

Leavenworth Preservation Commission

Wednesday, September 5, 2018, 6:00 PM

Commission Chambers

100 N 5th Street

Leavenworth, Kansas

AGENDA

1. Call to order, determine a quorum

2. August 1, 2018 Minutes - Motion

3. Old Business:

None

4. New Business:

- **2018-15 LPC – 1128 5TH AVENUE**

A State law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed construction of a new structure on the property located at 1128 5th Avenue, commonly known as the Carroll Mansion, a property listed on the National Register of Historic Places. A Major Certificate of Appropriateness is required for the proposed new construction.

5. Other Business/Correspondence:

None

6. Adjournment

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, August 1, 2018 6:00 PM

The Leavenworth Preservation Commission met Wednesday, August 1, 2018. Chairman Ken Bower called the meeting to order. Other commissioners present were: Rik Jackson, John Karrasch, Ed Otto and Debi Denney. Diane Soddors and Sherry Hines Whitson were absent. Also present for the meeting were City Planner Julie Hurley and Administrative Assistant Michelle Baragary.

Chairman Bower noted a quorum was present and called for a motion to accept the minutes from July 11, 2018 as presented. Mr. Otto moved to accept the minutes with the necessary correction of adding “unsuccessful” to “successful” Luigi’s to the discussion, seconded by Ms. Whitson and approved as corrected by a vote of 5-0.

OLD BUSINESS

None

NEW BUSINESS:

1. 2018-10 LPC – 600 Shawnee Street

A State Law review under the US Secretary of the Interior’s Standards for Rehabilitation for the proposed alteration of the property located at 600 Shawnee Street, the former Immaculata High School, a property listed on the National Register of Historic Places as part of the Leavenworth Downtown Historic District. A Major Certificate of Appropriateness is required for the proposed reuse of the building.

Chairman Bower called for the staff report.

City Planner Julie Hurley stated the existing property is the former Immaculata High School site. The property consists of the original school building and addition housing space formerly used as the school gymnasium. Only the original school building portion of the property is included in the historic district. The applicant is proposing to repurpose the school building portion of the property into a total of 38 single bedroom apartment units, with the gymnasium portion of the property to be used as commercial space for a gym/group fitness operation and juice bar, along with other dividable commercial space. The building was constructed in 1922 and was listed on the National Register of Historic Places as part of the Leavenworth Downtown Historic District in 2002. The Planning Commission will consider a request to rezone the property from Central Business District (CBD) to Residential Mixed Use District (RMX) on Monday, August 6, 2018.

The structure is a two-story, symmetrically massed, red brick building on a sloping lot with the foundation level fully exposed on the southern elevation. The RMX zoning district is intended to provide for high-density, multi-family residential dwellings along with a mix of appropriate neighborhood-serving uses. Commercial uses may be included in some structures, but there is no requirement for each structure to have non-residential uses included.

This location is a part of the Redevelopment Overlay District, whose purpose is to facilitate the development of property in the downtown and northeast Leavenworth in accordance with the 2010 Downtown-North Leavenworth Redevelopment Master Plan. In particular, this location is identified as part of the Downtown Core. The intent of the subarea is to define Leavenworth’s traditional and historic downtown core, with a diverse mix of retail, office and residential uses. The downtown core should embrace redevelopment activities that promote diverse uses and activities that complement the established scale and urban form of the historic downtown. New activities should promote preservation, renovation and adaptive reuse of historic structures.

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 is being repurposed as a multi-family resident, minimal exterior changes are proposed. The portion of the building that will experience the most significant exterior changes is the gymnasium, which is not part of the historic district.
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.
No removal of historic materials or features is proposed.
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.
Minimal exterior changes are proposed.
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. The prior gymnasium addition is not part of the registered historic district.
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 do not involve replacement of any historic features.
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.
No new additions are proposed.

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.

Chairman Bower asked the applicant to speak of the proposed changes.

Jon Klocke, representing the property owner, approached the board. Mr. Klocke stated that the proposal for the 1920's school portion of the building is to reuse this for residential apartments; a mix of one and two bedroom units. Mr. Klocke believes the gymnasium portion was recently added to the historic district.

Ms. Hurley stated there was nothing on the State Historic site indicating this but if Mr. Klocke has documentation of such that he provide a copy to staff.

Mr. Klocke further stated that the gymnasium addition will be commercial use; a mix of yoga/workout components on the upper floors and possibly makerspace on the lower level. Windows will be replaced with aluminum historic replicas. Mechanical, electrical and plumbing will be updated; window a/c units will be removed. Still doing research to figure out what the ground and first floor originally was. Flooring is hardwood on the east wing and concrete on the west wing.

Chairman Bower asked for questions among the commissioners.

Mr. Karrasch asked Mr. Klocke to elaborate on what a makerspace is for those who may not know.

Mr. Klocke stated a makerspace provides machinery and tools that people share to work on projects.

Mr. Bower asked how many one-bedroom versus two bedroom units will be provided.

Mr. Klocke stated there are 38 total units; approximately 75% will be one-bedroom.

Mr. Bower asked if there will be any type of amenities for the residents.

Mr. Klocke stated the site is very tight so it will be minimal. There is a courtyard to the north that may have something (plan is still in the works). The full size basketball court will remain. Auditorium will be terraced and possibly have a workout area.

Chairman Bower opened the public hearing.

Don Holman approached the board stating he is the vice moderator for First Christian Church located at 130 N. 6th Street, Leavenworth. He thinks reusing the old Immaculata High School as apartments is a great project. His concern is with parking. Even though there is public parking to the east of the church, many parishioners are elderly and unable to get up the hill.

Mr. Bower stated parking is a Planning Commission concern.

Jodi Bryant approached the commissioners asking where the tenants for the new apartments will be parking. Ms. Bryant further stated First Christian Church using the parking lot to the north of the subject property not only on Sundays but they also use it during committee meetings during the week.

Mr. Bower stated the parking lot concerns will be addressed at the upcoming Planning Commission scheduled for Monday, August 6, 2018 at 6:00 p.m. in the Commission Chambers at City Hall.

With no further discussion, Chairman Bower called for a motion. Mr. Jackson moved to approve the request for a Major Certificate of Appropriateness based on the findings of the review, seconded by Mr. Karrasch and passed by a unanimous vote 5-0.

With no further questions or comments, Chairman Bower called for a motion to adjourn. Mr. Otto moved to adjourn; seconded by Mr. Karrasch and passed by a unanimous vote 5-0.

Meeting was adjourned at 6:21 p.m.

JH:mb

LEAVENWORTH PRESERVATION COMMISSION

State Law Review
1128 5th Avenue

SEPTEMBER 5, 2018

PREPARED BY:



Julie Hurley, City Planner

APPROVED BY:



Paul Kramer, City Manager

OWNER & APPLICANT:

Leavenworth County Historical Society, Inc.

SUBJECT:

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed construction of a new structure on the property located 1128 5th Avenue, commonly known as the Carroll Mansion, a property listed on the National Register of Historic Places. A Major Certificate of Appropriateness is required for the proposed new construction.

STAFF ANALYSIS:

The applicant is proposing to construct an approximately 5,000 square foot, two-story research center and storage space as an addition to the existing Carroll Mansion. The property, owned by the Leavenworth County Historical Society and the existing structure functions as a museum, research center, and storage space for artifacts. The existing building was constructed in 1858 and was listed on the National Register of Historic Places in 1985. The existing structure is situated on a .54 acre lot, directly south of St. Luke's Cushing Hospital.

The structure is a four-story reinforced concrete building clad in red brick. Non-historic fixed aluminum frame windows with tinted glass fill the historic window openings. The RMX zoning district is intended to provide for high-density, multi-family residential dwellings along with a mix of appropriate neighborhood-serving uses. Commercial uses may be included in some structures, but there is no requirement for each structure to have non-residential uses included.

The existing house was initially constructed in 1858 as a two-story, ridge hipped roof, frame house with two rooms on each floor. Over the following years, a number of additions were constructed to complete the building as it currently appears. The proposed addition will be constructed to the rear of the existing home with minimal visibility from the street. It will be designed in a manner to integrate visually with the existing house, and will only be physically connected by an enclosed walkway. The addition of 17 parking spaces are also proposed as part of this project.

The Development Review Committee reviewed the proposed project on July 19th. The only issue noted was the need to provide adequate sewer connection, which the applicant is currently working to address.

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 no physical changes. The proposed addition will be constructed in a way so as to disrupt the aesthetic of the property as minimally as possible.
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.
No removal of historic materials or features is proposed.
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.
No physical changes to the existing structure are proposed.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
No prior changes to the existing structure will be removed or altered.
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 do not involve replacement of any historic features.
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 addition will have minimal impact on the existing structure, as it will be constructed as a wholly separate structure, connected only by an enclosed walkway. The design of the proposed addition is compatible with the aesthetic of the existing building to create seamless visual transition.

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 addition will be constructed as a wholly separate structure, connected to the existing structure only by an enclosed walkway. The essential form and integrity of the existing structure would be undisturbed should the addition be removed in the future.

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. 2018-15 LPC
 Application No. 4456
 Fee (non-refundable) \$200.00
 Filing Date 08/03/2018 75.00
 Fee Paid/Received By: Staci Adams

MAJOR CERTIFICATE OF APPROPRIATENESS Landmark Impact Determination

Printed Name of Property Owner: Leavenworth County Historical Society, Inc.

Address of Property Owner: 1128 Fifth Avenue, Leavenworth, KS 66048

Phone: 913-682-7759 Email: museum@leavenworthhistory.org

Applicant Name (if different from property owner): _____

Phone: _____ Email: _____

Property Address of Landmark or Contributing Property for review: 1128 Fifth Ave., Leavenworth, KS

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

Nature of Repair or Alteration/demolition: New addition to existing building

Historical or Architectural significance:

National Register

Kansas Register

Leavenworth Landmark Register

Listed on Historic Resource Survey

Other Contribution: _____

Physical Description of Demolition/Improvement work: _____

Addition of an approximately 5000 square foot, two-story research center and storage space to the existing Carroll Mansion.

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):

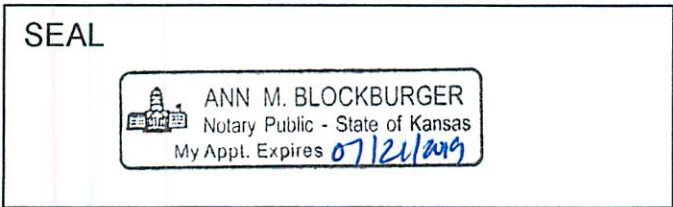
NOTE: All signatures must be in ink. Signature of owner(s) must be secured and notarized.

Owner's Signature: George Stephenson Date: 2 Aug 2018

State of Kansas
County of Leavenworth

Signed or attested before me on the 2nd day of August 2018 by George Stephenson

Notary Public Ann M Blockburger My appointment expires 7/21/2019



For Office Use:

Date of Public Hearing: 9-5-18

Date of Notice of Public Hearing published 8-15-18

Date Notice sent to property owners within historic district, as appropriate: N/A *not in historic district*

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 []

Ella V. Carroll, a single woman

QUITCLAIM DEED \$1 Ovc.

TO

Dated: June 16, 1964

Leavenworth Historical Society, Inc., a Kansas Corporation of the County of Leavenworth and State of Kansas

Filed: June 30, 1964
at 8:30 A.M.

Book 414 Page 40

QUITCLAIM: all of the following described tract, piece and parcel of land, situated in the County of Leavenworth and State of Kansas, to-wit:

Lot Five (5), Lot Six (6) and the east 256 feet (E256') of Lot Seven (7); and the north Twenty-seven (N27) feet of Lot Four (4); and the east 116 (E116) feet of the South Seventy-one (S71) feet of Lot Ten (10), all in Carroll's Subdivision of the City of Leavenworth, Kansas, for the following purposes and uses and on the following agreements, to all of which the party of the second part agrees by the acceptance of this deed. For the use of the said property as an historical museum. Provided always that in the event said grantee for any reason ceases to use and maintain said property as such museum, then in that event, the said property and the legal title thereto shall revert to and vest in the Sisters of Charity of Leavenworth, a Kansas Corporation. As a part of the consideration for this deed said grantee agrees to keep on display in such museum the family portraits of Edward Carroll and of Colonel Franklin E. and Ann Maria Hunt, ancestors of the Edward Carroll family, and all the other pictures left on the premises by said grantor.

TO HAVE AND TO HOLD, forever:

IN WITNESS WHEREOF:

Executed and delivered in presence of
Homer Davis
Edward J. Chapman, Jr.
Frank E. Carroll, Jr.

Ella V. Carroll

STATE OF Kansas, County of Leavenworth, ss.

ACKNOWLEDG this ____ day of June, 1964, by Ella V. Carroll, before,

(Notarial Seal)

Mary Jane Watson
Notary Public

My Commission Expires March 1967

PHYSICAL DESCRIPTION OF IMPROVEMENT WORK

Leavenworth County Historical Society
New Research Center Building at Existing Carroll Mansion
Determination: No detrimental effect as proposed

The new building at the existing Carroll Mansion has been proposed by the Leavenworth County Historical Society Building Committee (LCHS) and Ben Moore Studio, LLC (BMS) to have no detrimental effect to the character of the existing Mansion. This determination has been made due to the relationship of the new building to its site, the scale of the building and detail characteristics that are drawn directly from the existing mansion, connecting the two structures in style and design. This project will provide a new home for the Historical Society's collections to include the Everhard Glass Plate Negative Collection of over 30,000 glass plate negatives and will also provide a center for historical research relating to the State of Kansas and cultural patterns of the country. Another highlight of the new building will be handicap parking and accessibility since it will also serve to accommodate historical programs and meetings of the Society. LCHS and BMS, collectively the "design team", have concluded that the project will contribute greatly to the cultural and historical resources of the City of Leavenworth, the county and their surrounding regions, while the new building will also not harm the historic integrity of its site and neighborhood.

Site Design

Referencing the aerial renderings provided, the design intention to mask the research center from street view can be observed. The new building is placed on the site in such a way that it is integrated into the natural topography of the lot and is also placed to the north of the mansion's south "recess line". This decision was made so that cars at the south driveway will have a minimal view of the new building upon entering the site. In addition, red brick pervious pavers are utilized in the new parking lot to tie into the existing red brick driveway. Where retaining walls are proposed to accommodate the two parking levels, the design incorporates "landscape walls" to avoid the harsh appearance of a Portland cement wall. Guardrails and handrails required on the site are designed in a way to be historically compatible and to avoid modern or contemporary styles.

Consideration was taken to make the least imposing view of the new building from each property line. At the west property line, the two-level parking lot design masks the new research center, as it provides a way to integrate the building into the earth, making it appear as a non-imposing one-story building from existing residences to the west. This allows the building to be hidden from a person standing on 6th street to the west with the help of existing mature trees and historic homes on this street. At the north property line, the new building is masked from 5th Avenue and Marshall Street by mature trees and Cushing Memorial Hospital. As mentioned before, placing the building behind the "recess line" of the south façade of the existing mansion aids in masking the building from the east property line at 5th Avenue as much as possible. The new construction is hidden least from the south property line. However, the Building Committee and BMS believe this to be acceptable as the characteristics of the new construction are in keeping with the style of the Carroll Mansion.

Site lighting has been selected to avoid dominating the property's overall character. Black light bollards were chosen, as the design team believed these to disappear into the landscape the best. Lighting at the exterior facades will be chosen further in the project timeline to be historically compatible.

Building Design

The Building Committee and BMS deem the design of the new building to be appropriate, as details from the Mansion are incorporated in the new design, but not copied exactly. The overall concept of the new building is to make it appear as if it were a carriage house ancillary to residence, yet compatible in character. This concept lent itself to the high-pitched hipped roof of the research center, not directly matching the roof of the



residence, but a style that would have been appropriate to the period of the Mansion and appropriate for a carriage house of the time. In addition, the decision was used to utilize red brick to match the Mansion, as well as white-painted wood and siding where necessary. A small link connects the new building to the Mansion. This link is proposed to connect the existing door of the Mansion's kitchen to a corridor that leads to the research center. The link is elongated from east to west and single-hung windows run the length of each of these walls. The link shall be constructed in a manner that it can be easily removed from the Mansion with little harm if that should be deemed necessary in the future. The roofs of the new building and the link are designed to be asphalt shingles of the same color as the Mansion. New roof overhangs have ornamental corbels and dentils to match the overhangs of the Mansion. The new roof has dormers to provide more space on the second floor of the research center and also to distinguish the new building from the existing. At the top of each wall beneath the overhang, there is a tall piece of trim board to match the trim at the roof of the Mansion.

At a smaller scale of the building, the entry at the southeast façade is a tower meant to resemble the large two-story bay window of the south façade of the Mansion. There is also a porch at this entry to provide cover from the elements for entrants. The columns supporting this covered entry are inspired by the columns of the Mansion's front porch overlooking 5th Avenue. Windows proposed match the single-hung windows of the Mansion, but at a scale appropriate to the size of the new building. Windows also incorporate a segmented arch at their header, in keeping with many of the windows of the existing residence. The new windows also exhibit a limestone sill and an arched red brick lintel. Impressions of openings adorn the south and west facades to keep these walls from having a bleak appearance. These impressions are a feature that is not seen on the Mansion, giving a clear indication that the building is not an original or historic element of the site.

Conclusion

The design team appreciates the review of this project by the Leavenworth Preservation Commission. If any member of the Commission should have any questions, please feel free to contact Kristy Johnson of Ben Moore Studio at the following:

(785)560-3111 ext. 2
kristy@benmoorestudio.com
www.benmoorestudio.com



July 26, 2018

Mike Stephenson
Leavenworth County Historical Society
1128 5th Avenue
Leavenworth, KS 66048

Dear Mike,

The City of Leavenworth is looking forward to the Leavenworth Historical Society's project for the expansion of the Carroll Mansion Museum. The Society has been a culturally fundamental part of our City since its inception.

Regarding your request to have the application fee of \$350 waived. I can authorize a \$275 reduction, but unfortunately the remaining balance of \$75 is to cover our publication cost and cannot be waived. You will be responsible for that amount.

Thank you.

Sincerely,

Paul Kramer
City Manager
913-680-2602
pkramer@firstcity.org

CC:
Julie Hurley, City Planner



AERIAL VIEW FROM SOUTHEAST OF PROPERTY



AERIAL VIEW FROM SOUTHWEST CORNER OF UPPER PARKING LEVEL



MAIN BUILDING ENTRY

LCHS Research Center
Master Planning and Schematic Design
 1128 5th Avenue
 Leavenworth, KS 66048



Ben Moore Studio, LLC
 Architecture • Planning
 Manhattan, KS • Council Grove, KS
 785-540-3111
 studio@benmoorestudio.com
 Kansas State Certificate of Authorization • RA2972

**MASTER
 PLANNING**

A0.1

PROJECT SHEET

DATE: 08/14/2013

SCALE: AS SHOWN

DESIGNER: BMS

CHECKER: BMS

DATE: 08/14/2013

PROJECT: LCHS RESEARCH CENTER

SHEET: A0.1

OF: 10

SCALE: AS SHOWN

DATE: 08/14/2013

PROJECT: LCHS RESEARCH CENTER

SHEET: A0.1

OF: 10

SCALE: AS SHOWN

DATE: 08/14/2013

PROJECT: LCHS RESEARCH CENTER

SHEET: A0.1

OF: 10

SCALE: AS SHOWN

DATE: 08/14/2013

PROJECT: LCHS RESEARCH CENTER

SHEET: A0.1

OF: 10

SCALE: AS SHOWN

DATE: 08/14/2013

PROJECT: LCHS RESEARCH CENTER

SHEET: A0.1

OF: 10

SCALE: AS SHOWN

DATE: 08/14/2013

PROJECT: LCHS RESEARCH CENTER

SHEET: A0.1

OF: 10

SCALE: AS SHOWN

DATE: 08/14/2013

PROJECT: LCHS RESEARCH CENTER

SHEET: A0.1

OF: 10

SCALE: AS SHOWN

DATE: 08/14/2013

PROJECT: LCHS RESEARCH CENTER

SHEET: A0.1

OF: 10

SCALE: AS SHOWN

DATE: 08/14/2013

PROJECT: LCHS RESEARCH CENTER

SHEET: A0.1

OF: 10

SCALE: AS SHOWN

DATE: 08/14/2013

PROJECT: LCHS RESEARCH CENTER

SHEET: A0.1

OF: 10

SCALE: AS SHOWN

DATE: 08/14/2013

PROJECT: LCHS RESEARCH CENTER

SHEET: A0.1

OF: 10



ESTABLISHED WORK AREA



COURTYARD AND BUILDING ENTRY



AERIAL VIEW FROM NORTHWEST

LCHS Research Center
Master Planning and Schematic Design

1128 5th Avenue
 Leavenworth, KS 66048



Ben Moore Studio, LLC
 Architecture • Planning

Manhattan, KS • Council Grove, KS
 785-560-3111
 studio@benmoorestudio.com
 Kansas State Certificate of Authorization • KA002

**MASTER
 PLANNING**

A0.2

TITLE SHEET

DATE

SCALE

PROJECT

CLIENT

ARCHITECT

PLANNING

ENGINEER

LANDSCAPE

INTERIOR

EXTERIOR

CONTRACT

REVISIONS

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

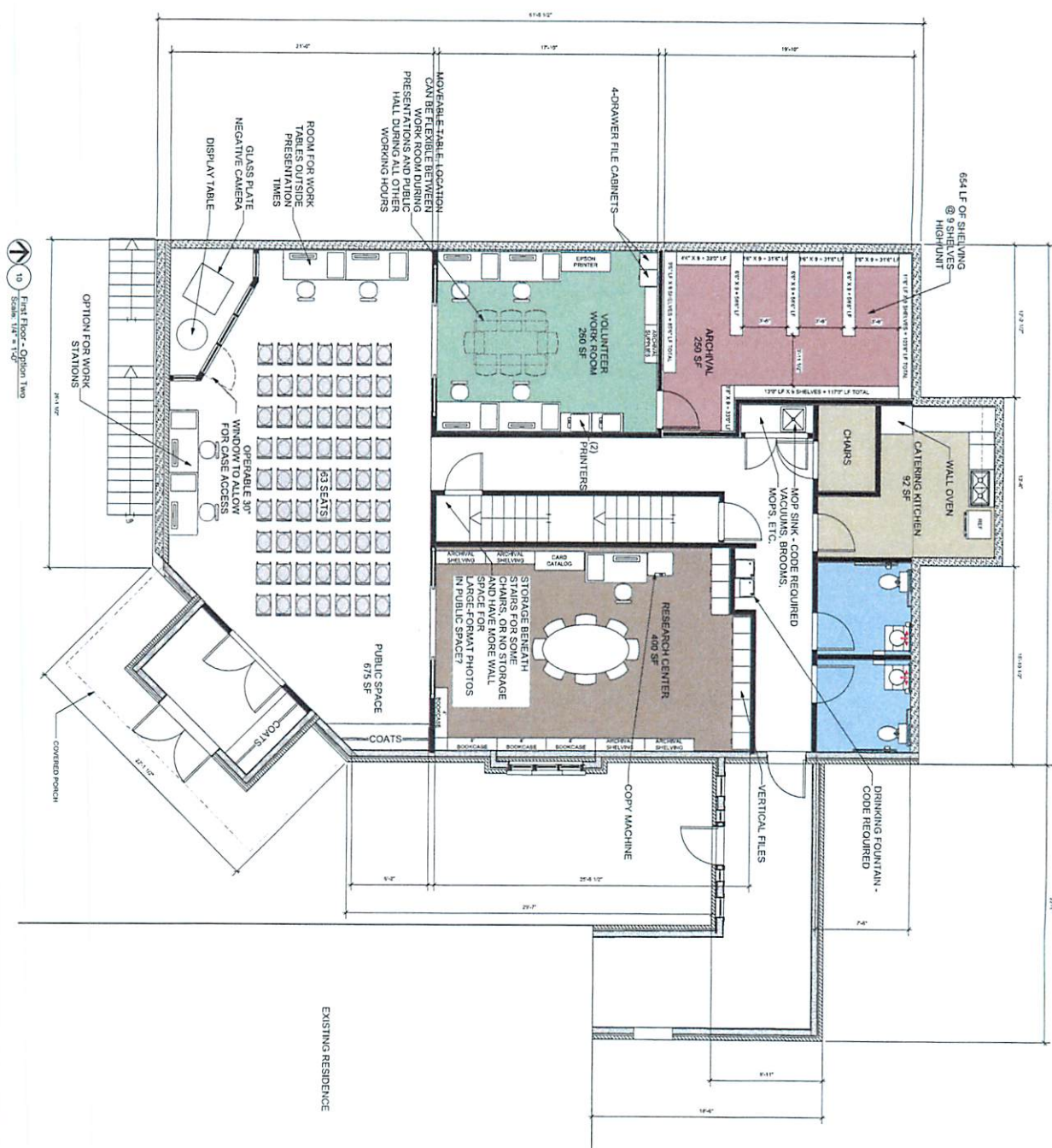
DATE

BY

DATE

BY

DATE



10 First Floor - Option Two
Scale: 1/8" = 1'-0"

LCHS Research Center
Master Planning and Schematic Design
 1128 5th Avenue
 Leavenworth, KS 66048



Ben Moore Studio, LLC
 Architecture • Planning
 Manhattan, KS • Council Grove, KS
 785-540-3111
 studio@benmoorestudio.com
 Kansas State Certificate of Authorization # 44972

MASTER PLANNING

11.1
 FINAL FLOOR PLAN
 DATE: 11/11/11
 DRAWN BY: JMM
 CHECKED BY: JMM
 APPROVED BY: JMM

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name 103-3020-0118

historic Edward Carroll House

and or common Leavenworth County Historical Museum

2. Location

street & number 334 Fifth Avenue _____ not for publication

city, town Leavenworth _____ vicinity of

state Kansas code 20 county Leavenworth code 103

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> scientific
	<input type="checkbox"/> N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> other:

4. Owner of Property

name Leavenworth County Historical Society

street & number 334 Fifth Avenue

city, town Leavenworth _____ vicinity of state Kansas 66048

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds

street & number Leavenworth County Courthouse

city, town Leavenworth _____ vicinity of state Kansas 66048

6. Representation in Existing Surveys

title Leavenworth Historic Research Survey has this property been determined eligible? yes no

date 1986 _____ federal _____ state _____ county local

depository for survey records Kansas State Historical Society

city, town 120 West 10th, Topeka _____ vicinity of state Kansas 66612

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Edward Carroll House (ca. 1858, 1867, 1882-1883, 1930) is located at 334 Fifth Avenue in Leavenworth, Leavenworth County, Kansas (pop. 34,450). The two-story, red brick Italianate structure stands on a stone foundation. It is situated on a .54 acre tract with an eastern facade orientation. It stands in a mixed-use and mixed income neighborhood. Cusing Hospital (ca. 1920) abuts the property to the north. A brick, Romanesque residence abuts the property to the south. Smaller frame and brick structures, mainly residential, dating from the 1890s to the 1940s, stand across Fifth Avenue to the east. Adjacent residential property lines abut the property to the west. The Edward Carroll House maintains a high degree of internal and external integrity from the 1882 era.

The Edward Carroll House is an irregularly massed structure which was constructed in three major phases. Its approximate dimensions are forty-three feet from north to south by seventy-nine feet from east to west. The initial house, constructed in 1858, stands encased in a brick wall at the rear of the building. It was a two-story, ridge hipped roof, frame house with two rooms on each floor. It retains its roof slope. The second construction occurred in 1867. The frame structure was encased in brick and a two-story, brick addition with a truncated hipped roof and four rooms on each floor was tacked onto the eastern elevation, creating the present facade orientation. The addition retains its roof slope. One story wooden porches were built across the eastern elevation and the southern elevation of the 1858 wing.

In 1882, the house was expanded again. A two-story five-sided bay was added to the south side of the 1867 addition. On the north side of the 1867 addition, a two-story gable roofed, stepped rectangular bay and a two-story, two-sided bay directly west of the former were added. A one-story, rectangular room housing the kitchen was added to the northern side of the 1858 wing's western elevation. A heavily carved, Eastlake inspired, one-story wooden porch with balusters and modillions was added to the east and south elevations of the 1867 addition, replacing the 1867 porch. Second story porches were built for the center bays of the eastern and southern elevations of the 1867 addition. A mansard roof porch with metal cresting projects from the second story of the northern wall of the 1867 addition on the eastern side, resting on the facade's porch roof. A monitor roof with metal cresting was added to the center of the 1867 addition's truncated hipped roof during the 1882 phase as well. One-story wooden porches with incised friezes wrap around the northern, western, and southern elevations of the 1858 wing, presumably added during the 1882 construction phase. A dentilled and modillioned entablature graces the 1867 addition and the 1882 projections thereof. A modillioned entablature graces the rest of the building.

In 1930, a brick garage was added to the western portion of the southern elevation of the 1858 section, concluding the alterations to the building's exterior.

Chimneys rise from the northern gable wall, the center of the western interior wall of the 1867 addition, and the center of the western wall of the 1858 wing.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

1

Item number

7

Page

1

The overall fenestration treatment is comprised of 1/1 double hung, segmentally arched windows with stained glass transoms and limestone sills. Some of the windows are rectangular, most of these windows maintain the transom and sill treatment. The windows on the rear of the building are 6/6 double hung. The windows on the building are grouped in units of one, two, or three.

The building's 1867 unit with its 1882 additions displays an interior of Queen Anne and Eastlake inspired woodwork which was added during the 1882 renovation. The unit's original gas light fixtures and second story bathroom, both installed in 1882-1883, are additional features. The interior of the 1858 unit is unadorned.

8. Significance

Period	Areas of Significance—Check and justify below			
.... prehistoric	... archeology-prehistoric	... community planning	... landscape architecture	... religion
.... 1400-1499	... archeology-historic	... conservation	... law	... science
.... 1500-1599	... agriculture	... economics	... literature	... sculpture
.... 1600-1699	X architecture	... education	... military	... social/
.... 1700-1799	... art	... engineering	... music	... humanitarian
X 1800-1899	X commerce	... exploration/settlement	... philosophy	... theater
X 1900-	... communications	... industry	X politics/government	... transportation
		... invention		... other (specify)

Specific dates ca. 1858, 1867, 1882-1883, 1930
Builder/Architect John McCullough Foster-Builder
 George McKenna-Builder

Statement of Significance (in one paragraph)

The Edward Carroll House (ca. 1858, 1867, 1882-1883, 1930) is being nominated to the National Register under criteria B and C for its historical association with Edward Carroll (? - 1917) and for its architectural significance. Carroll, a Leavenworth banker, businessman, and politician, purchased the 334 Fifth Avenue residence in 1888 and lived there until his death in 1917. The physical evolution of the Italianate house reflects the growth and prosperity of Leavenworth's first three decades. The structure maintains a high degree of interior and exterior architectural integrity from the 1882 remodelling period, appearing much as it did during the Carroll residency.

Carroll came to Leavenworth before the Civil War and helped to establish the First National Bank of Leavenworth (est. 1857). He served as a District Court Clerk in the 1860s and as an internal revenue collector for the State of Kansas in the 1870s. Leavenworth city directories of the 1880s list Carroll as a wholesale grocery merchant.

Carroll, a Democrat, represented the City of Leavenworth in the Kansas State Legislature from 1883 until 1887 and then again in 1913. He served one term in the Kansas State Senate from 1889 until 1891, representing the Third District, which included Leavenworth. Carroll became an officer of the First National Bank of Leavenworth in 1890, serving as the bank's cashier. In 1914, he became the bank's president.

Carroll purchased the 334 Fifth Avenue property in 1888 from Lucien Scott, the president of the First National Bank of Leavenworth from 1857 until 1889 or 1890. Scott was responsible for the alterations to the house which added the various bays, changed the porch and roof treatments, added interior woodwork, and added plumbing and gas lighting. This work was done in 1882 and 1883 by a carpenter named George McKenna. In 1867, the two-story, frame core (ca. 1858) of the Edward Carrol House was expanded and encased in a brick, Italianate dress by the property's owner, John McCullough Foster, a contractor and lumberman. Foster sold the property to Scott in 1882.

Carroll's descendants lived in the house until 1965, when his last surviving child, Miss Ella Carroll, donated the house and its furnishings to the Leavenworth County Historical Society (est. 1954). The building serves the community as a historical house museum.

9. Major Bibliographical References

See Attached Sheet

10. Geographical Data

Acreeage of nominated property .54 acre

Quadrangle name Leavenworth

Quadrangle scale 1:24,000

UTM References

A

1	5	3	3	4	5	6	10	4	3	5	2	2	8	10
Zone			Easting					Northing						

B

Zone			Easting					Northing						

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

E

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

F

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

G

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

H

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification The nominated property is a .54 acre rectangular tract beginning at a point 17 feet north of Lot 3, Carroll Subdivision; west to a point 194 feet; north to include Lots 4,5,6,7, Carroll Subdivision, east to the west curb of Fifth Avenue; south to the starting point.

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Martha Gray Hagedorn, Architectural Historian

organization Kansas State Historical Society

date August 12, 1986

street & number 120 West 10th

telephone 913 296-5264

city or town Topeka

state Kansas 66612

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title Executive Director, Kansas State Historical Society

date August 27, 1986

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet 2

Item number 9

Page 1

-Bibliography

Burke, W. S. and J. L. Rock. The History of Leavenworth. (Leavenworth: Leavenworth Times Book and Job Printing, 1880).

Leavenworth City Directories, 1860-1900.

Leavenworth Daily Times, 9 September 1892.

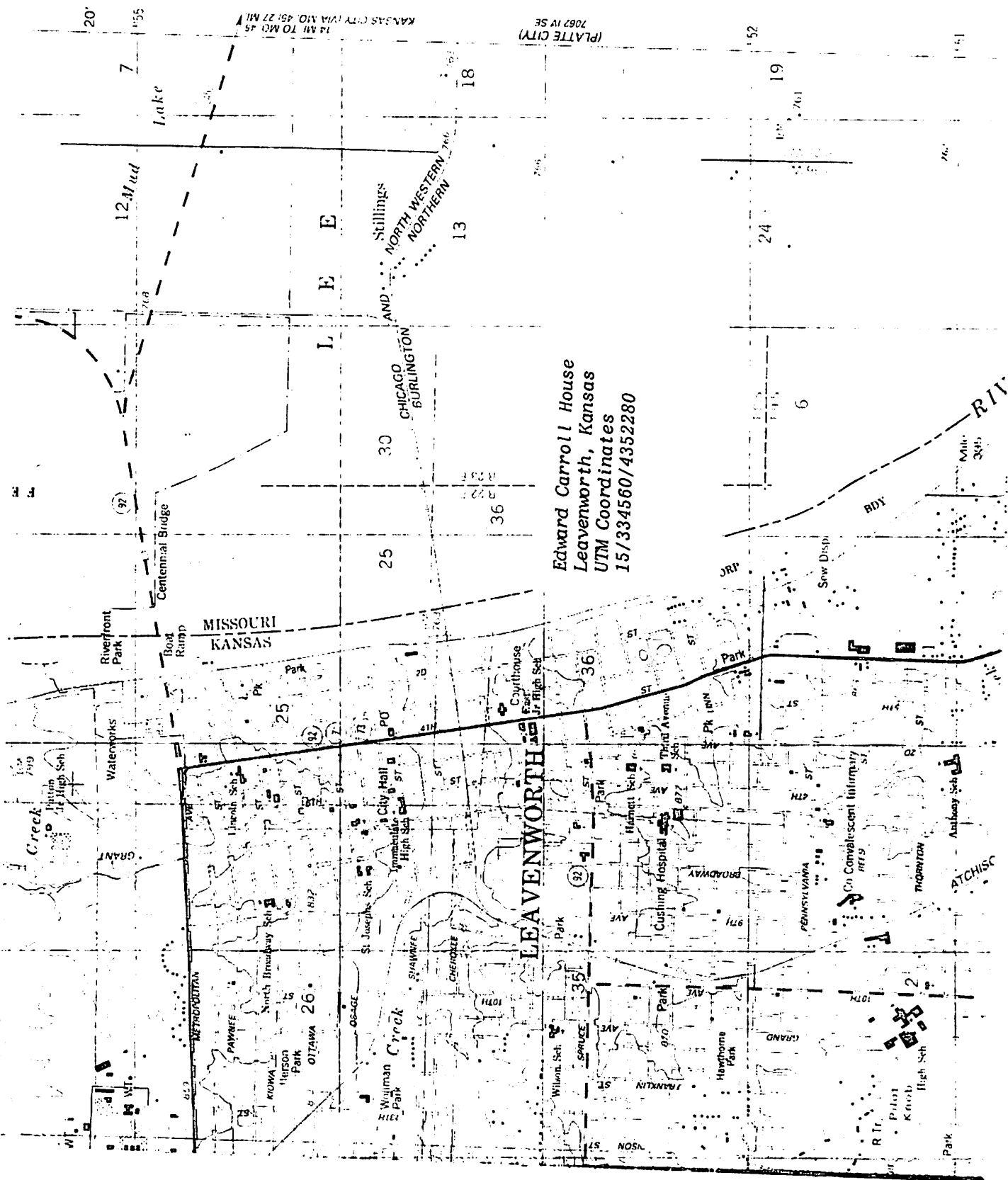
Leavenworth Times, 13 September 1964.

Topeka Capitol, 7 March 1917.

Topeka Capitol Commonwealth, 18 November 1888.

Topeka Commonwealth, 26 December 1886.

Winder, Mary Jo. "Edward Carroll House." (National Register nomination draft, 1985).



Edward Carroll House
 Leavenworth, Kansas
 UTM Coordinates
 15/334560/4352280

(PLATTE CITY)
 2067 IV SE
 14 MI TO MO 45
 KANSAS CITY IMA NO 451 27 MI

R 11

ATCHISC

Park

Park

Park