



Register of Historic Kansas Places Registration Form

This form is for use in nominating individual properties and districts. The format is similar to the National Register of Historic Places form. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Giles, Leanna, House

Other names/site number KHRI #103-710

Name of related Multiple Property Listing N/A

2. Location

street & number 202 Pottawatomie St.

☐

not for publication

city or town Leavenworth

☐

vicinity

state Kansas code KS county Leavenworth code 103 zip code 66048

3-4. Certification

I hereby certify that this property is listed in the Register of Historic Kansas Places.

Applicable State Register Criteria: X A B X C D

See file.

Signature of certifying official/Title Patrick Zollner, Deputy SHPO

Date _____

Kansas State Historical Society

State agency

5. Classification

Ownership of Property

(Check as many boxes as apply)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1	0	Total

Number of contributing resources previously listed in the State Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC / Single Dwelling

Current Functions

(Enter categories from instructions)

Work in Progress

7. Description

Architectural Classification

(Enter categories from instructions)

National Folk: Gable Front

Materials

(Enter categories from instructions)

foundation: Stone

walls: Asbestos over clapboard

roof: Asphalt shingle

other: Brick (chimney)

Narrative Description

Summary Paragraph *(Briefly describe the overall characteristics of the property and its location, setting, and size.)*

The Giles House, built in circa 1860, is located at 202 Pottawatomie Street in north Leavenworth in Leavenworth County. The two-story National Folk house is two blocks west of the Missouri River, one block west of the North Esplanade Historic District, and approximately five blocks northeast of the historic downtown. The house is a simple rectangular gable-front structure with a one-story rear portion all on a stone foundation. The house was historically covered with clapboard, which was covered with asbestos siding in the mid-20th century. The Giles House is one of the last remaining mid-19th century houses in this area of Leavenworth.

Elaboration *(Provide a detailed description of the building's exterior, interior, and any associated buildings on the property. Note any historic features, materials, and changes to the building/property.)*

Setting

The Giles House (21' wide x 49' long) is located in a primarily residential area of the city of Leavenworth. The street grid is oriented to the Missouri River, making the house face southeast at the northwest corner of Pottawatomie and North 2nd streets. The narrow lot is minimally landscaped and is bounded by an alley to the north; the eastern property line, separating it from a vacant corner lot; Pottawatomie Street to the south; and a fence along the western property line. Herringbone brick sidewalks lead toward the front (south) entrance and around the house's east side.

Exterior

South (Main) Elevation

The Giles House faces southeast and is three bays wide. The symmetrical façade is organized along the gable peak. From west to east, bay one contains a historic two-over-two double-hung wood window, typical of windows in the house, on both the ground and upper levels. Bay two is centered on the gable's peak. At ground level is a two-over-two window; a taller two-over-two window is at the upper level, and a small vent is located in the gable face above the second level window. This vent has a flared gable hood mould. Bay three contains the main entry at ground level with a two-over-two window above it. The historic entry door was replaced with a modern paneled wood door in 2016. A one-story, hipped-roof porch spans the elevation.

West Elevation

The west elevation contains few openings. At the north end of the two-story block is a pair of two-over-two windows. Above this window unit is a single two-over-two window. In the one-story portion, a double-hung window is centered in the elevation with a small square opening to the south of this window.

North Elevation

The gable roof of the rear one-story block occupies the full ground level width of the two-story block; the roof covers a narrow porch on the east. There is a door in the north wall of the two-story block that leads out on the porch. A single double-hung window is centered in this elevation. In the upper level of the two-story block are two evenly-spaced double-hung windows centered on the gable.

East Elevation

The east elevation is similar to the west in that there are few openings. At the north end of the two-story block there is a single double-hung window at ground level with an identical window directly above it. A few feet south of this upper window is another double-hung window. The east elevation of the one-story rear block is inset a few feet from the rest of the house, creating a covered porch. There is a door on the north end of this elevation.

Interior

The 1642 sqft house has 10' ceilings and is characterized by spacious rooms and original hardwood flooring on the ground and upper levels. Historic lath-and-plaster has been removed in a number of ground level rooms and replaced with drywall;

however, other historic features remain in the house, including windows and doors, light fixtures, cast iron tubs, woodwork, and staircase. Transoms above hallway doors open, providing ventilation. Interior doors throughout the house have historic iron square skeleton key door locks and either porcelain or glass knobs.

Ground Level

The floor plan of the two-story main block is organized on a side hall design. This hall, which is a narrow 5' wide, contains the staircase (16' long). It is located on the house's east side and is immediately accessed upon entering the house from the main (south) entrance. On the west side of this hall is the living room (13' wide x 17' long). The dining room (20' wide x 13' long) is accessed through a double-width opening in the living room's north wall; the main hall also leads directly into it. An exterior door at the east end of the dining room's north wall leads to the north porch. A historic built-in cabinet is located at in the western end of the dining room's north wall.

The one-story north block contains three rooms. The largest, the kitchen (10' wide x 15' long), is accessed through the north wall of the dining room. There are two doorways in the kitchen's west wall. The north door leads into a bathroom (5' wide x 11'-6" long); the south door leads into a square (5' x 5') pantry.

Upper Level

The upper level contains two bedrooms and a bathroom organized on a central hall. At the top of the stairs and on the north side of the hall is a door leading into the bathroom (9' wide x 11' long). At the west end of the 9'-long hallway is a bedroom (9' wide x 15' long). A door in this room's south wall leads into the master bedroom, which occupies the south half of the upstairs. This room is also accessed from the hallway. At the top of the stairs, the hallway turns south a short distance to access a door in the master bedroom's eastern wall. The hallway's south wall curves to the south to meet this doorway.

Cellar

A stone-lined cellar with brick floor is located under the kitchen and dining room (rear one-story block and center of the two-story block).

Integrity and Condition

The form (design) of this vernacular building is highly intact, as the floor plan and overall structure has not been altered. Material integrity has been compromised by the removal of historic lath and plaster, by the installation of asbestos shingles over the historic clapboard, and by the removal of the historic front door. A fire in 2016 damaged the north porch and north wall of the two-story block. When constructed, this house was one of a number of similarly designed vernacular buildings. While still within a residential neighborhood, this is one of the only intact early houses on the block.

8. Statement of Significance

Applicable Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for State Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Community Development

Period of Significance

ca. 1860-1966

Significant Dates

ca. 1860

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

(Complete only if Criterion D is marked above)

Architect/Builder

Unknown

Period of Significance (justification)

The period of architectural significance, circa 1860, encompasses the year the house was constructed through 1966, in order to encompass the changing demographics of the neighborhood.

Criteria Considerations (explanation, if necessary)

N/A

Narrative Statement of Significance

Summary Paragraph *(Provide a summary paragraph that notes under what criteria the property is nominated.)*

Built in circa 1860, the Giles House is nominated to the Register of Historic Kansas Places under Criterion A for its association with Leavenworth's residential development. This house is one of the remaining examples of pre-statehood National Folk houses in Leavenworth, and as a representative example, it is also nominated for its architecture under Criterion C. The period of significance ranges from the date of construction (ca. 1860) to 1966 to encompass the changing demographics of the neighborhood. The house is named for the Leanna Giles, who was the longest tenant-owner in the house's history.

Elaboration *(Provide a brief history of the property and justify why this property is locally significant.)*

Community Development

The opening of the Santa Fe Trail in 1821 led to the first encroachments of Euro-Americans into territory occupied by several American Indian nations. As tensions between Santa Fe travelers and Indians increased, the United States Army established a frontier post named Fort Leavenworth in 1827. This fort initially provided protection for the Santa Fe trade, but it soon adopted the responsibility of protecting newly relocated tribes to the region.¹ In 1829 the Delaware "relinquished their lands in Missouri and were assigned a large tract in [what is now] Kansas, covering all of Leavenworth County, and much more."² By the beginning of May 1854, the Delaware had ceded or sold most of this land, including the area where the city of Leavenworth is now located. On May 30, 1854 Congress passed the Kansas-Nebraska Act, opening Kansas Territory for settlement, and a large number of Missourians entered what is now Leavenworth County to stake claims.

A group of 32 settlers formed an association and platted the City of Leavenworth in June 1854, making Leavenworth the first city in the territory. This plat encompassed 320 acres formerly owned by the Delaware. Town lots were first sold in October 1854:

On Monday last at 11 o'clock A.M. the sale of lots in this town was commenced. There was a large assemblage of people on the ground, many of whom had come from a distance for the purpose of attending this sale. The survey had been completed and charts of the town drawn. The streets had been cleared of rubbish and marked with their names. Those parallel with the river are numbered as far out at 7th street; the cross streets are named for Indian tribes and commencing on the South, are as follows: Chocktaw [sic], Cherokee, Delaware, Shawnee, Seneca, Miami, Osage, Potawatomie [sic], Ottawa, Kickapoo, Kiowa, Dahcotah [sic], Pawnee, and Cheyenne. The Streets parallel with the river are 60 feet in width and the cross streets are 61 feet wide, except Delaware, which is 70 feet. The lots are 24 feet front by 125 deep and there are 32 lots on each block. Through the centre of each block runs an alley 15 feet wide [Figure 1].³

Only four of the 32 lots in each block were sold at this time and were made for immediate improvements; although, a number were sold to shareholders.⁴ While the Giles House sits in one of the Leavenworth's original blocks (28), the first record of sale for lot two is in 1856, indicating that this was not one of the lots auctioned in 1854.⁵

Between 1854 and 1856 the Delaware began to dispute the sale of their former land. According to their treaty with the United States, this land could not be settled or preempted until it was surveyed and sold to the highest bidder.⁶ The dispute arose because settlers had staked claims on the land before the land was auctioned. President Franklin Pierce eventually issued a proclamation in August 1856, announcing the sale of the Delaware lands in accordance with the treaty. Sale of these lands began in November of that year, with the city of Leavenworth being the last to be sold. The auction of Leavenworth was to begin December 9, but as historian William Cutler notes:

On that date, notice was read that *new instructions* had been received from Washington, in regard to conducting the sale, when the *City of Leavenworth* (the last in order) should be reached, whereby, in addition to the extravagant valuation put upon the *lots* instead of blocks, as in the other towns, the agent was instructed to open to competitive bidders all the vacant lots, leaving the town company and the throng of speculators who had bought largely of city lots during the progress of the sale, to shift for themselves as best they could. These new

38. ¹ Kansas Historical Society, *Historic Resources of the Santa Fe Trail* revised multiple property documentation form (2012): E-

² William Cutler, *History of the State of Kansas* (Chicago: A.T. Andreas, 1883), 419.

³ *Kansas Weekly Herald* (October 13, 1854): 2.

⁴ *Ibid.*

⁵ Abstract of Title, 202 Pottawatomie. Thomas H. & Mary Doyle are the first names in the abstract, dated July 8, 1856.

⁶ Cutler, 420.

instructions were sprung upon them while the sale was in progress, and if carried out, would work not only injustice to the town company and the many residents dependent on it for a final title, but make absolute chaos of all the speculative purchases, as every vacant lot was to be again put up in open market and sold to the highest bidder. It is doubtful if a madder set of American citizens were ever convened than those of Leavenworth at that time.⁷

Territorial Governor John Geary petitioned President Pierce to intercede, as the new instructions were not in accord with the terms previously stipulated to settlers, "The lands had been previously appraised at from one dollar and twenty-five cents to twelve dollars per acre. In accordance with his instructions, the commissioner announced that the actual *bona fide* settler would be permitted to take his land at its appraised value, and that only vacant quarter sections would be open for competition."⁸ The final terms agreed upon were deemed exorbitant by the settlers, but the settlers were allowed to purchase the property they initially preempted. On February 11, 1857 most of the 320 acres of Leavenworth's original town site, having been platted in 1854, was sold.⁹

The Giles House appears to have been constructed before Kansas statehood in January 1861. The property abstract's first listing is Thomas & Mary Doyle in July 1856. In October 1858 the land patent for lot two of block 28 was filed with the General Land Office for John Calhoun.¹⁰ Calhoun, a resident of Douglas County, acquired an additional 11 lots, indicating the likelihood that he was a land speculator. Calhoun's name also does not appear on the property abstract. In 1860 lot two had a "Frame of Building standing" on the property.¹¹ The tax roll for 1860 values the lot at \$900 (\$24,732 in 2016), indicating the possibility that the Giles House was constructed that year.

Leavenworth's Block 28 is a historically working-class neighborhood located between two affluent residential districts (Figure 2). Less than one block to the east, North Esplanade (formerly Main Street) contains four contiguous blocks between Ottawa Street (north) and Seneca Street (south), overlooking the Missouri River. The 14 houses date from between the late 1860s to the early 1900s and represent high-style architecture ranging from Italianate to Queen Anne. Several of these houses replaced more humble dwellings as the owners and managers of several Leavenworth businesses moved into the neighborhood.¹² Six blocks west of the Giles House is North Broadway, which contains numerous architect-designed dwellings dating from the late 1860s to circa 1930.¹³ Block 28 historically contained several National Folk houses that pre-dated these later developments.

Throughout most of its existence, the house at 202 Pottawatomie was rental property for Leavenworth's working class. According to census records this was a common occurrence throughout the surrounding neighborhood. Census records also reveal that several occupants were first or second generation immigrants. While German immigrants Henry and Afra Krezdorn owned the property at 202 Pottawatomie from 1879 to 1913, they lived a few blocks south, according to city directories. One of the first documented residents at this address was the family of Adolph Lange, a clerk at Fort Leavenworth, in 1880.¹⁴ Lange emigrated from Germany in 1868.¹⁵ The 1900 Federal census shows prison guard John DuMont and family renting this house. Although born in the United States, Dumont's parents were from France and Switzerland. Irishman John P. Leonard and family rented the property in 1920 while he worked as a railroad watchman.¹⁶ Leonard appears to have owned the property for a few years before selling it to Richard and Mammie Clark in 1925.¹⁷

The Clarks were one of the first documented owner-occupiers. The 1930 Federal census lists Marguerite Mitchell (widow) as head of household at this address, owning the house valued at \$2000 (\$28,597 in 2016). Living with her are two kids, her mother, Mammie Clark, and a lodger. Miller was a charwoman; the lodger was a seamstress. Although the Clarks, through their daughter, continued to own the property until 1957, it was once again rented out by 1940. That year's Federal census lists Edward & Mary Kromholz (with two daughters) at this address. Edward was a taxi driver. When Leanna Giles purchased the property in 1965, she was the first known African-American to live in this house. Giles also owned and

⁷ Cutler, 422.

⁸ Letter from Governor Geary to President Pierce, December 15, 1856, as quoted in Cutler, 422.

⁹ Cutler, 422.

¹⁰ US Department of the Interior, Bureau of Land Management's General Land Office Records, Accession #KS4070.034, available from www.glorerecords.blm.gov (accessed November 8, 2016). Although sold in 1857, filing of the patents appears to have taken months.

¹¹ Property abstract.

¹² "North Esplanade Historic District," National Register nomination (1977): 7.

¹³ "North Broadway Historic District," National Register nomination (2002): 20.

¹⁴ The abstract lists the owners of the property. When cross-referencing these names with city directories and census records, the owners are listed as living at other addresses. For instance, William McNeil Clough, who purchased the property in 1870 for \$12,000 (\$21,068 in 2016), lived in a larger house at 218 Pottawatomie.

¹⁵ 1880 & 1910 US Federal Censuses. In 1910 the Langes were living on North Esplanade.

¹⁶ 1920 US Federal Census.

¹⁷ Property abstract.

occupied this house longer than any previous owner or tenant, living here until her death in 2012. She was a nurse who retired after over 30 years of serving military veterans.

Historic downtown Leavenworth during the 1950s-60s was where Blacks gathered, especially in the blocks from Cherokee & Shawnee streets and between 2nd and 3rd streets. North Leavenworth once had black-owned businesses like: Arnold's, McCant's, Devil's, Pete's, Skinny's, Curley's, Black and Tan, American Legion, Mr. Pinchin's, Freeman's, B. Baker, T. Miller, Raymond Hand & Mrs. Hartfield, Mrs. Jens, Mrs. Phillips and Mrs. Edith's, Mr. Alexander's, Linton's, Curbie's and Harvel's where blacks dined, drank, and lived. This area also had hotels and rooms for rent. Some home owners lived upstairs and rented out their ground floor rooms. Shawnee and 3rd streets contained the largest concentration of black-owned businesses, but the area from Shawnee to Metropolitan Avenue was a predominately black community.¹⁸ This area of Leavenworth, however, was also segregated. Bob Dougherty Park, two blocks north of the Giles House, had a segregated swimming pool and Lincoln School was a segregated well into 1959.¹⁹

Architecture

The house at 202 Pottawatomie is one of the few remaining examples of pre-statehood residential architecture in Leavenworth. Built before the railroad, the community used materials that were available at the time to build. Work was completed by local builders, craftsmen, and master craftsmen.

The Giles House is a representative example of a Gable-front National Folk. As architectural historian Virginia McAlester writes, this house form is a derivative of the Greek Revival:

The Greek Revival movement, which dominated American styled houses during the period from 1830 to 1850, commonly used the front-gabled shape to echo the pedimented façade of typical Greek temples. This form was particularly common in New England and the adjacent northeast region where simple gable-front folk houses also became popular during the pre-railroad era. This shape persisted with the expansion of the eastern railroad network in the 1850s and became a dominant folk form until well into the 20th century. Gable-front houses were particularly suited for narrow urban lots in the rapidly expanding cities of the Northeast. ... Most are narrow, two-story houses with relatively steep roof pitches.²⁰

The Giles House was historically surrounded by similar houses on the immediate adjacent – narrow – lots (*Figure 3*). Due to urban renewal projects in the 1980s, the Giles House is one of the few remaining National Folk houses on this block.

¹⁸ Information from long-time Leavenworth residents and Leanna's grandson, Rickey Giles. Also, Mrs. Sandra Daniels, North Leavenworth, Black history.

¹⁹ J. H. Johnston III, *Leavenworth Beginning to Bicentennial* (Leavenworth: Johnston, 1978), n.p.

²⁰ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 136.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

Abstract of Title, 202 Pottawatomie.

Cutler, William. *History of the State of Kansas*. Chicago: A.T. Andreas, 1883.

Daniels, Mrs. Sandra. North Leavenworth, Black history.

Johnston III, J. H. *Leavenworth Beginning to Bicentennial*. Leavenworth: Johnston, 1978.

Kansas Historical Society. *Historic Resources of the Santa Fe Trail* revised multiple property documentation form (2012).

Kansas Weekly Herald (October 13, 1854).

Leavenworth City Directories.

Lynch, Beverly. Museum Coordinator, Leavenworth Historical Society.

McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013.

"North Broadway Historic District." National Register nomination (2002).

"North Esplanade Historic District." National Register nomination (1977).

US Department of the Interior, Bureau of Land Management's General Land Office Records.

US Federal Censuses, 1880, 1910, 1920, 1930, 1940.

10. Geographical Data

Acreage of Property Less than 1

Provide latitude/longitude coordinates OR UTM coordinates.

(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1	<u>39.323106</u> Latitude:	<u>-94.911883</u> Longitude:	3	<u> </u> Latitude:	<u> </u> Longitude:
2	<u> </u> Latitude:	<u> </u> Longitude:	4	<u> </u> Latitude:	<u> </u> Longitude:

Verbal Boundary Description (describe the boundaries of the property)

Leavenworth Original plat, Block 28, Lot 2

Boundary Justification (explain why the boundaries were selected)

The boundaries include the lot historically associated with the Giles House.

Giles House
Name of Property

Leavenworth, Leavenworth County
City and County

11. Form Prepared By

name/title Rickey Giles, edited by Amanda Loughlin (KSHS)
organization _____ date Fall 2016
street & number _____ telephone _____
city or town Lansing state KS zip code 66043
e-mail snakejrlvks@yahoo.com

Property Owner:

name On file with SHPO
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Additional Documentation

Submit the following items with the completed form:

Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photograph Log

Name of Property: Giles House
City or Vicinity: Leavenworth
County: Leavenworth State: Kansas
Photographer: Sarah Hunter (KSHS)
Date Photographed: January 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 14: South elevation, looking NW
- 2 of 14: Detail of porch after non-historic portion removed (Rickey Giles, March 2016)
- 3 of 14: Looking SW at east and north elevations
- 4 of 14: South elevation
- 5 of 14: Entry foyer and stair, looking north from front door
- 6 of 14: Living room, looking NNW into dining room
- 7 of 14: Dining room built-ins on north wall
- 8 of 14: Dining room, north wall/NE corner, showing door to north porch; kitchen visible at left
- 9 of 14: Kitchen, looking NNW
- 10 of 14: Upstairs, looking SSW from top of stairs toward entry into master/south bedroom
- 11 of 14: Upstairs, master/south bedroom, looking NW; door leads into NW bedroom
- 12 of 14: Upstairs, NW bedroom, looking north from entry from master bedroom
- 13 of 14: Upstairs, view east from NW bedroom, showing hallway; door at left leads to bathroom
- 14 of 14: Upstairs, bathroom, looking NNW

Figures

Include GIS maps, figures, scanned images below.

Giles House
Name of Property

Leavenworth, Leavenworth County
City and County

Figure 1. 2016 Google Aerial image, showing the Giles House within the original Plat of Leavenworth.



Giles House
Name of Property

Leavenworth, Leavenworth County
City and County

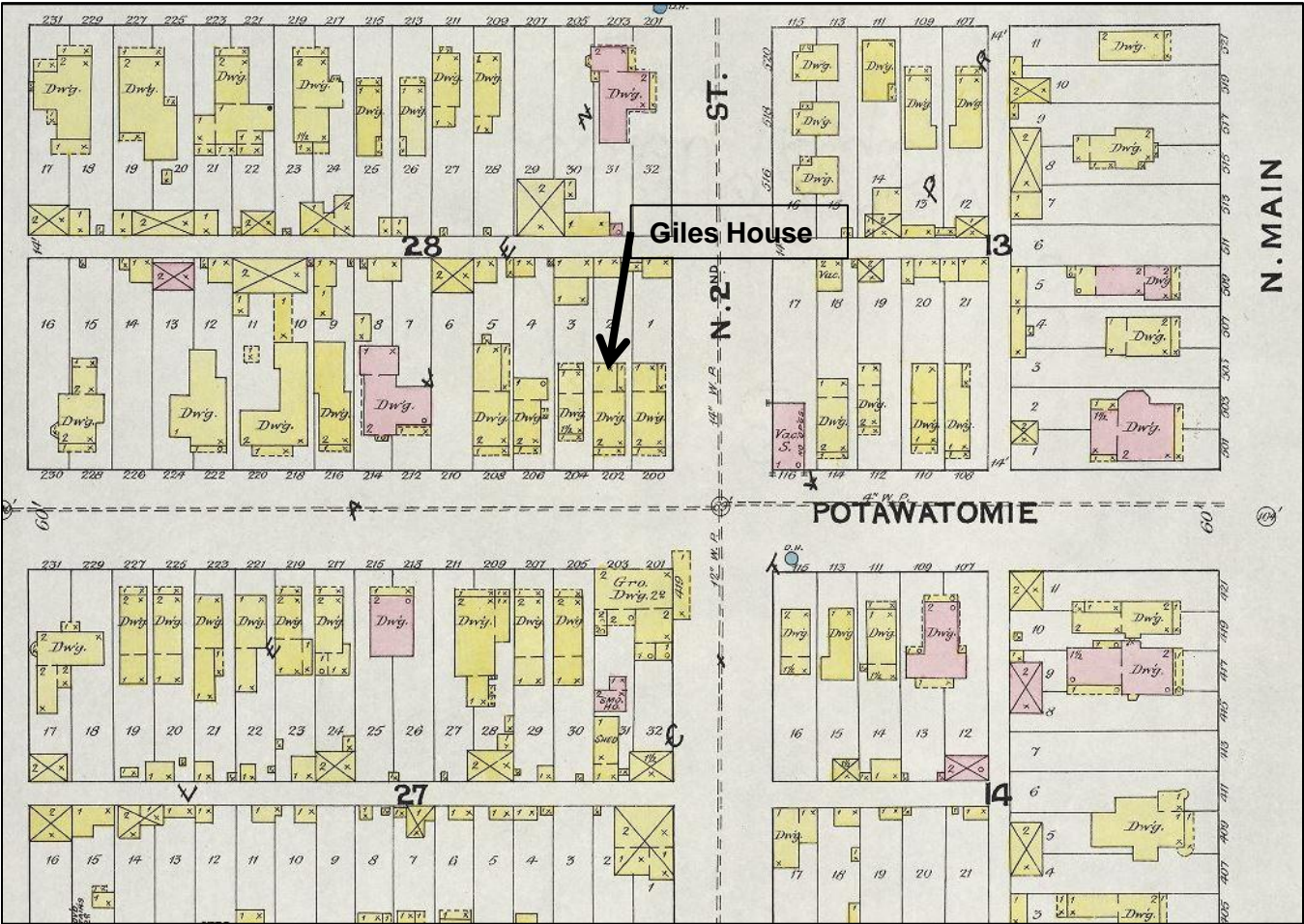
Figure 2. 2016 Google Aerial image, showing the Giles House within the original Plat of Leavenworth.



Giles House
Name of Property

Leavenworth, Leavenworth County
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Figure 3. 1889 Sanborn Fire Insurance Map, showing block 28.



Giles House
Name of Property

Leavenworth, Leavenworth County
City and County

Boundary Map. 2014 Aerial image, showing the Giles House on lot two, Of block 28 of the original plat of Leavenworth. (Source: Leavenworth Co. GIS)

