

Leavenworth Preservation Commission

Wednesday, March 4, 2020, 6:00 PM

Commission Chambers

100 N 5th Street

Leavenworth, Kansas

AGENDA

1. Call to order, determine a quorum

2. October 2, 2019 Minutes - Motion

3. Old Business:

None

4. New Business:

- 2020-04 LPC – 1008 S. ESPLANADE

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed exterior alteration of the property located at 1008 S. Esplanade Street, a property located in the South Esplanade Historic District. A Major Certificate of Appropriateness is required for the proposed exterior renovation of the side porch.

5. Wendy Scheidt – The 28 Doors of Leavenworth Project

6. Nomination for National Register – William Small Memorial Home for Aged Women

7. Election of Officers

8. Other Business/Correspondence:

- FYI – MINOR CERTIFICATES OF APPROPRIATENESS (3)
 - 223 S. 5th Street – 2' x 8' wall sign
 - 618 Cherokee – interior renovations
 - 604 Cherokee – interior and exterior renovations

9. Adjournment

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, October 2, 2019 6:00 PM

The Leavenworth Preservation Commission met Wednesday, October 2, 2019. Chairman Rik Jackson called the meeting to order. Other commissioners present were: Ed Otto, Ken Bower, John Karrasch, Sherry Hines Whitson, Debi Denney and Dick Gibson. Also present for the meeting were Planning Director Julie Hurley, City Planner Jacquelyn Porter and Administrative Assistant Michelle Baragary.

Chairman Jackson noted a quorum was present and called for a motion to accept the minutes from September 4, 2019 as presented. Mr. Bower moved to accept the minutes with corrections, seconded by Mr. Gibson and approved by a vote of 7-0.

OLD BUSINESS

1. 2018-12 LPC – 202 POTTAWATOMIE

A State Law review for the proposed demolition of the property located at 202 Pottawatomie Street, a property listed on the Kansas State Register of Historic Places.

Chairman Jackson called for the staff report.

Planning Director Julie Hurley stated a State Law review for the proposed demolition of the property located at 202 Pottawatomie Street, a property listed on the Kansas State Register of Historic Places.

Structures that are assessed to be in an unsafe and dangerous physical condition pose a threat to the public health, safety and welfare of the City. To address and abate these structures, the City Commission, through its powers under Chapter 22, Article X (Dangerous Structures) of the Code of Ordinances, has requested that City staff annually develop an inventory of unsafe and dangerous structures for review and potential removal through demolition.

Staff has compiled a list of dangerous structures, which have been evaluated by staff in accordance with KSA 17-4759, including the house located at 202 Pottawatomie. The property was constructed in 1860 and was listed in the Kansas State Register of Historic Places in February 2017. It is not listed in the National Register of Historic Places.

The City Commission reviewed the structure at their regular meeting on June 26, 2018, and passed a resolution granting the property owner of 202 Pottawatomie an extension until October 9, 2018 to commence repair of the structure. The Leavenworth Preservation Commission reviewed the property at their July 11, 2018 meeting and instructed the applicant to commence repairs prior to their October 3, 2018 meeting.

The Leavenworth Preservation Commission again reviewed the property at their October 3, 2018 meeting. The owner was not present at that meeting and necessary repairs were not complete, so the Commission members requested that staff send a letter to the owner requesting a written plan for completing the repairs. A copy of that letter is included in this packet. The owner provided staff with an email outlining his repair plans on October 22, 2018, a copy of which has been included. The City Commission reviewed the property on October 9, 2018 and granted a 90-day extension for the completion of repairs.

The Leavenworth Preservation Commission again reviewed the property at their January 2, 2019 meeting. At that time, the property owner stated that he had made application to the State of Kansas for grant funds to be used in restoration efforts. The Commission voted to grant an extension until after such time as the owner has been notified of his status as a grant fund recipient. The State Historic Preservation Office indicated to city staff that grants should be awarded in

May 2019. The Leavenworth Preservation Commission again reviewed the property at their June 12, 2019 meeting where the owner indicated that he had not been awarded a grant for the project, and that he would continue to work on it using his own funds. The Commission voted to grant an extension until the October 2, 2019 LPC meeting for the owner to complete repairs.

As of this date, the property owner has completed all repairs necessary to remove the property from the list of structures eligible for demolition. The owner did not pull any permits for the repairs that have been done to the interior or exterior of the structure. There still exist a number of minor property maintenance violations, which are being addressed through standard Code Enforcement activity.

REQUIRED REVIEWS:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The structure was constructed as a residential building, it is currently vacant.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The entire structure is proposed to be demolished. It has previously been damaged by fire, and has not been fully restored. The historic clapboard siding present when the house was constructed was previously covered with asbestos siding in the mid-20th Century and has now been exposed by the removal of the asbestos siding.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The building is proposed to be demolished, no changes or additions are proposed.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The building is proposed to be demolished; however, there are no known changes to the original structure with historic significance.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The building is proposed to be demolished; no portions of it are proposed to be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

There are a number of deteriorated or missing historic features, including the original clapboard siding, which have not been repaired or restored.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The building is proposed to be demolished.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

No known significant archeological resources exist for preservation.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The building is proposed to be demolished; no new construction is proposed at this time.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The building is proposed to be demolished; no new construction is proposed at this time.

ACTION/OPTIONS:

- Motion, to approve the property located at 202 Pottawatomie as being eligible for potential demolition.
- Motion, to deny the property located at 202 Pottawatomie as being eligible for demolition.
- Motion, to Table item until the next meeting for the purpose of further study.
- Motion, to forward to the SHPO for review.

Chairman Jackson asked the property owner if he could briefly describe the repairs that have been completed on the exterior of the building.

Mr. Rickey Giles Jr., property owner, stated he requested staff send him an updated list of required repairs and he never received it. The list he has is dated June 2018. Mr. Giles further stated the house has been painted, a front door added, new veranda, roof, replaced windows, cellar and cellar stairs. Electrical and plumbing has also been done. Added an electrical outlet to the veranda and a motion light on the west side of the house. Mr. Giles stated he has been maintaining the upkeep of the yard and mowed the lawn by himself.

Mr. Giles stated a lot of progress has been made on the house. He further commented that at the last meeting staff said nothing had been done. Mr. Giles stated he was appalled that the commissioners did not step up and say anything to staff at the last meeting.

Mr. Giles then stated there used to be a hole on the south side of the house. He purchased siding from Home Depot and replaced that area and any other area that needed repair. He stated he has done a lot.

Mr. Jackson stated he does not appreciate Mr. Giles' inferences that the commission has not tried to contact him or work with him.

Mr. Giles responded by stating he works two jobs and he updated the gutters. Mr. Giles stated he is not here to argue but to state the facts. An updated form was requested and staff provided him with a copy of the Remediation Agreement dated June 2018, which lists all needed repairs.

Ms. Hurley stated after the last meeting in June, Mr. Giles sent a letter to the City Commissioners and City Manager stating he did not want staff from her office to contact him in any regard because staff was rude and mean to him.

Mr. Giles stated there were two women that were rude to him. He further stated he is still appalled that the commissioners stated at the June meeting that he had not done anything to the house. His neighbors can see what he has done and he is getting praise from everyone in his neighborhood.

Mr. Giles further stated he is the only one working on the house. He only gets 3 days out of the month to work on it. He contracted out what he could not do, like the veranda doors. He has the doors but has not installed them. Mr. Giles further stated if you go in that neighborhood, it's like a 1970's income neighborhood. Not too many people can put the veranda up and do all this other stuff.

Ms. Hurley stated she could probably save some time by repeating what staff had stated at the beginning of the meeting, which Mr. Giles did not hear because he arrived late. Staff recommends the property be removed from the demolition list because it no longer meets the criteria for demolition.

Mr. Giles stated the only reason his house was on the demolition list was because the fire caused the veranda to lean a little bit. He further stated that at one of the City Commission meetings, it was stated his house is only on the demolition list so he will not be cited for violations. He would rather receive citations so he knows what to do. The only dangerous structure was the veranda, which is why he fixed that.

Mr. Jackson asked Mr. Giles if he would prefer the commissioners not to take a vote and have the property remain on the demolition list or would he prefer to listen to the rest of the dialogue so the commission may help him move this forward.

Mr. Giles responded that he respects everyone here but does not respect someone telling him he has not done anything when he has been constantly working on this house for the past 2 years.

Mr. Jackson said the board is and has been trying to help Mr. Giles get to where he needs to be in order to have the subject property removed from the demolition list.

Mr. Giles stated he is trying to get way past this. He wants to do it so he does not have to do it over again. He had to put up boards and paint to appease the city. He did not get to do it his way. (Inaudible)...he likes the wood smooth and painted. He wants it done to perfection. This is just one person doing the work and paying for it all.

Mr. Bower reminded everyone that at previous meetings the commission made several statements cheering for Mr. Giles. Tonight the commission is applauding Mr. Giles for a job well done. Mr. Bower further asked if Mr. Giles is aware of the property maintenance issues that need to be addressed. He asked if Mr. Giles has received a letter from the city about the shed and the illegally parked vehicle.

Mr. Giles responded that he has received the violation notices. He further stated he wishes the commissioners would have applauded him from the start.

Mr. Bower repeated that the property maintenance issues need to be taken care of because that will not come to this board to be handled. Also, the City has informed the board that no building permits were pulled.

Mr. Giles (inaudible)...stated the City needs to send him his mail. He believes the City is sending it to his father who is Rickey Giles Sr. Mr. Giles said the mail needs to go to Lansing, KS.

Administrative Assistant Michelle Baragary asked Mr. Giles what his address is.

Mr. Giles responded the City already has it from when there was a dispute about the sidewalk.

Mr. Bower asked for clarification that the communication from the City for the property maintenance issues are going to Mr. Giles and that he is receiving them.

Mr. Giles responded in the affirmative.

Mr. Otto stated it is his opinion the board has supported Mr. Giles several times.

Mr. Giles stated he never said the board was not supporting him. He stated he saw a letter that stated he had not done anything.

For clarification, Mr. Karrasch stated that letter was from back in June and up to June, Mr. Giles really had not made any progress on the exterior which was visual. Since June, Mr. Giles has done a fantastic job and the board is commending him on that.

With no further questions or comments, Chairman Jackson called for a motion. Mr. Otto moved to recommend to the City Commission that the property at 202 Pottawatomie be removed from the demolition list, seconded by Ms. Whitson and passed by a unanimous vote of 7-0.

Chairman Jackson called for the next item on the agenda.

Ms. Hurley stated there are two Minor Certificate of Appropriateness included in the packet for the board's information.

With no further discussion, Chairman Jackson called for a motion to adjourn. Mr. Karrasch moved to adjourn, seconded by Ms. Whitson and approved by a vote of 7-0.

Meeting was adjourned at 6:27 p.m.


JH:mb

LEAVENWORTH PRESERVATION COMMISSION

**State Law Review –SOUTH ESPLANADE HISTORIC DISTRICT
1008 South Esplanade Street**

March 4, 2020

PREPARED BY:


Jacquelyn Porter, City Planner

APPROVED BY:


Paul Kramer, City Manager

OWNER & APPLICANT:

Owner and Applicant: Bill Kaye

SUBJECT:

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed exterior alteration of the property located at 1008 S. Esplanade Street, a property located in the South Esplanade Historic District. A Major Certificate of Appropriateness is required for the proposed exterior renovation of the side porch.

STAFF ANALYSIS:

The applicant and owner, Mr. Bill Kaye, is renovating the side screen porch located at 1008 S. Esplanade Street. Renovations of the side porch is to upgrade it to a 3 season room with vinyl windows and painted steel to match the facade of the house. The square footage of porch will remain the same. Mr. Kaye is wishing to make the renovation to upgrade and create a sustainable porch in place of the existing wood screened porch.

REQUIRED REVIEWS:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
The existing structure will undergo a minor physical change by replacing the side screening porch with 3 season room. The cosmetic would change to a vinyl windows and painted steel siding.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
The proposed renovation would not compromise the integrity of the historical significance of the house.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
Vinyl windows and painted steel siding are the proposed materials for the renovation. This does not create false sense of historical architectural element, bases on the aesthetics will harmonize with the main structure.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
There are no prior changes with known historic significance to the building.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
No existing historic features, finishes or construction techniques will be altered.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
The proposed changes involve the replacement of the screens that enclose the porch with vinyl windows and painted steel frames to match the façade of the building.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
No chemical or physical treatments are proposed.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
No known significant archeological resources exist for preservation.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
The proposed changes do not destroy any historic materials that characterize the property.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
The proposed construction to upgrade an existing porch, if in the future is removed will not impact the integrity of the historic significances of the structure and can be easily repaired to a state that would keep the façade consistent.

STAFF RECOMMENDATION:

The staff recommends **APPROVAL** of this request based on the analysis and findings included in this report.

ACTION/OPTIONS:

- Approval, based upon a point by point review of Preservation Commission findings as stated.
- Disapproval, based upon a point by point review of Preservation Commission findings as stated. (applicant may appeal to the City Commission)
- Motion, to Table item until the next meeting for the purpose of further study.
- Motion, to forward to the SHPO for review.



Project No. 2020-04 LPC

Application No. 7054

Fee (non-refundable) \$200.00

Filing Date 2-3-20

Fee Paid/Received By: SA 2-3-2020

MAJOR CERTIFICATE OF APPROPRIATENESS Landmark Impact Determination

Printed Name of Property Owner: Bill Kaye

Address of Property Owner: 1008 So Esplanade St, LV KS 66048

Phone: 816-591-5448 Email: williamkaye@gmail.com

Applicant Name (if different from property owner): _____

Phone: _____ Email: _____

Property Address of Landmark or Contributing Property for review: _____

Legal Description: (Attach full legal description provided by the REGISTER OF DEEDS OFFICE or a TITLE COMPANY)

Nature of Repair or Alteration/demolition: remodel side porch

Historical or Architectural significance:

National Register []

Kansas Register []

Leavenworth Landmark Register []

Listed on Historic Resource Survey []

Other Contribution: _____

Physical Description of Demolition/Improvement work: remodel screen porch to 3 season. Will not change foot print & siding will match

Determination: No detrimental effect as proposed

Reasoning for this determination (attach necessary documentation including site plan, elevation, architectural detail, or rendering, in keeping with Secretary of Interior standards or special considerations for historic characteristics, patterns size, acceptable substitutions and other general design criteria). This will be reviewed by the Preservation Commission at its next regular monthly meeting. Following approval, the appropriate permit may be issued. This action does not trigger a public hearing, but the board may make changes with consent of the owner/applicant.

Detrimental Effect on Historic Property []

Reasoning for this determination (check all that apply):

Significant Deviation from general character of the historic property(ies) []

Height/scale/spatial inappropriateness []

Inappropriate façade/window/entrance elements []

Inappropriate roof form/horizontal/vertical elements []

Other (requires documentation) []

(Attach all necessary documentation to show how the proposed improvements are inappropriate for the site or building).

Remedies to correct detrimental effect: Project owner may undertake the following improvements which would remedy the above named inappropriate factors (cite secretary's standards with each suggested remedy, attach additional materials as necessary):

NOTE: All signatures must be in ink. Signature of owner(s) must be secured and notarized.

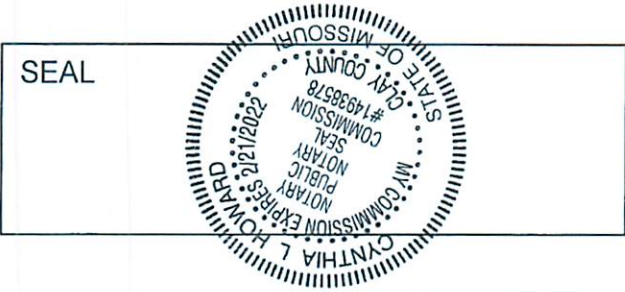
Owner's Signature: Bill Kaye Date: 2/3/2020

State of Missouri

County of Clay

Signed or attested before me on the 3rd day of February, 2020 by Bill Kaye

Notary Public Cynthia L Howard My appointment expires 2/21/2022



For Office Use:

Date of Public Hearing: 3-4-20

Date of Notice of Public Hearing published 2-11-20

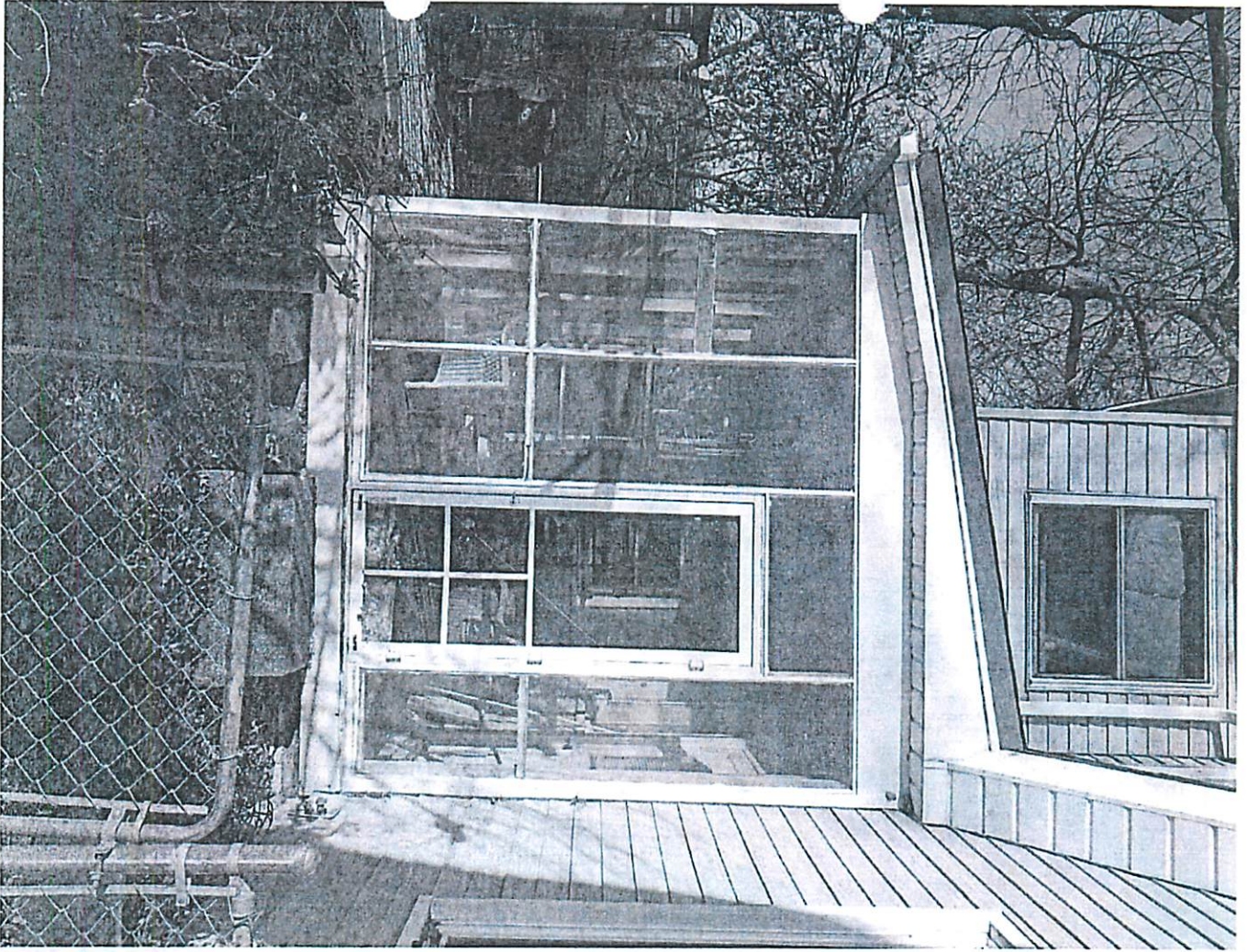
Date Notice sent to property owners within historic district, as appropriate: 2-11-20

Date of request for appeal to City Commission, if appropriate: _____

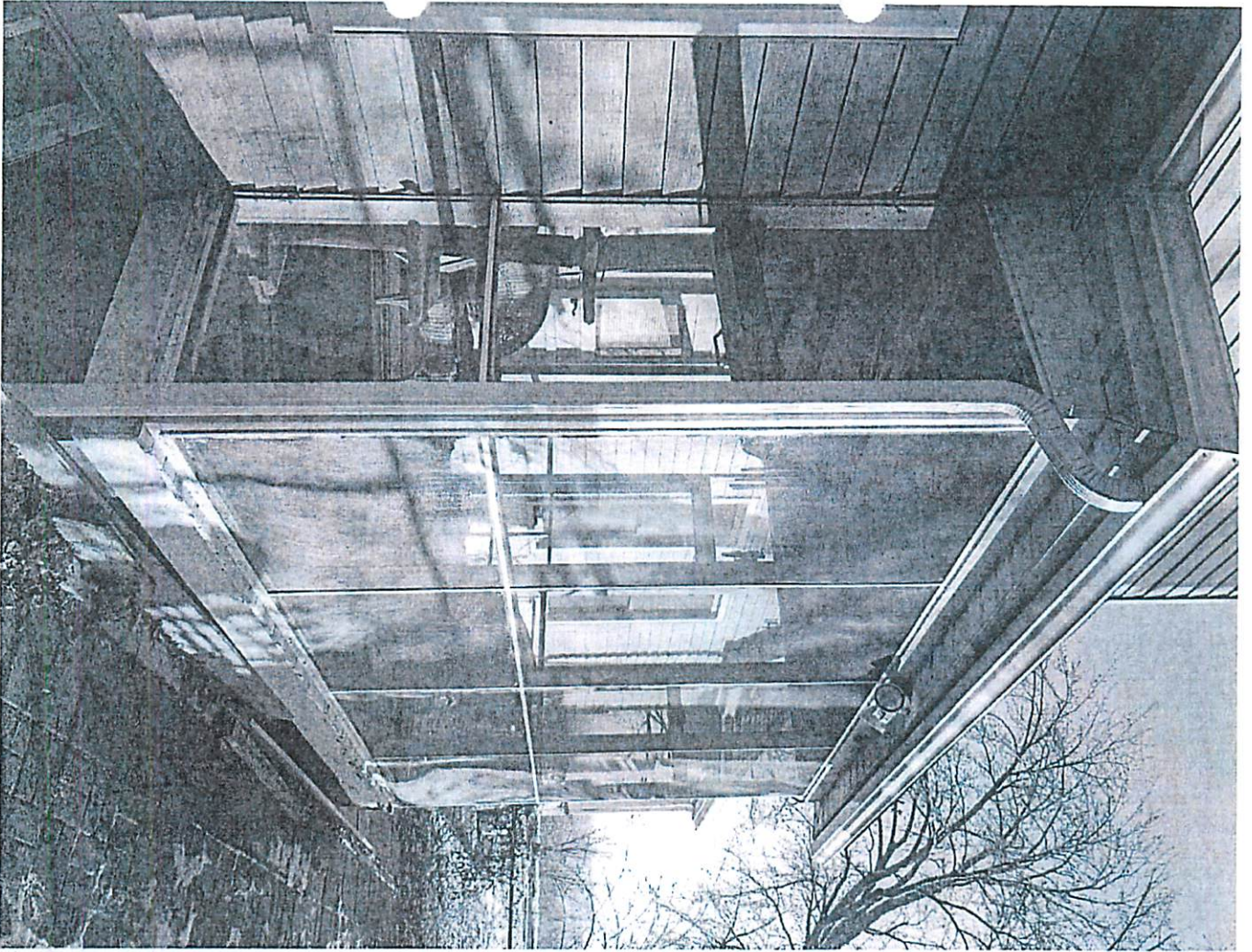
Date scheduled for City Commission review and action, if appropriate: _____

Final Action:

Deny as proposed [] Approve as proposed [] Approve with modifications []



Kaye
Side porch
1008 So Esplanade



Kaye
side porch
1008 So Esplanade

GARNER REMODELING INC.

Garner Remodeling Inc.
117 SE 25th St.
Topeka KS 66605

Insured: WILLIAM KAYE
Property: 1008 S ESPLANADE ST
LEAVENWORTH, KS 66048
Home: 1008 S ESPLANADE ST
LEAVENWORTH, KS 66048

Home: (816) 591-5448
Cell: (816) 591-5448
E-mail: WILLIAM.KAYE@SSA.GOV

Claim Rep.: Garner Rick
Company: GARNER REMODELING INC➤

Business: (785) 232-6420 x 3005
E-mail: rick@garnerremodeling.com

Estimator: Garner Rick
Company: GARNER REMODELING INC➤

Business: (785) 232-6420 x 3005
E-mail: rick@garnerremodeling.com

Contractor:
Company: GARNER REMODELING INC. TIN # 48-108-2310
Business: 117 SE 25th St.
Topeka, KS 66605

Business: (785) 232-6420
E-mail: kevin@garnerremodeling.com

Claim Number: CS442743BDA29D

Policy Number: 2108805

Type of Loss: Other

Date Contacted: 12/23/2019 10:45 AM
Date of Loss: 12/22/2019 12:00 AM
Date Inspected: 1/14/2020
Date Est. Completed: 1/15/2020 3:26 PM

Date Received: 12/22/2019 3:39 PM
Date Entered: 12/23/2019 10:57 AM

Price List: KSKC8X_DEC19
Restoration/Service/Remodel
Estimate: WILLIAM_KAYE

GARNER REMODELING INC.

Garner Remodeling Inc.
117 SE 25th St.
Topeka KS 66605

WILLIAM_KAYE

Main Level

Main Level

DESCRIPTION	QTY
29. Siding - steel - Commercial - High grade	300.00 SF
30. Prime & paint metal siding	300.00 SF
Siding is going to be painted to attempt color match for existing siding.	
31. Sheathing - OSB - 1/2"	300.00 SF
33. House wrap (air/moisture barrier)	300.00 SF
34. Gutter / downspout - Detach & reset	15.00 LF

Porch

Height: Sloped

DESCRIPTION	QTY
1. Windows - Vinyl (Bid Item)	1.00 EA
This is the cost of 8 windows material pricing only.	
2. R&R Window sill	22.00 LF
4. Seal/prime then paint the walls and ceiling twice (3 coats)	528.02 SF
6. Paint door/window trim & jamb - 2 coats (per side)	9.00 EA
7. Seal & paint window sill	22.00 LF
8. Paint baseboard - two coats	39.00 LF
9. Electrical - Labor Minimum	1.00 EA
11. R&R Window trim set (casing & stop)	112.00 LF
12. Framing & Rough Carpentry (Bid Item)	1.00 EA
13. R&R 1/2" drywall - hung, taped, floated, ready for paint	324.69 SF
15. R&R Exterior door	1.00 EA
17. Add. charge for a retrofit window, 12-23 sf - difficult	8.00 EA
19. Install Vinyl window - double hung, 9-12 sf	8.00 EA
20. R&R Door lockset & deadbolt - exterior	1.00 EA
This is to replace the lockset on the door to the Kitchen	
22. R&R Baseboard - 3 1/4"	39.00 LF
23. R&R Batt insulation - 4" - R13 - paper faced	406.67 SF
25. R&R Batt insulation - 6" - R19 - paper faced	121.35 SF
26. R&R Wrap wood window frame & trim with aluminum sheet - Small	9.00 EA
28. R&R Wrap wood door frame & trim with aluminum (PER LF)	17.00 LF
38. Paint the floor - two coats	118.75 SF
37. Door lockset & deadbolt - exterior	1.00 EA
This is for the new door going outside.	

Labor Minimums Applied

WILLIAM_KAYE

1/15/2020

Page: 2

GARNER REMODELING INC.

Gamer Remodeling Inc.
117 SE 25th St.
Topeka KS 66605

DESCRIPTION	QTY
36. Gutter labor minimum	1.00 EA

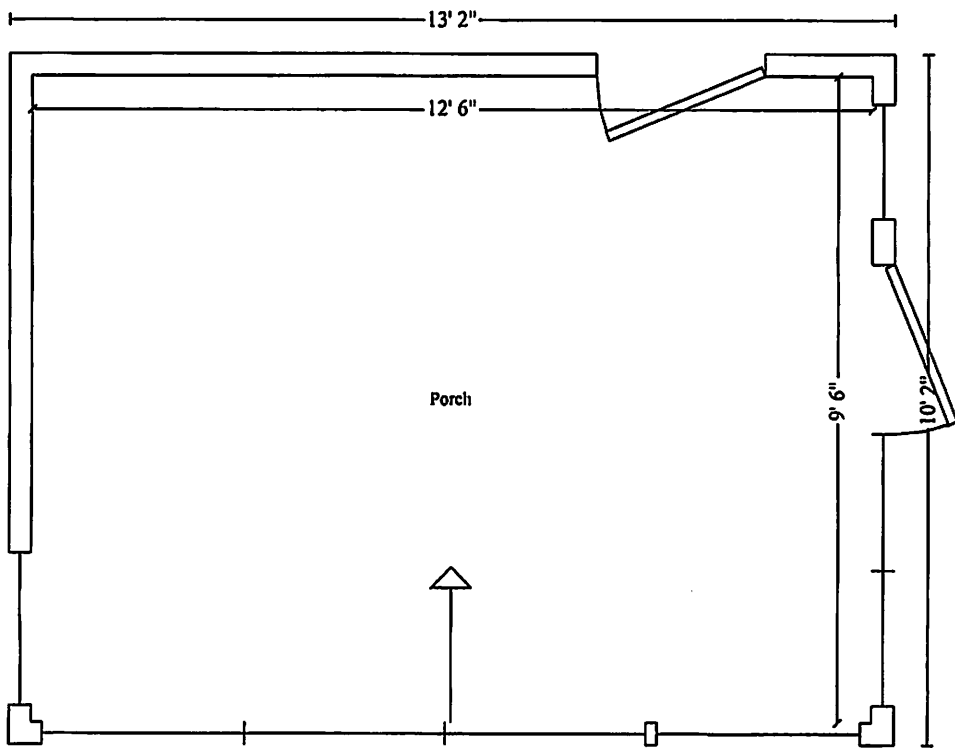
Grand Total \$21,235.87

Garner Rick

Grand Total Areas:

406.67 SF Walls	121.35 SF Ceiling	528.02 SF Walls and Ceiling
118.75 SF Floor	13.19 SY Flooring	39.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	44.42 LF Ceil. Perimeter
118.75 Floor Area	133.86 Total Area	406.67 Interior Wall Area
480.00 Exterior Wall Area	46.67 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Main Level



Main Level

Hello,

My name is Brandon Baker, and I am one of the founding members of Spray See Inc and creator of Graffiti KC. Through SpraySee, we put on an annual festival in Kansas City called SpraySeeMO, where we bring in artists from all over the world to paint large scale murals. We put on other various events alongside it, like drawing classes, tours, and art battles, to name a few. Last year in September, we brought in around 45 artists representing 8 countries and 14 states.

We are looking to begin expanding to different cities and towns around the US and begin international as well. Having been born and raised in Leavenworth, I think it's a prime town with perfect walls that can be transformed into fantastic art. Last year I organized a Spock mural that was painted on the side of Gator's Video, and people seem to love it. Had people stopping during the whole painting process enjoying seeing it go up.

I will attach some photos and drop some links to the interviews we did during SpraySeeMO 2019. We could brighten up Leavenworth and make it a charming art destination. If you think this is something that would interest the city, I would love to talk more. Art can transform a boring wall into a vibrant stop that brings in customers to shops and visitors to the town as we have seen with SpraySeeMO. I would really love to put Leavenworth on the map!

<https://www.startlandnews.com/2019/09/sprayseemo-2019-2/>



SpraySeeMo returns to Crossroads, painting a shared space for graffiti artists, businesses (Photos)

www.startlandnews.com

"We need brave building owners for this — people who are willing to take a risk with us," Joel Mackey said, noting the process for carefully vetting both artists and approved locations.

<https://www.kshb.com/news/local-news/unique-sprayseemo-festival-brightens-up-communities>

Unique SpraySeeMO festival brightens up communities

www.kshb.com

More than 40 artists from around the country are part of the SpraySeeMO Mural Festival, turning the City of Fountains into the City of Street Art.

28 January 2020

Re: The 28 Doors of Leavenworth Project

I am writing to voice my support for Leavenworth Main Street's latest endeavor, the 28 Doors of Leavenworth.

Initially, I thought- doors? Why doors? Come to think of it, I don't think I ever actually asked that question. But I did start thinking about doors. Then I started thinking about *open* doors. Soon my head was abuzz with the "bigger picture" that open doors are symbolic of journeys, of change, and growth, and discovery. To open a door is to remove a barrier. To welcome someone or something in.

Open doors are symbolic of being open-minded and open-hearted. To be open is also to be exposed- to show your truth, to be honest. In the world of creating something from nothing, that is the work of the artist, to share himself, to share his soul, through sharing his art.

Mine may not be the frolicking forest animals that one artist sees through the open doorway, and it may not be the blue bridge another sees, but to me, an open door means I can paint a period in history, or I can paint what I wish for our future. I can paint a line of trains, or I can paint the hobos hitching a ride out of town.

I believe the subject matter is limitless, which will make choosing the concept art for 14 doors this year and 14 next year a difficult task. Unlike the past "Cows on Parade" in Kansas City that were merely decorated, the open doors are asking for more. Much more. The open doors need to tell a story, and I believe those stories will be an asset for tourism in Leavenworth. Additionally, I applaud the hard work that Main Street is and has put forth towards making Leavenworth a destination downtown.

Sincerely,

Theresa Cleaves

President, Leavenworth County Artists' Association

The 28 Doors of Leavenworth (Phase One: 14 Doors) 2020 Out-Door Painting Competition

Work Dates are daylight hours Friday thru Saturday, June 19-27, 2020 with priority given to Saturday, June 20. Artist has complete control over their work schedule with the understanding that the work may begin no earlier than 8 am on Friday, June 19, 2020 and must be completed by 9 pm on Saturday, June 27, 2020.

Concept Renderings are due to the Selection Committee by May 1, 2020 with Notification of Selection by May 15, 2020.

Doors will be approximately 36” wide and 84” tall. Artists will design a concept rendering for their doors with the following requirements:

- Concept is an open doorway. Doorway may be painted to include a door that has opened inward or can be an open archway.
- What is painted inside the opening is up to the artist, but must conform to common decency standards. The door has been opened and this is what we see through the opening.
- The artist supplies his/her own paints and supplies with the knowledge that the art work will be exposed to the elements for at least two years.
- Artists may sign their works in the lower right hand corner of the doorway.
- Artist understands that the image may be used in the promotion of Leavenworth, and agrees to allow this usage.
- Artist is responsible for cleanup, taking reasonable care to “color within the lines”, and to tarp the ground beneath the painting space during the process. Artist agrees to cleanup spills or overspray.

A Judging Committee will evaluate the doors and choose the prize winners. 1st Prize (\$500), 2nd Prize (\$400), 3rd Prize (\$300). The other 11 artists will each receive a \$50 stipend to help defray some of their supply costs.

February 27, 2020

Julie Hurley
Leavenworth Preservation Commission
City of Leavenworth
100 N 5th St
Leavenworth, KS 66048

Re: William Small Memorial Home for Aged Women (711 N Broadway St, Leavenworth, Leavenworth County)

Dear Julie:

We are pleased to inform you that the *William Small Memorial Home for Aged Women* will be considered by the Kansas Historic Sites Board of Review for nomination to the National Register of Historic Places and Register of Historic Kansas Places at its next meeting on May 2, 2020. You are being notified because the property is within the boundaries of Leavenworth, a Certified Local Government.

Per the requirements of 36 CFR 60-61 and Section IV of the *Procedures for Implementation of Certified Local Governments in Kansas*, we are providing your historic resources commission the opportunity to comment on this nomination. **In accordance with Section IV (C), we request receipt of the commission's recommendation report by May 1, 2020.**

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage. Should you have any questions about this nomination before the Kansas Historic Sites Board of Review meeting, please contact Jamee Fiore, National Register coordinator, at (785) 272-8681 ext. 216 or at Jamee.fiore@ks.gov.

Sincerely,



Patrick Zollner
Deputy State Historic Preservation Officer



Jamee Fiore
National Register Coordinator

enclosure

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name William Small Memorial Home for Aged Women

Other names/site number William Small Memorial Home; KHRI #103-3020-00032

Name of related Multiple Property Listing N/A

2. Location

Street & number 711 North Broadway Street

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, 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
___ national ___ statewide X local Applicable National Register Criteria: ___ A ___ B ___ C ___ D

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date _____

Kansas State Historical Society
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
 ___ entered in the National Register ___ determined eligible for the National Register
 ___ determined not eligible for the National Register ___ removed from the National Register
 ___ other (explain:) _____

Signature of the Keeper _____ Date of Action _____

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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.)

<u>Contributing</u>	<u>Noncontributing</u>	
1		buildings
1		sites
	1	structures
		objects
2	1	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH CENTURY AND EARLY 20TH
CENTURY REVIVALS/Classical Revival

Materials
(Enter categories from instructions.)

foundation: Stone (and concrete)
walls: Brick

roof: Composition Shingle (and TPO)
other: Metal

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Narrative Description

Summary

The William Small Memorial Home (Small Home) is at 711 North Broadway Street in Leavenworth, Leavenworth County, Kansas. Built between 1903 and 1904, the tan brick Classical Revival building occupies a full city block. The house is three-and-a-half stories tall with an irregular footprint over a full basement. Two-story porches dominate the east and south facades, and the main entrance is located within a rounded bay at the southeast corner of the house. In 1985, a one-story brick addition was constructed to the southwest of the main house. The two-acre parcel was intentionally landscaped to compliment the grand house. Trees line the north and east sides of the sloped property. A concrete drive circles the house from the west, and a set of concrete steps provides access from the southeast corner of the property up to the front lawn. The nominated property includes one contributing building (Small Home), one contributing site (the surrounding landscape), and one non-contributing structure (2004 carport).

Elaboration

Setting & Site

The tan brick Classical Revival building is centered on a full city block about seven blocks northwest of downtown (*Figures 1 & 2*). The Small Home is situated within a residential neighborhood with houses of various ages. Across Kickapoo Street to the south are a series of one-story mid-century Colonial Revival duplexes; on the east side of North Broadway, the single-family dwellings range from early twentieth century Craftsman bungalows to late nineteenth century Folk Victorians. The National Register-listed North Broadway School (1923) occupies the block to the north of the Small Home, and across North 8th Street to the west, the houses range from two-story Italianate to one-story Minimal Traditional. The National Register-listed North Broadway Historic District begins two blocks south of the building.

The Small Home property is bounded on the north by Kiowa Street, on the east by North Broadway, on the south by Kickapoo Street, and on the west by North 8th Street. The two-acre site is mostly level, but at the northeast, east, and south edges, the terrain drops about ten feet to the street (*Figure 2*). To mitigate this drastic topographical change, a double terrace was built in May 1904 (*Photo 7*).¹ A set of concrete steps, also dating to 1904, leads from the street level at the southeast corner of the parcel up to a concrete sidewalk at grade level (*Photo 8*);² this sidewalk extends to the concrete driveway. The concrete driveway curves around the east side of the house, opening at the west ends to larger concrete parking lots on the north and south sides of the house; the concrete pad extends to the west of the building, connecting the parking lots. A gable-roofed carport (2004) is located at the north edge of the north parking lot.³ Remnants of herringbone brick sidewalks are located at the street levels on the south and east edges of the parcel; a curb cut along Kickapoo Street formerly accessed a driveway up to the house. The date of the driveway's removal is unknown, but according to available aerial images, it occurred

¹ "Beautifying Grounds of the Memorial Home," *The Leavenworth Times* (11 May 1904): 4.

² "More Improvements," *The Leavenworth Times* (30 June 1904): 4.

³ This date is given by the county appraiser; aerial images support this date.

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between 1966 and 1991. Mature deciduous trees line the north, east, and partial south edges of the parcel; these are likely remnants of the one hundred trees planted on the site in 1904.⁴

House Exterior

The Small Home is a three-and-a-half story Classical Revival building with an irregular footprint raised over a full basement. The tan brick building rests atop a limestone foundation; the hipped roof is covered with asphalt composition shingles. At the southwest corner of the 1904 building is a one-story circa 1985 addition with a flat roof, tan brick walls, and a poured concrete foundation enclosing a full basement. The Small Home's partially exposed basement level is rough-hewn stone set in random coursing. Masonry openings in the upper stories have stone sills and steel lintels. Two-story porches dominate the east and south elevations; the porches have metal railings. A heavy cornice accents the roof line. Alterations to the exterior include the replacement of several historic one-over-one wood window sashes (although some trim and mullions remain); the removal of most wooden decorative elements at the porches and cornice/roof line; the removal of a portion of the south porch; and the covering of the two-story wooden porch columns with aluminum.⁵

The main entrance to the Small Home is oriented toward the southeast (*Photos 1 to 3*). This elevation has a rounded center wall with perpendicular wing walls. A curved one-story porch with flat roof covers the first story. Decorative stone columns and pilasters support the porch's stone frieze; "William Small Memorial Home" is engraved within the face of the frieze. The porch ceiling is beadboard. A set of seven concrete steps leads from the sidewalk to the concrete porch floor. A curved ADA ramp (unknown date) is north of the stair. A one-over-one window pierces each story of the wing walls. The first story windows have jack arches. The second story windows have jack arches with a central stone keystone. The cornice covers the headers of the third story windows (typical of all elevations). Each story of the curved wall has three bays. At the first story, the center bay contains the building's main entrance; the non-historic door has a clear glass transom above; the wood casing appears to be historic. A fixed sash window pierces the wall on either side of the door. All three masonry openings have a decorative raised brick hood. The second story has a pair of one-over-one windows in the center bay; the windows have a raised brick surround. On either side of this window unit is a round window with stone keystones at the top, sides, and bottom. A stone band with brick dentils separates the second and third stories. The third story has a pair of one-over-one windows in the center bay with a single one-over-one window on either side. All three masonry openings have raised brick surrounds on the sides. The roof over the rounded portion of this elevation is flat.

The east elevation is symmetrical (*Photo 1*). A two-story porch with flat roof dominates this elevation. The porch has four two-story columns along the front edge, and brick pilasters with stone capitals support the entablature at the wall. Brick supports the concrete porch floor at the first story. The second story is wood. Each story of the east elevation has five masonry openings. The north and south two openings are centered between the porch bays, as is the center window. At the first and second stories, these openings have segmental arch lintels while the third story has rectangular openings (typical of all elevations, unless noted otherwise). The center bay of the first story

⁴ "Beautifying Grounds," 4.

⁵ The dates of these alterations are currently unknown; although, wooden porch railings and column capitals were removed prior to 1973 (*Figure 3*). The columns were covered by aluminum and decorative elements removed prior to 1983 (*Figure 4*).

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contains a double window unit; the center bay at the second story has a door to access the porch. At the third story, the center bay has a flat stone hood. The transom and half of the window are covered; a one-over-one unit fills the north side of the opening. The cornice above this window splits, and a hip roof dormer rises above the roof at this bay. The east wall of the dormer is flush with the rest of the elevation; the window rises above the dormer roof line. The one-over-one window has a semi-circular header, and the dormer roof curves to match it.

The south elevation is broken into three planes (*Photos 3 & 4*). The easternmost plane is closest to the street and is similar to the east elevation. A two-story porch (identical to the east elevation) dominates this wall. Three masonry openings are evenly spaced within the first story wall and are centered on the porch bays. The west and center openings contain a single one-over-one window; the east opening has a pair of windows. Five masonry openings pierce the second story. The east and west bays contain doors to the porch. The center bay is a paired one-over-one window unit; single one-over-one windows flank the center bay. The east masonry opening is rectangular. The third story has five masonry openings. The west bay contains a door to the porch; a shed roof awning supported by heavy, decorative brackets, covers this door. To the east of this bay is a single one-over-one window. The two easternmost openings at this story also each contain a single window. The center bay contains a pair of narrow windows with a flat stone hood. As on the east elevation, the cornice splits above this window unit, and a hipped roof dormer extends from the roof; this dormer also contains a center rounded-arch window.

The center plane of the south elevation is set back from the eastern plane approximately nine feet; the west-facing bay at this location contains a single opening at each story. The first story has a single window; the second story contains a solid door that accesses a metal fire escape. The third story formerly contained a door, but the opening has been reduced to window size; a shed roof awning with decorative brackets covers this opening. The south elevation of the center wall plane has a wooden band that separates each of the upper stories; these bands are the locations where a porch formerly attached to the wall. The stone foundation is exposed and contains two basement windows. The first story has three masonry openings. The west and center openings contain a pair of windows; the east opening is covered with plywood. Three masonry openings are evenly spaced at the second story. Each contains a single one-over-one window. Three windows are located at the third story directly above the second story windows. The openings at the first and second stories have segmental arches while the openings at the third story are rectangular. Two small wooden, hipped roof dormers extend above the roof at this wall.⁶ The west plane of the south elevation is set back approximately twenty feet from the center plane. The basement and first story are obscured by the 1985 addition (described below). The second and third stories each contain a single one-over-one window.

The west elevation is also comprised of multiple wall planes (*Photo 5*). The wall plane closest to 8th Street has a single masonry opening at each story, including the basement. Each opening contains a different sized window. The basement window is at the north end of the wall; the first story window pierces the south end of the wall; a pair of windows is centered within the second story; and the third story has a fixed window. The wall plane to the south of this one is set back about fifteen feet. The 1985 addition covers the first story and basement. A single window is centered at the second and third stories.

⁶ The building's wood-framed dormers date to circa 1985 when the building was converted into apartments.

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The north elevation is also a broken wall plane (*Photo 6*). The east half of this elevation is closest to Kiowa Street. The basement level is partially exposed with a series of uneven masonry openings. The easternmost opening has been infilled. A wide limestone block carved with "1903" forms the cornerstone at the top of the foundation wall at the east end of the elevation. A ca. 1985 glass vestibule covers the door and window system at the center of the elevation at ground level. This non-historic door system accesses the building's main stair. The first story contains four unevenly spaced masonry openings. The eastern two openings contain a pair of windows; a small window pierces the wall above the basement door; and at the west end of the wall is a rectangular opening with brick surround. Historically, this contained three ganged windows; a wood panel covers the center window today. The second and third stories each contain six masonry openings. The east three and westernmost windows are similarly sized one-over-ones; pairs of fixed windows fill the single openings above the entrance at each story; a short one-over-one window is to the west of the entrance bay. A wood-frame dormer extends from the roof above the center four bays of this elevation. The dormer has a deck-on-hip roof, and a metal fire escape extends from the center of the dormer to the ground level at the east porch.

The west half of the north elevation is set back about fifteen feet. At each story of the west-facing wall of this setback is a masonry opening. A single window is located at the basement, second, and third stories; a pair of windows is at the first story. The north elevation of the west half of the building contains four masonry openings at each story. The four windows of the basement level are evenly spaced and similarly sized. At the first story, the end windows are shorter than the center two; at the second story, the second window from the west is shorter than the other three which are similarly sized; and at the third story, the second window from the east is shorter. A wood-framed, hipped roof dormer extends from the roof above the second bay of windows from the east.

1985 Addition Exterior

The one-story addition extends from the southwest corner of the house. The brick and concrete addition has a flat roof. The east elevation contains a single door at the south end that accesses a concrete stair that leads down to the sidewalk. The south elevation has two openings that each contain a pair of fixed windows; at the east end of the basement level is a window. The west elevation also has two openings that each contain a pair of fixed windows at the first story; a window is located at the south end of the foundation, and a pair of solid doors is located near the center of the basement wall, accessing the building's boiler and mechanical room. The north elevation contains a single door at the east end that accesses a concrete stair leads west, down to the sidewalk. A door at the east end of the foundation accesses the basement level.

Interior

The William Small Memorial Home has three full floors and a partial attic over a full basement (*Figures 12 to 16*). Each floor contains private apartments centered on a double-loaded corridor that runs east-west. Floors retain historic wood (covered with carpet);⁷ walls are drywall with non-historic wainscoting; ceilings are drywall above a lay-in acoustical grid. Most of the finishes throughout the building have been updated, especially within the

⁷ Wood floors noted in an August 2019 site visit; the basement has concrete floors.

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apartments. The corridor widths appear to be historic, but the current configuration of each floor dates to the building's conversion into apartments.

The main entrance into the Small Home is through the door at the southeast corner of the building. The historic entry foyer features a mosaic tile floor, curved built-in benches, and dark wood trim and crown moulding (*Photo 9*). The main corridor is through a pair of historic wood-framed glass doors in the foyer's northwest wall (*Photo 10*). Two apartments line the south end of the corridor; two apartments occupy the northeast corner of the building; and an additional two apartments line the north side of the corridor. An elevator, which is in the historic location of the building's elevator, is in the south wall of the corridor near the entry (*Figures 5 & 6*); the elevator provides access to all floors except the attic. A cross-hallway is located to the north of this elevator; a door at the north end of this short hall leads to the building's main staircase (*Photo 11*). The switchback stair has historic wooden balusters, newel posts, rail, and paneling on the underside of the stair. Carpet covers the treads and risers. A door at the west end of the main corridor's south wall leads into the 1985 addition, which on the first floor contains an open community room, restrooms at the north end of this room, and a kitchen in the southeast corner. A door at the west end of the north wall of the main corridor exits the building.

The second and third floors are almost identical to each other. A double-loaded corridor connects six apartments on each floor (*Photos 12 & 13*). The apartment in the southwest corner of the second floor is now a laundry room. Also at the second floor, a north-south egress hallway leads from the main corridor south to the fire escape. A back stair at the west end of the main corridor connects the second and third floors.⁸ The attic level contains three apartments (*Photo 14*), which are accessed from the small corridor at the top of the main stair. The corridor extends north, wrapping east around the stair and leading to the north fire escape. The basement has five apartments while tenant storage occupies the southeast corner. Four apartments plus the storage area are within the 1904 building while the fifth apartment is in the 1985 addition. The mechanical room for the entire building is in the northwest corner of the 1985 basement. The floor of the corridor is concrete.

Integrity

The William Small Memorial Home retains a good degree of historic integrity of location, setting, association, and feeling. The building has not been relocated and it remains within a historic residential neighborhood. Further, the immediate setting of the two-acre parcel remains relatively undeveloped as it did historically. The carport, added in 2004, is a minimal intrusion toward the rear of the building, and its design allows for continued visibility of the building from the street. The presence of the building on the site and its function as a multiple dwelling continue to support its historic associations as a multi-dwelling facility.

⁸ This stair formerly connected to the first floor, but there is no access currently on the first floor.

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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.
- 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

SOCIAL HISTORY

Period of Significance

1904-1974

Significant Dates

1904

1974

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Feth, William P. (architect)

Garrett and Fuller (builder)

Period of Significance (justification)

The period of significance spans the seventy years the building functioned as the Small Home, 1904 to 1974, providing housing to Leavenworth's elderly women.

Criteria Considerations (justification)

N/A

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Narrative Statement of Significance

Summary

The William Small Memorial Home for Aged Women (Small Home) is locally significant under Criterion A in the area of Social History. Constructed between 1903 and 1904, the Small Home provided a communal dwelling space for elderly single women until 1974. The brick building on North Broadway was the third building used by the Old Ladies' Rest organization, a charitable organization who ran the Small Home as an alternative to the county poorhouse. This building was purpose-built for the organization, is the largest of the three buildings, and is the only one still standing. The William Small Memorial Home filled a need within the city of Leavenworth by providing affordable housing for women over sixty years of age. The construction of the building was privately financed by Zephy Small, widow of prominent Leavenworth businessman, William Small; the organization and its mission were financed almost entirely by private donations and by the estates of the women who resided at the Small Home. Although medical care was available, the Small Home was not considered a nursing facility. The period of significance spans the seventy years the building functioned as the Small Home, 1904 to 1974.

Elaboration

The Development of Elder Care Facilities in the United States⁹

During the 1800s, urbanization and less reliable familial care left the elderly, namely unmarried women, increasingly destitute. With few other options, many sought respite in poorhouses or poor farms, as were common in Kansas.¹⁰ Publicly funded through local or state taxes, these poor farms were intended to provide efficient and inexpensive support to impoverished, orphaned, or mentally ill individuals with the promise of reform. However, most poorhouses offered inadequate and improper care for the elderly in unhealthy conditions. This aspect may have been somewhat intentional, to discourage dependence on government welfare.¹¹

A report from 1904 analyzed poorhouses across the nation, noting statistics in gender, race, country of origin, and age. The report revealed that over 40 percent of all individuals in poorhouses were over the age of sixty.¹² In Kansas by the end of 1903, 780 residents lived in publicly funded poorhouses up from 593 in 1890; Leavenworth County had the third largest number of poorhouse residents in the state with thirty-five. Over two hundred Kansas poorhouse residents were female, almost half of whom were over the age of sixty.¹³ As the nineteenth century progressed, new laws prohibited the mentally ill, children, and individuals with special needs from residing in poorhouses, which provided inadequate care for these individuals. However, these new laws did little to improve the situation for the elderly. During this time, society portrayed senior citizens as impoverished, with a diminished

⁹ This section is primarily from a context developed by Rosin Preservation in 2015. Rachel Nugent and Lauren Rieke, "Home of the Friendless [St. Louis, Independent City, Missouri]," National Register nomination (June 2015): 8-18 to 8-20.

¹⁰ Carole Haber, *Beyond Sixty-Five: The Dilemma of Old Age in America's Past* (Cambridge: Cambridge University Press, 1983), 28-30.

¹¹ Steven Sek, *Housing the Frail Elderly: History, Contemporary Practice, and Future Options*, Master's Thesis, Ball State University (Muncie, Indiana, 2011), 17.

¹² US Bureau of the Census, John Koren, and William Alexander King, *Paupers in Almshouses 1904* (Washington D.C.: Government Printing Office, 1905), 23.

¹³ Koren and King, *Paupers in Almshouses 1904*, 7, 53, 110-111.

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capacity for work and little authority over family or employment. Statistics showed increasing numbers of the aged with ill-health and residing in poorhouses, resulting in a growing awareness of the needs required by these members of the population.¹⁴ By the 1920s, poorhouses had evolved into publicly-operated nursing homes and came to be known as “infirmaries” or “hospitals.”¹⁵ The care provided by these early, unregulated facilities often remained inadequate with substandard living conditions.

Beginning in the 1850s, large numbers of social and welfare organizations across the United States began to provide a variety of services to disadvantaged citizens. Many formed along ethnic, religious, or societal foundations to provide institutional housing and care for orphans, the mentally ill, and the elderly, among others. The old age homes run by such organizations were intended to be a respectable alternative to the poorhouse. Unlike modern nursing homes, however, these typically provided only residential and day-to-day care rather than medical care.¹⁶ As orphans and the mentally ill left poorhouses, the population of these institutions changed to primarily house the elderly and disabled. The increasingly negative image of poorhouses as the only option for the elderly promoted the development of benevolent institutions, such as the William Small Memorial Home, as alternative residences for “upstanding” individuals.¹⁷

With the start of the Great Depression in the 1930s, more elderly women found themselves without a place to live. Additionally, privately run facilities could not meet the demand for senior care. The national attitude concluded that the government should play a greater role in elder care. Public and academic sentiment began to promote the idea of an elderly pension as an alternative to charitable institutions and poorhouses-turned-nursing homes. President Franklin Delano Roosevelt signed the Social Security Act in 1935, authorizing funding for the support of seniors and offering Old Age Assistance grants or “pensions” to states for retired workers not living in public institutions.¹⁸ These cash payments allowed the elderly to reside in private dwellings, rather than public or institutional housing. However, those who still could not afford to remain in private houses sought residence in private nursing homes or elderly-only boarding houses.¹⁹

Boarding houses for seniors were often distinguished from nursing homes. Boarding houses, termed “old people’s homes” by the Bureau of Labor Statistics, differed from nursing homes in that their primary purpose was simply to provide shelter. Some retained a medical professional on call, but these homes did not offer medical oversight. Some were charitable organizations that required no payments from residents while others required an entry fee and subsidy from the residents; the fees often were paid by philanthropists or sponsors on behalf of the applicant. The Bureau of Labor Statistics concluded in their 1940 report, *Homes for the Aged in the United States*, that the social stigma of an “old people’s home” was greatly diminished because “a large proportion of such homes

¹⁴ Haber, *Beyond Sixty-Five*, 41-43.

¹⁵ Elizabeth Rosin and Kristen Ottesen, “Buchanan County [Missouri] Infirmary,” National Register nomination (2007), 10.

¹⁶ Sek, *Housing the Frail Elderly*, 20.

¹⁷ Carole Haber and Brian Gratton, *Old Age and the Search for Security: An American Social History* (Bloomington: Indiana University Press, 1993), 123, 128.

¹⁸ Sek, 24. The Old Age Assistance program started by the Act led to the current Medicaid program of long-term care.

¹⁹ Sek, 26. Fueled by the monies from these “pensions,” for-profit private nursing homes sprang up in cities across the United States during the 1930s. Like their poorhouse counterparts, these were unlicensed and unregulated facilities. Some offered nursing care, hence the name, while others were simply rented rooms in private homes.

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actually contain one or more guests who are financially able to maintain themselves elsewhere but prefer the care and companionship available in the home.” Over one hundred thousand elderly people resided in 1,428 “Old People’s Homes” in 1939. Kansas had nineteen such homes in 1939; two were owned by the state, seven by religious institutions, five by fraternal organizations, three by private entities, and two by hospital associations.²⁰

An amendment to the Social Security Act in 1950 greatly changed the elder care system, by allowing for direct government funding of nursing homes. Facility regulations enacted in 1953, however, set standards for nursing home facilities, and new ideas emerged that considered nursing homes as health-care facilities. The accommodations offered at nursing home facilities greatly improved in the 1970s and 1980s when legislation created regulations and licensure procedures. These later regulations, including at the state level, oftentimes led to the closure of non-nursing facilities for elderly people because of the way states like Kansas defined health-care facilities.

Old Ladies’ Rest & the William Small Memorial Home, Leavenworth

The William Small Memorial Home for Aged Women (Small Home) on North Broadway has its roots in early 1890s Leavenworth with the establishment of the Old Ladies’ Rest. A group of local philanthropists and civic leaders established the charitable organization with the State of Kansas in 1893;²¹ the editors of the February 1903 *Old Ladies Journal* explained the need:

[It was] the outgrowth of the constant appeals to the institution known as the Home for the Friendless, located in Leavenworth, to receive under its roof those who, through age and misfortune, could no longer provide for the care of themselves. The managers of that institution were obliged to deny to such the needed care, [sic] but saw the need of establishing a place exclusively for this class.²²

The Home for the Friendless (Home), which opened in the fall of 1871 at 6th and Marshall streets, was a shelter for impoverished young women who had no other place to live or means of livelihood; many of the women came to the home pregnant, and their babies were adopted out by the Home. At the time of its establishment, this was the only refuge of its type in Kansas.²³ Because its mission was to help poor young women, the administrators and supporters of the Home for the Friendless encouraged the creation of a similar dwelling for elderly women of Kansas. The first meeting to discuss the establishment of such an organization was in February 1892 in a parlor at the Home.²⁴

The Old Ladies’ Rest organization, which changed its name in 1904 to the William Small Memorial Home for Aged Women, fulfilled a specific housing need for elderly single women from 1892 to 1974.²⁵ During this time

²⁰ US Department of Labor, *Homes for the Aged in the United States*, Bureau of Labor Statistics Bulletin 677 (Washington, DC: US Government Printing Office, 1941), 1-2, 6, 46-47.

²¹ Secretary of State, Business Entity Search Records give the date of establishment as March 4, 1893.

²² “Some Facts About the Work of Caring for the Aged Women of Kansas,” *The Old Ladies Journal* (1 February 1903): 3.

²³ “The Home for the Friendless,” *Leavenworth Daily Commercial* (5 October 1871): 4.

²⁴ “The Old Ladies’ Rest,” *The Old Ladies Journal* (January 1898): 1.

²⁵ SOS Records; *The Leavenworth Weekly Times* (14 April 1904): 3.

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period, three buildings were utilized for that service. In the late spring of 1892, the Home of the Friendless donated a small cottage on its grounds to the Old Ladies' Rest (*Figure 7*). The first resident—a local woman—moved into the Rest in August 1892; in September, a woman from Kingman, Kansas joined the Rest, and by the beginning of 1893, a third woman, a widow from Coffey County, filled the final vacancy in the cottage.²⁶ Due to the increased number of applicants, the Board of Directors of the Old Ladies' Rest decided to move into a larger facility; by May 1893, they rented “the old Griswold place” at 719 North Broadway, with the intention of purchasing the property, which they did in October 1894.²⁷ The existing two-story frame house had room for eight residents plus a matron and servant. However, applications for residency continued to outnumber available space.

At the turn of the century, a campaign commenced for a new, larger building purpose-built for the Old Ladies' Rest. Zephy Small, widow of Leavenworth merchant William Small, donated \$50,000 in 1902 for a new facility with the condition that it be named in memory of her husband. Opened in 1904, the William Small Memorial Home for Aged Women contained space for thirty women; when it opened, eleven ladies moved into the building.²⁸ By 1910 twenty-six women between the ages of 69 and 90 resided here along with the matron, an assistant matron, a nurse, a maid, and a male janitor. The occupancy in 1920 included thirty-two women between the ages of 63 and 92 plus a matron, a nurse, a servant, and a housekeeper. Twenty-eight women, aged 65 to 91, a matron, and a nurse resided here in 1930, and in 1940, twenty-seven women between the ages of 68 and 87 lived here with a matron, a nurse, and a housekeeper.²⁹ The population appeared to have held steady into the 1950s when twenty-five women resided here, but the time of its closing in 1974, it was home to only nine residents.³⁰

The Old Ladies' Rest/Small Home covered expenses through admission fees, private donations, and, initially, a small appropriation from the state. This appropriation began in 1904 when two representatives of the Old Ladies' Rest organization visited the state legislature to seek financial aid in erecting a new facility in Leavenworth. While the legislature declined to financially support the construction, it did appropriate \$900 in 1904 and 1905 to the organization. In 1906, the amount decreased to \$700 then to \$500. By 1914, the state no longer provided any funds.³¹ Admission fees between 1893 and 1895 were \$200; from 1895 until 1904, the fee was \$300, and after the move into the new Small Home, the fee increased to \$500.³² The fees continued to rise over the years to \$800

²⁶ “The Old Ladies' Rest,” 1.

²⁷ “Old Ladies' Rest,” *Home Record [Leavenworth]* (1 March 1893): 2; Mrs. C.B. Gunn, “Early History of the Wm. Small Memorial Home,” *The Old Ladies Journal* (April 1914): 1. The property purchased was the northern half of the current site; the south half of the block was purchased at an unknown date between 1894 and 1902, as mentioned in “Mrs. Smalls Great Gift,” *Evening Standard* (31 March 1902): 1. Leavenworth County Historical Society. William Small Memorial Home Vertical File.

²⁸ *The Old Ladies Journal* (April 1914): 6; “William Small Memorial Home Dedicated,” *Western Life* (7 April 1904): 1. This is the equivalent to approximately \$1.5 million today.

²⁹ US Decennial census records for 1910, 1920, 1930, and 1940.

³⁰ Jean K. Williams, “Small Memorial Closing Its Doors,” Unknown paper; unknown date [1974], clipping in Leavenworth County Historical Society, William Small Memorial Home Vertical File.

³¹ Mrs. Gunn, “Early History of the Wm. Small Memorial Home,” *The Old Ladies Journal* (April 1914): 7. This translates to approximately \$25,400, \$19,800, and \$14,000 in today's currency.

³² Gunn, “Early History,” 7. In today's currency, this equals between \$5,650 and \$6,100 (1893 to 1895), \$9,140 (1895) and \$8,465 (1904); and \$14,110 (1904) and \$13,100 (1914).

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then \$1,000, and by 1963, \$3,000.³³ Advertisements in the *Old Ladies Journal*, the print organ of the organization, provided a small income. Private donations came from all over the country, as noted in several *Old Ladies Journals*. Donations arrived in both monetary and in-kind forms; the latter included such things as quilts, furniture, and food. One of the largest annual fundraisers began in November 1893 with the first Thanksgiving Donation Reception; this tradition continued every year through 1973.³⁴

From the beginning, the Old Ladies' Rest, later the Small Home, established a set of rules that governed the occupants. The home was open to women at least 60 years of age (later 65) who had been a resident of the state for at least one year (later two years) and of "good character."³⁵ Admission fees had to be paid prior to residency, and the ultimate acceptance of the resident by the Board of Directors was conditioned on an introductory three-month probation. Further, the resident agreed to assist where needed in the operation of the home and be subject to the rules and regulations of the Board of Directors. In 1904, an additional rule required the resident to convey all real and personal property, either current or future, to the Board of Directors; she received all interest, revenue, and income from the property during her lifetime, but upon her death, these went to the organization. Later, additional residency qualifications barred women who had ever been "public paupers," who were financially independent or had children who could care for them, or who had mental illness or incurable diseases.³⁶

The Small Home, and its precursor the Old Ladies' Rest, was a communal living center throughout its lifetime. It was neither a poorhouse nor a nursing home.³⁷ The women who resided here came for the company of other elderly women, similar to a college sorority, sharing meals in a single dining room and entertaining guests and each other in the house's parlors. The Small Home was even a book depository of the central library along with the YWCA and twelve schools throughout Leavenworth.³⁸ Because of the age of the residents, a nurse was on staff, and a local doctor provided pro bono services, as needed, but the home was not meant for the continual medical care of the women residing within. The Small Home closed in 1974 after months of deliberation of the Board and the residents. A change in Kansas law required extensive remodeling to adult care facilities like the Small Home; the Board of Directors determined these upgrades would inconvenience the residents and would have significantly altered the interior. Rather than remodel, the Small Home closed, and the nine residents moved to Colonial Manor in Lansing. The Small Home Board of Directors continued to oversee the wellbeing of the nine ladies until their deaths.³⁹

³³ Undated "Rules" in Leavenworth County Historical Society, William Small Memorial Home Vertical File; advertisement in the *Leavenworth Times* (24 November 1963): 19. Three thousand dollars equals almost \$25,000 today.

³⁴ Gunn, "Early History," 1; "William Small Tea Ends After 80-Year Tradition," *The Leavenworth Times* (24 November 1974): 21. This article discusses how there would not be a Thanksgiving tea, as the Small Home had closed the previous spring.

³⁵ The 1940 BLS Bulletin 677 reports that one of the entrance requirements was that the women had to be white. This restriction was not stated in available literature from the organization, indicating it was assumed that the home was not open to people of color. No known challenges to this restriction occurred even after the Fair Housing Act of 1968.

³⁶ "Old Ladies' Rest," *Home Record* (1 April 1893): 2; "Rules Governing Admission to Old Ladies' Rest," *The Old Ladies Journal* (1 March 1904): 1; "Rules," *The Old Ladies Journal* (April 1914): 4; "Rules," *The Old Ladies Journal* (July 1916): 4; Undated "Rules." The resident was allowed to withdraw membership, but there were no rules about whether any of the property she bequeathed would be returned to her.

³⁷ "William Small Memorial Home Served Elderly Women of Area," *Leavenworth History* (Fall 2001): 14.

³⁸ Jesse A. Hall and Leroy T. Hand, *History of Leavenworth County Kansas* (Topeka: Historical Publishing Co., 1921), 206.

³⁹ Williams, "Small Memorial Closing," n.p.

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From 1975 to 1981, the Northeast Kansas Mental Health and Guidance Center occupied the building. The Leavenworth Council on Aging then moved into the former Small Home, staying here until November 1982 when it was purchased by V.B. Greenamyre, who proposed to convert the building into one- and two-bedroom apartments. The Small Home has been apartments since circa 1985.⁴⁰

Construction of the William Small Memorial Home for Aged Women

The realization of a larger facility within Leavenworth for the Old Ladies' Rest was initiated in 1902. On Easter Sunday, March 30, Reverend William Page of the First Presbyterian Church announced that Mrs. Zephy Small intended to gift \$50,000 for such a purpose—\$40,000 for the construction and \$10,000 for upkeep. The gift was a welcome surprise, and the Old Ladies' Rest quickly agreed to Mrs. Small's terms that the new building be named the William Small Memorial Home in honor of her recently deceased husband.⁴¹

Prior to her announcement, Mrs. Small hired local architect William Feth to produce preliminary plans for the building (*Figure 8*).⁴² Throughout the summer and fall of 1902, the Old Ladies' Rest worked with Feth to massage the plans. Site work and the laying of the foundation began in the early winter of 1903. The foundation was finished with the laying of the cornerstone on Easter Sunday, April 12, 1903.⁴³ The cornerstone reportedly contains a copper time capsule filled with newspapers, copies of the first and most recent editions of the *Old Ladies Journal*, a register of women who had lived at the Rest, a synopsis of work to date on the building, and photographs of the old home and Mr. Small.⁴⁴ The cornerstone laying ceremony included remarks from several local clergy and government officials.

Following the cornerstone laying, William Feth advertised for proposals for the construction of the rest of the building.⁴⁵ By the end of April, Leavenworth builder, Garrett and Fuller were selected as the contractor.⁴⁶ Despite a workplace accident and workman strike during the summer, the building neared completion by the end of 1903. During the first months of 1904, the Small Home Board of Directors sought donors to acquire and furnish the rooms within the new building; donors' names were added to the doors of each room.⁴⁷

As Easter 1904 approached, the Board of Directors determined that Sunday to be the dedication day of the new building (*Figure 9*).⁴⁸ On Sunday, April 3, 1904, over one thousand people attended the dedication. Governor Willis J. Bailey gave the keynote speech. Other speakers included Rabbi Joseph Kahn, Mayor Daniel Anthony, Warden Robert McClaughry of Fort Leavenworth Prison, and Reverend William Page. Prior to and after the

⁴⁰ Debra Bates and L. Candy Robinson, "Fire Damages Small Building," *The Leavenworth Times* (8 November 1983): 1.

⁴¹ "Mrs. Smalls Great Gift," 1; "William Small Memorial Home Contract Let," *The Leavenworth Times* (22 April 1903): 6.

⁴² "Mrs. Smalls Great Gift," 1.

⁴³ "William Small Memorial Home Contract Let," 6.

⁴⁴ "Laying of the Corner Stone of the William Small Memorial Home," *The Old Ladies Journal* (May 1903): 1.

⁴⁵ "Proposals," *The Leavenworth Times* (14 April 1903): 2.

⁴⁶ "William Small Memorial Home Contract Let," 6.

⁴⁷ "Social," *The Leavenworth Times* (1 September 1903): 5; "Memorial Home to be Ready New Year's Day," *The Leavenworth Times* (29 November 1903): 4; "William Small Memorial Home Dedicated," 1.

⁴⁸ "Our Year's Work," *The Old Ladies Journal* (1 March 1904): 4.

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ceremony, the house was open for inspection by the public. The eleven residents had moved into the building from the old Rest home in the weeks preceding the dedication.⁴⁹ The grounds around the new building were finished by the end of June 1904. The former Rest home was moved off the property to an unknown location, a rose garden was planted to the north of the building, and one hundred trees were planted around the parcel.⁵⁰

When first opened, the Small Home contained large reception rooms, parlors, a library, kitchen, laundry, food storage and refrigeration, a second-floor infirmary, and twenty-seven sleeping rooms. Hardwood floors, solid oak stairways and paneling, and stained glass windows were present throughout the building, and the first-floor rooms contained stone fireplaces.⁵¹ In 1914, a few alterations were made to the building, as described in the April 1914 *Old Ladies Journal*:

These improvements give a new sleeping room for the servants, a well lighted back hall and store room. The dining room is on the northwest and a large bright room connected by butlers pantry to the kitchen. The home has thirty sleeping rooms for the use of the members. These rooms are all of good size with convenient closets and each hall has a modern bathroom.⁵²

The Small Home remained relatively unchanged throughout its use as a home for elderly women (*Figure 10*). More substantial alterations occurred in the mid-1980s. The building sat vacant for about a year after the Leavenworth Council on Aging moved out in November 1982. The following November, a fire broke out on the second floor at the chimney, reaching to all floors except the basement through the building's ventilation system. Much of the interior was destroyed as a result. Rehabilitation work began in 1984 to turn the building into senior housing. The building reopened in 1986 with twenty private apartments.⁵³ Today the building contains twenty-five private apartments.

William and Zephy Small

The William Small Memorial Home was made possible primarily by the generosity of Zephy Small, widow of local merchant William Small. William was born in 1841 in Hamilton, Ontario, Canada. At the age of 13, he became an apprentice for a dry goods merchant; he continued in this capacity for the next three years. In 1866, when he was 25, Small relocated to St. Louis, Missouri, becoming an employee of the William Barr Dry Goods Company before moving to Leavenworth around 1870 with his wife, Zephy. Small worked his way up through the dry goods profession, eventually beginning his own partnership, Weaver and Small, in 1880. The business continued to grow over the next decade, becoming William Small & Co. in August 1893. Along with his dry goods firm, Small was president of the Leavenworth and Mexico Agricultural Company, which operated an

⁴⁹ "Over a Thousand There," *Leavenworth Weekly Times* (7 April 1904): 6; "William Small Memorial Home Dedicated," 1.

⁵⁰ "Beautifying Grounds of the Memorial Home," *The Leavenworth Times* (11 May 1904): 4; "More Improvements," *The Leavenworth Times* (30 June 1904): 4.

⁵¹ "William Small Memorial Home Contract Let," 6; *The Old Ladies Journal* (April 1914): 6; Bates and Robinson, "Fire Damages Small Building," 1.

⁵² *The Old Ladies Journal* (April 1914): 6.

⁵³ Bates and Robinson, "Fire Damages Small Building," 1; L. Candy Ruff, "Building once more home for citizens' golden years," *The Leavenworth Times* (4 May 1986): 3A.

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eleven-hundred-acre coffee plantation in the Isthmus of Tehuantepec. While on a business trip to Chicago in March 1900, Small died due to complications from appendicitis, leaving his estate to his wife, Zephy.⁵⁴

Zephy Steele Small was born circa 1840 in Edinburgh, Scotland, moving to Hamilton, Ontario with her family. By the time of her marriage to William, Zephy's parents had already passed. After the death of her husband, Mrs. Small continued in charitable work in Leavenworth. Most notably, she donated the funds necessary for the Small Home and \$1,500 toward the construction of the Leavenworth YMCA. She moved to California soon after the completion of the Small Home and died in San Francisco in 1918. Through her will, Zephy directed all of her property to be sold and the money invested in an endowment for the Small Home after her death.⁵⁵

The William Small Memorial Home for Aged Women is locally significant to the social history of Leavenworth. From 1904 to 1974, the building provided affordable housing for elderly single women throughout Kansas who had few other alternatives, especially when it was first established. The building was made possible by the generosity of Mrs. Zephy Small, a wealthy widow of Leavenworth merchant, William Small. This was the third, final, and only extant structure of the Old Ladies' Rest organization, established in 1892 as a charitable organization for the welfare of this vulnerable class of Kansans.

⁵⁴ "William Small Dies from an Operation," *The Leavenworth Times* (2 March 1900): 4.

⁵⁵ "Mrs. Wm. Small Dies While in San Francisco," *The Leavenworth Times* (20 December 1918): 1; Zephy Small Will, 14 December 1906.

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9. Major Bibliographical References

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The Old Ladies Journal

Leavenworth Daily Commercial.

The Leavenworth Weekly Times

The Leavenworth Times

Western Life

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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Kansas Historical Society

Historic Resources Survey Number (if assigned): _____ N/A

10. Geographical Data

Acree of Property 1.8

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>39.323761</u> | <u>-94.923241</u> | 3 | _____ | _____ |
| | Latitude: | Longitude: | | Latitude: | Longitude: |
| 2 | _____ | _____ | 4 | _____ | _____ |
| | Latitude: | Longitude: | | Latitude: | Longitude: |

Verbal Boundary Description (describe the boundaries of the property) (Figure 2)

The nominated property includes all of Block 110 in Day & Macaulay's Subdivision, Leavenworth (PID: 052-077-26-0-42-06-001.00-0) minus the right-of-way.

Boundary Justification (explain why the boundaries were selected)

The boundary includes the property historically associated with the William Small Memorial Home during its period of significance.

11. Form Prepared By

name/title Amanda K. Loughlin

organization Rosin Preservation, LLC date 21 November 2019

street & number 1712 Holmes telephone 816.472.4950

city or town Kansas City state MO zip code 64109

e-mail amanda@rosinpreservation.com

Property Owner: (complete this item at the request of the SHPO or FPO)

name Landmark, LLC

street & number 2500 S 2nd St. telephone _____

city or town Leavenworth state KS zip code 66048-4542

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Additional Documentation

Submit the following items with the completed form:

Photograph Log

Name of Property: William Small Memorial Home

City or Vicinity: Leavenworth

County: Leavenworth State: Kansas

Photographer: Brad Finch, f-stop Photography

Date
Photographed: November 2019

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

- 01 of 14:** East (front) elevation, view west.
- 02 of 14:** Main entry at the southeast corner of building, view NW.
- 03 of 14:** South elevation, view NW.
- 04 of 14:** South elevation, view north from Kickapoo Street.
- 05 of 14:** West elevation, view SE.
- 06 of 14:** North elevation, view SSW.
- 07 of 14:** Double terrace to north of building, view east (Loughlin, August 2019).
- 08 of 14:** Concrete steps at southeast corner of parcel and line of trees, view NE.
- 09 of 14:** First floor, main entry, view SW.
- 10 of 14:** First floor, main corridor, view west from near entry.
- 11 of 14:** Second floor, main stair, view SE.
- 12 of 14:** Second floor, main corridor, view NW.
- 13 of 14:** Second floor, Apartment 310, Southeast bedroom, view east.
- 14 of 14:** Attic (fourth floor), Apartment 514, view SW from east bedroom.

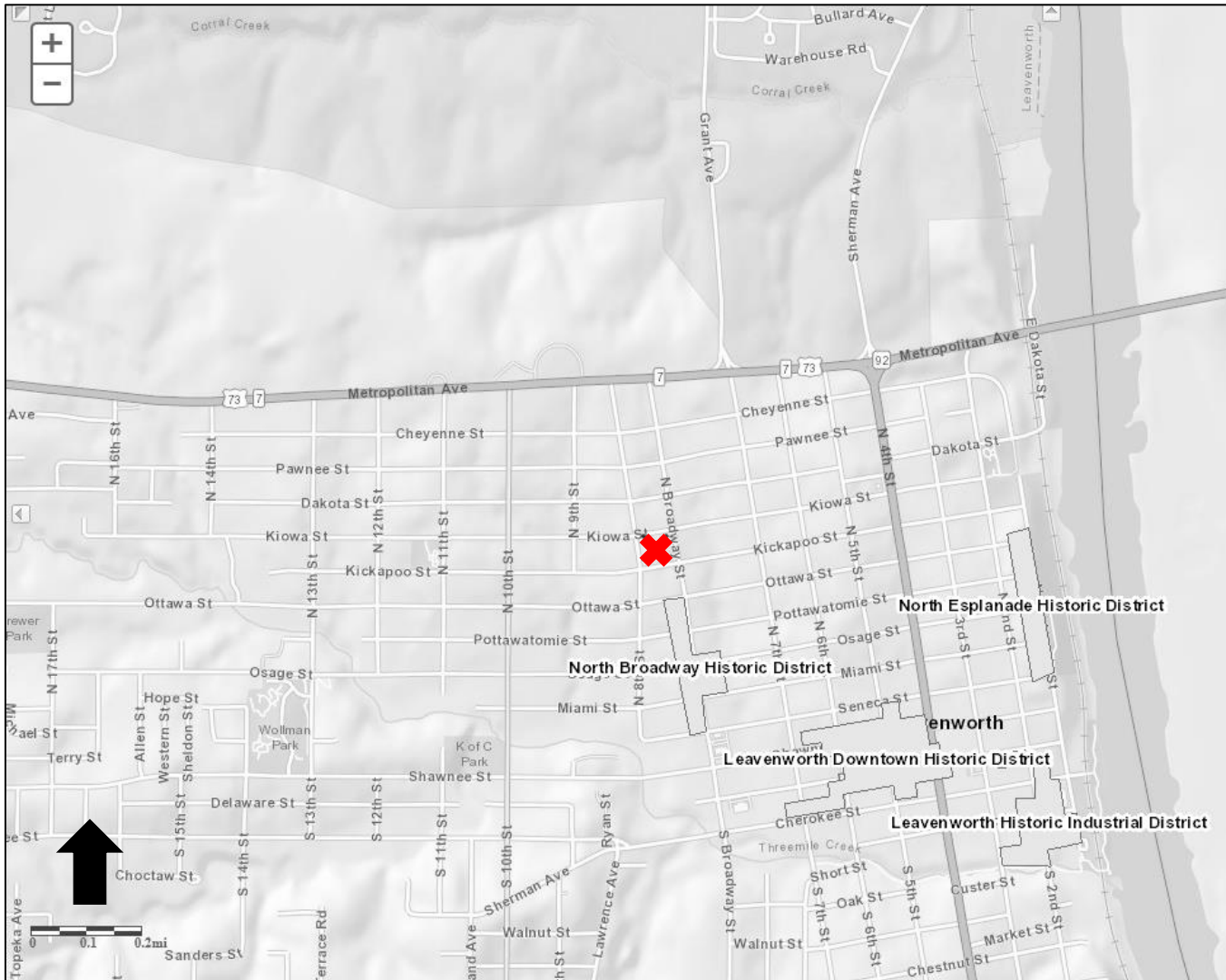
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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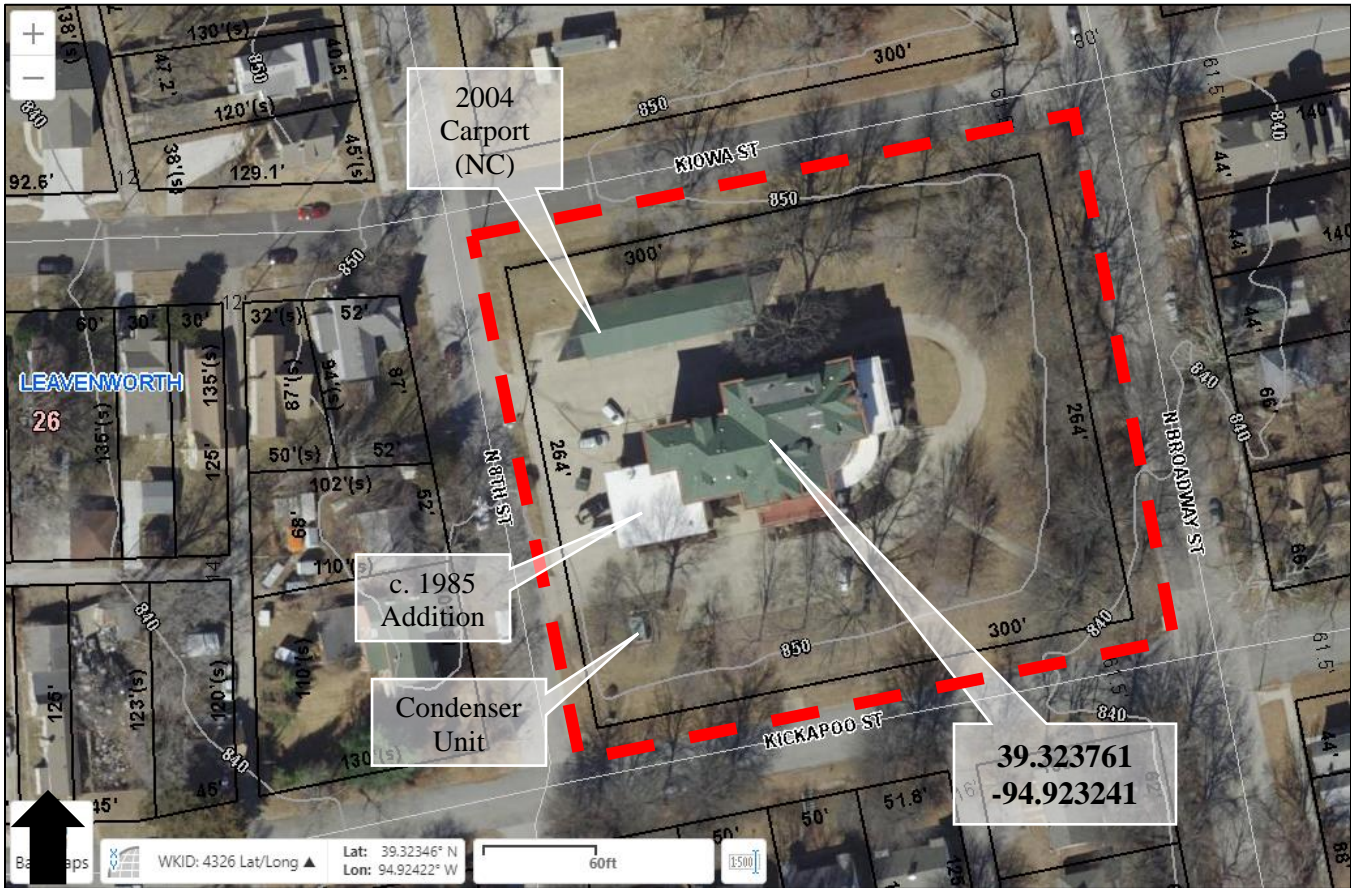
Figure 1. Contextual map; X indicates location of William Small Memorial Home. Source: Kansas Historic Resources Inventory (www.kshs.org/khri).



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Figure 2. Site plan, showing parcel boundary with dashed line. Source: Leavenworth County GIS. 2018 Base map.



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Figure 3. Reconnaissance survey photographs of the Small Home. Top: East and north elevations, looking SW; bottom: South and southeast elevations, looking NW. 4 June 1973, KSHS/Gentry, Charles. kshs.org/khri.



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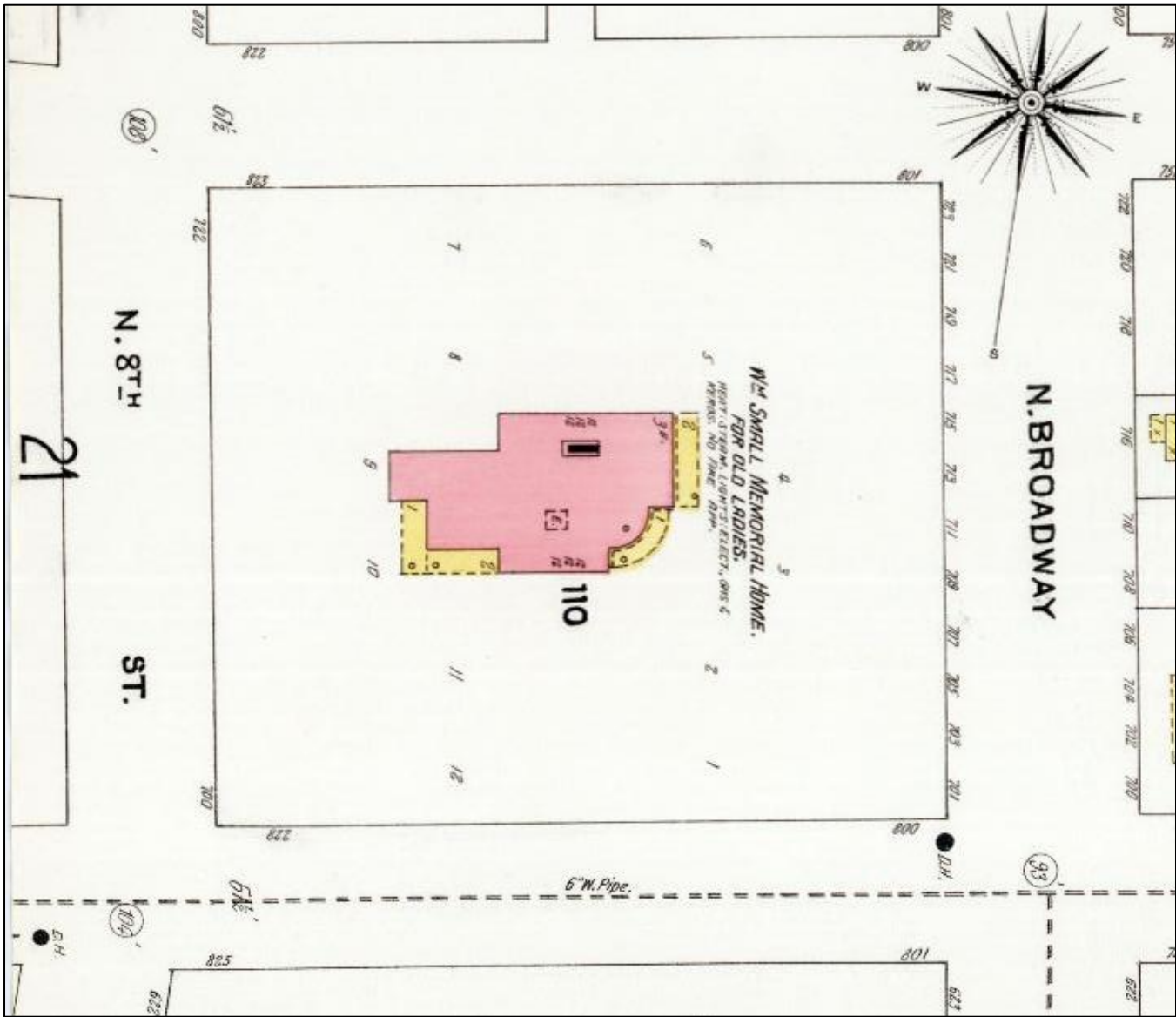
Figure 4. November 1983 image of the east elevation, showing the removal of decorative elements and the covering of the columns. Source: Debra Bates and L. Candy Robinson, "Fire Damages Small Building," *The Leavenworth Times* (8 November 1983): 1.



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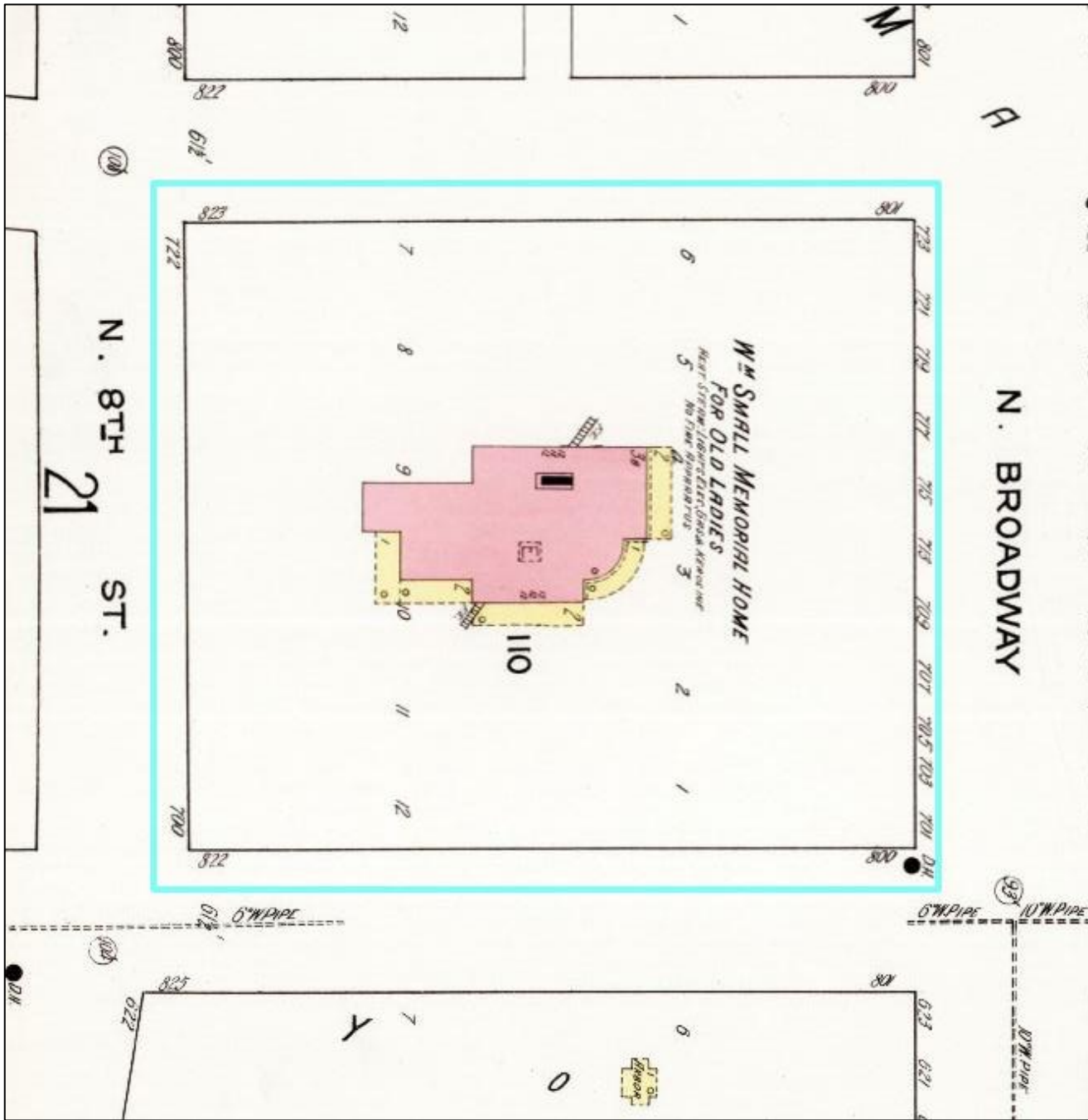
Figure 5. Snippet of the 1905 Sanborn map, sheet 22. Note that the image does not show the south porch.



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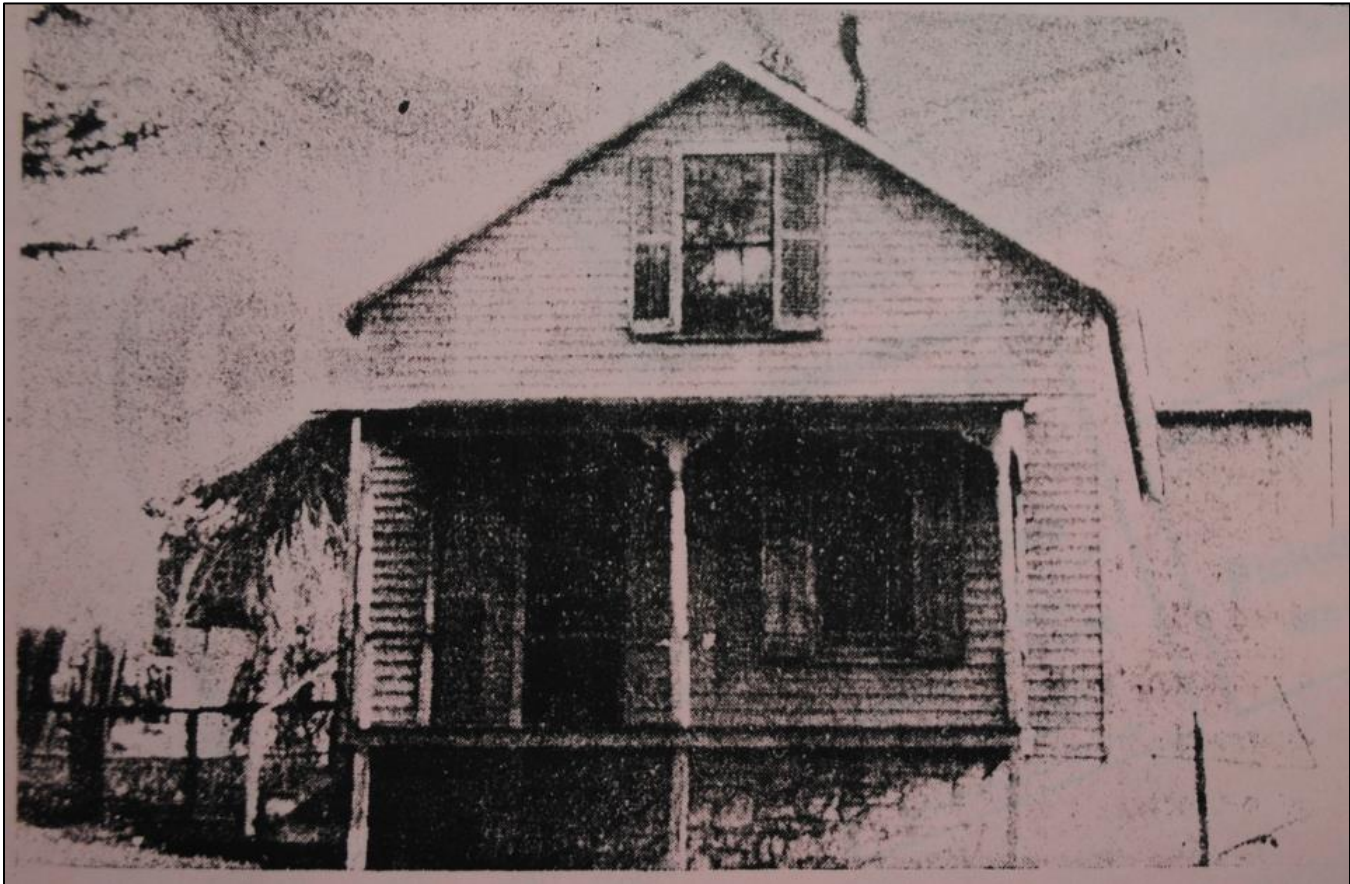
Figure 6. Snippet of the 1913 Sanborn map, sheet 22.



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Figure 7. First home of the Old Ladies' Rest, which was located on the site of Cushing Hospital (Marshall & 6th Streets). Source: Leavenworth County Historical Society, William Small Memorial Home Vertical File.



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Figure 8. Sketch by architect William Feth of the Home as it was to be constructed. Source: *The Old Ladies Journal* (February 1903): 1.



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Figure 9. William Small Memorial Home, view northwest. Undated photo. Source: Leavenworth Public Library, Kansas Room, LVPL EE-Book 1, p. 57.



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Figure 10. William Small Memorial Home, view northwest. Undated photo. Source: Leavenworth Public Library, Kansas Room, LVPL EE-Book 2, p. 36b.



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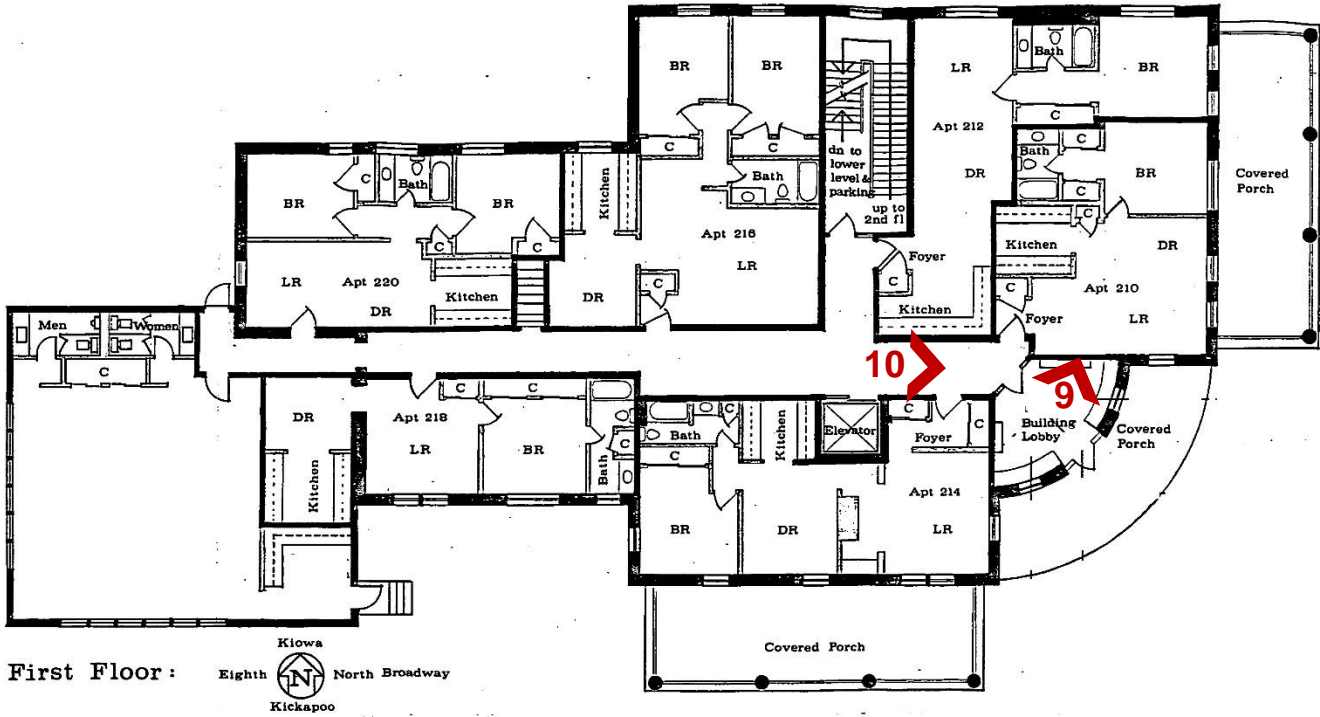
Figure 11. Site Photograph Key.



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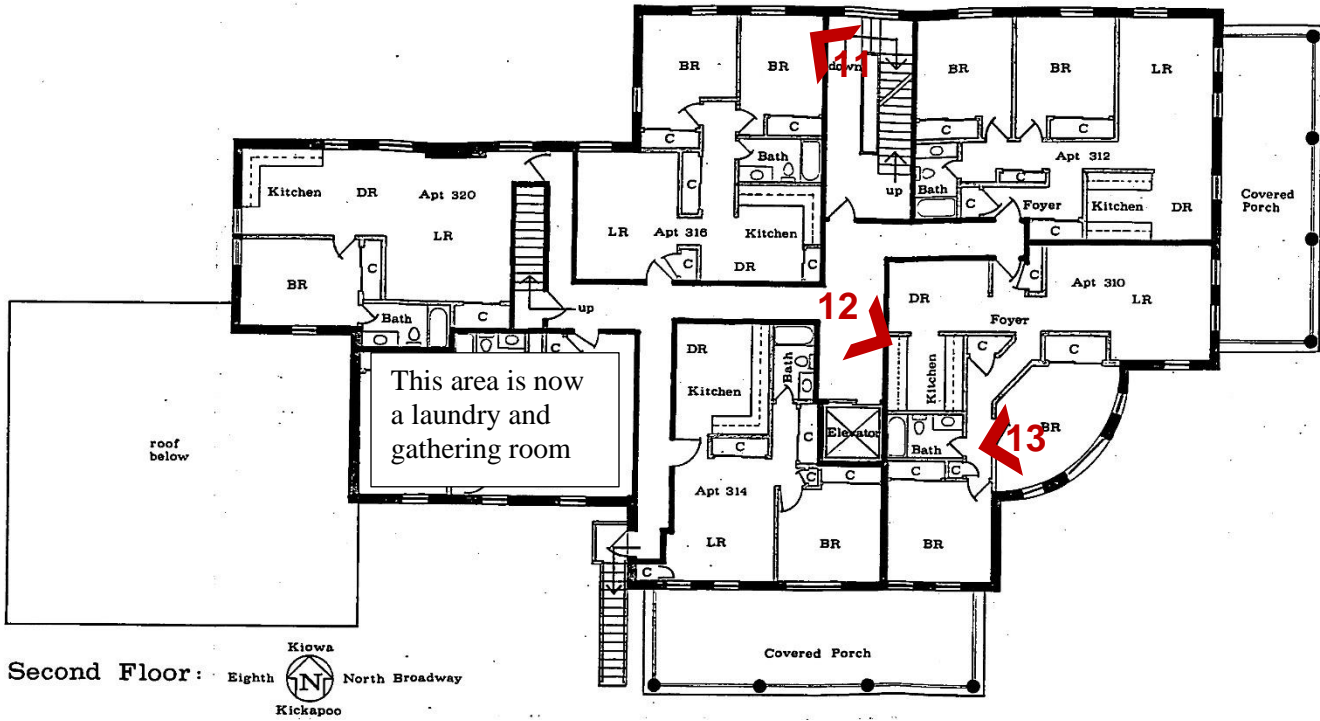
Figure 12. First Floor Photograph Key.



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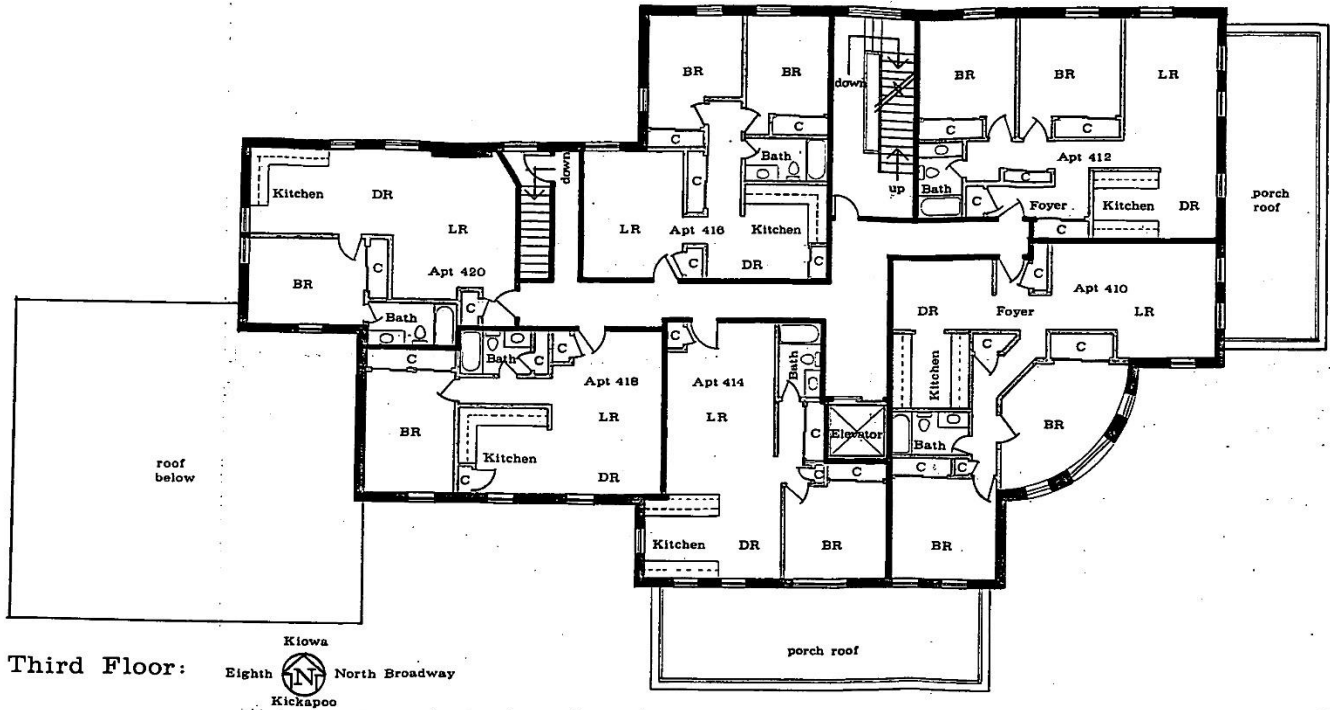
Figure 13. Second Floor Photograph Key.



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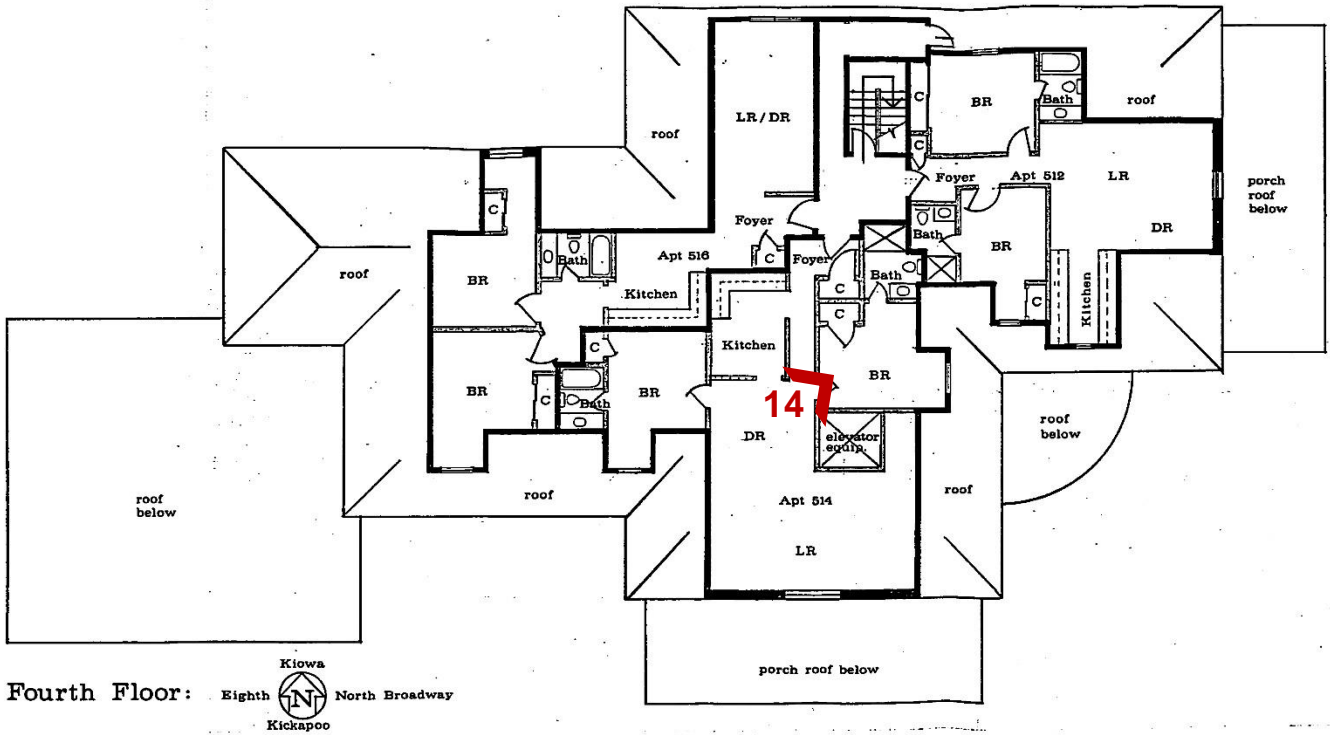
Figure 14. Third Floor Plan (No photos).



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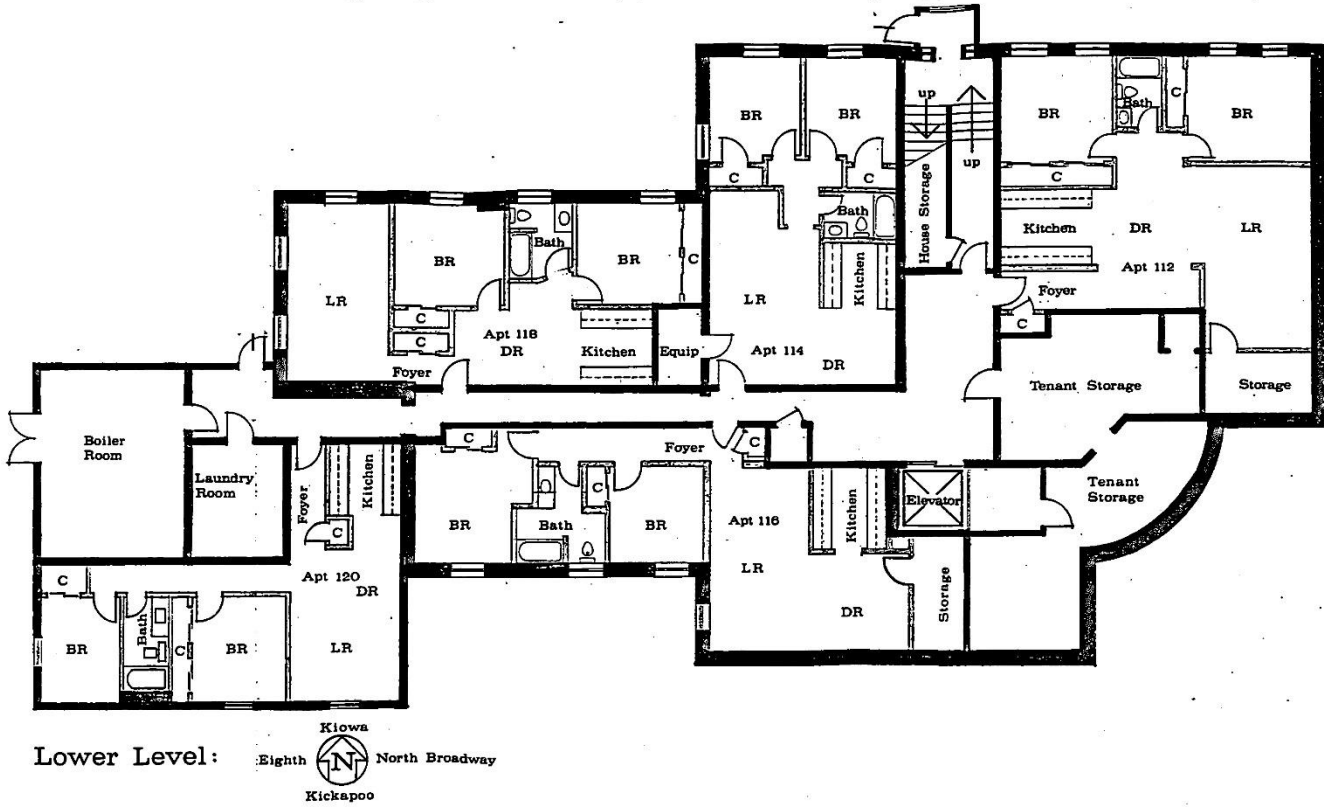
Figure 15. Attic (Fourth Floor) Photograph Key.



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Figure 16. Basement Floor Plan (No photos).





Application No. 6610

**MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas**

Date of application 10-15-19. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 2235. 5th St. Leavenworth
- National Register
 Kansas Register
 Landmarks Register
 Historic District
- Name of District: Downtown Historic District

2. Project Type:
- Replacement of roofing materials with like-kind materials
 Repair of architectural elements such as porches, fascia, windows, doors, with like-kind replacement materials
 Installation of mechanical, plumbing, or electrical systems that require minimal changes
 Installations of awnings and signs on commercial properties
 Interior modifications that do not affect character-defining elements of the structure
 Installation of fire safety equipment, or minor alterations to meet the Americans with Disabilities Act
 Public improvements including improvements to streets, curbs, sidewalks, parking areas, parks, and other amenities
 Subdivision of property, or vacation of streets or alleys
 Minor exterior building changes
 Sidewalk dining
 Minor exterior building additions to accessory structures
 Other projects: _____

3. Describe improvements and give reason why such improvement does not detract from the historic character of a registered property or historic district (attach supporting materials as necessary): _____

4. Printed name of owner: Renee Chaput - Lemons
Telephone Number: 913-223-0178
Email: rchaput2760@gmail.com

NOTE: All signatures must be in ink. Signature of owner(s) must be secured and notarized.

[Signature] _____ 10-15-19 _____
Signature of property owner(s) Date

State of Kansas)
County of Leavenworth)
Signed and attested before me on 10/15/19 _____
Notary Public Mary Dwyer _____
My appointment expires 2/5/2023 _____

(Seal)



cc: KS Historic Preservation Office
6425 SW 6th St
Topeka, KS 66615-1099

APPROVED FOR ISSUANCE
Date: 10/23/19
[Signature]
Julie Hurley, City Planner

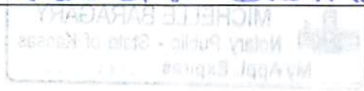


Application No. 6934

MINOR CERTIFICATE OF APPROPRIATENESS Historic Resource Preservation Ordinance Leavenworth, Kansas

Date of application 12/4/19. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 618 Cherokee St. Leavenworth KS 66048
- National Register
 - Kansas Register
 - Landmarks Register
 - Historic District
- Name of District: Downtown Historic District



2. Project Type:
- Replacement of roofing materials with like-kind materials
 - Repair of architectural elements such as porches, fascia, windows, doors, with like-kind replacement materials
 - Installation of mechanical, plumbing, or electrical systems that require minimal changes
 - Installations of awnings and signs on commercial properties
 - Interior modifications that do not affect character-defining elements of the structure
 - Installation of fire safety equipment, or minor alterations to meet the Americans with Disabilities Act
 - Public improvements including improvements to streets, curbs, sidewalks, parking areas, parks, and other amenities
 - Subdivision of property, or vacation of streets or alleys
 - Minor exterior building changes
 - Sidewalk dining
 - Minor exterior building additions to accessory structures
 - Other projects: _____

3. Describe improvements and give reason why such improvement does not detract from the historic character of a registered property or historic district (attach supporting materials as necessary): repair of facade & ~~gutter~~^{main} roof, replacement North side roof, interior renovations

4. Printed name of owner: 1618 Cherokee LLC
Telephone Number: 434-409-0203
Email: Kenneth.c.bateman@gmail.com

NOTE: All signatures must be in ink. Signature of owner(s) must be secured and notarized.

[Signature] _____ 12/4/19 _____
Signature of property owner(s) Date

State of Kansas)

County of Leavenworth)

Signed and attested before me on 12-4-19

Notary Public Michelle Baragary

My appointment expires 8-16-20

(Seal)



cc: KS Historic Preservation Office
6425 SW 6th St
Topeka, KS 66615-1099

APPROVED FOR ISSUANCE
Date: 1/16/2020
[Signature]
Julie Hurley
Director of Planning & CD



Application No. 7057

MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

Date of application 2-5-2020. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 604 Cherokee St

- National Register
- Kansas Register
- Landmarks Register
- Historic District

Name of District: Leavenworth Downtown Historic District

2. Project Type:

- Replacement of roofing materials with like-kind materials
- Repair of architectural elements such as porches, fascia, windows, doors, with like-kind replacement materials
- Installation of mechanical, plumbing, or electrical systems that require minimal changes
- Installations of awnings and signs on commercial properties
- Interior modifications that do not affect character-defining elements of the structure
- Installation of fire safety equipment, or minor alterations to meet the Americans with Disabilities Act
- Public improvements including improvements to streets, curbs, sidewalks, parking areas, parks, and other amenities
- Subdivision of property, or vacation of streets or alleys
- Minor exterior building changes
- Sidewalk dining
- Minor exterior building additions to accessory structures
- Other projects: _____

3. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

4. Printed name of owner: Aree Proctor (Aree LLC)
Telephone Number: 760-792 0457
Email: aree.proctor@yahoo.com

NOTE: All signatures must be in ink. Signature of owner(s) must be secured and notarized.

[Signature] 12/19/19
Signature of property owner(s) Date

State of Kansas

County of Leavenworth

Signed and attested before me on 12/19/19 by [Signature]

Notary Public [Signature] Aree Proctor

My Appointment Expires 07/21/2023

(Seal)



cc: KS Historic Preservation Office
6425 SW 6th St
Topeka, KS 66615-1099

APPROVED FOR ISSUANCE
Date: 2/6/2020
[Signature]
Julie Hurley
Director of Planning & CD

THE THAI NOODLE

LETTER OF INTENT

This submittal is a Tenant Finish project for a new Restaurant replacing a previous Restaurant. This is not a change of use project. The owner is also extending the rear structure by 2'-5", and the new exterior wall finishes shall match the existing exterior wall finishes. The owner will also install an exterior Walk-In cooler/freezer unit at the rear of the building facing the alley. All exterior improvements will be made at the rear of the building; therefore, they will not detract from the historic character of the front of the building that faces Cherokee St.