. Ryan lived here in 1903. The present owners have been told that the original owner was a Quaker from New Orleans involved in the iron trade who moved to Leavenworth to escape the effects of the Civil War. (Becky and Paul Johnson; Leavenworth County Deed Book 2, p. 725, Book V, pp. 597 and 603, and Mechanics Lien Book N, p. 38; Johnston, *Looking Back*, 134; Murphy, "Early Locations in Leavenworth," 3)

12. 1000 S. Esplanade. Smith-Lange House (The Gables). 1867-68; early 1920s.

Statement of Significance (continued)

Attorney and journalist Nicholas Smith moved to Leavenworth from Kentucky in 1865. An 1868 mechanics lien indicates Smith and his wife Lucinda P. had the house built in late 1867 and early 1868. Their builder was T. J. Campbell, and Henry P. Scott of Scott & Brother appears to have been involved in the home's construction as well. In its original form the house was Gothic Revival in style, as was its neighbor the 1866 William Parmelee House, which once stood at 1016 South Esplanade. The 1869 aerial perspective shows it with three front gables (a feature perpetuated in the 1920s remodeling). According to a 1954 essay, Smith was inspired by Washington Irving's home on the Hudson River in New York. After his wife's death Smith moved to New York where he married Ida Greeley, a daughter of famed newspaper publisher Horace Greeley. Smith sold the house to dentist J. R. Boyd, who owned it at the beginning of the twentieth century. Later is was acquired by the Kurtz family and in 1921 it was purchased by pharmacist Adolph Lange Jr. Lange hired Myron K. Feth of the Leavenworth architectural firm Feth & Feth to redesign the house in the Tudor Revival Style, and Lange christened the house "The Gables." (Roberta A. Snyder; Leavenworth County Mechanics Lien Book N, p. 199; Feth, "List of Buildings"; "Famous Old Homes of Leavenworth;" Leavenworth County Historical Society vertical files; *Leavenworth Times*, August 18, 1940; *The Leader*, June 13, 1974; "Famous Old Homes of Leavenworth;" "Bird's Eye View of the City of Leavenworth")

14. 1016 S. Esplanade. Orlando D. Coppedge House. 1925; early 1980s.

Orlando D. Coppedge, an engineer and part owner of a glove factory, had this house built in 1925. Myron K. Feth of the Leavenworth architectural firm Feth & Feth was his designer. The Beall family, the second and present owner, made modifications to the rear of the house in the early 1980s. (Robert D. Beall; Johnston, *Looking Back*, 141; Feth, "List of Buildings")

15. 114 Spruce St. John and Harriet Gimper House. 1875.

John Gimper, a superintendent of the Leavenworth gas and light company, and his wife Hariet lived here in the late nineteenth century. Maria Cretors is listed as the occupant in 1903; she may have rented from the Gimpers, who moved to Pasadena, California before 1910. George William Combs acquired the property in 1910, apparently as a gift for his son Dr. Frederick David Combs and his wife. Dr. Combs's son George Waidele Combs grew up in the house. Historian J. H. Johnston III gives the date 1875 for the house, and the 1876 Hunnius map shows a small house at this location which is probably the present one. A porch, now gone, is shown extending across the front gable end on the 1924 and 1949 Sanborn maps. (Kathy Green; Johnston, *Looking Back*, 136)

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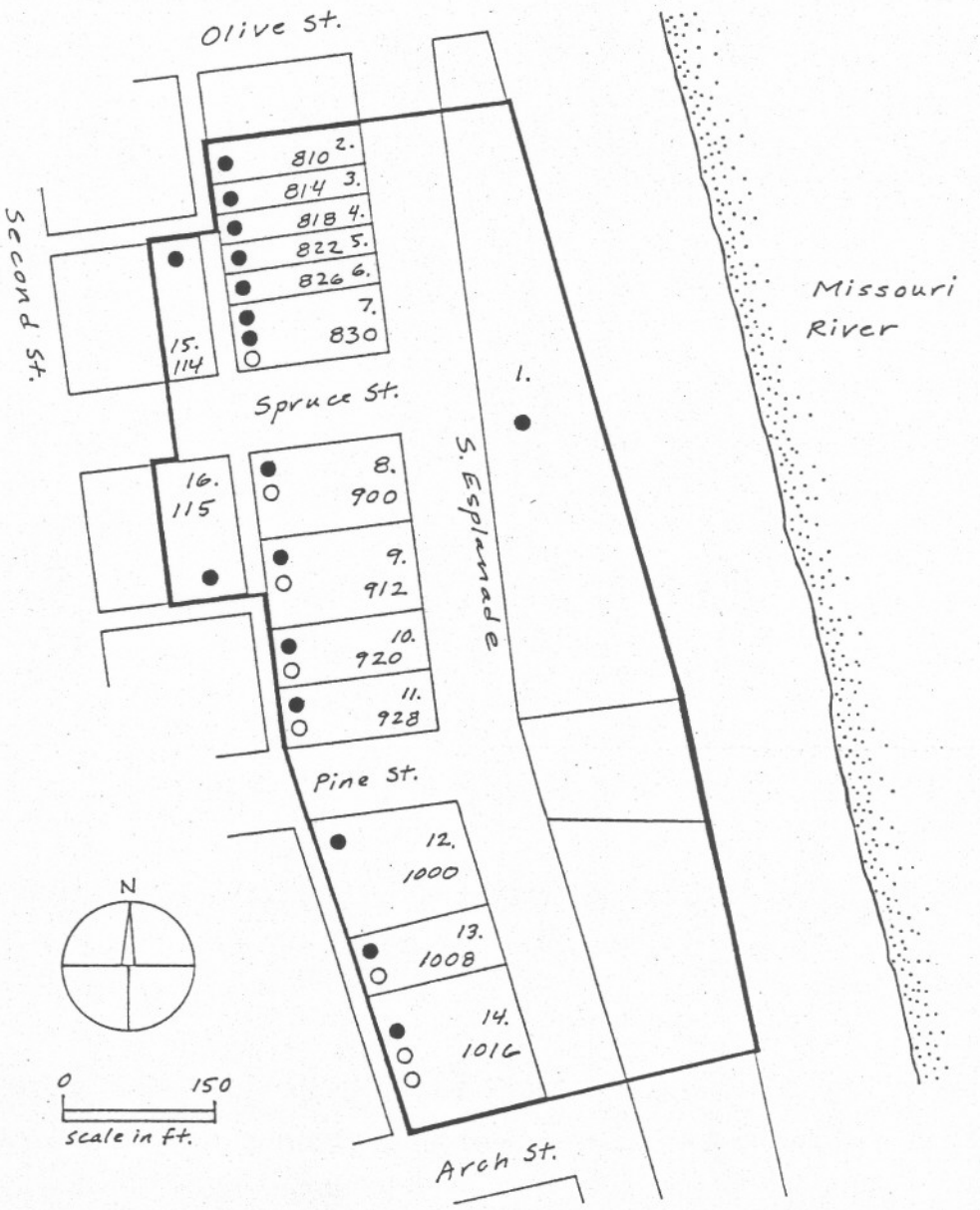
Verbal Boundary Description

The boundaries of the district are portrayed on the 1:200-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 south 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 the Clark & Rees and Fackler additions in 1857, as portrayed in original plats (Leavenworth County Original Maps Book and Plat Book 1B, p. 59), and secondarily to lot subdivision lines made during the period of significance.



South Esplanade 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 077-36-10 and 077-36-40.

PHOTOGRAPHS

1. 1. Subject: South Esplanade 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: South Esplanade Park with Missouri River on right and houses on 900 block S. Esplanade (west side) on left. View looking north.
   7. Photograph number appears at beginning of entry (same for all photos)

2. 6. South Esplanade Park with Missouri River on left and houses on 900 block S. Esplanade (west side) on right. View looking south.

3. 6. Missouri River as viewed from district. View looking southeast.

4. 6. 900 block S. Esplanade (west side). View looking northwest.

5. 6. 800 block S. Esplanade (west side). View looking north.

6. 6. 810 S. Esplanade. View looking west.

7. 6. 814 S. Esplanade. View looking west.

8. 6. 818 S. Esplanade. View looking west.

9. 6. 822 S. Esplanade. View looking west.

10. 6. 826 S. Esplanade. View looking west.

11. 6. 830 S. Esplanade. View looking northwest.

12. 6. 900 S. Esplanade. View looking southwest.

13. 6. 912 S. Esplanade. View looking west.

14. 6. 920 S. Esplanade. View looking west.

Photographs (continued)

15. 6. 928 S. Esplanade. View looking northwest.

16. 6. 1000 S. Esplanade. View looking northwest.

17. 6. 1008 S. Esplanade. View looking west.

18. 6. 1016 S. Esplanade. View looking west.

19. 6. 114 Spruce St. View looking northwest.

20. 6. 115 Spruce St. View looking southwest.

Property Owners

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

1. City of Leavenworth
   100 N. 5th St.
   Leavenworth, KS 66048

2. Deborah L. Williamson
   810 S. Esplanade
   Leavenworth, KS 66048

3. Ronald Diehl
   1312 Princess St.
   Alexandria, VA 22314

4. Ronald Diehl
   1312 Princess St.
   Alexandria, VA 22314

5. Ronald Diehl
   1312 Princess St.
   Alexandria, VA 22314

6. Richard W. Nickols
   826 S. Esplanade
   Leavenworth, KS 66048

7. Herman W. & Tonya E. Sumner
   830 S. Esplanade
   Leavenworth, KS 66048

8. Francis J. & Claire E. Wuest
   900 S. Esplanade
   Leavenworth, KS 66048

9. Sally D. & John W. Hatcher Trust
   912 S. Esplanade
   Leavenworth, KS 66048

10. Robert B. & Betty J. Kupiszewski
    920 S. Esplanade
    Leavenworth, KS 66048

11. Rebecca S. Johnson Trust
    928 S. Esplanade
    Leavenworth, KS 66048

12. James N. Jr. & Roberta A. Snyder
    1000 S. Esplanade
    Leavenworth, KS 66048

13. Suzanne Kaye
    1008 S. Esplanade
    Leavenworth, KS 66048

14. Robert D. & Linda R. Beall
    1016 S. Esplanade
    Leavenworth, KS 66048

15. Dorothy Combs & George W. Combs et al
    114 Spruce St.
    Leavenworth, KS 66048

16. Jennifer L. Allen
    115 Spruce St.
    Leavenworth, KS 66048