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 Union Park Historic District
other names/site number

2. Location

street & number Roughly bounded by Chestnut, Congress, S. 6th & W. 7th 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 N/A not for publication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	
13	5	buildings
1	0	sites
0	1	structures
0	0	objects
14	6	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

2

6. Function or Use

Historic Functions
(Enter categories from instructions)

Category	*Subcategory*
DOMESTIC	single dwelling
DOMESTIC	secondary structure
COMMERCE	specialty store
GOVERNMENT	fire station
LANDSCAPE	park

Current Functions
(Enter categories from instructions)

Category	*Subcategory*
DOMESTIC	single dwelling
DOMESTIC	secondary structure
COMMERCE	specialty store
LANDSCAPE	park
WORK IN PROGRESS	

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN
LATE VICTORIAN: Second Empire
LATE VICTORIAN: Romanesque
LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Craftsman

Materials
(Enter categories from instructions)

foundation	Brick, Stone, Concrete
walls	Wood, Brick, Stucco, Concrete, Terra Cotta, Metal, Asbestos, 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

1869-1922

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Architect/Builder

Feth, William Pratt
Feth, Myron K.
Grote, Henry
Kaaz, Julius E. Jr.

Cultural Affiliation

N/A

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 6 acres

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

Zone	Easting	Northing	Zone	Easting	Northing
1	15	334740	4352820	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)

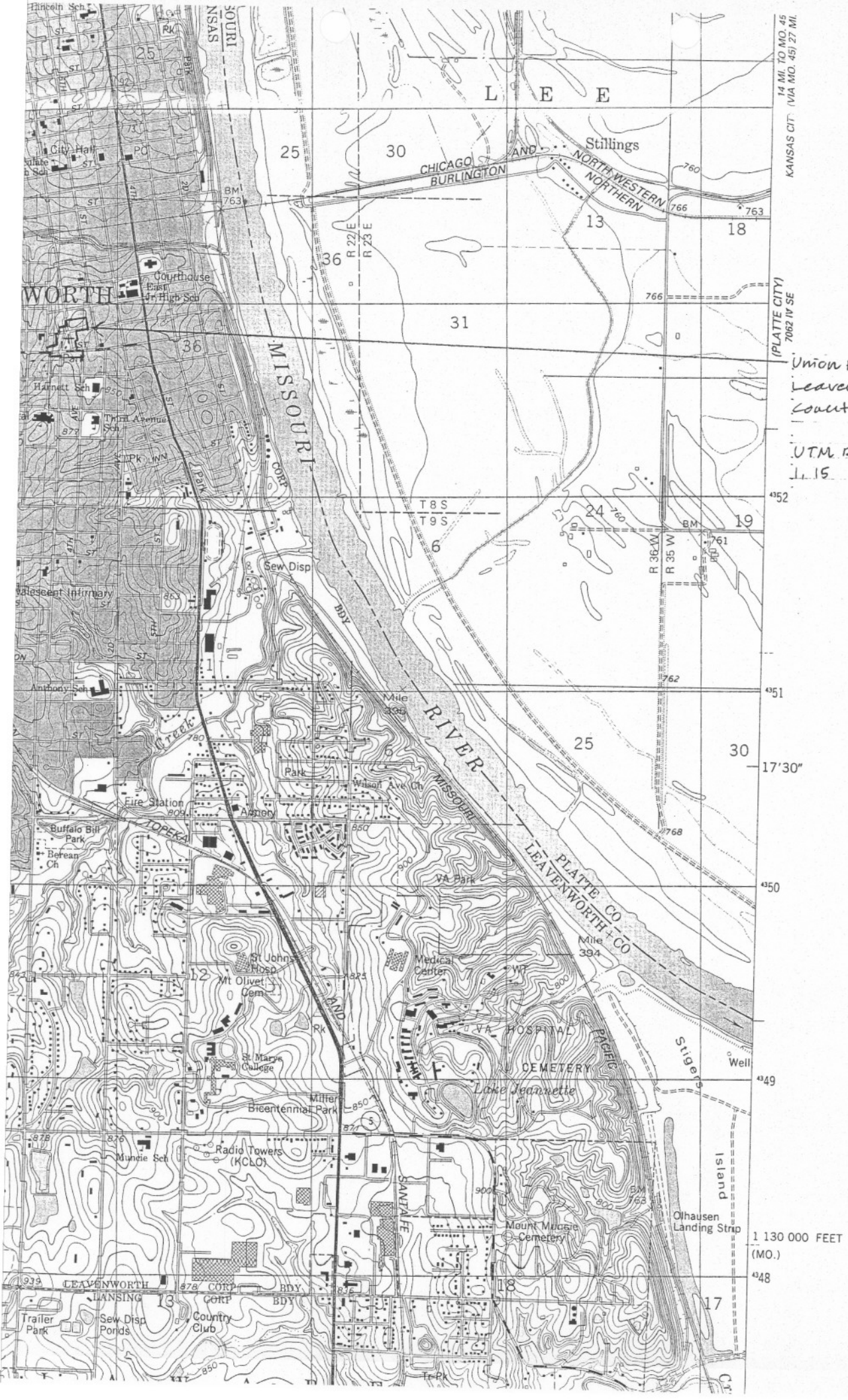
Property Owner

(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.



Union Park Historic District
Leavenworth, Leavenworth County, Kansas

UTM Reference
1. 15 334740 4352820

NARRATIVE DESCRIPTION

Summary

The Union Park Historic District occupies approximately six 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 and straddles two subdivisions platted in 1857, the Clark & Rees Addition and Day's Subdivision. The district's irregular street layout reflects the fact that the orthogonal plans of the two subdivisions have different alignments with regard to north (Day's Subdivision is closely aligned to the compass, whereas the Clark & Rees Addition is angled), and also reflects the deformation of the Clark & Rees grid created by the triangular form of Union Park. The irregularity is seen in the shape of some lots, which have irregular polygonal forms, and in the Union Park parcel, which has a tapering triangular form.

There are twenty resources in the district, of which sixteen are primary resources (houses, commercial buildings, a fire station, a park, and a large carriage house) and four are secondary resources (two carriage houses, a modern garage, and a modern play structure). Twelve of the primary resources are contributing and four are noncontributing. The majority of primary resources were built to serve as single-family dwellings, and they include representatives of the Second Empire, Late Victorian, Romanesque, Colonial Revival, and Craftsman styles (the stylistic development of the district is given extended treatment in section 8).

The earliest identified surviving resources in the district are the Frederick H. Harvey House and the William H. Farrell House, both built in 1869. Most surviving primary resources date from the late nineteenth century through the 1920s. Frame and brick construction predominates among the houses, and the commercial buildings and fire station are brick. Stretcher-bond brickwork was preferred for dwellings and for the front elevations of the commercial buildings, whereas American-bond brickwork is often found on the side elevations of commercial buildings. Four of the six frame houses have replacement claddings (vinyl, aluminum, and asbestos-shingle) and two have weatherboard siding. Roofs are typically gabled or hipped on the dwellings and are generally sheathed with asphalt shingles applied during the second half of the twentieth century. The commercial buildings have parapeted shed roofs. Porches, dormers, bay windows and rear wings are common secondary features on the dwellings, and ornamental parapets and shopfronts are common on the commercial buildings.

Description (continued)

Three nineteenth-century carriage houses stand in the district, including the large Harvey Carriage House at 620 Olive Street, which was probably built about 1869. The yards and streets of the district are well shaded by mature deciduous trees, and the 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. Sections of nineteenth-century stone retaining walls survive along the sidewalk in the 600 block of Olive Street (north side).

Integrity Statement

The Union Park 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 the 1860s, and it retains its stock of historic single-family dwellings, commercial buildings, and the restored Union Park. Individually, a majority of the district's resources possess a high degree of integrity of location, design, setting, materials, workmanship, feeling and association. Twelve of the district's primary resources are contributing (75 percent) and four are noncontributing (25 percent).

No modern (post 1952) primary resources exist in the district, and modern additions, where they occur, are largely restricted to the rear of houses. The district's four noncontributing primary resources (all frame houses) are noncontributing on account of non-original claddings of vinyl, aluminum, and asbestos shingle. Most roofs are covered with modern asphalt shingles. 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. There are paved or graveled parking lots associated with inventory properties 1, 7 and 16.

Inventory List

Contributing Resources

1. 900 Fifth Ave. Callahan Building. Ca. 1880; ca. 1940.
2. 901 Fifth Ave. Brewster Building. Ca. 1880; ca. 1930; 3rd quarter 20th c.; 1998.
3. 903 Fifth Ave. Hose House No. 2. Ca. 1880; 3rd quarter 20th c.
4. 900 Fourth Ave. House. Ca. 1870.
5. 608 Olive St. William H. Farrell House. 1869.

Description (continued)

5a. 608 Olive St. Carriage House. Late 19th c.
6a. 610 Olive St. Carriage house. Late 19th or early 20th c.
7. 620 Olive St. Harvey Carriage House. Ca. 1869.
8. 624 Olive St. Frederick H. Harvey House. 1869; ca. 1900.
9. 625 Olive St. Harvey-Parker House. 1901-02.
10. 720 S. Seventh St. Chauncey L. Knapp House. Ca. 1900.
11. 800 block S. Seventh St. Union Park. 1870; 1882-83; 1999.
12. 802 S. Seventh St. J. H. Callahan House. 1922.
16. 700 Spruce St. Rodenburg Building. Early 1880s; 1890s; mid- and late-20th c.

Noncontributing Resources

4a. 900 Fourth Ave. Play structure (wood). Late 20th c.
6. 610 Olive St. William A. Kirkham House. Late 19th c.
9a. 625 Olive St. Garage. Late 20th c.
13. 807 S. Seventh St. House. Ca. 1900.
14. 809 S. Seventh St. House. Ca. 1930.
15. 628 Spruce St. Joseph H. Callahan House. Late 19th 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 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

Description (continued)

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. 900 Fifth Ave. Callahan Building. Ca. 1880; ca. 1940.

This two-story commercial building has smooth stretcher-bond brickwork across the east front (which faces Fifth Avenue) and north side (which faces Spruce Street) and lesser quality seven-course American-bond brickwork on the south and west elevations. The shed roof has ornate parapets on the front and sides. The front parapet has a metal cornice and pediment, recessed panels, a center window with a stone lintel and sill surrounded by a field of alternating projecting and recessed header bricks, and cylindrical brick corbels under the ends of the metal cornice. The second-story front has three square-headed 1/1 windows, and there is a ca. 1940 shopfront at street level with a Moderne fluted aluminum display window frame (the window itself is bricked up), modern corrugated metal panels, and a canvas awning. The north side has recessed panels, corbeling, and houndstooth courses in the parapet, two almost flush flues with projecting brickwork

Description (continued)

on their faces, and stone belt courses. Other features include segmental-arched door and 1/1 window openings (some bricked up) on elevations other than the front, a stone foundation, and a rear basement entry with a stoop. To the rear is a parking lot with a concrete retaining wall.

2. 901 Fifth Ave. Brewster Building. Ca. 1880; ca. 1930; 3rd quarter 20th c; 1998.

This two-story commercial building has smooth stretcher-bond brickwork across the west front (which faces Fifth Avenue) and seven-course American-bond brickwork on the north side (which faces Spruce Street). The brick on the north side changes slightly in appearance between the first and second stories, possibly an indication of the early addition of the second story, a change in brick supply during construction, or other factor. The building has a parapeted shed roof with corbeling on the side parapets and elaborate detail on the front parapet, which is dominated by a center peaked element with a wood and metal finial, a raking metal cornice with ball-like bosses above raking courses of projecting and recessed bricks, a spandrel containing a design of arabesques and a rosette, and a segmental relieving arch formed with houndstooth soldier bricks. To either side are horizontal metal cornices with end elements with acroterion-like ornament. Below, in the second story, are three window openings (the center one larger than the flankers) with round relieving arches with houndstooth brickwork filling the arches and the arches themselves projecting with corbeling at their springing points. At street level are four-light display windows, a full-facade transom, a beaded matchboard apron, and a recessed entry with a glass door and quarry tile pavement (the storefront is a 1998 reproduction based on historic photographs).

Other features include a stone foundation, 1/1 windows, and a small 1970s cinder block connector with an air conditioning unit on top that joins to the neighboring building at 903 Fifth Avenue. To the rear is a one-story ca. 1930 addition of tile block with a shed roof with stepped side parapets, and a concrete foundation. Added to the end of the tile block addition after 1949 (probably in the 1950s) is a one-story cinder block wing with metal-framed windows and an interior brick flue.

3. 903 Fifth Ave. Hose House No. 2. Ca. 1880; 3rd quarter 20th c.

This two-story brick building has a shed roof with stepped side parapets. The brickwork has a modern patterned stucco finish. At street level the former truck door has been infilled with a display window, and there is an entry with transom. Other features include segmental-arched 2/2 second-story windows, a small cinder block connector with an air conditioning unit on top that joins to the neighboring building at 901 Fifth Avenue, exterior and interior brick flues, and a one-story cinder block rear addition with a parapeted shed roof and a wood and glass panel garage door.

Description (continued)

4. 900 Fourth Ave. House. Ca. 1870.

This two-story frame Late Victorian-style house has weatherboard siding and an asphalt-shingled hip roof with a small shed dormer and a cornice that incorporates dentil moldings and modillion-like elements. The one-story wraparound porch has chamfered posts in groups of twos and threes on wood pedestals with molded caps. A one-story side porch has similar details. The front entry has sidelights and a transom in a paneled embrasure. The one-story ell has a dentil cornice and an enclosed porch on the north side which retains a single original post with molded cap. Other features include a stone foundation, interior brick chimneys, side entries, 1/1 windows, and tall (to floor) 6/9 windows on the first-story front. The house appears on the 1876 Hunnius map and in more or less its present form on the 1889 Sanborn map, although a rear one-story section was enlarged to two stories between 1889 and 1897.

4a. 900 Fourth Ave. Play structure (wood). Late 20th c.

5. 608 Olive St. William H. Farrell House. 1869.

This two-story cruciform Late Victorian-style house of painted seven-course American-bond construction with an asphalt-shingled front-gable roof, clipped gable side wings, and ornamented gabled dormers. The front gable has an open sunburst motif, three turned pendants, and paneled rakeboards. The one-story wraparound porch has wood posts on wood pedestals with strut-like brackets, a pierced balustrade, a slatted ceiling, and a wood picket underpinning (most of the porch details are modern reproductions based on surviving elements and historic photographs). The off-center front entry has a historic-period vestibule with decorative panels formed with molding strips. To the rear is a lower two-story wing with a one-story porch with turned posts and sawn brackets. Other features include a stone foundation, interior brick chimneys, and 1/1 windows. An early stone retaining wall with stone steps extends across the front of the lot, the projecting top course with a tooled face. There is a small concrete parking area along the alley.

5a. 608 Olive St. Carriage House. Late 19th c.

This two-story frame carriage house has weatherboard siding, an asphalt-shingled clipped gable roof, four-panel doors, 4/4 windows, and an overhang over a wood panel garage-type door on the alley. The building first appears on the 1897 Sanborn map.

Description (continued)

6. 610 Olive St. William A. Kirkham House. Late 19th c.

This two-story frame Late Victorian-style house has vinyl siding and an asphalt-shingled front-gable roof. The one-story front entry porch has metal supports. A west side wing has a one-story bay window with a decorative metal cresting and, on the roof above, a steep decorative gable with Gothic Revival-style influence. On the east side is a two-story bay window with tall windows on the first story. Other features include a stone foundation, interior and exterior brick chimneys, 1/1 windows, and a one-story rear wing. A stone retaining wall with projecting top course extends across the front of the lot and ascending through it are concrete steps with stone cheeks. A stone at curbside bears the inscribed name Davis. A brick wall and wire fence define the small back yard. The house appears in its present form on the 1889 Sanborn map. A portion of it may have been built by the date of an 1869 aerial perspective.

6a. 610 Olive St. Carriage house. Late 19th or early 20th c.

This two-story carriage house of painted six-course American-bond brick construction has a parapeted shed roof, segmental-arched 4/4 windows, and metal and glass garage-type doors. A two-story carriage house that abutted the Harvey Carriage House is shown on the 1889 Sanborn map. It is possible this is the same building, or it may be an early twentieth century replacement or rebuilding.

7. 620 Olive St. Harvey Carriage House. Ca. 1869.

This two-story carriage house with rough stuccoed exterior has an asphalt-shingled gable roof with several gabled projections. The building references the Second Empire-style Frederick H. Harvey House, behind and to the east of which it stands, by its stone quoins. The segmental-arched door and window openings have stone keystones. The windows have stone sills, modern 6/6 sash, and modern bars over those on the first story. Other features include a party wall connection on the east end to the carriage house behind 610 Olive Street, several diamond-shaped tie rod ends, a modern exterior wooden stair on the front (south elevation), at least one stone threshold, and a parking lot between the building and Olive Street.

8. 624 Olive St. Frederick H. Harvey House. 1869; ca. 1900.

This two-story stone house is a premiere example of the Second Empire Style in Leavenworth and is nationally notable for its association with chain restaurant pioneer Frederick H. Harvey. The

Description (continued)

home's cream colored Junction City limestone walls rise above a foundation of lighter colored stone. Flamboyant masonry detail characterizes the following features. The corners are defined by quoins with raised surfaces. The 1/1 windows have peaked lintels with keystones, pendant drip ends with projecting accents, and sloping sills with small corbels. The front entry is framed by paneled pilasters and contained under a round arch with a carved lion's head at its crown and a recessed roundel and segmental cornice above. A set of three round-arched attic windows on the east elevation have linked arches with pronounced vermiculated voussoirs. Other round-arched attic windows have peaked lintels. A cruciform interior chimney has a cap with a round-arched motif. Two-story bay windows of rectangular plan added about 1900 have cornices and aprons with recessed panels. Front steps with paneled square-section newels and balusters may be later than the original construction but present by about 1900.

The roof, also a defining feature, has a mansard form composed of four planes (two to a side), the lower planes with concave profiles and the upper planes pitched at a shallow angle. The ends of the roof have gambrel-like forms. In addition the broad east-facing elevation has a fifth plane formed by a center roof deck. The original slates have been replaced with asphalt shingles, and ornate finials have been removed, but the roof retains its ornate scrolling bargeboards and bracketed cornice with paneled frieze. The frieze continues into the roof ends ornamented with annular paterae, and the center bargeboard of the east roof end has a complex cut-out geometric motif. Dormers were removed in 1949.

Bands of buff-colored brickwork mark or fill the points of attachment for porches that formerly extended across the front elevation and the west side of the ell. French doors open onto what was the front porch, now the location of a wooden handicap ramp. A lower two-story rear wing, extended by a one-story wing (both stone), has 6/6 windows with simple peaked lintels, four-panel doors, a bracketed cornice with roll-molded panels, an interior stone chimney, a one-story south-side stone wing with a steel fire escape, a simple stanchion and cross member ornament in the second-story gable, and elaborate sawn decoration in the first-story gable.

The grounds preserve many historic and later features. Low stone retaining walls topped by iron fences extend along Seventh and Olive streets (that along Olive has a concrete parging). A flag pole stands in front of the house, a 1990s interpretive sign stands at the Olive-Seventh corner, and a small parking lot occupies the northwest corner of the lot.

9. 625 Olive St. Harvey-Parker House. 1901-02.

Description (continued)

This two-story house, which combines Queen Anne, Romanesque, and Classical Revival stylistic attributes, is constructed of smooth stretcher-bond brick. The house has a steep asphalt-shingled hip roof with flared eaves, hipped dormers on the front and rear (the front one with a small balcony with a brick and wood balustrade), and two hipped projections on the front. The one-story front porch has a shed roof with parapeted ends containing large round-arched openings with corbeled arches. The porch also has screening, canvas awnings, and stone or cast-stone parapet copings. On the second-story front are two center windows with decorative muntins, a corbeled sill, and a round relieving arch with cartouche-like decoration. Other features include an interior brick chimney, window awnings, a two-story bay window on the west side, and a small one-story rear addition of frame construction with a cinder block foundation. The landscaped yard has a number of shade trees, a cast-iron hand water pump, and, on Olive Street, a modern metal horse-headed hitching post.

9a. 625 Olive St. Garage. Late 20th c.

This one-story frame garage has an asphalt-shingled gable roof, T1-11 siding, and a concrete foundation.

10. 720 S. Seventh St. Chauncey L. Knapp House. Ca. 1900.

This two-story Queen Anne/Romanesque-style house of smooth stretcher-bond brick construction has an asphalt-shingled hip roof with pedimented gable dormers with fishscale wood-shingle sheathing, battered sides, and shield like ornaments and dentil moldings in the pediments. The one-story wraparound porch has a round corner extension, an inset section behind a brick wall with a round-arched opening, and classical columns with exaggerated entasis on a brick and stone half-wall. The exterior has several types of decorative brickwork including banded projecting brick below the level of the first-story windows and, on the south elevation, a rectangular spandrel with multiple recesses between the first and second-story windows. The 1/1 first-story windows have flat heads; the 2/2 second-story windows have segmental heads; and there are large segmental-arched windows on the north elevation. At the northeast front corner is a two-story bay window with round corner piers and a large first-story window with decorative upper sash. Other features include a stone foundation, an interior brick chimney with a T-shaped cross section, cut-away front corners, and a second-story balcony on the south elevation. Attached to the north side of the house is a 1990s two-story wing (the second story on level with the first story of the house) that harmonizes with the house architecturally. The wing has a garage on the lower level with a pent roof over the garage doors, an asphalt-shingle hip roof with a dormer modeled on those of the main house, and

Description (continued)

1/1 windows. On Seventh Street in front of the house is a modern metal horse-headed hitching post and on Olive Street is what appears to be an early cast-iron fire hydrant.

11. 800 block S. Seventh St. Union Park. 1870; 1882-83; 1999.

Union Park is a triangular parcel, approximately 200 feet in length, bounded on its east and west by branches of Seventh Street, and on its south by Spruce Street. The park tapers to a point at its north end at Olive Street. The park is planted in grass and shaded predominately by maples and pines clustered at the mid-section and wide south end. (Unless otherwise noted the following features date to a 1999 rehabilitation.) Brick sidewalks bound the park on its three sides and cross through the center around a fountain. The fountain has a historic circular limestone curb and Neo-Victorian modern fountain. Surrounding the fountain are a circular planting bed and brick walkway with three metal benches around its perimeter. At the three points of the park's lawn are sections of chain fencing and flower beds, and the park is illuminated by reproduction street lights.

12. 802 S. Seventh St. J. H. Callahan House. 1922.

This two-story frame Colonial Revival-style house has wide weatherboard siding and an asphalt-shingled hip roof with shed dormers with 4/1 windows on the ends. A pent roof extends across the front (southeast) elevation with a small gable on heavy brackets and with an arched ceiling over the front entry. At the south end is an engaged one-story screened porch with heavy tapered round-section stuccoed pillars. A chimney of textured brick rises through the porch. A porch at the north end of the house is similar but with a latticed west side, a pipe railing on the east side, and no screening. The front elevation has 6/1 windows flanked by 4/1 windows on the first story and 8/1 windows on the second story. The concrete foundation is stuccoed and scored to simulate ashlar masonry, and there is a basement garage on the north end. The large sloping lot has a modern picket fence across the front and a wood privacy fence across the rear.

13. 807 S. Seventh St. House. Ca. 1900.

This one-story frame Craftsman-style house has asbestos-shingle siding and an asphalt-shingled hip roof with hipped dormers with flared eaves and battered sides. The engaged front porch has modern square-section paneled wood columns, latticed spans, and square-section balusters. To the rear is a small original wing (or porch) that is presently a porch with a modern wood post. Other features include a stone foundation, an interior brick chimney, a front entry with transom, 2/2 windows on the front and 1/1 on the sides, a decorative window on the north elevation, and a rear deck. The

Description (continued)

house appears in its present form on the 1905 Sanborn map.

14. 809 S. Seventh St. House. Ca. 1930.

This story-and-a-half frame Craftsman-style house has aluminum siding and an asphalt-shingled front-gable roof. The front porch has tapered posts on rockfaced concrete block pedestals. Other features include a concrete foundation, an interior brick flue, a screened back porch, and a small rear deck.

15. 628 Spruce St. Joseph H. Callahan House. Late 19th c.

This one-story frame Late Victorian-style house has vinyl siding and an asphalt-shingled gable roof with a steep center front gable. The one-story wraparound porch has replacement wood posts, square-section balusters, and a shed roof end on the east side with sawtooth lower edge. Other features include a parged stone foundation, an interior brick chimney, 1/1 windows with modern trim, a small one-story wing on the north end, and a basement-level garage with plywood doors. The house may be portrayed on the 1889 Sanborn map and more definitely on the 1897 map.

16. 700 Spruce St. Rodenburg Building. Early 1880s; 1890s; mid- and late 20th c.

This one and two-story commercial building evolved as the result of two or more phases of construction spanning the final quarter of the nineteenth century and was architecturally unified by a single facade treatment towards the end of its evolution. The two-story sections along South Seventh Street have stretcher-bond brickwork and metal-sheathed shed roofs behind parapets. The principal elevation along South Seventh, which wraps a short distance along Spruce Street, has a parapet that incorporates brick corbeling and cross-shaped recesses below a fringed wooden cornice with a canted frieze with an incised scrolling design. The windows have replacement 1/1 sash; those on the second-story have stone lintels and sills and one retains a turned corner block from a former surround. At South Seventh and Spruce is an angled corner entry below a double window with a stained-glass transom. At the north end of the South Seventh elevation are bricked-up display windows with cross-shaped recesses in their aprons, and a recessed entry. The entry has a ceiling sheathed with delicately molded strips of wood, an iron threshold with cross-hatched tread made by the Leavenworth foundry of M. Burns, a free-standing round iron column ornamented with diminutive volutes, and flanking cast-iron pilasters with chamfering and chevron and foliate ornamentation. These pilasters are inscribed Phoenix; a chamfered upright member on the Spruce Street front of a one-story addition is cast with the inscription "Phoenix Fndry, L'worth Kansas."

Description (continued)

This addition has a corbeled brick parapet (stepped on the west side elevation) with a metal cornice and soldier and header houndstooth courses. The addition's storefront has brick and T1-11 infill but it retains an apron panel with diagonally-set beaded matchboard. Other features include a stone foundation, a small paneled wood or metal roof housing of unknown function, and a northwest rear one-story addition of cinder block construction (indicating a mid-twentieth century date) but reusing an earlier stone foundation.

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The Union Park Historic District, located in Leavenworth, Kansas, meets Criterion C and is eligible in the architecture area of significance. As an ensemble, the houses and other resources of the district embody the distinctive characteristics of a number of architectural types and periods, and the majority possess a high degree of integrity. The district is located in Day's Subdivision and the Clark & Rees Addition to Leavenworth, both platted in 1857, and its defining central feature is Union Park, established in 1870 and rehabilitated in 1999. One of the district's historic and architectural landmarks is the Frederick H. Harvey House at 624 Olive Street, a Second Empire-style stone mansion built in 1869. The property is individually listed in the National Register for its association with Frederick H. Harvey, who established the famous Harvey House railroad restaurants along the Santa Fe line. Houses in a number of late nineteenth and early twentieth century styles are represented in the district, including work by Leavenworth architects William P. Feth and Myron K. Feth. The district includes a group of late nineteenth century ornamented brick commercial buildings, as well as the historic fire station known as Hose House No. 2. The period of significance extends from 1869, the construction date of the district's earliest surviving contributing resources, the Harvey and Farrell houses, to 1922, the date of construction of the latest contributing resource in the district, the J. H. Callahan House. 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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Statement of Significance (continued)

Historic Context: Architecture Area of Significance

Platting of the District

The Union Park 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 enterprising landowners laid out a number of additions to the city. Most of these additions were platted in 1857, including the two in which the Union Park Historic District is located: the Clark & Rees Addition, recorded on January 10, 1857, and Day's Subdivision, recorded on June 16, 1857. Both subdivisions have the form of orthogonal grids of streets, blocks and lots, but their joining along Spruce Street resulted in irregularity and a misalignment of their north-south streets. The city corrected the problem in the vicinity of the district by realigning South Seventh Street in the Clark & Rees Addition so that it linked directly to Fifth Avenue in Day's Subdivision.[2]

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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 1A, p. 7; Leavenworth City Ordinance 604A.

Statement of Significance (continued)

The South Seventh Street realignment created a triangular parcel which, on December 21, 1870, was dedicated "for a Public Park for the use of the Public forever." Union Park, as the park eventually became known, was improved by the addition of a fountain and fencing in 1883 and the planting of trees. The park was not Leavenworth's first set-aside--North Esplanade and South Esplanade preceded it in the 1850s--but it appears to have been the first city-owned public park. The creation of Union Park may be related to the construction in 1869 of the Frederick H. Harvey House, one of Leavenworth's finest residences of the period, which faces the park across the intersection of Olive and South Seventh streets. Also, its existence may have been a factor in the development of the small commercial district that sprang up at its southwest corner by the end of the 1880s. Union Park declined in the twentieth century but interest in its rehabilitation gained momentum in the 1990s and was assisted in 1999 by a grant from the Kansas City, Missouri 150th anniversary fund.[3]

Leavenworth Building Technologies

The domestic architecture of Leavenworth and the Union Park 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 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."[4]

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[3] Patricia Lis and Sally Hatcher personal communication; Leavenworth water records and city ordinance 604A. Most of the account of Union Park's development is based on research by Patricia Lis.

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

Statement of Significance (continued)

Stone was available locally and was used principally for foundations from the mid-nineteenth century into the early twentieth century. 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.[5]

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

Second Empire and Late Victorian Styles

The Frederick H. Harvey House at 624 Olive Street is an inspired interpretation of the Second Empire Style. Most sources indicate the house was built in 1869 for banker and real estate broker Alexander A. Higginbotham. The large two-story house is constructed of cream-colored limestone quarried in Junction City (a rail connection between Leavenworth and Junction City was established in 1866). The principal feature that identifies the house as Second Empire is its mansard roof. The Second Empire Style took its name from the Second Empire, the reign of Napoleon III in

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

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

Statement of Significance (continued)

France (1852-70), and its distinctive feature was the mansard roof, named after the seventeenth-century French architect Francois Mansart, who initially popularized the roof form. Mansard roofs have double slopes on all four sides, with the lower slopes steeper and more visually prominent. Often the lower slopes were given decorative profiles; the lower slopes of the Harvey House roof, for example, are concave. Other common details, such as bracketed cornices and elaborate arched window heads, were borrowed from the Italianate Style. The Second Empire Style was popular from the 1850s through the 1870s and most in use about 1870. A characteristic Second Empire-style Leavenworth residence is the ca. 1866 John Madden House at 516 Osage Street, said to have been built with German immigrant labor. The home's upper level is partly accommodated by the mansard roof, which has pitched straight sides with flared eaves. More grandiose was the 1872 Simon Abeles House, which formerly stood on South Fourth Street and featured a three-story tower capped by a mansard roof.[7]

The mansard roof of the Frederick H. Harvey House differs from the norm in that the various wings of the roof end in gambrels with intricately carved bargeboards. Other treatments are more characteristic of the Second Empire/Italianate idiom: quoins, elaborate first and second-story window heads (although not arched), and round-arched attic windows, the three in the south gambrel joined together. The stonework and decorative carving is of superb quality and includes such features as a realistically carved lion's head in the arch over the front entrance and the vermiculated faces of the voussoirs in the arches over the aforementioned three attic windows. Architecturally related to the Harvey House was the Alexander Caldwell House, built in 1869 in the 400 block of North Broadway and demolished about 1920. The Caldwell House also boasted gambrel-like roof ends with richly carved bargeboards, a detail specific enough to suggest the two houses were designed by the same (unidentified) architect.[8]

A contemporary of the Frederick H. Harvey House is the 1869 William H. Farrell House at 608 Olive Street. The two-story brick house has an unusual cruciform form with clipped gables over the side wings and a wraparound porch with wood posts on wood pedestals, strut-like brackets, and a pierced balustrade (most of the porch details are modern reproductions based on surviving elements and historic photographs). The gable and porch ornament of the house relates it to a relatively rare Late Victorian idiom known to some scholars as the Stick Style. Another house from the period

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[7] Zornow, *Kansas*, 137; Johnston, *Leavenworth Register,* 14, 68-69.

[8] Leavenworth Library Photo Collection.

Statement of Significance (continued)

stands at 900 Fourth Avenue. The two-story frame residence features a cornice with dentil moldings and modillion-like elements and a wraparound porch supported by chamfered posts. The detailing of the house, especially its cornice, relates it to the Italianate Style, which was prevalent in Leavenworth during the 1860s and 1870s. In addition to these houses are several of generic Late Victorian character with such details as complex roof lines, bay windows, and sawn ornament.

By the end of the 1880s a small commercial district formed at the intersection of Fifth Avenue and Spruce and South Seventh streets. The three Late Victorian-style commercial buildings in the group catered to the needs of the immediate neighborhood and housed businesses such as a grocery store, meat market, pharmacy, barber shop, confectionery and so forth. In form the buildings are typical of their type and period--basically rectangular two-story brick blocks with storefronts at street level and decorative parapets above--and each has features of architectural note. The most heavily ornamented of the group is the ca. 1880 Brewster Building at 901 Fifth Avenue, which has a front parapet crowned by a finial and featuring corbeling, houndstooth brickwork, relieving arches, and pressed metalwork bosses, arabesques, and acroteria designs. Across the street at 900 Fifth Avenue the ca. 1880 Callahan Building also has a highly decorative front parapet with detail in brick, stone, and metal, as well as a decorative side parapet along Spruce Street with recessed panels, corbeling, and houndstooth brickwork. The accretive Rodenburg Building at 700 Spruce Street, which evolved in at least two phases during the 1880s and 1890s, has a relatively modest fringed wooden cornice embellished by an incised scrolling design, but unlike the other two buildings it retains more of its historic storefront detail. At the north end of the South Seventh Street elevation is a free-standing round iron column ornamented with diminutive volutes accompanied by cast-iron pilasters with chamfering and chevron and foliate ornamentation. This ironwork and a chamfered upright on the Spruce Street elevation are identified by inscription as the products of Leavenworth's Phoenix Foundry.

Romanesque, Colonial Revival, and Craftsman Styles and the Work of William P. Feth and Myron K. Feth

The district includes two and possibly three houses designed by father and son architects William P. and Myron K. Feth. William Pratt Feth (1866-1959) was the son of early Leavenworth builder Philip Feth, and he studied architecture in Chicago and practiced in Chicago and Denver before returning to Leavenworth in 1895. He was immediately hired by Nathaniel H. Burt, an executive with the Great Western Stove Company, to design Burt's Romanesque-style residence at 1200 Fifth Avenue. The Romanesque Style, also known as Romanesque Revival or Richardsonian Romanesque after Boston architect H. H. Richardson, experienced a limited but nationwide

Statement of Significance (continued)

popularity from about 1880 into the first decade of the twentieth century. The style was inspired by the pre-Gothic architecture of medieval Europe and is characterized in domestic construction by the use of asymmetrical composition, round arches (as opposed to Gothic lancet arches), masonry walls, and (commonly) cylindrical towers. In terms of composition and the use of elements such as towers, Romanesque houses are closely related to contemporary Queen Anne-style houses, but whereas Queen Anne houses are usually frame, Romanesque houses are almost invariably masonry.

Over the following decade W. P. Feth designed or remodeled several houses in a distinctive personal style that blended Romanesque and other elements. Typical of this hybrid work is the 1901-02 Harvey-Parker House at 625 Olive Street in the district. Built for Sybil Harvey, the daughter of Frederick H. Harvey whose house stands across the street, the two-story brick house features a shed-roofed porch with parapeted ends containing large round-arched openings--a Romanesque influence--and on the facade above a cartouche-like element framed by arabesques, a classical influence. Other houses by Feth in the same vein include the 1904 Henry Helmers Sr. House at 501 South Broadway and Feth's ca. 1900 remodeling of the Thomas-Helmers House at 307 North Broadway. The ca. 1900 Chauncey L. Knapp House at 720 South Seventh Street, although not included in a list of William P. Feth projects compiled by his son, may be attributed to William on account of its stylistic similarities to the houses mentioned above, including a Romanesque round-arched brick porch opening and pedimented dormers with classical shield-like ornaments and dentil moldings in the pediments.[9]

Myron K. Feth (1893-1976) joined his father in practice in 1915, and the father-son team thereafter styled themselves Feth & Feth. M. K. Feth was an accomplished designer in most of the popular house styles of the 1910s and 1920s, and his work includes examples of the Colonial Revival, Tudor Revival, and Mission styles. His designs include the 1922 J. H. Callahan House at 802 South Seventh Street in the district, a two-story frame Colonial Revival-style house distinguished by a sweeping hip roof that engages end porches on round stuccoed pillars. 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

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[9] Winder, "Nathaniel H. Burt House;" Johnston, *Leavenworth Register*, 21, 35, 47; and Feth, "List of Buildings."

Statement of Significance (continued)

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. In 1930, at the beginning of the Great Depression, M. K. Feth took a position as architect with Fort Leavenworth and W. P. Feth retired. Between them father and son were involved in the design of nearly sixty buildings in Leavenworth.[10]

Several smaller houses of the early twentieth century exhibit the influence of the Craftsman Style. 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. Craftsman-influenced houses in the district include the one-story frame houses at 807 and 809 South Seventh Street.

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. 900 Fifth Ave. Callahan Building. Ca. 1880; ca. 1940.

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[10] Feth, "List of Buildings;" Gair Sloan personal communication.

Statement of Significance (continued)

The building was used as a drugstore for most of the period between 1889 and 1949, according to Sanborn maps. J. H. Callahan, who lived nearby at 802 South Seventh, operated a pharmacy here in the early twentieth century. (Callahan lived across Union Park at 628 Spruce in 1903.) The building also once contained the Putnam Drug Store. Presently Lloyds of Leavenworth. (Louis M. Clothier and Patricia A. Lis)

2. 901 Fifth Ave. Brewster Building. Ca. 1880; ca. 1930; 3rd quarter 20th c.; 1998.

The 1876 Hunnius map shows a small building at this location, and there is some evidence that this building or a portion of it was built in 1875. The 1889 Sanborn map identifies the building (then two stories in height) as a grocery store, and in the 1890s it was occupied by grocer James G. Brewster. It was identified as a confectionery shop in 1897, a barber shop in 1905, and a stationery shop in 1913. It once contained the Fields family drugstore. The tile-block addition was made between 1924 and 1949 and was used as a church in 1949. In the 1960s the building housed Clark's Cleaners, which expanded into the adjoining fire station at 903 Fifth Avenue in 1973 and connected the two buildings with a small cinder block hyphen. Patricia and Kevin Lis acquired the building and restored it in 1998 using a historic photograph as their principal source. Their restoration received an Award for Excellence from the Kansas Preservation Alliance in 1999. Presently P. A. Kelley's. (Patricia A. Lis; Wiebe, "Bringing the past back to life")

3. 903 Fifth Ave. Hose House No. 2. Ca. 1880; 3rd quarter 20th c.

The 1889 Sanborn map shows a two-story building labeled Hose House No. 2 at the location. In 1905 it was labeled Fire Department No. 2. At the turn of the century the building featured a simple corbeled cornice and a bell tower or cupola. The fire department vacated the building in 1973 and Clark's Cleaners expanded into it from their adjoining building at 901 Fifth Avenue. (Patricia A. Lis; Lichtenwalter, "Leavenworth Legacy Photos," 33; Wiebe, "Bringing the past back to life")

5. 608 Olive St. William H. Farrell House. 1869.

The house does not appear on an 1869 aerial perspective of Leavenworth but it had been completed in time to appear in an illustration of Leavenworth published later the same year. Farrell first appears as a resident of Olive Street in an 1872 directory and soon after is listed as the occupant of 608 Olive. Farrell may have been a grocer by trade. The porch was restored to its historic appearance in the late twentieth century. (Shirley Steiger, Lee Steiger, and Mark H. Bureman; "Bird's Eye View of the City of Leavenworth;" "Leavenworth, Kansas, 1869;" *Leavenworth Daily*

Statement of Significance (continued)

Commercial, August 26, 1868)

7. 620 Olive St. Harvey Carriage House. Ca. 1869.

The 1889 Sanborn map shows the carriage house in its present form and notes that a portion of the second story served as a dwelling. The building was used as a maintenance shop and warehouse during the mid-twentieth century and it more recently served as offices for the Leavenworth Health Department. Presumably the carriage house was built about the same time as the Frederick H. Harvey House, which it adjoins. (Forge, "Fred Harvey House")

8. 624 Olive St. Frederick H. Harvey House. 1869; ca. 1900.

Several sources point to 1869 as the date of construction for this house, which was built for banker and real estate broker Alexander A. Higginbotham on two lots purchased by Sarah C. Higginbotham in January 1868. The 1869 aerial perspective of Leavenworth does not portray the house, but another illustration of the city the same year pictures the house in a vignette, suggesting the house was built during the year. City directories note that Higginbotham lived at the location in 1870, and research undertaken for the Leavenworth Library Photograph Collection cites 1869 as the date. Also, the house is architecturally related to the 1869 Alexander Caldwell House, which formerly stood on the 400 block of North Broadway.

The property's second owner was Harvey D. Rush, who controlled local flour mills and coal mines and is said to have operated one of the largest grain elevators in the West. Rush sold the house to Frederick H. Harvey in 1883 for $24,956 and moved to a Queen Anne-style mansion at 1315 South Broadway. Harvey (1835-1901), a native of England, was made western freight agent for the Chicago, Burlington & Quincy Railroad in 1863 and came to Leavenworth in 1865. Harvey grew dissatisfied with the poor quality of railroad dining facilities, and in the 1870s he began to purchase and operate restaurants, at first with the assistance of his wife, Barbara Mattas Harvey. This was the origin of the Harvey House chain of restaurants, which were located along the line of the Santa Fe Railroad and which established a national reputation for quality fare and service. The chain eventually operated fifty Fred Harvey Houses and twenty dining cars, staffed over the years by thousands of demure and immaculately attired Harvey Girls who themselves became fixtures in Western lore.

The Harvey family made several modifications to the exterior of the house. A front porch that appears on the 1889 Sanborn map was replaced or enlarged to form a wraparound porch by 1897.

Statement of Significance (continued)

Sanborn maps suggest the present front bay window was added between 1897 and 1905 (presumably the west bay window was added at the same time). Historic photographs show polygonal one-story bay windows with castellated concave roofs and canopied second-story windows prior to the addition of the present bay windows. Fred Harvey's widow and daughter Sybil lived in the house after his death (a Mrs. Sarah B. Harvey was listed as the occupant in 1903). In 1944 the house was given to Cushing Memorial Hospital for use as a nurses home, and in 1949 it was transferred to the Leavenworth Board of Education for use as administrative offices. The house was remodeled by contractor Julius E. Kaaz Jr. and a team of subcontractors and porches, dormers, and other features were removed. The Harvey House is now owned by the Leavenworth Historical Museum Association, which plans to restore it as a museum. (Mark H. Bureman; Johnston, *Leavenworth Register*, 31, 48; Hall and Pankratz, "Fred Harvey House;" Forge, "Fred Harvey House;" Sachs and Ehrlich, *Guide to Kansas Architecture*, 102; Leavenworth County Deed Book 18, p. 11; Leavenworth Library Photograph Collection; "Bird's Eye View of the City of Leavenworth;" "Leavenworth, Kansas, 1869"; "Famous Old Homes of Leavenworth")

9. 625 Olive St. Harvey-Parker House. 1901-02.

Fred Harvey, who lived at 624 Olive Street, initiated construction of this house for his daughter Sybil but died in 1901 before the house was completed. Leavenworth architect William P. Feth designed the house. Sybil Harvey is not known to have lived in the house; instead she lived with her mother Barbara Mattas Harvey at 624 Olive, where she remained after marrying banker Sylvester Parker in the 1920s. The house was occupied by Henry B. Freeman in 1903. In 1927 the house was sold to Henry W. Kaufmann, who operated a grocery in the neighborhood. In 1930 Mrs. Ella Hunter resided at the address with Kaufmann. (Mary Stephenson; Johnston, *Leavenworth Register*, 47)

10. 720 S. Seventh St. Chauncey L. Knapp House. Ca. 1900.

Chauncey L. Knapp was the founder and owner of C. L. Knapp & Co. Leavenworth chronicler Agnes Murphy suggests Knapp remodeled an earlier brick house, but most sources state that the original Knapp house burned and was replaced. A 1998 brochure dates the house to 1894. The present house was probably built about 1900 and is similar to period designs by Leavenworth architect William P. Feth. (Patricia A. Lis; Johnston, *Leavenworth Register*, 59; "Recollections of Some Earlier Homes"; Murphy, "Early Locations in Leavenworth;" Vintage Homes, "Candlelight Homes Tour--1998")

Statement of Significance (continued)

11. 800 block S. Seventh St. Union Park. 1870; 1882-83; 1999.

The original Clark & Rees Addition, platted in 1857, did not have a park or triangular parcel at this location. A city ordinance approved December 21, 1870 dedicated land at the location "for a Public Park for the use of the Public forever." The ordinance suggests that a realignment of Seventh Street to connect it to Spruce Street at Fifth Avenue had already been made, and the triangular parcel where the park would be located is depicted on an 1869 aerial perspective with a building located on it. Any structure on the site had been removed by the date of the 1876 Hunnius map, which shows the triangular area as open but does not identify it as a park. In early 1882 the city agreed to install a fountain at the location provided "the citizens and property-owners living or owning property in the adjacent neighborhood will agree to fence and adorn with trees said plat of land." By January 1883 the park was fenced and a public fountain was to be installed. The 1889 Sanborn map shows a circular fountain in place, and a ca. 1890 photograph shows a circular fountain basin with an ornamental iron fence and a rustic rock pillar at the center, an adjacent drinking fountain, and trees scattered about the grounds (the present stone fountain curb may not be original to the park). The name Union Park was in use by 1894. Andrew Stephenson, owner of an adjacent livery stable, served as the park's caretaker. The park declined in the twentieth century but interest in its rehabilitation gained momentum in the 1990s and was assisted in 1999 by a grant from the Kansas City, Missouri 150th anniversary fund. (Patricia A. Lis and Sally Hatcher; Leavenworth water records and city ordinance 604A; "Bird's Eye View of the City of Leavenworth")

12. 802 S. Seventh St. J. H. Callahan House. 1922.

Drugstore owner J. H. Callahan had this house built in 1922. His architect was Myron K. Feth of the Leavenworth firm Feth & Feth, and his builder was Henry Grote. Callahan's pharmacy was located nearby at 900 Fifth Avenue. The house is built on fill over a sunken area that is said to have once had tennis courts. The 1949 Sanborn map notes that the house has a fireproof basement. In 1889 several small buildings including a meat market and a feed store stood on the lot. (Louis M. Clothier and Henry W. Johnson Jr.; Feth, "List of Buildings")

16. 700 Spruce St. Rodenburg Building. Early 1880s; 1890s; mid- and late-20th c.

Nathan and Nannie Mann sold the site of this building to Hannah Rodenburg for $1,300 in August 1881. The 1882 city directory lists H. L. Rodenburg's "Fancy & Staple Groceries" at the location. Henry Rodenburg appears to have assisted his mother in the operation of her business, and transfers of the property between family members in 1885 suggest the building had attained its present two-

Statement of Significance (continued)

story form by that date (the 1889 Sanborn map indicates the same). In 1889 a grocery occupied the south end of the building and a meat market the north end. Porches or awnings formerly extended into Spruce and Fifth streets. The one-story additions were made to the west side between 1889 and 1897; the north addition contained a grocery warehouse. A store and ware rooms occupied the building in 1924 and 1949. (Leavenworth County Deed Book 72, p. 533, Book 102, p. 75, Book 104, p. 115)

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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.

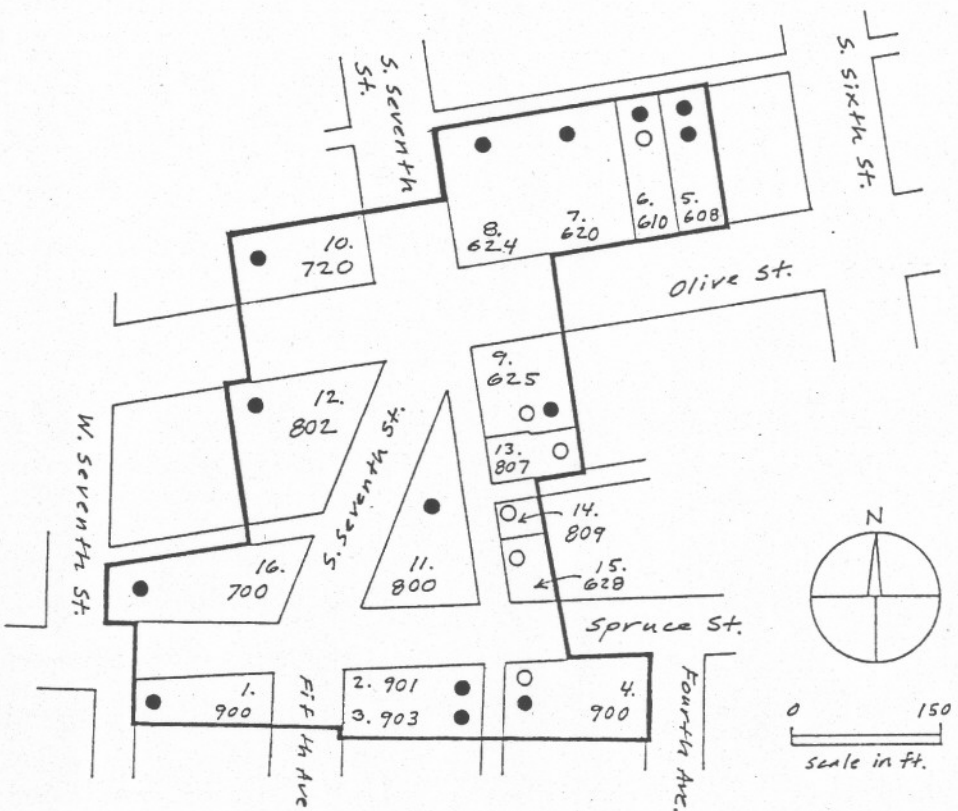
Boundary Justification

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 the Clark & Rees Addition and Day's Subdivision in 1857, as portrayed in the original plat (Leavenworth County Original Maps Book and Plat Book 1A, p. 7, and secondarily to lot subdivision lines made during the period of significance.

Union Park Historic District

Leavenworth County, Kansas

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



PHOTOGRAPHS

1. 1. Subject: Union Park 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: 600 block Olive Street (north side). View looking northwest.
   7. Photograph number appears at beginning of entry (same for all photos)

2. 6. 600 block Olive Street with S. Seventh Street in distance. View looking west.

3. 6. Intersection of Fifth Avenue and Spruce Street. View looking north.

4. 6. 900 Fifth Ave. View looking southwest.

5. 6. 901 Fifth Ave. View looking east.

6. 6. 903 Fifth Ave. View looking east.

7. 6. 900 Fourth Ave. View looking west.

8. 6. 608 Olive St. View looking north.

9. 6. 610 Olive St. View looking northeast.

10. 6. 620 Olive St. View looking north.

11. 6. 624 Olive St. View looking north.

12. 6. 625 Olive St. View looking east.

13. 6. 720 S. Seventh St. View looking northwest.

14. 6. 800 block S. Seventh St. (Union Park). View looking northeast.

15. 6. 802 S. Seventh St. View looking west.

Photographs (continued)

16. 6. 807 S. Seventh St. View looking northeast.

17. 6. 809 S. Seventh St. View looking east.

18. 6. 628 Spruce St. View looking east.

19. 6. 700 Spruce St. View looking west.

Property Owners

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

1. Rhonda & John L. Ames-Bell
30785 Fairview Rd.
Weston, MO 64098

2. Kevin C. & Patricia A. Lis
716 S. 7th St.
Leavenworth, KS 66048

3. Kevin C. & Patricia A. Lis
716 S. 7th St.
Leavenworth, KS 66048

4. Brett M. & Brenda L. Miller
900 4th Ave.
Leavenworth, KS 66048

5. Steiger Family Trust
623 Olive St.
Leavenworth, KS 66048

6. Emma C. Davis Trust
610 Olive St.
Leavenworth, KS 66048

7. Leavenworth Historical Museum Association
209 Delaware
Leavenworth, KS 66048

8. Leavenworth Historical Museum Association
209 Delaware
Leavenworth, KS 66048

9. George M. & Mary B. Stephenson
625 Olive St.
Leavenworth, KS 66048

10. Robert L. Jr. & Adelia E. Richardson
720 S. 7th St.
Leavenworth, KS 66048

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

12. Louis M. & Marijke W. Clothier
802 S. 7th St.
Leavenworth, KS 66048

13. Jaime A. & Carrie A. Barnes
807 S. 7th St.
Leavenworth, KS 66048

14. Thomas G. & Norine Lauhon
526 S. Hickory Trail
Lansing, KS 66043

15. Paige Victoria Visocsky
628 Spruce St.
Leavenworth, KS 66048

16. John B. & Dorothy R. Harris
5051 E. Lincoln 9B
Witchate, KS 67218