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 Third Avenue Historic District
other names/site number

2. Location

street & number Roughly bounded by 2nd & 4th Aves. & Congress & Middle Sts. N/A not for publication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	
23	10	buildings
0	1	sites
1	2	structures
0	0	objects
24	13	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
EDUCATION	school

Current Functions
(Enter categories from instructions)

Category	*Subcategory*
DOMESTIC	single dwelling
DOMESTIC	secondary structure
EDUCATION	school

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19TH CENTURY: Greek Revival
LATE VICTORIAN
LATE VICTORIAN: Italianate
LATE VICTORIAN: Queen Anne
LATE VICTORIAN: Shingle Style
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, Synthetics
roof	Asphalt
other	Wood, Brick

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. 1859-ca. 1930

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Feth, Myron K.
Feth, William Pratt

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 11 acres

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	334800	4352650	3	15	335060	4352460
2	15	334990	4352650	4	15	334900	4352200

X 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)

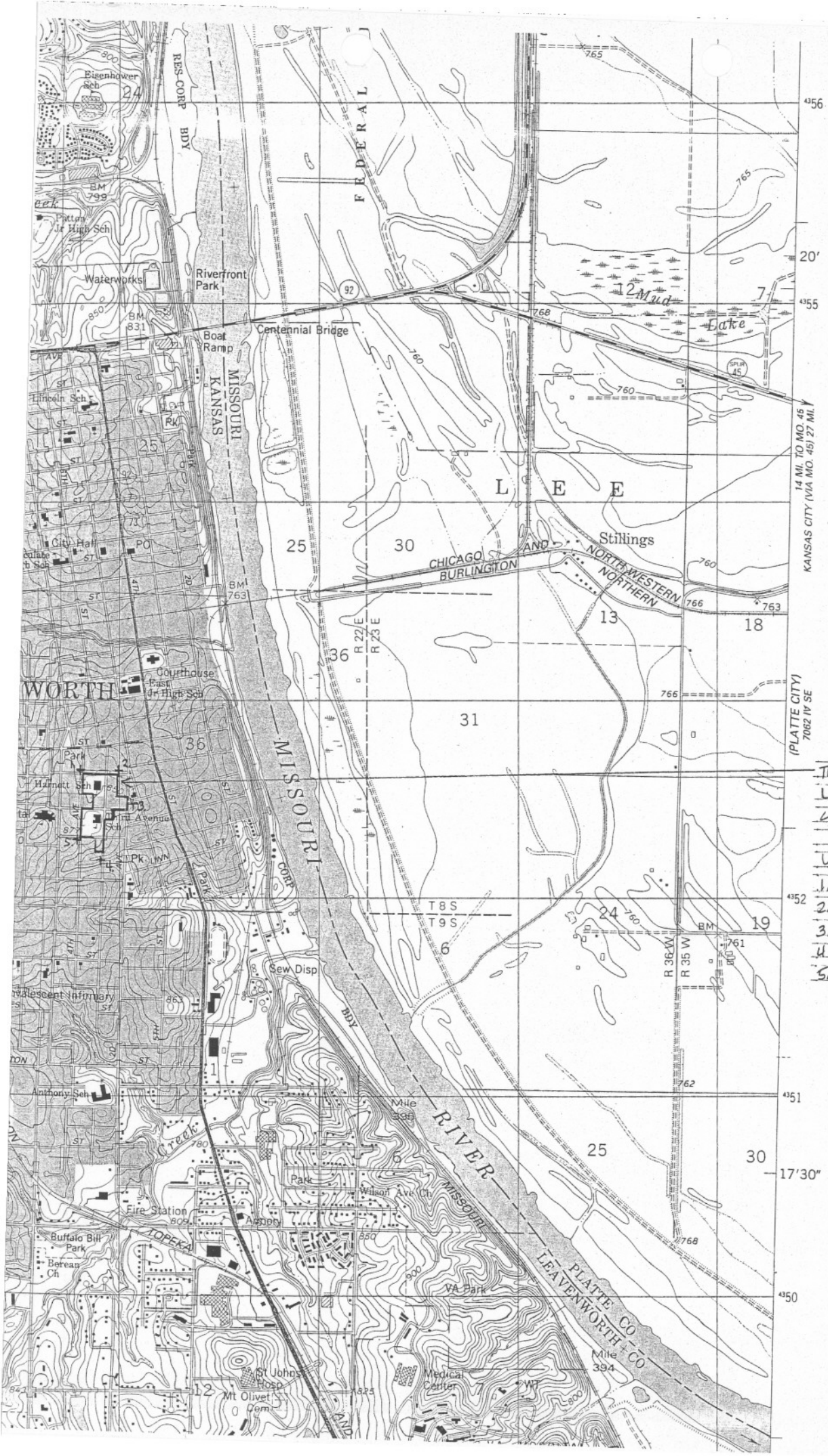
Property Owner

(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.



Third Avenue Historic District
Leavenworth, Leavenworth County, Kansas

UTM References

1. 15	334800	4352650
2. 15	334990	4352650
3. 15	335060	4352460
4. 15	334900	4352200
5. 15	334790	4352300

NARRATIVE DESCRIPTION

Summary

The Third Avenue Historic District occupies approximately eleven 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 Day's Subdivision, platted in 1857. The district's street layout is orthogonal and 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 thirty-seven resources in the district, of which nineteen are primary resources (houses and schools) and eighteen are secondary resources (carriage houses, garages, sheds, etc.). Eighteen of the primary resources are contributing and one is noncontributing. The majority of primary resources (seventeen) historically served as dwellings, and these include representatives of the Greek Revival, Italianate, Queen Anne, Shingle, Late Victorian, and Craftsman styles (the stylistic development of the district is given extended treatment in section 8). The remaining two primary resources are Tudor Revival-style schools built about 1920.

The earliest identified surviving resource is the Newland-Delahay House at 1029 Third Avenue, which appears to have been built in 1859 and which has architectural characteristics from the period. Most surviving primary resources date from the late 1860s through the 1920s. Brick and frame construction predominate. American-bond brickwork is common, and the brickwork is often painted. The frame houses typically retain historic claddings of weatherboard or wood shingles; one historic frame house has vinyl siding. Stone is commonly used for foundations, and brick is the standard material for chimneys and stove flues. 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.

Secondary resources such as outbuildings are common. The majority are modern (post-1952). Historic secondary resources include carriage houses, garages, and a gazebo, and are typically located at the rear of lots on the alley. 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 paved in brick, although there are remnants of earlier stone pavements.

Description (continued)

Integrity Statement

The Third Avenue 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 and schools. 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 primary resources (95 percent) are contributing and one is noncontributing (5 percent).

No modern (post-1952) primary resources exist in the district, and substantial modern alterations and additions are uncommon. A modern synthetic cladding (vinyl) is used on only one primary resource, although most roofs are covered with modern asphalt shingles. The majority of secondary resources such as garages, sheds, etc. are modern and therefore noncontributing. 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. The large parcels on which the two schools are located include playground areas, basketball courts, parking areas, and lawn.

Inventory List

Contributing Resources

1. 517 Marshall St. House. Ca. 1920.
2. 519 Marshall St. House. Ca. 1865.
2a. 519 Marshall St. Carriage house. Late 19th c.
3. 601 Middle St. House. Ca. 1865.
4. 614 Middle St. Vanderschmidt House. Late 19th c.
5. 1028 Second Ave. House. 1860s.
6. 1032 Second Ave. Garrett-Cobb House. Ca. 1905.
7. 1036 Second Ave. Albert Schilling House. Ca. 1910.
7a. 1036 Second Ave. Carriage house. Ca. 1910.
8. 1000 Third Ave. Leavenworth Junior High School (Nettie Hartnett School). 1923; 1999.
9. 1007 Third Ave. Bullen-Johnson House. Ca. 1898.
11. 1017 Third Ave. D. A. Gilpin House. Ca. 1870; ca. 1920.

Description (continued)

12. 1021 Third Ave. A. L. Kirk House. Ca. 1870.
13. 1025 Third Ave. N. M. Miller House. Ca. 1870; ca. 1960.
13a. 1025 Third Ave. Garage. Ca. 1930.
14. 1029 Third Ave. Newland-Delahay House. Ca. 1859; early 1960s.
14a. 1029 Third Ave. Garage. Ca. 1930.
15. 1036 Third Ave. Lucien Baker House. 1883; early 1920s.
15a. 1036 Third Ave. Gazebo. 1920s.
16. 1037 Third Ave. Samuel and Susan Atwood House. Ca. 1865; 1880s.
17. 1100 Third Ave. Third Avenue School (Ben Day School). Ca. 1920.
18. 1128 Third Ave. J. G. Graham House. Ca. 1868.
19. 1132 Third Ave. Labon and Julia Hopkins House. Early 1870s.
19a. 1132 Third Ave. Garage. Ca. 1930.

Noncontributing Resources

2b. 519 Marshall St. Garden shed (wood). Late 20th c.
3a. 601 Middle St. Garage. Late 20th c.
5a. 1028 Second Ave. Shed. Late 20th c.
8a. 1000 Third Ave. Nettie Hartnett School Playground. 1990s.
9a. 1007 Third Ave. Garden shed (wood). Late 20th c.
9b. 1007 Third Ave. Carport (wood). Late 20th c.
10. 1013 Third Ave. Thomas Jones House. Ca. 1870; ca. 1930.
11a. 1017 Third Ave. Garage. Ca. 1972.
12a. 1021 Third Ave. Garage. Ca. 1970.
14b. 1029 Third Ave. Storm shelter (concrete). 1960s.
14c. 1029 Third Ave. Swimming pool. Late 20th c.
16a. 1037 Third Ave. Carriage house. Late 19th c.
19b. 1132 Third Ave. Garden shed (frame). Late 20th c.

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

Description (continued)

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 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. 517 Marshall St. House. Ca. 1920.

Description (continued)

This two-story frame Craftsman-style Foursquare-form house has weatherboard siding and an asphalt-shingled hip roof with a hipped dormer with modern fishscale wood-shingle sheathing and a modern octagonal louvered vent. The one-story front porch stands on heavy square-section wood columns on stone pedestals and has square-section balusters. There is a cantilevered bay window on the second story of the east side. Other features include interior brick flues, a stone foundation, 8/1 windows, a front entry with sidelights, a three-part first-story front window, and a modern one-story rear addition with masonite siding, a concrete foundation, and an exterior brick chimney.

2. 519 Marshall St. House. Ca. 1865.

This two-story Late Victorian-style house of painted seven-course American-bond brick construction has an asphalt-shingled hip roof. The one-story wraparound porch has a curved corner, square-section rockfaced concrete block pillars, and decorative balusters. There are segmental-arched 4/4 windows and a front entry with an elliptical fanlight and double-leaf door. Other features include interior brick flues, a one-story west side brick wing (original or early) with an early addition, a two-story bay window on the east side, a lower two-story rear wing, and a one-story frame rear addition with weatherboard siding and asphalt-roll roofing. The back yard is mostly enclosed by a wood privacy fence. The 1869 aerial perspective and 1876 Hunnius map appear to show the house.

2a. 519 Marshall St. Carriage house. Late 19th c.

One-story seven-course American-bond brick carriage house built in two phases, with an asphalt-shingled hip roof, segmental-arched openings with built-out garage-type doors, and star-shaped iron tie rod ends.

2b. 519 Marshall St. Garden shed (wood). Late 20th c.

3. 601 Middle St. House. Ca. 1865.

This two-story Late Victorian-style house of random-course American-bond brick construction has an asphalt-shingled hip roof. The one-story front porch has chamfered posts with molded bases and caps, sawn brackets, and a bracketed cornice. The front entry has sidelights and a transom. An original one-story brick wing extends across the back; from it extend a wood-shingle-sided frame wing with a concrete foundation, a small enclosed porch with asbestos-shingle siding, and a deck. Other features include an exterior brick flue and segmental-arched 2/2 windows. A modern

Description (continued)

concrete basketball court is in the back yard, and the sidewalk retains several old flagstones. The 1869 aerial perspective and 1876 Hunnius map appear to show the house.

3a. 601 Middle St. Garage. Late 20th c.

This one-story frame garage has an asphalt-shingled pyramidal roof, T1-11 siding, a concrete foundation, 8/8 windows, and a vinyl panel garage door.

4. 614 Middle St. Vanderschmidt House. Late 19th c.

This two-story frame Late Victorian-style house has weatherboard siding and an asphalt-shingled gable roof. The two-tier front porch has a screened lower tier with Doric columns and square-section balusters and a partly enclosed, partly screened upper tier. The two-story front wing has a round gable window in a decorative surround and a first-story bay window with a paneled apron with chamfered surrounds and a picture window that replaces the original double windows. The front entry has French doors and a transom. On the east gable end is a one-story bay window with Greek Revival-style pilasters and panels with chamfered surrounds. A lower two-story wing extends to the rear with an enclosed one-story side porch and a modern one-story porch extension. Other features include a stone foundation, 1/1 windows, a one-story west side wing with a 6/1 window, and a side wing porch with a chamfered post. The yard is shaded by numerous cedars.

5. 1028 Second Ave. House. 1860s.

This unusual two-story frame house shows the influence of the Greek Revival and Italianate styles. The house has novelty weatherboard siding and an asphalt-shingled front-gable roof with exposed decorative rafter ends. The front elevation has many notable features. Quoins consisting of raised wooden panels define the corners. The one-story entry porch has a sunburst design in its gable (a modern recreation based on the ghost of an earlier ornament), chamfered posts with pointed bosses, sawn brackets, and square-section balusters. The 1/1 windows and the front entry have peaked lintels with petaled bosses at their centers, and the front door has chamfered members, diagonal board paneling, and a glass upper panel. (A version of the decorative window surrounds appears on the east elevation; the north side windows have plain surrounds.) In the gable are a rectangular louvered vent with half-round flanking elements, a beaded matchboard raking frieze, and triangular brackets. An original wing with a partially enclosed porch extends to the rear, and a one-story sunroom addition completed in 2001 extends on the south elevation where a porch was formerly located. Other features include a rough stone foundation, an interior brick chimney, and an interior

Description (continued)

brick flue. A concrete retaining wall extends across the front of the lot, a wood privacy fence extends across the back, and there is a small gravel parking area on the alley.

5a. 1028 Second Ave. Shed. Late 20th c.

This one-story frame shed is designed to harmonize with the main house. It has novelty weatherboard siding, an asphalt-shingled gable roof with exposed decorative rafter ends, decoration in the gable, and reused decorative windows and door.

6. 1032 Second Ave. Garrett-Cobb House. Ca. 1905.

This two-story frame Queen Anne-style house has weatherboard siding and an asphalt-shingled hip roof. On the front of the roof is a large off-center gabled dormer with modern wood-shingle siding, cornice returns with fringed trim, and a lancet-arched recess containing a double window that opens onto a balcony. The one-story wraparound porch has slender Ionic columns, a decorative balustrade, and modern fluted newel posts on the front steps. A two-tier back porch has an enclosed lower tier and a sleeping porch in the upper tier. On the front is a two-story bay window with modillion-like elements in the soffit, and there is a one-story bay window on the south side. Other features include a stone foundation, interior brick chimneys, a pedimented dormer on the back of the roof, 1/1 windows (apparently replacement sash), and a connection to a rear garage. The mid-twentieth century one-story frame garage has stucco over cinder block construction, an asphalt-shingled hip roof, and a carport extension. A concrete retaining wall extends across the front of the lot and a wood privacy fences extends across the back.

7. 1036 Second Ave. Albert Schilling House. Ca. 1910.

This two-story frame house blends elements of the Queen Anne and Shingle styles. The house has weatherboard siding on the first story and wood-shingle siding on the second story. The asphalt-shingled front-gable roof has paired cornice brackets and gambrel-roofed extensions with flared eaves. In the front gable is a three-part opening with a concave shell form to the arch, Ionic colonnettes, and a slightly projecting pent roof in front. The one-story front entry porch has vertical strips in the gable, grouped wood posts linked by short members at the tops and standing on stone pedestals, thick square-section balusters, and a wood and glass vestibule. A one-story porch on the south side has similar posts. On the north side is a complex hip and gambrel-roofed element with a polygonal attic window embrasure. On the south side is a complex gambrel-roofed extension over a one-story bay window. A two-tier back porch has an enclosed lower tier and a screened sleeping

Description (continued)

porch in the upper tier. Other features include a stone foundation, an interior brick chimney, and interior brick flue, and 16/1 and 1/1 windows with molded lintels. A concrete retaining wall extends across the front of the lot and there is a short section of stone wall along the back alley.

7a. 1036 Second Ave. Carriage house. Ca. 1910.

This one-story frame carriage house has weatherboard siding, an asphalt-shingled gable roof, gable brackets, a 12/1 window, a rockfaced concrete block foundation, and sliding matchboard doors.

8. 1000 Third Ave. Leavenworth Junior High School (Nettie Hartnett School). 1923; 1999.

This two-story Tudor Revival-style school building has a rectangular form and a flat roof behind a parapet. The walls are constructed of variegated stretcher-bond brick with stone belt courses, copings, window and entry surrounds, buttress weatherings, and cornice. The projecting two-story entry bay in the center of the front (east) facade has a castellated parapet, a Tudor-arched opening with quatrefoil devices in the spandrels, and modern metal and glass infill door and window infilling of the opening (replacing the original door, sidelights and transom). The parapet has a peak above the entry bay, and the cornice incorporates intermittent corbels. Windows are grouped into fours with replacement aluminum frames (the original sash were 9/9). Other original features include a cornerstone and a brick boiler flue that rises from the interior. Extending across the rear (west) elevation is a two-story 1990s addition with a stretcher-bond brick veneer that is designed to harmonize with the original Tudor styling. Its features include concrete trim, parapet, and buttress details, plate-glass windows, and a handicap ramp. The grounds include a wide concrete front walk bordered by a modern metal fence, a driveway at the north end bordered by a concrete wall, and parking areas and basketball courts in the western part of the lot.

8a. 1000 Third Ave. Nettie Hartnett School Playground. 1990s.

On the south side of the school is a playground that replaces two historic dwellings demolished in the 1990s. The playground features a metal and plastic play structure, a swing set, and a one-story gazebo of heavy timber frame construction with a cruciform form and asphalt-shingled gable roof and heavy wood posts.

9. 1007 Third Ave. Bullen-Johnson House. Ca. 1898.

This two-story frame Queen Anne-style house has weatherboard siding and a steep asphalt-shingled

Description (continued)

hip-and-gable roof with flared eaves. A small front gable has decorative rake boards, diagonal strips on its face, and a three-part window. There are also a ventilation gable at the roof peak, gabled dormers, and a gable over a two-story south side bay window (the latter with molded strips creating a false half-timbered effect). This bay window has a flared wood-shingle skirt between its first and second stories. Another two-story bay window on the north side features an almost flush brick chimney with narrow segmental-arched recesses on its face. The one-story wraparound porch has Craftsman-style tapered posts on stone pedestals, square-section balusters, and screening. Above it is an inset second-story porch with tapered posts and square-section balusters. To the rear are a modern one-story frame addition with a cinder block foundation and a deck, and a one-story semi-detached gabled wing (possibly a summer kitchen) with decorative rafter ends. Other features include 1/1 windows with molded lintels, a stone foundation, a rear basement-level porch, and an interior brick chimney. The large lot has numerous shade and specimen trees, modern metal and wood picket fencing, a brick patio in front of the house, a back garden, a small modern arched metal arbor at the front gate, and a fluted cast-iron hitching post on Third Avenue.

9a. 1007 Third Ave. Garden shed (wood). Late 20th c.

9b. 1007 Third Ave. Carport (wood). Late 20th c.

10. 1013 Third Ave. Thomas Jones House. Ca. 1870; ca. 1930.

This two-story frame house has novelty vinyl siding and an asphalt-shingled front-gable roof. Craftsman-style details such as a front entry stoop on triangular brackets and 4/1 windows indicate a remodeling in the 1920s or 1930s. A one-story porch extended across the front of the house in 1913 but had apparently been removed by 1924, probably replaced by the present stoop. On the north side is a one-story porch with modern square-section wood columns and a pergola-type extension above a parged masonry cellar. Other features include interior brick flues, a one-story bay window on the south side, a one-story rear wing (in place before 1913, according to Sanborn maps), a front door with round-arched Italianate-style panels, 6/1 replacement sash, and a small gravel parking area and stone retaining wall along the alley on the north side of the lot.

11. 1017 Third Ave. D. A. Gilpin House. Ca. 1870; ca. 1920.

This two-story house of painted brick construction was remodeled in the Craftsman Style in the early twentieth century. The house has an asphalt-shingled hip roof and a one-story wraparound porch with Craftsman tapered posts on brick pedestals. The segmental-arched 1/1 windows have

Description (continued)

projecting brick drip moldings and the segmental arch over the front entry has a boarded-up transom. Other features include a south-side one-story bay window with molded paneling, an interior brick flue, an enclosed one-story back porch, and a two-story ell with an upper level that was once used as a sewing room but that may originally have functioned as a sleeping porch. Although remodeled, the house is similar to its neighbors 1021 and 1025 Third Avenue, and it was likely more Italianate-style in character originally. One notable difference is the fact that this house has true windows at the front corner of the south side, whereas the other houses have false windows at that location. The house and its two neighbors appear on the 1876 Hunnius map.

11a. 1017 Third Ave. Garage. Ca. 1972.

This one-story frame garage has an asphalt-shingled gable roof, weatherboard siding, and a concrete foundation. It was built by former owner Clarence Olsen.

12. 1021 Third Ave. A. L. Kirk House. Ca. 1870.

This two-story Italianate-style house of painted seven-course American-bond brick construction has an asphalt-shingled front-gable roof with a bracketed cornice and turned pendants in the front and side gables. The one-story front entry porch has a Craftsman tapered post on a brick pedestal with square-section balusters and beaded matchboard in the shed roof end. The 2/2 windows have segmental arches with projecting brick drip moldings. At the front corner of the south side are first and second-story false windows with louvered wood shutters and glazed sash but solid masonry behind the glass. Also on the south side is a one-story bay window with molded panels and segmental-arched 1/1 windows. The integral two-story brick ell is lower than the main house. Other features include a small one-story frame rear addition, a back deck, and a stone retaining wall across the front and north sides of the front yard.

12a. 1021 Third Ave. Garage. Ca. 1970.

This one-story frame garage has weatherboard siding, an asphalt-shingled gable roof, a cinder block foundation, 2/2 windows (horizontal muntins), and a panel garage door.

13. 1025 Third Ave. N. M. Miller House. Ca. 1870; ca. 1960.

This two-story Italianate-style house of painted seven-course American-bond brick construction has an asphalt-shingled front-gable roof with a bracketed cornice and turned pendants in the front and

Description (continued)

side gables. The one-story front entry porch has classical colonnettes. The 2/2 and 2/1 windows have segmental arches with projecting brick drip moldings. At the front corner of the south side are first and second-story false windows with louvered wood shutters and glazed sash but solid masonry behind the glass. The integral two-story brick ell has a weatherboarded frame extension with an upper level sleeping porch, an exterior stair, and a deck. Other features include a weatherboarded 1960s or 1970s one-story frame addition on the south side, a segmental-arched front entry with a transom, a stone foundation, and a back yard retaining wall constructed of limestone from a demolished Jefferson County schoolhouse.

13a. 1025 Third Ave. Garage. Ca. 1930.

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

14. 1029 Third Ave. Newland-Delahay House. Ca. 1859; early 1960s.

This two-story house has a five-bay front (west elevation), seven-course American-bond brick walls, an asphalt-shingled gable roof, and a number of notable Greek Revival-style features. Foremost among these is the one-story front entry porch, which stands on tapered round wood columns with rippled surfaces that evoke fluting. The columns have ovolo capitals and replacement paneled bases. Against the house walls are flat Doric pilasters with the original bases with round-arched panels. Other porch features include a cornice with diminutive brackets, square-section balusters, a slatted ceiling, and a roof balcony with a modern balustrade with square-section balusters and newels. The front entry has a Doric surround with a dentil cornice, molded jambs, sidelights, and transom. A second-story entry directly above is similar but narrower. Replacement 6/6 windows with false muntins have painted stone lintels with bush-hammered faces. The brick gables of the main house are crossed by cornices creating a pedimented effect. Other features include a stone foundation with concrete exterior, interior brick chimneys on the gable ends, an ell gable-end entry stoop with a wood-shingled shed roof, a hipped ventilation dormer, and early 1960s one-story shed rooms on the north and south sides of the ell, both of aluminum-sided frame construction, the south one with an exterior brick chimney.

14a. 1029 Third Ave. Garage. Ca. 1930.

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

Description (continued)

14b. 1029 Third Ave. Storm shelter (concrete). 1960s.

14c. 1029 Third Ave. Swimming pool. Late 20th c.

15. 1036 Third Ave. Lucien Baker House. 1883; early 1920s.

This two-story frame Queen Anne-style house has weatherboard siding and an asphalt-shingled hip-and-gable roof. The ornamental work in the front gable has a chamfered stanchion, spandrels with a fanfold design, a sawn fringe and decorative pendant underneath, paneled rake boards, and vertical board sheathing with a sawtooth lower edge on the face of the gable behind. Ornament in the other gables is similar. The screened one-story front porch has Doric columns, square-section balusters and newels, and a roof balustrade. (A wraparound porch portrayed on the 1913 Sanborn map had been replaced by the present porch by 1924.) There is a one-story bay window on the south side with a roof balustrade. A two-story rear wing has an enclosed two-tier side porch. Other features include a stone and partial concrete foundation, 1/1 and casement windows, a bracketed cornice, and interior brick chimneys.

In 2001-02 a one-story wing was constructed to link a ca. 1910 garage to the house. The one-story frame garage has waterfall novelty weatherboard siding, an asphalt-shingled gable roof, and a concrete foundation. The building is described as an "auto house" on the 1913 Sanborn map. The large lot has a formal garden laid out in the 1920s. It is bordered by a stone retaining wall and decorative picket fence (the latter added in 2000) on the Third Avenue and Marshall Street exposures, and, along the alley on the west side, a stone retaining wall and wood privacy fence.

15a. 1036 Third Ave. Gazebo. 1920s.

This gazebo, rectangular in plan with an asphalt-shingled hip roof, stands on Doric columns with decorative trellises between the end columns.

16. 1037 Third Ave. Samuel and Susan Atwood House. Ca. 1865; 1880s.

This two-story frame house was begun in 1865 and attained more or less its present form and probably also its Queen Anne-style exterior by 1886. The west-facing house has weatherboard siding and an asphalt-shingled hip-and-gable roof with decorative rafter ends. The main front gable is the most ornate, with intricate gridwork and stick-like detail in the apex and, behind on the face

Description (continued)

of the gable, board-and-batten sheathing with decorative ends to the boards and molded battens, and a window with a peaked lintel. Ornament in the other gables is less intricate, usually a stanchion with a turned pendant at its end and a horizontal bracing member. The one-story front porch has chamfered posts with reeding on their faces, sawn brackets, square-section balusters, and a gable aligned with the front entry. The front entry has a peaked lintel, a transom, and a double-leaf door. On the south side is a two-story element with a bay window on the first story and a balcony with a bracketed overhang on the second story. On the west and south elevations are similar two-story bay windows with decorative matchboard work. A one-story porch at the south back corner has chamfered posts and sawn brackets like those of the front porch, and an abutting bay window. Other features include a stone foundation, interior brick chimneys, 1/1 windows with peaked lintels, and a small one-story rear mud room. The lot features modern brick walkways, a patio, and, to the rear, a modern picket fence.

16a. 1037 Third Ave. Carriage house. Late 19th c.

This two-story frame carriage house has vinyl siding, an asphalt-shingled gable roof, a concrete foundation, a matchboard hay loft hatch, and 1/1 windows. The building appears to be portrayed on an 1887 plat.

17. 1100 Third Ave. Third Avenue School (Ben Day School). Ca. 1920.

This two-story Tudor Revival-style school building has a basically rectangular form and a flat roof behind a parapet. The walls are constructed of six-course American-bond brick above a stone foundation. Two slightly projecting bays near the ends of the front (east) elevation have entries in plain stone surrounds below second-story windows with false metal balcony railings with urn finials. At the top of the two bays are peaked parapets with stone shield and banner figures. A typical vertical section of facade features double replacement aluminum 1/1 windows on both stories with blank metal upper panels, parapet panels with stone tracery, and projecting basketweave brick panels in the spandrels. Other front elevation features include sections of checkered brick and stucco frieze, octagonal stone plaques in the parapets at both ends, and water spouts that project from the parapet. The rear elevation, which has projections at both ends, features buttresses, large auditorium/gymnasium-type windows, one-story entry porches with parapeted shed roofs and round-arched openings with octagonal plaques, and, at the north end, a brick boiler flue with stone and brick-paved weatherings and bands of checkered brick and stucco. The Third Avenue and Marshall Street exposures have concrete sidewalks and low stone retaining walls, and there is a concrete school bus loading platform on Third. A tall sloping stone retaining wall borders

Description (continued)

the lot on the south side. The west part of the lot has playground equipment from the 1950s to the present.

18. 1128 Third Ave. J. G. Graham House. Ca. 1868.

This two-story frame Late Victorian-style house has weatherboard siding and an asphalt-shingled hip roof. The five-bay front elevation and other features lend support to the ca. 1868 date given by a wall plaque. The one-story front porch retains an original Gothic-inspired frieze incorporating quatrefoil motifs, a balustrade that repeats a fleur-de-lis motif, a bracketed cornice, and chamfered half-posts against the house wall on chamfered wood pedestals. The original porch posts themselves have been replaced with Craftsman-style posts on brick pedestals. The front entry has an elaborate surround with turned corner blocks, sidelights, and a transom with diamond-pattern muntins, and under the sidelights are panels with cartouches. The 1/1 windows have molded lintels; the center second-story window is framed by clusters of three colonnettes to a side. Other features include a pedimented ventilation dormer on the front of the roof, a hipped dormer to the rear, and a brick foundation and interior chimney. A glass and anodized aluminum solarium has been added to the rear as has an attached ca. 1970 one-story garage with an asphalt-shingled hip roof and a fiberglass door. A concrete retaining wall extends across the front of the lot and there is a back patio.

19. 1132 Third Ave. Labon and Julia Hopkins House. Early 1870s.

This two-story Italianate-style house of seven-course American-bond brick construction above a stone foundation has an asphalt-shingled hip roof with a bracketed cornice and original or early gabled dormers. The one-story front porch has chamfered posts grouped in twos and threes, sawn brackets, turned balusters, a dentil cornice, and a roof balustrade with turned balusters and square-section newels. The segmental-arched front entry has sidelights and a transom, and windows are a combination of segmental-arched 2/2 and round-arched 1/1. On the south side is a two-story bay window with projecting brick heads over the 2/2 windows of the first story and a bracketed cornice with dentils. To the rear is a lower two-story wing with an entry stoop on large triangular brackets that are original or early. The lot is bordered by a hedge across the front (east) and south side and a modern metal fence to the rear. There is a sandstone flagstone in the sidewalk at the corner of Third Avenue and Middle Street and a modern horse-head metal hitching post at the foot of the front walk on Third.

19a. 1132 Third Ave. Garage. Ca. 1930.

Description (continued)

This one-story garage is built into a bank and has parged brick walls, an asphalt-shingled hip roof (almost pyramidal), and a modern wood panel garage door.

19b. 1132 Third Ave. Garden shed (frame). Late 20th c.

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The Third Avenue Historic District, located in Leavenworth, Kansas, meets Criterion C and is eligible in the architecture area of significance. As an ensemble, the primary 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 Day's Subdivision, platted in 1857, and it includes one of Leavenworth's premiere examples of the Greek Revival Style: the ca. 1859 Newland-Delahay House at 1029 Third Avenue. Another early building is the 1860s gable-fronted frame dwelling at 1028 Second Avenue, built by the Catholic Church, which features wood-panel quoins and decorative peaked window lintels. The Italianate Style was popular after the Civil War, and examples in the district include the pair of architecturally related houses at 1021 and 1025 Third Avenue. Queen Anne-style residences include the ca. 1898 Bullen-Johnson House at 1007 Third Avenue and the Samuel and Susan Atwood House at 1037 Third Avenue, an 1880s remodeling of a ca. 1865 house. The district also includes two 1920s-era schools of brick and stone construction and Tudor Revival styling: the former Leavenworth Junior High School at 1000 Third Avenue and the Third Avenue School at 1100 Third Avenue. The period of significance extends from ca. 1859, corresponding to the apparent date of construction of the Newland-Delahay House, to about 1930, 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.

Historic Context: Architecture Area of Significance

Platting of the District

Statement of Significance (continued)

The Third Avenue 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 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 beginning about 1857 enterprising landowners set out to develop adjacent tracts as suburbs. The Third Avenue Historic District is located in Day's Subdivision, recorded in county records on June 16, 1857. The subdivision's rigorously orthogonal plan was aligned with compass north, unlike the city's other subdivisions of the period, which were generally angled with respect to north. The blocks in the portion of the subdivision that comprises the district feature T-form systems of interior alleyways; this configuration is most apparent in the 1000 block between Second and Third avenues. The lots are generally 140 feet deep and vary in width. One of the first lot purchasers in the district in 1857 was the Catholic Bishop of Kansas, John B. Miege, who purchased five lots on Second Avenue.[2]

Leavenworth Building Technologies

The domestic architecture of Leavenworth and the Third Avenue Historic District reflects the building technologies and materials that were historically available in the city. A visitor to

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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 Plat Book 1A, p. 7; Johnston, *Leavenworth Register*, 49.

Statement of Significance (continued)

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 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."[3]

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.[4]

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

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[3] 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.

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

Statement of Significance (continued)

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.[5]

Greek Revival Style

The Third Avenue Historic District includes the ca. 1859 Newland-Delahay House at 1029 Third Avenue, one of Leavenworth's premiere examples of Greek Revival-style architecture. 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. Because few antebellum houses apparently survive in Leavenworth, examples of Greek Revival architecture such as the Newland-Delahay House are rare.

The significance of the Newland-Delahay House is enhanced by its vernacular character. The two-story brick house, with pairs of windows symmetrically arranged to either side of a center entry, belongs to a tradition of American house design rooted in the Colonial period and common throughout the eastern half of the United States by the Civil War. An 1858 aerial perspective of Leavenworth suggests that many other houses built during the first years of development also expressed the straightforward gable-roofed massing of the vernacular tradition. The city's early domestic architecture reflected the source areas of its population, principally Missouri and Kentucky and secondarily the Mid-Western states of Ohio, Indiana and Illinois. Many of Leavenworth's promoters came from Weston, Missouri, located across the Missouri River, where one and two-story, gabled, brick and frame dwellings with symmetrical three and five-bay facades represent the normative antebellum house type.[6]

The anonymous architect of the Newland-Delahay House was clearly familiar with the Greek

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

[6] "View of Leavenworth, Kansas Territory;" Sachs and Ehrlich, *Guide to Kansas Architecture*, 9; Shortridge, *Peopling the Plains*, 24; and Bobbie Bower personal communication.

Statement of Significance (continued)

Revival Style, probably through exposure to houses built in the idiom, but he seems not to have heeded academically correct prototypes or pattern book designs. His imaginative approach is most evident in the design of the home's gables and front porch. The gables of the main body of the house are given a pedimented effect by the simple expedient of extending white-painted wood cornices across the brickwork. (The triangular pediment of a Greek temple was one of the core visual motifs of the Greek Revival Style). Many Greek Revival houses boast front porches modeled directly or indirectly on the porticos of Greek temples, and the Newland-Delahay House is no exception, but it departs from the norm in the detail of its porch columns. These tapered round-section wood columns have unusual rippled surfaces that are meant to evoke the fluting of a professionally rendered Doric column. The Doric surrounds of the entry under the porch and the entry that opens onto the porch roof balcony above are more conventional in treatment.

Greek Revival influence is present in another unusual house in the district. The two-story frame house at 1028 Second Avenue, built by 1869 and possibly as early as 1860, has peaked window lintels, a simple Greek Revival detail based on the triangular form of a pediment and a detail that persisted in Leavenworth through the 1870s even after other aspects of the style were dropped. Unlike other examples of wooden peaked lintels in Leavenworth, which are typically unornamented, the lintels of this house have petaled bosses at their centers. Another notable feature of the house are quoins (corner "blocks") created by raised wood panels. Brick and stone quoins were an occasional feature of the finer Italianate-style houses built in Leavenworth in the mid- and late 1860s. The house at 1028 Second Avenue was originally owned by Leavenworth's Catholic see (it was built on one of the lots purchased by Bishop Miege in 1857), and there is evidence that it was associated with a school operated by the Sisters of Charity in 1870.[7]

Italianate 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, in part because it was regarded as more genteel than stone and frame construction, and it was more fire-

[7] Linda Bailey personal communication; Johnston, *Leavenworth Register*, 49.

Statement of Significance (continued)

proof than the latter. The heyday of the Italianate Style in Leavenworth was the late 1860s and early 1870s, although its influence can be found in later houses.[8]

A representative example of the Italianate Style in the district is the Labon and Julia Hopkins House, built at 1132 Third Avenue in the early 1870s. The bracketed cornice of the two-story brick houses is typical of the style, as are the home's round and segmental-arched windows. A two-story side bay window also has a bracketed cornice. Italianate influence is also present in a group of three architecturally related houses built about 1870 at 1017, 1021 and 1025 Third Avenue. The houses appear to have been built by Mark W. Delahay, who lived next door at 1029 Third, as a speculative venture or as housing for his children. Typical features of the houses include gable-fronted roofs with bracketed cornices and segmental-arched windows with projecting brick drip moldings (a hip roof was added to 1017 Third Avenue after an early twentieth-century fire). The houses at 1021 and 1025 Third Avenue have another feature of interest: at the front of their south side elevations are first and second-story false windows identifiable by window openings with permanently closed louvered wood shutters to conceal the solid wall behind. False windows were occasionally added to houses and other buildings of the period for aesthetic reasons, to provide the appearance of a window where one was not needed or impractical.

Queen Anne Style

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

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

Statement of Significance (continued)

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. The Albert Schilling House at 1036 Second Avenue blends Shingle-style characteristics with the Queen Anne. The Shingle Style, which was closely akin to the Queen Anne Style and largely contemporary with it, was distinguished by the prevalent use of wood shingles as wall claddings.

A prominent example of the Queen Anne Style in the district is the Samuel and Susan Atwood House at 1037 Third Avenue. The original section of the two-story frame house dates to 1865 and was enlarged and remodeled to more or less the present appearance in the 1880s. Queen Anne influence is most evident in the gables, front porch, and bay windows. The main front gable is the most ornate, with intricate gridwork and stick-like detail in the apex and, behind on the face of the gable, board-and-batten sheathing with decorative ends to the boards and molded battens. The front porch features chamfered posts with reeding on their faces, sawn brackets, and a gable aligned with the front entry. Two of three bay windows rise to a full two stories in height; a third is one story in height with a balcony under a bracketed overhang. Other examples of the Queen Anne Style include the 1883 Lucien Baker House at 1036 Third Avenue, which has gable ornament incorporating fanfold designs, chamfering, sawtooth edgings, and paneled rakeboards, and the ca. 1898 Bullen-Johnson House at 1007 Third Avenue, distinguished by a hip-and-gable roof with flared eaves, a wraparound veranda, bay windows, and a brick chimney with narrow segmental-arched recesses on its face.

Twentieth Century Styles

A number of new house styles were introduced to Leavenworth in the early twentieth century, primarily during the 1910s and 1920s, but these are not well represented in the district. The leading example is the ca. 1920 two-story frame house at 517 Marshall Street, a Foursquare-form dwelling detailed in the Craftsman Style. Characteristic Craftsman 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.
The Craftsman character 05 517 Marshall is most evident in its front porch, which features heavy square-section wood columns on stone pedestals. Classical influence is seen in the aforementioned Lucien Baker House at 1036 Third Avenue. A 1920s remodeling added a front porch with Doric columns and a roof balustrade, and, in a formal side garden, a gazebo supported by Doric columns.

Statement of Significance (continued)

One popular style of the era, the Tudor Revival, is prominent in the district on account of its use for the former Leavenworth Junior High School (the present Nettie Hartnett School) at 1000 Third Avenue and the Third Avenue School (the present Ben Day School) at 1100 Third Avenue, both buildings erected about or shortly after 1920. The Tudor Revival Style drew upon medieval English architecture for inspiration. It incorporates specific medieval elements, such as buttresses and Tudor arches, as well as a decorative approach to the use of traditional materials such as wood, brick, and stone. In domestic construction the style first appeared in America in the late nineteenth century, although most examples date from the period 1910 to 1940. In the case of the district's two schools, the Tudor Revival Style is applied as a skin on what are otherwise conventional (for the period) consolidated school buildings with double-loaded corridor plans and banks of large classroom windows. Specific stylistic elements abound in each building. The Leavenworth Junior High School, for example, features a front entry bay with a castellated parapet and a Tudor-arched entry with quatrefoil devices in the spandrels above the arch. The Tudor Revival approach to materials and construction is seen in the intricate patterning of brick, stone and stucco in the buildings. The Third Avenue School, for example, has spandrels between the first and second-story windows ornamented with projecting basketweave brick panels, and there are sections of checkered brick and stucco in the parapet. Leavenworth architect Myron K. Feth served as associate architect in the design of both buildings.

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 homebuilding 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)

4. 614 Middle St. Vanderschmidt House. Late 19th c.

The Vanderschmidts, who lived here in the early twentieth century, traveled extensively and brought back many of the ornamental plants in the yard. The Huberts purchased the property in 1954. (Mrs. W. R. Hubert)

5. 1028 Second Ave. House. 1860s.

Research conducted by present owner Linda Bailey suggests an intriguing history for this house.

Statement of Significance (continued)

John B. Miege, Catholic Bishop of Kansas, acquired this house lot and several others on Second Avenue in 1857. In December 1865 the other lots were sold but this one retained, suggesting the present house had been built or was planned. The 1869 aerial perspective shows the house. In 1870 the Catholic Sisters of Charity operated a school in the vicinity, possibly in this house, although it seems more likely the house served the church in some other capacity, perhaps as a teacherage for the Sisters. (According to one account the school was located in a rented house on Second Avenue; by another account "Sacred Heart School" was located at Sixth and Linn, just off Second Avenue.) The house was sold in 1903 and converted into a duplex. Acquired by the present owners in 1995, the house has been rehabilitated as a single-family dwelling. (Linda Bailey; Johnston, *Leavenworth Register*, 49; Beckman, *Catholic Church on the Kansas Frontier*, 55-56, 94-95, 98; Gilmore, *We Came North*, 36; "Bird's Eye View of the City of Leavenworth;" "Master Builder James McGonigle")

6. 1032 Second Ave. Garrett-Cobb House. Ca. 1905.

Samuel and Lettie Garrett purchased the site in 1904 and are thought to have been the builders of the house (its styling supports a date of construction in the early years of the twentieth century). Leavenworth architect William P. Feth is believed to have been the designer. W. F. and Ruth Garrett Cobb acquired the house in 1909 and the Cobb family lived there into the 1950s. (Johnston, *Leavenworth Register*, 50)

7. 1036 Second Ave. Albert Schilling House. Ca. 1910.

Albert Schilling, Secretary-Treasurer of the Missouri Valley Bridge Company, had this house built to a design by Leavenworth architect W. P. Feth. The Schilling family lived in the house into the 1940s. (Bobbie Bower)

8. 1000 Third Ave. Leavenworth Junior High School (Nettie Hartnett School). 1923; 1999.

The 1876 Hunnius map shows the Third Avenue School at this location, and an 1869 aerial perspective appears to show the school as well. The relatively plain two-story brick building featured a belfry with round-arched openings. It was known in the early twentieth century as the Congress Street School. The present building, erected in 1923 (according to the cornerstone; some accounts give 1924), was renamed after long-time school employee Nettie Hartnett in the 1960s. Myron K. Feth of the Leavenworth architectural firm Feth & Feth contributed to the design of the building. The rear addition was built by Di Carlo Construction in 1999. (*Leavenworth Times*,

Statement of Significance (continued)

November 5, 1980; "Bird's Eye View of the City of Leavenworth;" Dossey, "Women of Leavenworth's Past"; Leavenworth Public Library photograph collection; *Centennial Historical Program Leavenworth, Kansas*, 21; Kansas Writer's Project, *Guide to Leavenworth*, 15; Feth, "List of Buildings;" *Leavenworth Times*, May 17, 1998, and July 8, 1999)

9. 1007 Third Ave. Bullen-Johnson House. Ca. 1898.

Contractor and bridge builder J. A. Bullen purchased three lots at this location for $4,000 in 1857 and with his wife Anna M. Bullen had a frame house built here in 1860. Their builder was Hiram Hamblin, who used pine and "bottomwood lumber" in the construction of the house. This original house may have stood at east end of the present property. The present house is thought to have been built by Bullen about 1898. Perhaps Bullen was his own contractor on the project, and it may be that he built the house as a speculation, for in 1900 it was the home of Thomas L. Johnson. A newspaper editor, printer, and justice of the peace, Johnson is also remembered for organizing a local chapter of a typographical union, one of the first trade unions in the state. Later owners included E. Bert Collard Sr. and his wife Mary; Collard was an automobile dealer and two-term state senator. (Leavenworth County Deed Book A, p. 416, and Mechanics Lien Book N, p. 39; Johnston, *Leavenworth Register*, 51; Johnston, *Looking Back*, 139; Zornow, *Kansas*, 288)

10. 1013 Third Ave. Thomas Jones House. Ca. 1870; ca. 1930.

Bricklayer Thomas Jones is the first known occupant at this address, in 1872, although there is evidence that the house may date to the preceding decade. Jones was listed as a contractor and builder in an 1873 city directory, and the Jones family lived here through the 1940s, including music teacher Annie Jones in 1880 and domestic servant Mollie Jones in 1885. (Johnston, *Leavenworth Register*, 52)

12. 1021 Third Ave. A. L. Kirk House. Ca. 1870.

Leavenworth chronicler Agnes Murphy suggests that this house and its neighbor at 1025 Third were built by the owner of 1029 Third, which would have been Mark W. Delahay at the time 1021 Third was built. 1021 and 1025 Third are virtually identical and were likely built at the same time by the same builder. A third house at 1017 Third is also closely related architecturally. The house and its two neighbors appear on the 1876 Hunnius map. City directory and deed information from the 1870s and 1880s suggests a Delahay family connection. (Murphy, "Early Locations in Leavenworth," 4)

Statement of Significance (continued)

13. 1025 Third Ave. Louisa and Mary Delahay House. Ca. 1870; ca. 1960.

Leavenworth chronicler Agnes Murphy suggests that this house and its neighbor at 1021 Third were built by the owner of 1029 Third, which would have been Mark W. Delahay at the time 1025 Third was built. 1021 and 1025 Third are virtually identical and were likely built at the same time by the same builder. A third house at 1017 Third is also closely related architecturally. The house and its two neighbors appear on the 1876 Hunnius map. The 1886 city directory lists Mark Delahay's (by then widowed) wife Louisa H., Mary E. Delahay, C. H. Delahay, and Lieut. W. E. B. Delahay at the address. Mary Delahay appears to have been the legal owner of the house at the time. N. M. Miller lived here in 1903. The 1913 Sanborn map suggests that all or a portion of the frame rear wing was then in place. (Mary L. Noll; Leavenworth County Deed Book 61, p. 617; Murphy, "Early Locations in Leavenworth," 4)

14. 1029 Third Ave. Newland-Delahay House. Ca. 1859; early 1960s.

Rufus G. and Jane Newland acquired the house site in 1859 and they are listed as residents at the location in the 1859-60 city directory (published in 1859). Rufus Newland listed himself as a real estate agent, and his household included Leander W. Newland in 1859. Newland became indebted to John S. Foreman of Mason County, Kentucky and the latter purchased the property in 1861. In 1863 Foreman sold the property to Mark W. Delahay, a Republican activist who is remembered for arranging Abraham Lincoln's visit to Leavenworth in 1859 (Delahay's wife Louisa [or Louisiana] Hanks Delahay was Lincoln's second cousin). Delahay was a newspaper publisher, a judge, and the first surveyor general for Kansas and Nebraska. The 1869 aerial perspective of Leavenworth shows the house during the Delahay ownership, with its pedimented main roof gables and two-story ell in place, and possibly also a porch along the north side of the ell. Julia Delahay, a daughter, married Thomas A. Osborn and the couple lived in the house in 1872 while Osborn ran successfully for governor (he served from 1873 to 1877). About 1870 the Delahays appear to have built the three architecturally similar houses that stand to the north of this house, and after the family sold 1029 Third to the Phelps family in 1881 Louisa and her children moved next door to 1025 Third. 1029 Third remained in Phelps ownership for nearly half a century; in 1903 it was occupied by Mrs. E. J. Phelps. The 1913 Sanborn map shows one-story porches to either side of the ell and a one-story frame wing off the end (removed between 1924 and 1949). (Bobbie and Ken Bower; Leavenworth County Deed Book H, p. 381, Deed Book R, pp. 317 and 618, Deed Book T, p. 449, Deed Book 61, 617; *Leavenworth Daily Times*, August 11, 1861; Johnston, *Leavenworth Register*, 53; Johnston, *Looking Back*, 133; "Bird's Eye View of the City of Leavenworth"; Leavenworth County

Statement of Significance (continued)

Historical Society vertical files; Murphy, "Early Locations in Leavenworth," 4; 1994 Candlelight Christmas Tour brochure)

15. 1036 Third Ave. Lucien Baker House. 1883; early 1920s.

U.S. Senator from Kansas Lucien Baker and his wife Mary were the first occupants of this house. Baker came to Leavenworth about 1870 to practice law. In 1872 he was elected City Attorney followed by election to the state Senate in 1892 and service in the U.S. Senate from 1895 to 1901. Baker died in 1907 and his widow sold the house in 1909. In 1910 it was acquired by Fred and Elnora Wulfekuhler, who made many improvements to the house and grounds in the 1920s. Fred Wulfekuhler owned the wholesale grocery firm Rohling & Co. The house passed out of the Wulfekuhler family in 1963. A one-story house stood in the front south corner of the yard during the early twentieth century but had been removed by 1949. (Johnston, *Leavenworth Register*, 54)

16. 1037 Third Ave. Samuel and Susan Atwood House. Ca. 1865; 1880s.

Samuel and Susan Atwood purchased this site in 1863 and in 1865 they were listed as living at the location, indicating completion of the original section of the house (the south portion). This original house is portrayed on the 1869 aerial perspective and the 1876 Hunnius map. An 1886 plat shows the house in its basic present form, indicating that the two-story dining room wing (the northwest corner of the house) had been added. Presumably the house was remodeled in the Queen Anne Style during the same period. Samuel Atwood, a native of Massachusetts, was active in politics and real estate development and was a member of the city council. In 1900 the house was acquired by Edward H. Connor, chief engineer of the Missouri Valley Bridge & Iron Co. and in the 1930s one of the designers of the San Francisco-Oakland Bay Bridge. Connor was also a president of the Leavenworth Water Board and the Cushing Memorial Hospital Board. Robert Davis, now an Associate Justice of the Kansas Supreme Court, and his wife Mary Kay owned the house in the late twentieth century. (Beverly and Bob LaRocque; Johnston, *Leavenworth Register*, 55)

17. 1100 Third Ave. Third Avenue School (Ben Day School). Ca. 1920.

Leavenworth architect Myron K. Feth of Feth & Feth was an associate architect in the design of the school. (Gair Sloan; Feth, "List of Buildings")

18. 1128 Third Ave. J. G. Graham House. Ca. 1868.

Statement of Significance (continued)

Several sources suggest 1868 or ca. 1868 for the date of this house, a date that is supported by architectural evidence and by the property's portrayal on the 1869 aerial perspective. (Vintage Homes Society 1994 Candlelight Christmas Tour brochure)

19. 1132 Third Ave. Labon and Julia Hopkins House. Early 1870s.

Julia E. Hopkins purchased this site in the early 1870s and evidence suggests she had the house erected soon thereafter (the house is apparently portrayed on the 1876 Hunnius map). The date 1872 has been suggested for the house. Julia's husband Labon Gardner Hopkins was an attorney and city title examiner. The Hopkins family sold the house to H. W. Sexton in 1921 and it was acquired by the Grobe family in 1948. (Johnston, *Leavenworth Register*, 56; Johnston, *Looking Back*, 136; Vintage Homes Society 1994 Candlelight Christmas Tour brochure)

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UTM References (continued)

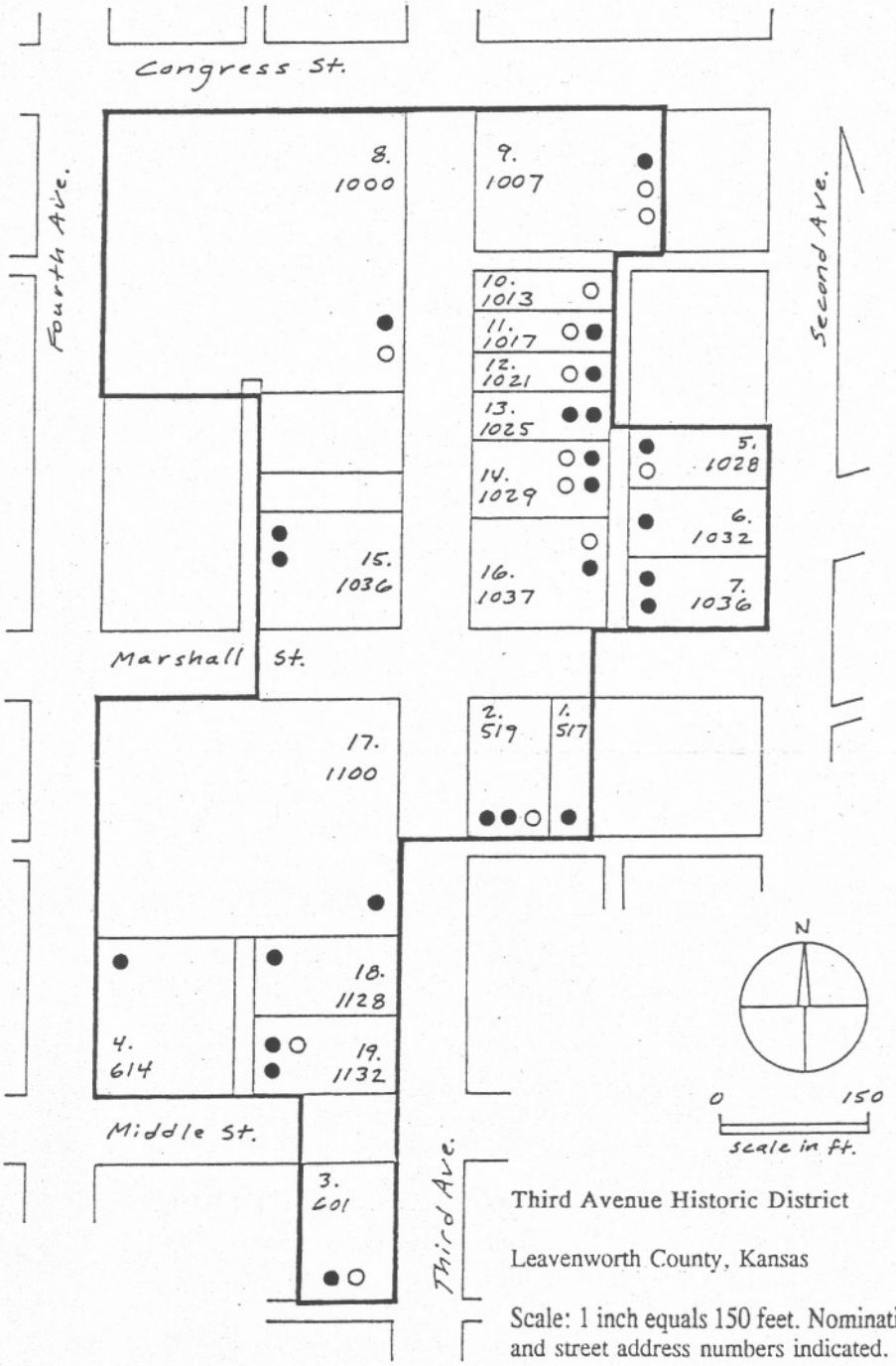
5. 15 334790 4352300

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.) The boundaries primarily correspond to streets and property lines that were established with the platting of Day's Subdivision in 1857, as portrayed in the original plat (Leavenworth County Plat Book 1A, p. 7), and secondarily to lot subdivision lines made during the period of significance.



Third Avenue 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 Map 077-36-30.

PHOTOGRAPHS

1. 1. Subject: Third Avenue 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: Intersection of Third Avenue and Marshall Street. View looking northeast.
   7. Photograph number appears at beginning of entry (same for all photos)

2. 6. Left to right: 1017, 1021 and 1025 Third Avenue. View looking northeast.

3. 6. Left to right: 1036, 1032 and 1028 Second Avenue. View looking northwest.

4. 6. 1028 Second Ave. View looking west.

5. 6. 1032 Second Ave. View looking west.

6. 6. 1036 Second Ave. View looking west.

7. 6. 1000 Second Ave. View looking northwest.

8. 6. 1007 Second Ave. View looking east.

9. 6. 1013 Third Ave. View looking southeast.

10. 6. 1017 Third Ave. View looking east.

11. 6. 1021 Third Ave. View looking east.

12. 6. 1025 Third Ave. View looking east.

13. 6. 1029 Third Ave. View looking northeast.

14. 6. 1036 Third Ave. View looking northwest.

15. 6. 1037 Third Ave. View looking east.

Photographs (continued)

16. 6. 1100 Third Ave. View looking northwest.

17. 6. 1128 Third Ave. View looking west.

18. 6. 1132 Third Ave. View looking northwest.

19. 6. 517 Marshall St. View looking southeast.

20. 6. 519 Marshall St. View looking southwest.

21. 6. 601 Middle St. View looking southwest.

22. 6. 614 Middle St. View looking north.

Property Owners

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

1. Jimmie L. & Jean Stallings
517 Marshall St.
Leavenworth, KS 66048

2. Mary S. & James W. Thompson
519 Marshall St.
Leavenworth, KS 66048

3. Anthony J. & Linda S. Todd
601 Middle St.
Leavenworth, KS 66048

4. Wesley R. Hubert & Constance A. Hubert et al
614 Middle St.
Leavenworth, KS 66048

5. William M. & Linda D. Bailey
1028 2nd Ave.
Leavenworth, KS 66048

6. Lola Lenore Beil Trust
1032 2nd Ave.
Leavenworth, KS 66048

7. James C. & Virginia Johnson
1036 2nd Ave.
Leavenworth, KS 66048

8. USD 453
PO Box 186
Leavenworth, KS 66048

9. William C. & Elizabeth Dysinger
1007 3rd Ave.
Leavenworth, KS 66048

10. James M. & Teresa Gutierrez
1013 3rd Ave.
Leavenworth, KS 66048

11. Rosemary Z. Olsen
et al
1017 3rd Ave.
Leavenworth, KS 66048

12. Jeffrey N. & Kimberly A. Lackey
1021 3rd Ave.
Leavenworth, KS 66048

13. Richard & Mary L. Noll
1025 3rd Ave.
Leavenworth, KS 66048

14. Kenneth R. & Roberta Bower
1029 3rd Ave.
Leavenworth, KS 66048

15. John L. & Susan Peterson
1036 3rd Ave.
Leavenworth, KS 66048

16. Robert & Beverly J. LaRocque Trust
1037 3rd Ave.
Leavenworth, KS 66048

17. USD 453
PO Box 186
Leavenworth, KS 66048

18. Joseph M. & Lynelle Goring
1128 3rd Ave.
Leavenworth, KS 66048

19. Richard & Victoria Olsen
1132 3rd Ave.
Leavenworth, KS 66048