

LEAVENWORTH PRESERVATION COMMISSION
COMMISSION CHAMBERS, CITY HALL
100 N. 5th Street
Leavenworth, KS 66048

REGULAR SESSION
Wednesday, August 6, 2025
6:00 p.m.

AGENDA

CALL TO ORDER:

- 1. Roll Call/Establish Quorum**
- 2. Approval of Minutes: June 4, 2025**

OLD BUSINESS:

None

NEW BUSINESS:

1. 2025-14 LPC – 704 CHEROKEE

A State Law review (KSA 75-2724) for proposed exterior modifications to property located at 704 Cherokee Street, a property located in the Leavenworth Downtown Historic District, under the Secretary of the Interior's Standards for Rehabilitation.

2. HELMER'S BUILDING – LETTER OF SUPPORT

Consideration of a letter of support for a proposed Low-Income Housing Tax Credit (LIHTC) project for the Helmer Manufacturing Company Building, located at 300 Santa Fe Street, a property located within the Helmer's Manufacturing Company Historic District and listed as a Registered Historic Property. The project involves adaptive reuse of a historically significant commercial building into affordable residential units.

3. FIFTH STREET HISTORIC DISTRICT – 1015 S. 5TH STREET, 1021 S. 5TH STREET, 420 ARCH STREET.

Request from the Kansas State Historic Preservation Office for comments on formation of the "Fifth Street Historic District". Approval of the district will be voted on by the Kansas Historic Sites Board on October 4, 2025.

OTHER BUSINESS/CORRESPONDENCE:

**1. MINOR STATE LAW REVIEW AND/OR MINOR CERTIFICATE OF APPROPRIATENESS (5) –
No action required.**

- 604 Cherokee Street – projecting and wall sign.
- 216 Pine Street – new 5' privacy fence
- 413 Delaware Street – interior building partition walls, add restroom
- 1028 2nd Avenue – exterior sewer line repair
- 520 Delaware Street - deck replacement in-kind size and materials

ADJOURN



LEAVENWORTH PRESERVATION COMMISSION MINUTES

COMMISSION CHAMBERS, CITY HALL
100 N 5th Street, Leavenworth, Kansas 66048
WEDNESDAY, June 4, 2025, 6:00 PM

CALL TO ORDER:

Board Members Present

Ken Bateman
Ed Otto
Dick Gibson

Board Member(s) Absent

Sherry Whitson
Rik Jackson

City Staff Present

Michelle Baragary
Kim Portillo

Vice Chairman Otto called the meeting to order at 6:00 p.m. and noted a quorum was present.

APPROVAL OF MINUTES: May 7, 2025

Vice Chairman Otto asked for comments, changes or a motion on the May 7, 2025 minutes presented for approval. Commissioner Gibson moved to approve the minutes with two corrections, seconded by Commissioner Bateman, and approved by a vote of 3-0.

OLD BUSINESS:

None

NEW BUSINESS:

1. 2025-10 LPC – 1128 5th Avenue

A State Law review (KSA 75-2724) for proposed construction of an accessory building to the property located at 1128 5th Avenue, a property listed on the Register of Historic Kansas Places and National Register of Historic Places, under the Secretary of the Interior's Standards. The scope of work includes new construction of an archival storage area and conference room on the rear of the property.

Vice Chairman Otto called for the staff report.

Planning Assistant Michelle Baragary stated the applicant is proposing to construct a 30'x60'x12' archival and conference center to the rear of the Carroll Mansion. The property, owned by the Leavenworth County Historical Society, is zoned R1-6 (High Density Single Family Residential District), and functions as a museum, research center, and storage space for artifacts. The existing structure is situated on a .54-acre lot, directly south of old St. Luke's Cushing Hospital.

The proposed building will be a 30'x60'x12' pre-engineered metal building installed to the rear of the existing home with minimal visibility from the street. The building will include brick colored metal panels, a rectangular cupola, and brass lamps on either side of the double front door, with a gable overhang. The building will be used as an archival storage building and conference room that will hold up to 50 people, and will include a restroom and closet. The addition of a paved parking area to accommodate 6 parking spaces is also proposed as part of this project.

The Development Review Committee reviewed the proposed project on May 22nd. Issues of concern include:

1. 900 sqft maximum accessory structure allowed in the R1-6 zoning district. Applicant would need to request a variance through the Board of Zoning Appeals.
2. Increase in impervious space increases water runoff, which is not allowed to negatively impact neighboring properties.
3. Detention area/rain garden is required.
4. Need to provide adequate sewer connection (their sewer is private).
5. Grading and retaining wall would potentially damage/destroy existing walnut trees.
6. Sprinkler is not required, but the new structure will need fire/smoke alarms and fire extinguishers.
7. Security cameras/outdoor lighting is strongly suggested.

SHPO FINDINGS:

Staff requested SHPO take a preliminary look at the proposed project. SHPO found that the current proposed structure is not architecturally compatible in size, location or materials, and would substantially alter the landscape around the listed building. The landscape adjacent to the listed house would need substantial grading in order to site the new building and add the parking area. This would alter the environment the property currently sits in. The proposed materials (metal siding and roof) and overall size and design of the building are not compatible with the existing property. Standards to consider are 1, 9, and 10.

On September 5, 2018, the owner proposed a different storage/meeting building that the SHPO did not recommend approval of, but the Leavenworth Preservation Commission did approve.

REQUIRED REVIEWS:

The proposed project shall be reviewed utilizing the Standards for Rehabilitation as set forth by the Secretary of the Interior:

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.

Significant changes to the landscape are proposed that will alter the environment the property currently sits in, such as grading, stormwater runoff, and retaining wall. The proposed use, especially the conference room, will detract from the residential nature of this and surrounding properties.

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. However, existing walnut trees could potentially be damaged with grading and/or installation of the retaining wall.

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 is proposed.

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

No such change is proposed. However, existing walnut trees could potentially be damaged with grading and /or installation of the retaining wall.

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 structure is not architecturally compatible in massing, size, scale, and materials. The proposed metal siding and roof, and overall size and design of the proposed structure are not compatible with the existing property. The substantial grading will alter the environment the property currently sits in, and could potentially damage or destroy the existing brick driveway and walnut tree roots.

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 landscape adjacent to the listed house would need substantial grading to construct the new building and add the parking area, which would alter and impair the essential form and integrity of the environment the property currently sits in.

ACTION/OPTIONS:

- Motion, to determine that the proposed changes to 1128 5th Avenue do not damage or destroy this property that is on the Register of Historic Kansas Places and National Register of Historic Places.
- Motion, to determine that the proposed changes to 1128 5th Avenue do damage or destroy this property that is on the Register of Historic Kansas Places and National Register of Historic Places.
- Motion, to Table item until the next meeting for the purpose of gathering additional information.
- Motion, to forward to the SHPO for review.

Commissioner Gibson asked if the rendering for 2018 is still current or if it's been modified.

Ms. Baragary asked if he's referring to the rendering they are proposing now.

Planning Director Kim Portillo responded no, that what they are proposing now is the plan set that is being projected during the meeting.

Commissioner Gibson stated the 2018 version showed the new construction would actually connect to the current structure. The current rendered project does not. It shows a breezeway between the two buildings. He asked if it was accurate.

Ms. Baragary answered yes.

Vice Chairman Otto clarified the required review for 1,2,9 and 10 are the ones that are critical. These are the ones Ms. Baragary has not accepted.

Ms. Baragary answered yes.

With no questions on the staff report, Vice Chairman Otto opened the public hearing.

Commissioner Bateman asked how we got to this place where this is being presented. He explained we're having issues with DRC, in particular with the 900 sqft limitation and water drainage issues. He feels like it's coming before the Committee as an advisory opinion rather than a final action.

Ms. Portillo responded this was one of the bigger obstacles because it's in the Historic District and if it's not historically compatible it would be revised and sent back. This is how it's working through the process and if it were to get approval they would still have to get a variance. It was just deciding which process would be first.

Commissioner Bateman said the Committee is probably the longer process and that's why it's appeared here first. He stated he didn't see any way this could be approved with the current standards. He added that he has been on the Board for two years and they've never turned anything down, but this seemed to go against so many things the Preservation Committee is supposed to protect. This is a historic monument that is a residence. What is being brought before the Board, in their view, is something that's being added on to something that is non-residential.

Commissioner Bateman also stated that he has issue with the fact that it:

1. Would be changing the defining characteristics.
2. It would not be retaining or preserving the characteristics.
3. Would not be a record of its physical time, place or use.

He stated that of the requirements put forth, it either doesn't apply or it's "not that". He would have a difficult time having it be approved by the Committee.

Vice Chairman Otto is in agreement. He stated one of the things they would have to agree on is what *would* be acceptable.

Commissioner Bateman responded to Vice Chairman Otto's comment by saying they would not have to give them the solution, that there may not be a solution. Commissioner Bateman felt it would not be fair to future Committee members and staff if someone reopened this case in 3 years, when none of the original members are on the Board, and underwrites the things the current Committee has ruled on.

Vice Chairman Otto opened the floor for public comment and asked the applicant, Carol Ayers, President of the Leavenworth Historical Society, if she had some input.

Ms. Ayers stated they would love to have the plan that was designed in 2017 but financially it's not viable. That plan would take \$3.5 million to build. Ms. Ayers said they went with the building on the current plan because it was something they could afford. The mission of the Leavenworth County Historical Society by charter is to collect and preserve history from Leavenworth County. If someone donates something that is historically significant, they are obligated to take it and store it in an archival way that will preserve it. Currently, they are out of storage space.

Before they started making plans, they looked into finding a room that someone wasn't using here in town, a space that would be donated to them or something they could pay for. When Cushing Hospital became available, they were hopeful they could get a room but wasn't able to acquire one. At this point, they will either have to shut down their mission or find storage space. The current plan offers something they can afford because a brick and mortar structure is beyond their budget.

Ms. Ayers said a couple of foundations have said they would be happy to help, but the Historical Society has to start with a plan first. This is the reason for the building they are proposing in the current plan. The thought is that it wouldn't be visible from the street, especially since it needs to be confined to 900 sqft. The conference room will need to be removed. There are other issues to be dealt with after submitting to SHPO; they'll talk about how to make that work.

Ms. Ayers wanted the Committee to know the quandary they are in and why they ended up with the current plan. This plan gives them archival level storage (which means controlled heating, cooling, light and humidity) with no windows, if they remove the conference room. The reason they have the conference room is because they had an anonymous donor specify that if a meeting space was built, they would donate \$150,000.

Commissioner Gibson agrees with what Ms. Portillo has said and he understands the Historical Society's situation. He stated he doesn't see how the Commission can be favorable after reading what has been brought before them and hearing Ms. Ayers explanation because the state has already made a determination.

Ms. Portillo asked if they could clarify that as advisory. SHPO had been asked for a courtesy advisory review. It's not an official determination, but a courtesy advisory review.

Commissioner Gibson acknowledged the courtesy review. He asked Ms. Ayers if she had looked for other buildings within the city and commented that there are a lot of storefronts that are empty that could temporarily house the artifacts.

Ms. Ayers responded it needs to be archival storage. It would become an issue in an old building.

Commissioner Bateman apologized that the Historical Society is having operational problems with the vast amount of inventory they have, but the Committee can't do anything about it and as the law is presented, they have to follow the law.

With no further discussion, Vice Chairman Otto called for a motion to close the public hearing.

Commissioner Bateman made a motion to determine that the proposed changes at 1128 5th Ave do damage or destroy the property that is on the Register of Historic Kansas Places and National Register of Historic Places. Commissioner Gibson seconded.

The request was voted upon and denied 3-0.

OTHER BUSINESS/CORRESPONDENCE:

- 1. MINOR STATE LAW REVIEW AND/OR MINOR CERTIFICATE OF APPROPRIATENESS (1) – No action required.**
 - 214 Arch Street – water heater replacement

With no further discussion, Chairman Otto called for a motion to adjourn, seconded by Commissioner Bateman and approved by a vote 3-0.

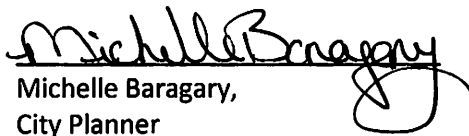
Meeting adjourned at 6:26 p.m.

Minutes taken by Administrative Assistant Katherine Criscione.

LEAVENWORTH PRESERVATION COMMISSION

**State Law Review
KSA 75-2724
704 Cherokee St.
August 6, 2025**

PREPARED BY:


Michelle Baragary,
City Planner

REVIEWED BY:


Kim Portillo,
Director of Planning and
Community Development

APPLICANT/OWNER:

David Sachse

SUBJECT:

A State Law review (KSA 75-2724) for proposed modifications to the property at 704 Cherokee St., a property located in the Leavenworth Downtown Historic District, under the Secretary of the Interior's Standards for Rehabilitation. The scope of work includes the removal of a 3' x 24' deck and construction of a replacement 12' x 12' deck on the rear of the property. The deck will be attached to and serve both 704 Cherokee St. and 706 Cherokee St.

STAFF ANALYSIS:

The property is located in the Leavenworth Downtown Historic District, which was listed in the Register of Historic Kansas Places and National Register of Historic Places in 2002. The property at 704 Cherokee St., built in 1897, is a two-story brick commercial building that features Jacobethan Revival style details with its steeply pitched parapet front gables; polychrome coat of arms ornamentation in the gables flanked by vertical pilasters; cast stone trim; and tall, narrow, paired windows. The nomination notes this building retains a high degree of integrity and is a contributing structure to the district. The property at 706 Cherokee St., built in 1905, is a two-story brick building with the first story storefront having new brick cladding and brick infill, altering the original openings. The nomination notes that because of the irreversible alterations, this building does not retain sufficient integrity to provide associations and feelings related to its period of significance or its original commercial function.

The first floor of 704 Cherokee is commercial space and the second floor is a loft apartment occupied by the property owner David Sachse. The proposed new deck would replace the existing deck at the rear of the buildings, and would expand 12' along the upper level and project 12' out from the buildings and serve both 704 Cherokee and 706 Cherokee. The stairs will be brought up to code and descend 6' 6" to the east to a 4' 6" x 4' platform and then flow south 7' 4".

REQUIRED REVIEWS:

The proposed project shall be reviewed utilizing the Standards for Rehabilitation as set forth by the Secretary of the Interior:

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.
No such change is proposed.

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 enlarged deck will not be visible from the street. 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 such change is proposed.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
No such change is proposed.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
The existing wood deck does not have unique construction techniques or examples of craftsmanship that characterize the historic property. 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 deck will not destroy historic materials of the property, and will be compatible in scale and massing with the buildings.
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 such work is proposed.

ACTION/OPTIONS:

- Motion, to determine that the proposed changes to 704 Cherokee St. do not damage or destroy the Leavenworth Downtown Historic District.

- Motion, to determine that the proposed changes to 704 Cherokee St. do damage or destroy the Leavenworth Downtown Historic District.
- Motion, to Table item until the next meeting for the purpose of gathering additional information.
- Motion, to forward to the SHPO for review.



Application No. 17562

Filing Date 7/7/25

HISTORICAL IMPACT DETERMINATION

Property Address: 704 Cherokee

Print Name of Property Owner: David Sachse

Address of Property Owner: 704 Cherokee

Phone: 402-880-1609 Email: david.sachse@gmail.com

Applicant Name (if different from property owner): _____

Phone: _____ Email: _____

Legal Description: (Attach recorded copy of full legal description provided by the REGISTER OF DEEDS OFFICE)

Nature of Project: Back entrance stair + deck

(Attach detailed written description of proposed project, along with plans, renderings, photos, and any other necessary supporting documentation to fully describe scope of work)

Historical or Architectural significance:

- ☒ National Register
☐ Kansas Register
☐ Leavenworth Landmarks Register
☒ Historic District

Name of District: Downtown Historic District

For Office Use:

Required Review

- ☐ Minor State Law Review
☒ Major State Law Review
☐ Minor Certificate of Appropriateness
☐ Major Certificate of Appropriateness

Project No. 2025-14 LPC

Fee (non-refundable) \$200.00

Fee Paid/Received By: 7/7/25

Date of LPC Hearing: August 6, 2025

Date of Notice of Public Hearing published 7/16/25

Date Notice sent to property owners within historic district, as appropriate: 7/16/25

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 ☐

Reviewed by: _____

Date: _____

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

Dated this 20 day of June, 2025

David M Sachse + Katrina Chang

Property Owner (Print Name)

[Signature]
Property Owner (Signature)

State of Kansas

County of Leavenworth

Signed or attested before me on 6/20, 2025 by David Sachse
Katrina Chang

Notary Public [Signature] My appointment expires 1/23/2027





Application No. _____

Filing Date _____

Property Owner
filled out due
to deck also
being attached to
their Property

HISTORICAL IMPACT DETERMINATION

Property Address: 706 Cherokee

Print Name of Property Owner: Neal Findeisen

Address of Property Owner: 16354 Dana Lane LV. KS

Phone: 913-683-2166 Email: Keepnitcool@sbcglobal.net

Applicant Name (if different from property owner): _____

Phone: _____ Email: _____

Legal Description: (Attach recorded copy of full legal description provided by the REGISTER OF DEEDS OFFICE)

Nature of Project: Back entrance stair & Deck

(Attach detailed written description of proposed project, along with plans, renderings, photos, and any other necessary supporting documentation to fully describe scope of work)

Historical or Architectural significance:

- ☒ National Register
- ☐ Kansas Register
- ☐ Leavenworth Landmarks Register
- ☒ Historic District

Name of District: Downtown Historic District

For Office Use:

Required Review

- ☐ Minor State Law Review
- ☐ Major State Law Review
- ☐ Minor Certificate of Appropriateness
- ☐ Major Certificate of Appropriateness

Project No. _____ LPC

Fee (non-refundable) \$200.00

Fee Paid/Received By: _____

Date of LPC Hearing: _____

Date of Notice of Public Hearing published _____

Date Notice sent to property owners within historic district, as appropriate: _____

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 ☐

Reviewed by: _____

Date: _____

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

Dated this 1st day of July, 2025.

Neal Findeisen
Property Owner (Print Name)

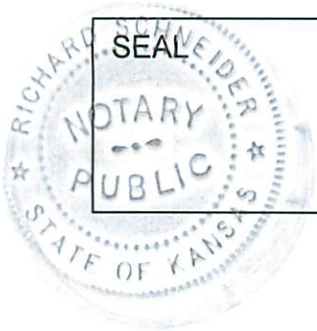
Neal Findeisen
Property Owner (Signature)

State of KS

County of Leavenworth

Signed or attested before me on July 1, 2025 by Neal Findeisen

Notary Public [Signature] My appointment expires 1/23/2027



704 & 706 Cherokee Street



7/29/2025, 11:45:23 AM

- Override 1

Parcels (City Owned)

Parcels_Current

Buildings

Address (Points)

Leavenworth City Limits

City Right-of-Way

RoadCenterline
-
- Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
- Web AppBuilder for ArcGIS
Platte County, Missouri Dept. of Conservation, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA |

Downtown Historic District



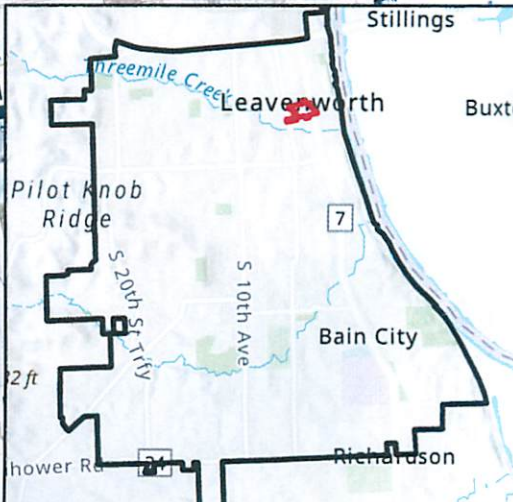
0 175 350 700 Feet

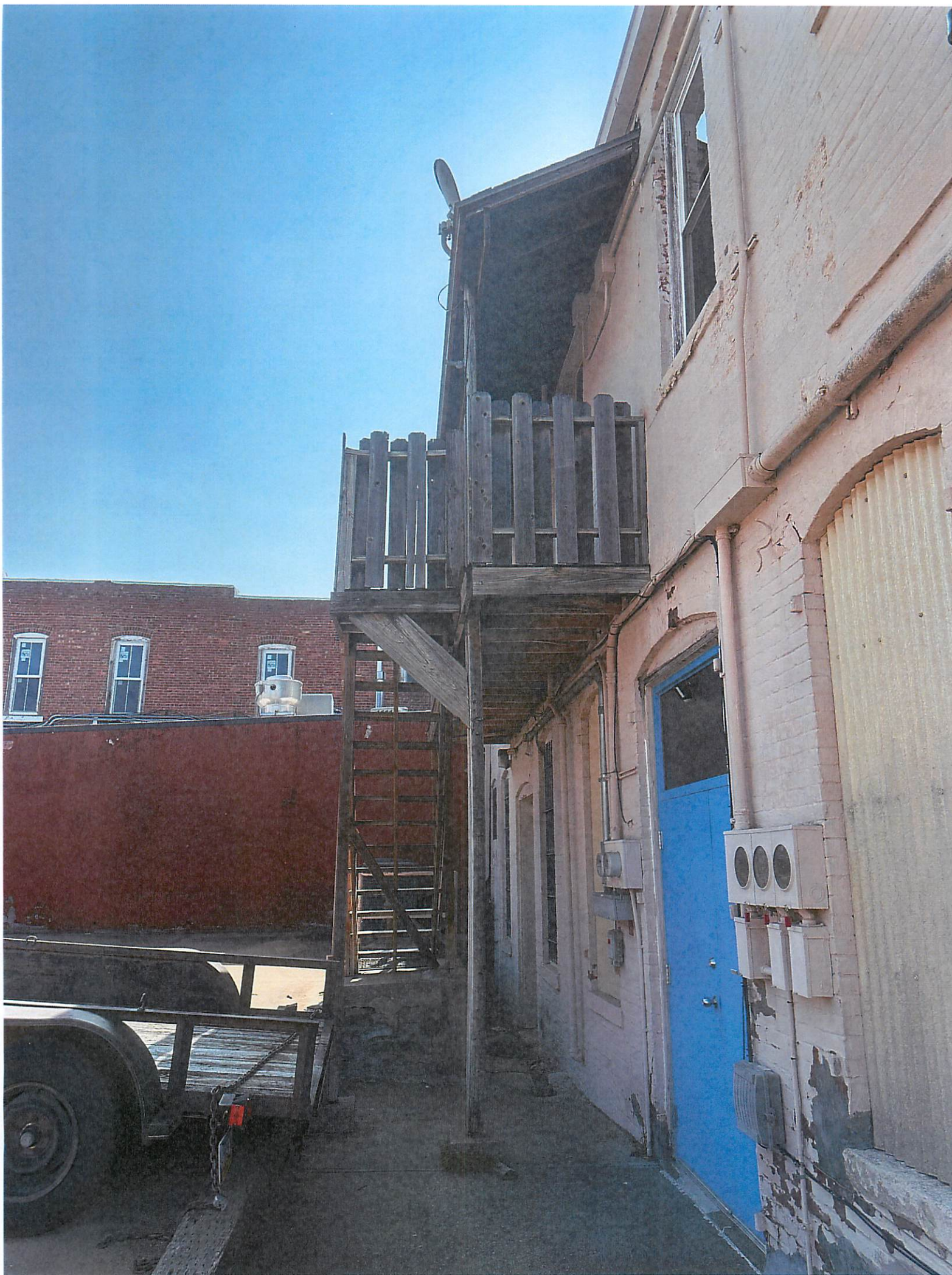
Map prepared by LV GIS 06/15/23



Legend

- Historic District
- Property Boundary





Existing deck
3' x 24'





Date: 6/03/2025 - 4:19 PM

Design ID: 334258471199

Estimate ID: 77739

Estimated Price: \$8,305.17

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™

DECK

How to recall and purchase your design at home:



OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Deck Designer
3. Recall your design by entering Design ID: 334258471199
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 334258471199 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

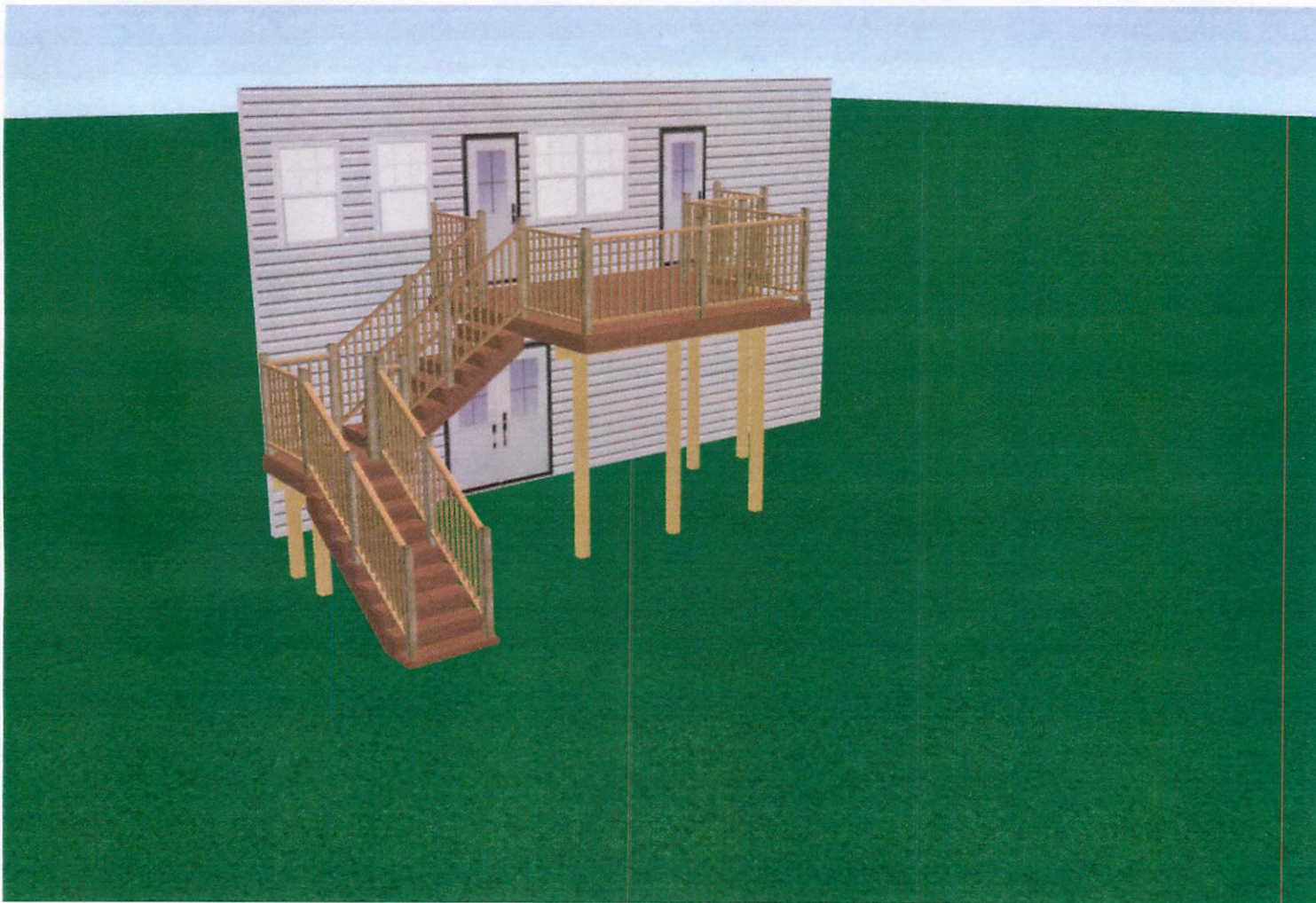


Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

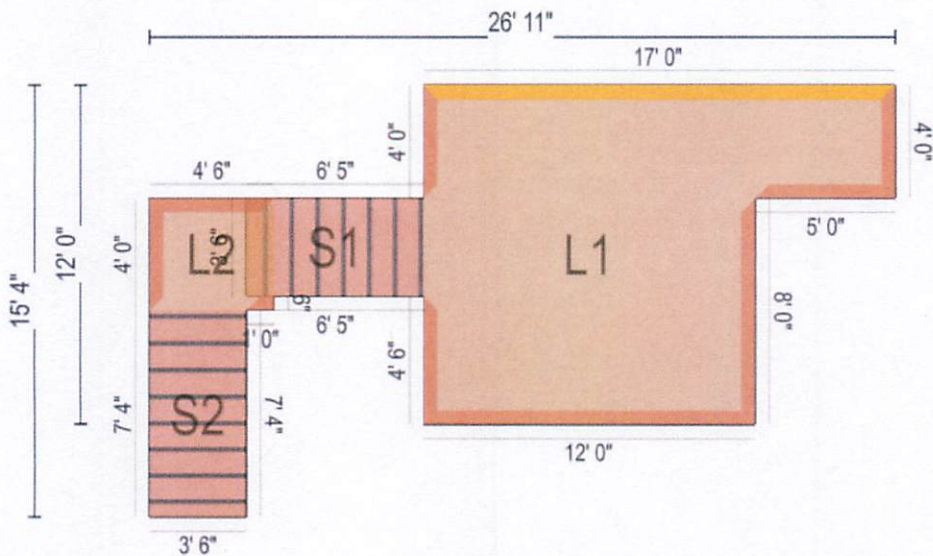
This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the customer. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

For other design systems search "Design & Buy" on Menards.com

Page 1 of 23

Date: 6/03/2025 - 4:19 PM
Design ID: 334258471199
Estimate ID: 77739
Estimated Price: \$8,305.17

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Deck Side Color Legend

	Open Side/No Railing		Railing
	Unattached Walls		Attached Walls

Date: 6/03/2025 - 4:19 PM

Design ID: 334258471199

Estimate ID: 77739

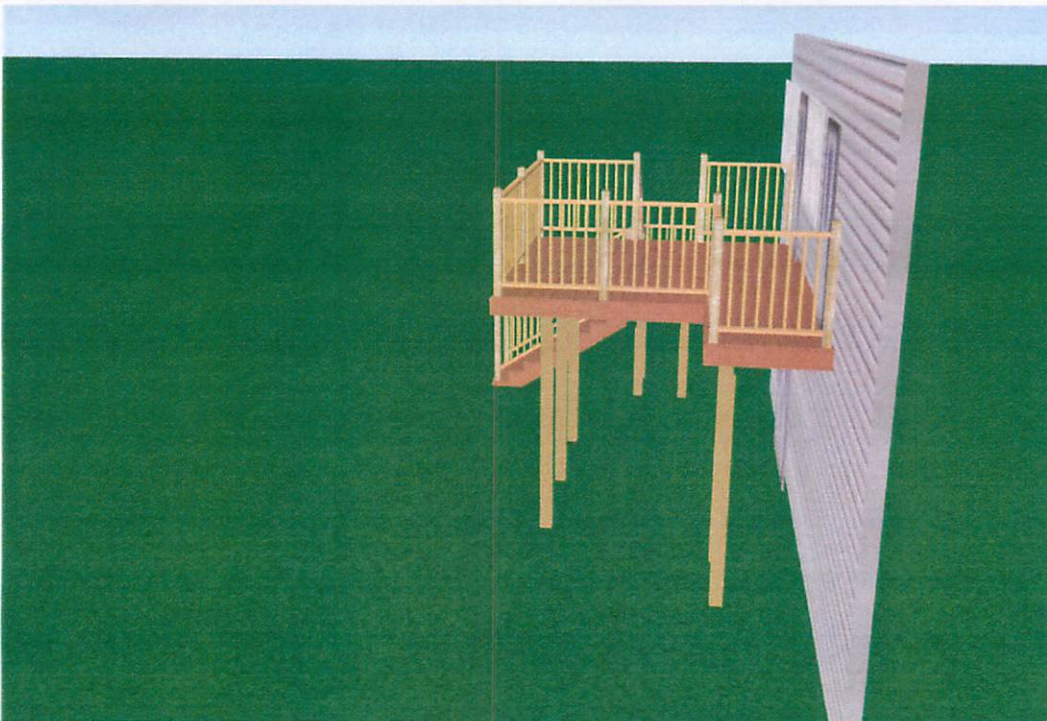
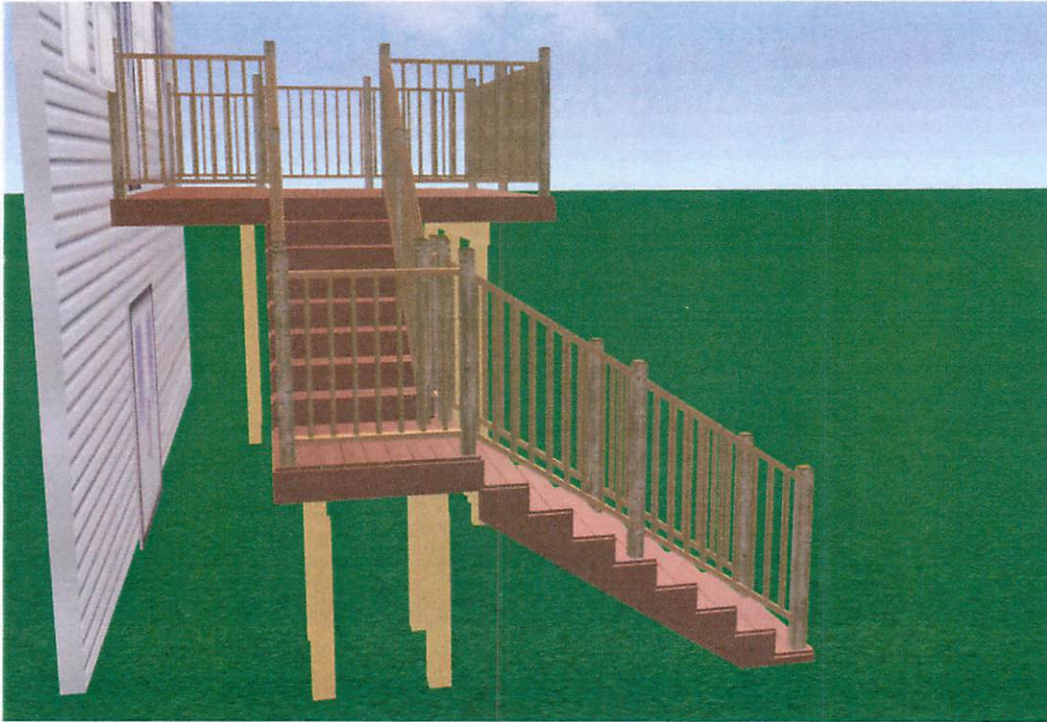
Estimated Price: \$8,305.17

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Design & Buy™

DECK



Date: 6/03/2025 - 4:19 PM

Design ID: 334258471199

Estimate ID: 77739

Estimated Price: \$8,305.17

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Level 1

Height off the ground: 9' 6"
Width: 17' 0"
Length: 12' 0"
Joist Spacing: 12" On Center
Load Rating: 40 lbs

Level 2

Height off the ground: 4' 10"
Width: 4' 6"
Length: 4' 0"
Joist Spacing: 12" On Center
Load Rating: 40 lbs

Stair 1

Height off the ground: 9' 6"
Width: 3' 6"
Length: 6' 5"

Stair 2

Height off the ground: 4' 10"
Width: 3' 6"
Length: 7' 4"

Decking

Deck Board Material Type: UltraDeck Fusion® 2.0
Deck Board: Woodland Brown
Deck Board Fastener: UltraDeck T-Clip

Date: 6/03/2025 - 4:19 PM

Design ID: 334258471199

Estimate ID: 77739

Estimated Price: \$8,305.17

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Framing

Framing Material Type: AC2 Green Treated
Joist: 2x8
Beam: 2x8
Framing Post: 6x6 Framing Post
Footing: 16" Poured Footing
Footing Depth: 36" Footing Depth
Ledger Board Fastener Type: FastenMaster® LedgerLOK®
Joist Hanger Type: Galvanized Joist Hanger
Joist Hanger Fastener Type: Joist Hanger Fastener Screw
Cladding Material Type: Fusion 2.0 Cladding
Cladding: Woodland Brown Cladding

Railing

Railing Material Type: AC2 Railing
Railing Style: Traditional Railing
Spindle: 2x2x36 Square
Handrail: 2 x 4 Handrail
Railing Post: 4 x 4 x 54 AC2 Treated Chamfered Deck Post
Mounting Hardware: FastenMaster® ThruLOK®

Additional Options

Deck Flashing: Rolled Joist Flashing

Date: 6/03/2025 - 4:19 PM
Design ID: 334258471199
Estimate ID: 77739
Estimated Price: \$8,305.17

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Fastener Usages

SKU	Description	Comments
1551376	DEKMOUNT HIDDEN FASTENING SYSTEM® 8' Brown Powder-Coated Hidden Fastener	Tread Fastener
2271507	Grip Fast 1-1/2" HDG Joist Hanger Nail - 1 lb. Box	Ledger Corner Anchor Fastener,Stringer Bracket Fastener
2272425	USP Structural Connectors #9 1-3/8" Gold-Coated Screw	Ledger Deck Tie Bracket Fastener,Joist Hanger Fastener,Beam To Joist Fastener,Framing Post Fastener
2272427	MiTek® 10D x 3" Gold-Coated Joist Hanger Nail - 1 lb Box	Footing Anchor Fastener
2291004	Grip Fast® 3/4" Combo Drive Premium Dek Mount Exterior Screw - 1 lb. Box	Deck Mount Fastener
2295010	Grip Fast® 3-1/2" 16D Hot-Dipped Galvanized Smooth Shank Common Nail - 1 lb.	Y-Bracing Fastener
2300027	FastenMaster LedgerLOK Ledger Board Fastener 3-5/8" 12pc	Ledger Fastener
2300118	THRULOK 6-1/4" INDY FMTHR614-INDY	ThruLok Fastener
2300119	ThruLOK® 5/16" x 7" INDY FMTHR614-INDY	ThruLok Fastener
2300328	Grip Fast 1" 6-Lobe Drive Tan Premium Exterior Deck Screw - 1 lb. Box	Fillet Fastener
2303418	Grip Fast 2-1/2" 6-Lobe Drive Tan Premium Exterior Deck Screw - 1 lb. Box	Beam To Beam Fastener
2303421	Grip Fast 3" 6-Lobe Drive Tan Premium Exterior - 1 lb. Box	Bottom Rail Fastener,Joist to Joist Fastener,Spindle to Top Rail Fastener,Spindle to Bottom Rail Fastener,Joist Blocking Fastener
2303434	Grip Fast 3-1/2" 6-Lobe Drive Tan Premium Exterior Deck Screw - 1 lb. Box	Top Rail Fastener

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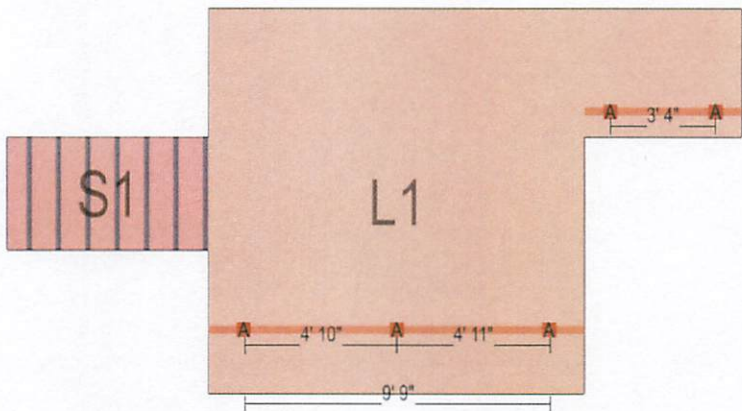
Fastener Usages

SKU	Description	Comments
2303515	Grip Fast 3" 6-Lobe Drive Tan Premium Exterior Deck Screw - 5 lb. Box	Bottom Rail Fastener,Joist to Joist Fastener,Spindle to Top Rail Fastener,Spindle to Bottom Rail Fastener,Joist Blocking Fastener
2303528	Grip Fast 3-1/2" 6-Lobe Drive Tan Premium Exterior Deck Screw - 5 lb. Box	Top Rail Fastener
2308124	UltraDeck T-Clip - 100pcs	Deck Board Fastener
2308132	Ultradeck Starter Clip	Starter Clip Fastener
2308141	Grip Fast® #9 x 2" Star Drive Round Head Cladding Exterior Screw - UltraDeck® Fusion™ Woodland Brown - 1 lb. Box	Cladding Fastener
2324399	Grip Fast® 3/8" x 8" Grade 2 Galvanized Hex Head Lag Screw - 5 Count	Ledger Deck Tie Bracket Fastener
2329020	Grip Fast 1/2" x 6" HDG Anchor Bolt w/ Nut & Washer - 2pc Bag	Footing Anchor Bolt Fastener

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L1 - Posts and Footings

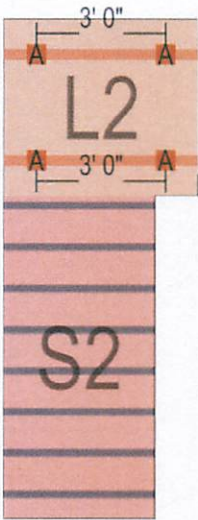


Dimensions displayed are from center of post to center of post.

L1 - Framing Posts

Label	Post Size	Count
A	6 x 6	5

L2 - Posts and Footings



Dimensions displayed are from center of post to center of post.

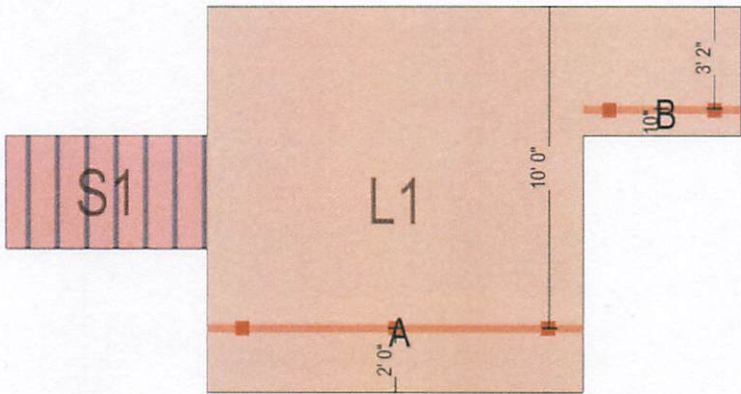
L2 - Framing Posts

Label	Post Size	Count
A	6 x 6	4

Date: 6/03/2025 - 4:19 PM
Design ID: 334258471199
Estimate ID: 77739
Estimated Price: \$8,305.17

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L1 - Beams



2 boards nailed together is 2 ply

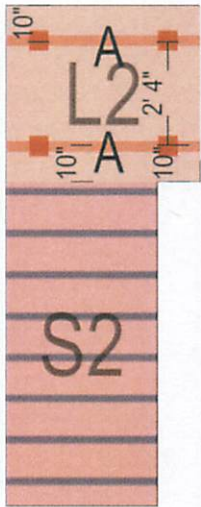
L1 - Lumber: 2 ply - 2 x 8 AC2

Label	Length	Count
A	12' 0"	1
B	5' 0"	1

Date: 6/03/2025 - 4:19 PM
Design ID: 334258471199
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L2 - Beams



2 boards nailed together is 2 ply

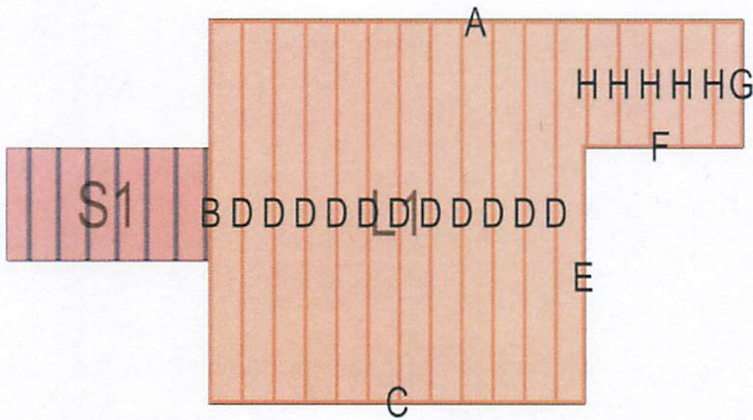
L2 - Lumber: 2 ply - 2 x 8 AC2

Label	Length	Count
A	4' 6"	2

Date: 6/03/2025 - 4:19 PM
Design ID: 334258471199
Estimate ID: 77739
Estimated Price: \$8,305.17

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L1 - Joists



Lumber: 2 x 8 AC2

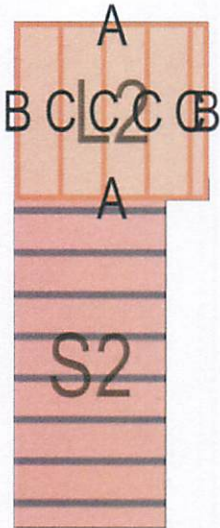
Joist Spacing: 12" on center

Label	Length	Count	Usage
A	16' 9"	1	Ledger Joist
B	12' 0"	1	Rim Joist
C	11' 9"	1	Rim Joist
D	11' 9"	11	Internal Joist
E	8' 0"	1	Rim Joist
F	5' 0"	1	Rim Joist
G	4' 0"	1	Rim Joist
H	3' 9"	5	Internal Joist

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L2 - Joists



Lumber: 2 x 8 AC2

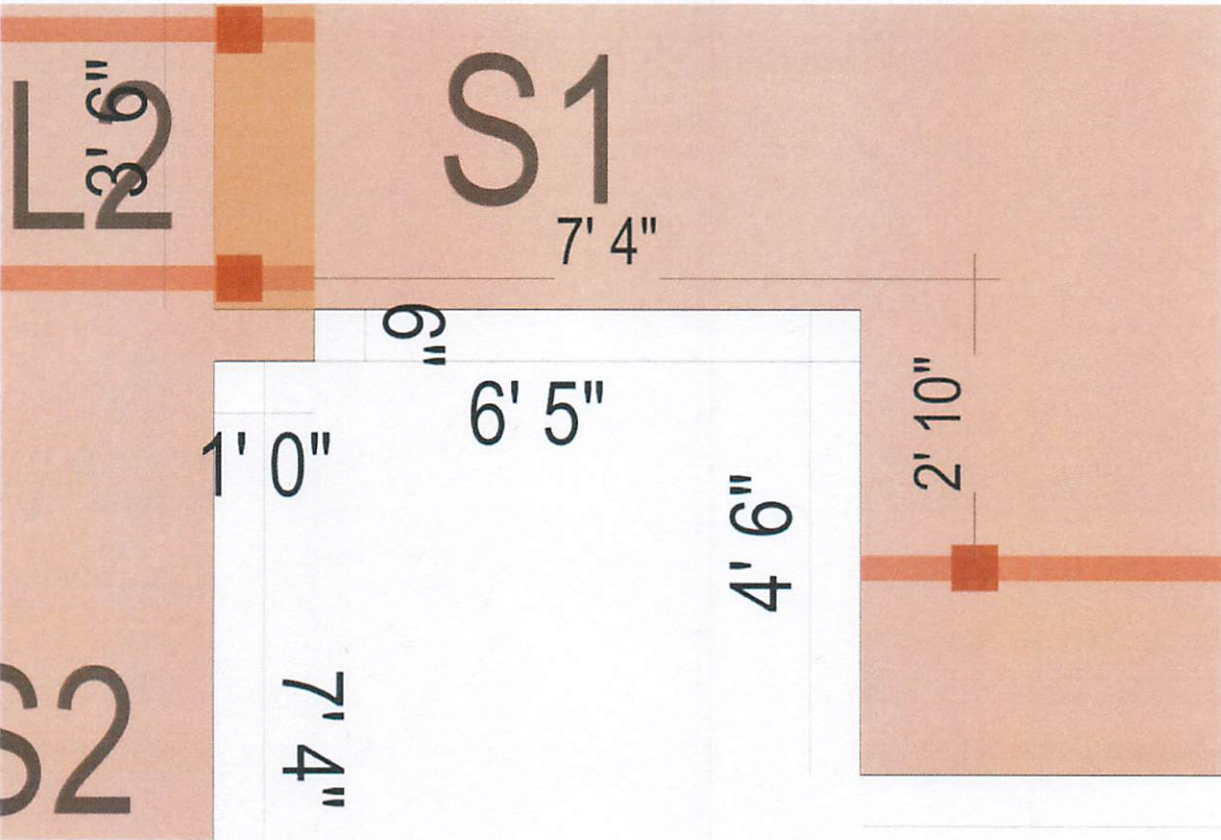
Joist Spacing: 12" on center

Label	Length	Count	Usage
A	4' 3"	2	Rim Joist
B	4' 0"	2	Rim Joist
C	3' 9"	4	Internal Joist

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S1 - Post To Post



Dimensions displayed are from center of post to center of post.

Date: 6/03/2025 - 4:19 PM

Design ID: 334258471199

Estimate ID: 77739

Estimated Price: \$8,305.17

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L1 - Railing Posts

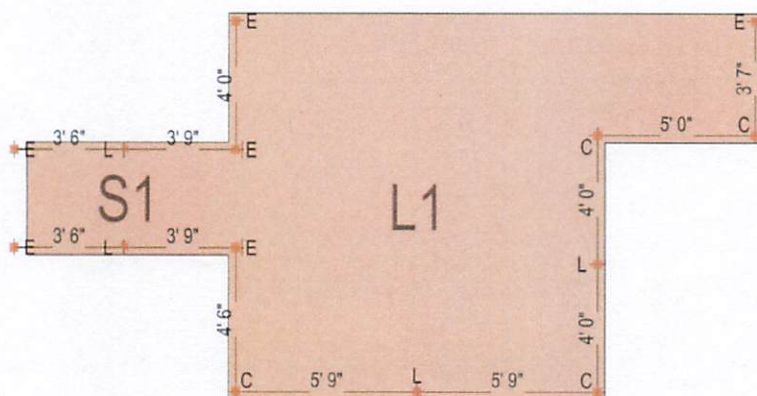


Illustration does not represent all available railing post placement options.

Railing post dimensions are on center.

L1

Label	Count
C - Corner Post	4
E - End Post	2
E - End Post	2
L - Line Post	2

S1

Label	Count
E - End Post	2
L - Line Post	2

L2 - Railing Posts

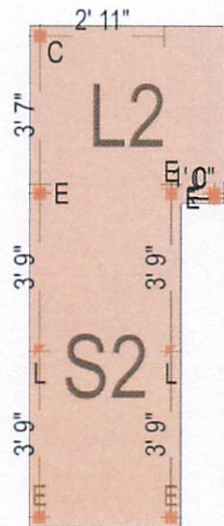


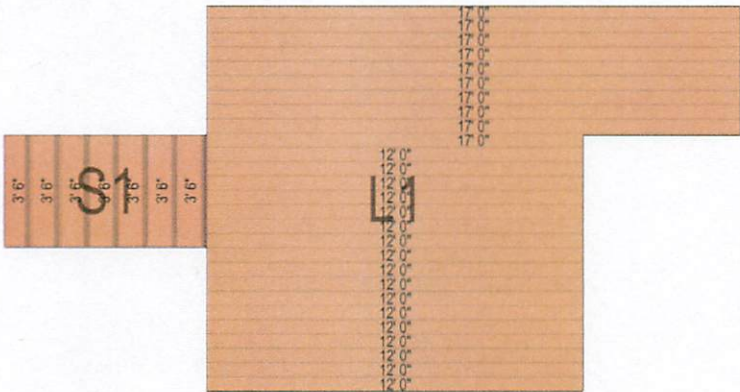
Illustration does not represent all available railing post placement options.
Railing post dimensions are on center.

L2	Label	Count
	E - End Post	3
	C - Corner Post	2
S2	Label	Count
	E - End Post	2
	L - Line Post	2

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Design ID: 334258471199
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L1 - Deck Boards and Treads



Decking over 240" is shown as one length and decking must be spliced - multiple lengths of decking may be estimated. The deck board lengths and/or quantities may need to be adjusted based on framing or the deck board splice pattern you prefer. Please review the deck board lengths and quantities prior to the start of your project. A divider board may be added to improve the look and eliminate splices. To add dividers, recall the design and add a divider on the Design>Decking tab in the program.

Deck Board

Length	Count	Length	Count
12' 0"	17	17' 0"	10

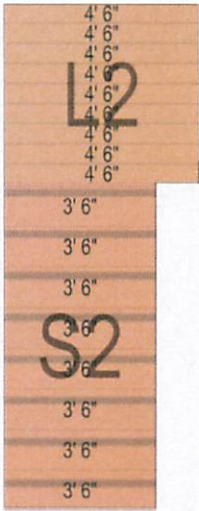
Tread

Length	Count
S1 3' 6"	7

Date: 6/03/2025 - 4:19 PM
Design ID: 334258471199
Estimate ID: 77739
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L2 - Deck Boards and Treads



Decking over 240" is shown as one length and decking must be spliced - multiple lengths of decking may be estimated. The deck board lengths and/or quantities may need to be adjusted based on framing or the deck board splice pattern you prefer. Please review the deck board lengths and quantities prior to the start of your project. A divider board may be added to improve the look and eliminate splices. To add dividers, recall the design and add a divider on the Design>Decking tab in the program.

Deck Board

Length	Count
4' 6"	9

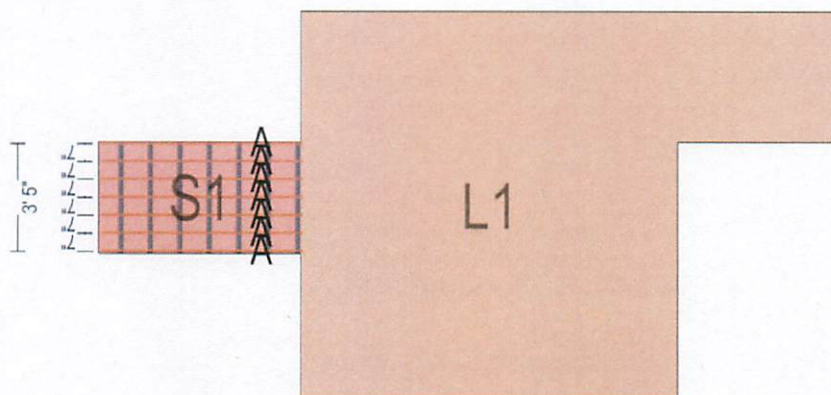
Tread

Length	Count
S2 3' 6"	8

Date: 6/03/2025 - 4:19 PM
Design ID: 334258471199
Estimate ID: 77739
Estimated Price: \$8,305.17

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L1 - Stair Framing



S1 - Stringer

Label	Length	Count
A	6' 10"	7

Date: 6/03/2025 - 4:19 PM
Design ID: 334258471199
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L2 - Stair Framing



S2 - Stringer

Label	Length	Count
A	7' 11"	7

Date: 6/03/2025 - 4:19 PM

Design ID: 334258471199

Estimate ID: 77739

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Menards Deck Building Checklist

Planning

1. Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
2. Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
3. If necessary, hire a professional to help with planning and construction.
4. Consider site conditions including soil type, grade, and runoff before finalizing your design.
5. For decks attached to a building the attachment is critical, the attachment may require additional hardware and/or framing material including additional material inside the building for proper attachment.
6. Material estimates provided can be changed to meet your needs.
7. Additional joist blocking and bracing may be required based on deck location, elevation, and deck board type.
8. Menards offers professional delivery of materials, delivery is extra based on the distance from your local Menards store to your building site.
9. Final deck design and material calculations should be performed by a registered professional engineer.

Construction

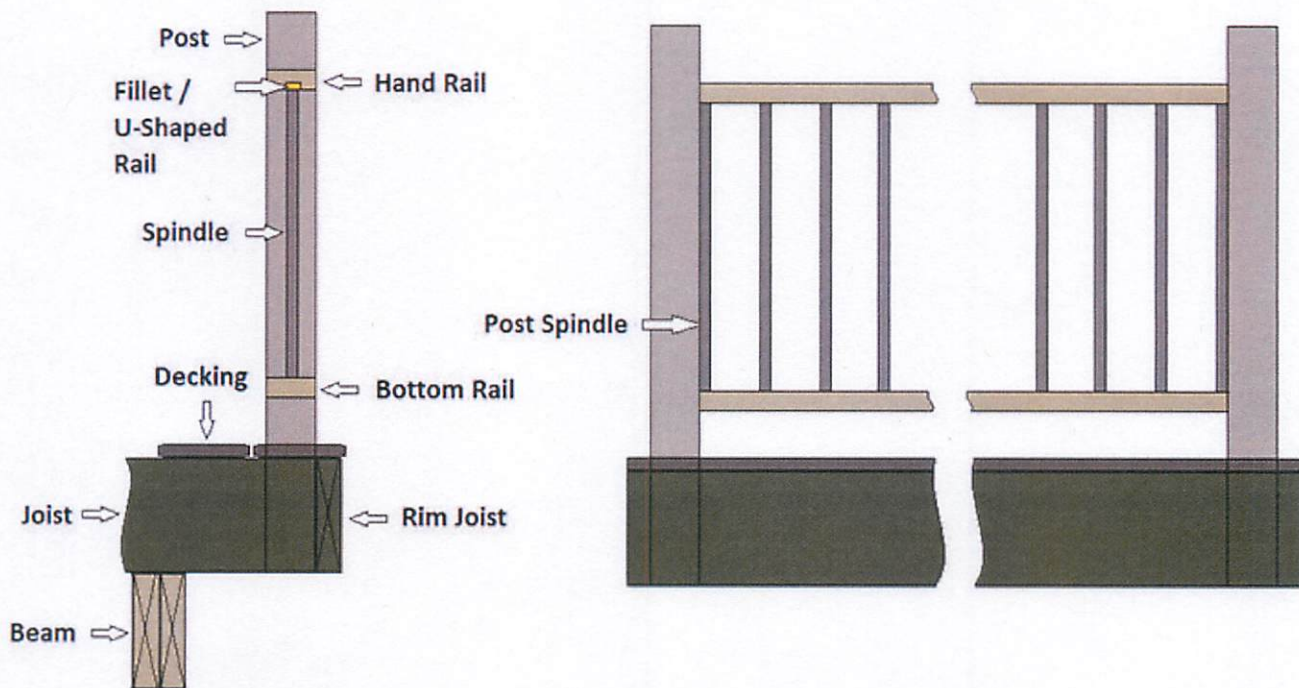
- Practice good safety habits, use PPE including eye protection & dust masks during construction
- The deck railing will provide both a finishing touch to your project and the required safety needed. Make sure to follow good building practice and all manufacturer's instructions.
- Use all the hardware and fasteners recommended.
- With treated material its recommended to seal and/or stain your deck as soon as the decking will absorb the sealant.

Enjoy!!!

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Traditional Railing



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Design ID: 334258471199

Estimate ID: 77739

Estimated Price: \$8,305.17

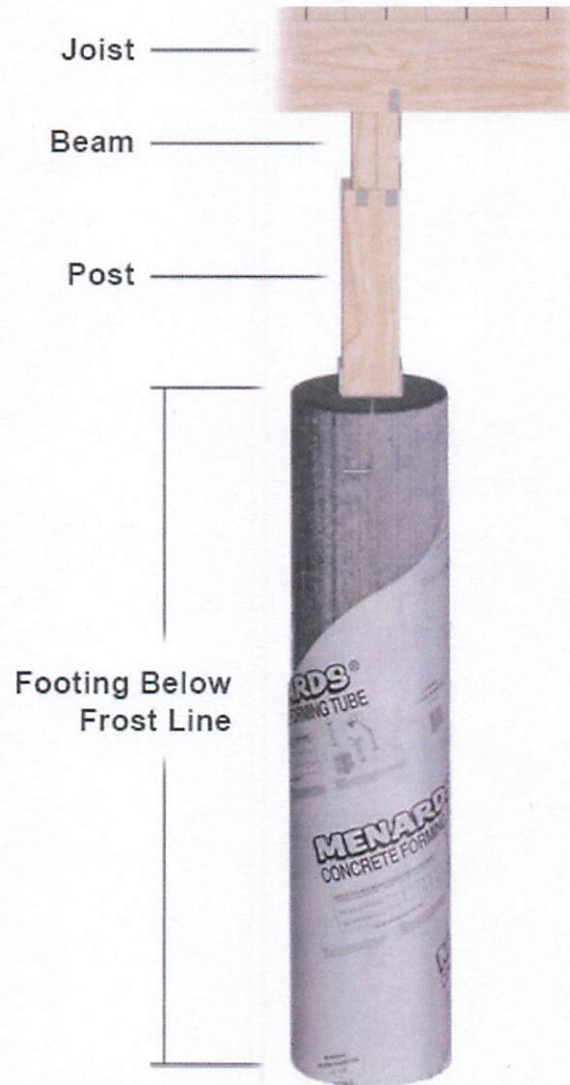
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

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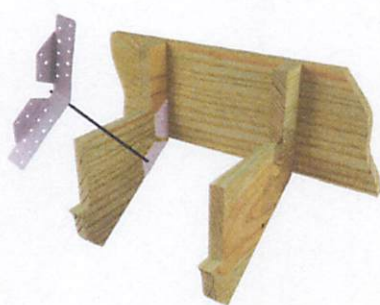
DECK

Typical Framing and Footing

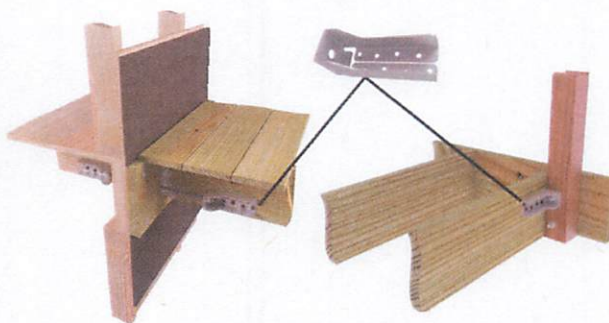




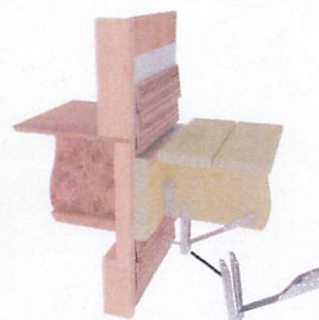
Deck Hardware Installation



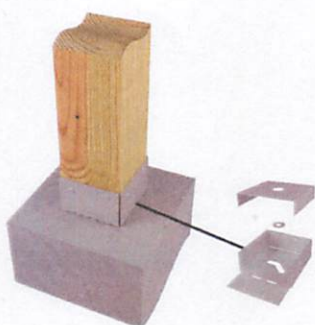
Typical CSH-TZ installation



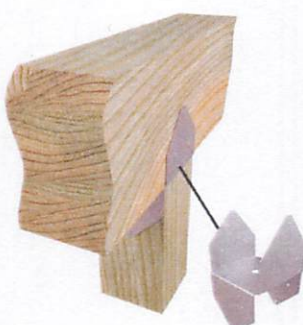
Typical DTB-TZ installations



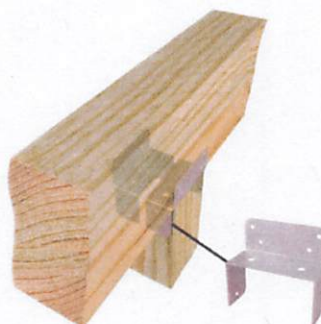
Typical ADTT-TZ installation



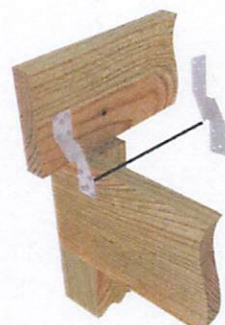
Typical PA-TZ installation



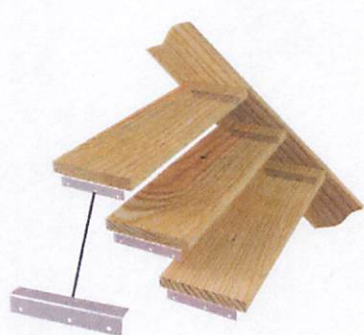
Typical C44-TZ installation



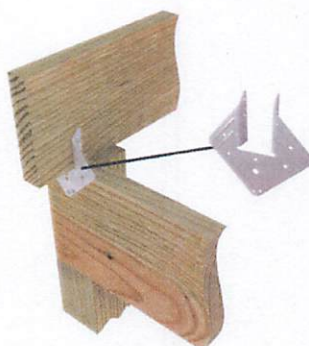
Typical PB44-6TZ installation



Typical RT7A installation



Typical SCA9-TZ installation



Typical RT15-TZ installation

The type and quantity of fasteners used to install MiTek products is critical to connector performance. MiTek has a full range of structurally-rated fasteners for wood frame structures. Hot-dip galvanized, stainless steel, and Gold Coat corrosion resistant finishes are available for exterior applications.



MiTek Deck Hardware is available in Triple Zinc (TZ) and Gold Coat (GC).



TZ galvanizing provides a prefabrication coating of 1.85 (G-185) ounces of zinc per square foot of surface area (both sides) measured in accordance with ASTM A 653. Use with Hot-dip galvanized fasteners.



Gold Coat is a proprietary multi-layer protection system. It is comprised of an organic top coat barrier layer and a zinc layer placed over a steel substrate. Use with Gold Coat or Hot-dip galvanized fasteners.

Customer Service 1-800-328-5934 • MiTek-US.com



Disclaimer: Some of the products displayed are optional and not estimated

LEAVENWORTH PRESERVATION COMMISSION

**Letter of Support
300 Santa Fe St.**

August 6, 2025

PREPARED BY:



Kim Portillo,
Director of Planning and
Community Development

REQUESTOR:

Josh Adrian, Prime Development

SUBJECT:

On July 10th, 2025 the Development Review Committee met with members of Prime Development to discuss a proposed project for rehabilitation of the Helmer's Manufacturing Building located at 300 Santa Fe Street. The Helmer's Manufacturing Building is located within the Helmer's Manufacturing Company Historic District and is listed on the State and National Register of historic buildings.

The Scope of Work for this project includes renovation of the existing building from commercial office space to residential units. . The applicant intends to utilize historic tax credits and low income housing tax credits (LIHTC) in the development of the project. As part of the historic tax credit application, the project is being reviewed for preservation compliance by the State Historic Preservation Office rather than the local Leavenworth Preservation Commission.

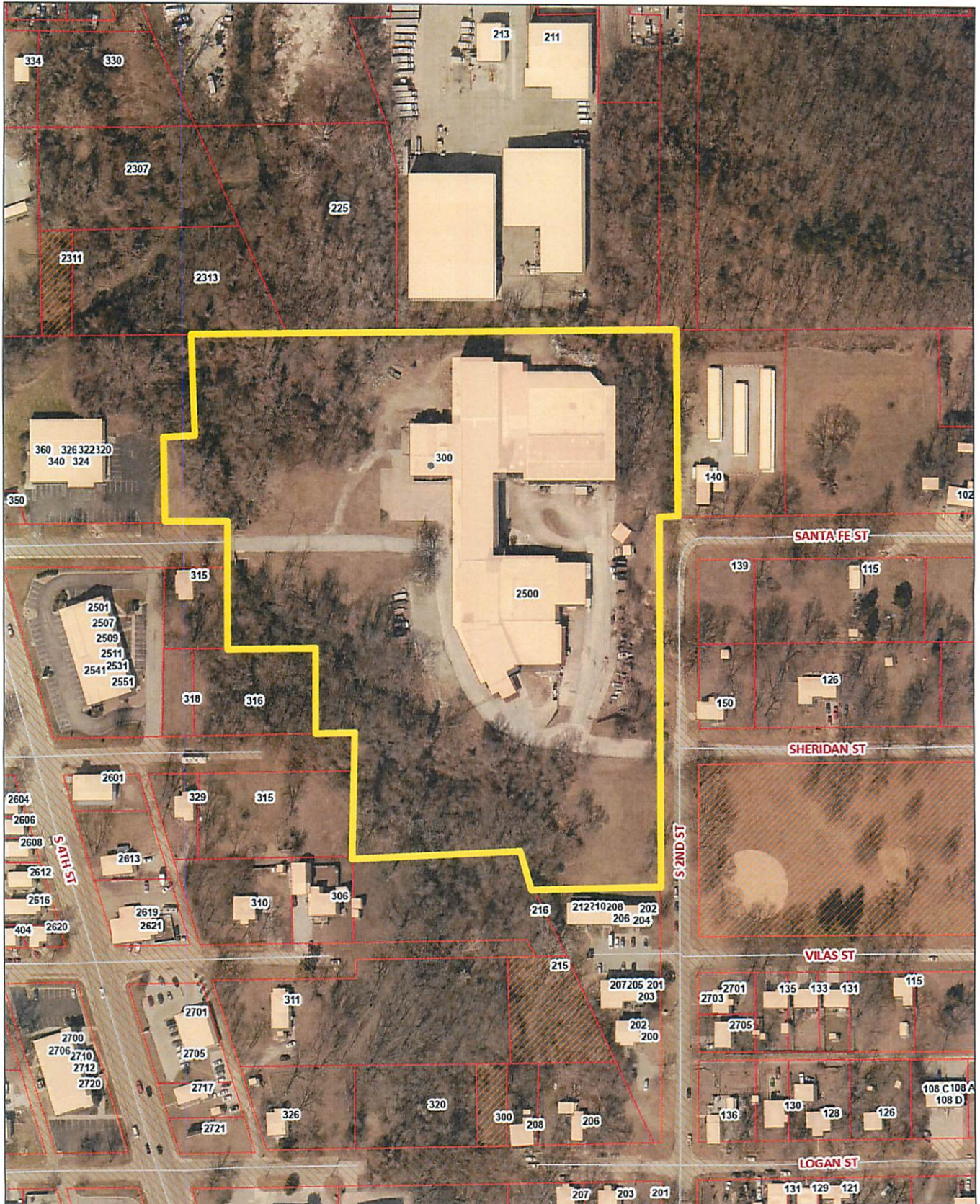
The existing building was built originally as a furniture manufacturing facility in 1909. Since ceasing operations, the building has been utilized for a variety of uses and is currently occupied by Besel's Home Improvement Company, with the majority of the building unutilized. The redevelopment will include approximately 102 multifamily units in the first phase. The site was rezoned from PUD, Planned Unit Development to RMX, Residential Multifamily, in 2024 in support of the project.

The developer has requested a letter of support for the project from the Leavenworth Preservation Commission to include with their LIHTC application.

ACTION/OPTIONS:

- Motion, to approve signing of the included letter of support for a LIHTC application for Helmer's Building location at 300 Santa Fe Street.
- Motion, to deny signing of the included letter of support for a LIHTC application for Helmer's Building located at 300 Santa Fe Street.
- Motion, to Table item until the next meeting for the purpose of gathering additional information.

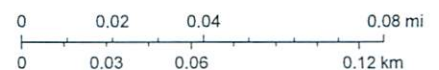
300 Santa Fe Street - Helmer's Manufacturing Company



8/1/2025, 9:44:48 AM

- Override 1
- Parcels (City Owned)
- Parcels_Current
- Buildings
- Address (Points)
- Leavenworth City Limits
- City Right-of-Way
- RoadCenterline

1:2,257



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



August 6, 2025

Kansas Housing Resources Corporation
611 S. Kansas Avenue, Suite 300
Topeka Kansas

Dear Kansas Housing Resources Corporation,

The Leavenworth Historic Preservation Board strongly supports the proposed renovation of the historic Helmer's Building into high quality, affordable apartments to address the pressing need for suitable housing in Leavenworth, Kansas, while preserving the building's historical significance and preventing its potential decline.

The Helmer's Building, a historic landmark in our community, is ideally suited for this adaptive reuse project. Its historical and architectural significance characterized by its distinctive design and commercial legacy, makes it a unique and special part of Leavenworth's heritage. Currently, the building is in solid condition but is underutilized as offices for a few commercial businesses. The building's structure and spacious layout provide an excellent foundation for well-designed apartments that meet modern living standards while retaining its historic charm. This project offers a unique opportunity to proactively maintain the building, ensuring it does not fall into disrepair and become an eyesore for the community.

Leavenworth faces a critical shortage of affordable housing options that align with the needs of our diverse residents. Converting the Helmer's Building into apartments would not only address this shortage but also contribute to the revitalization of our urban core. This initiative would provide affordable, modern living spaces in a historical building for individuals and families, fostering community vitality and economic growth while safeguarding a significant historical asset.

The Leavenworth Preservation Commission believes this initiative aligns with the values of historic preservation and community development. We respectfully urge the Kansas Housing Resources Corporation to support this project, which promises to enhance the quality of life in Leavenworth while preserving a unique and irreplaceable part of our city's identity.

Thank you for your dedication to advancing housing opportunities across Kansas. For further discussion or additional information, please contact the Leavenworth Preservation Commission at (913) 680-2626.

Sincerely,

Chairperson
Leavenworth Preservation Commission



Development Review Committee Meeting

Thursday, July 10, 2025 at 1:30 p.m.

Committee members present: City Manager Scott Peterson, Assistant to City Manager Trevor Cook, Director Public Works Brian Faust, Deputy Director Public Works Mike Stephan, Project Manager Justin Stewart, Chief Building Inspector Hal Burdette, City Clerk Sarah Bodensteiner, Planning Director Kim Portillo, City Planner Michelle Baragary, Planning Assistant Sarah Roll, and Fire Marshal Bill McKeel.

OLD BUSINESS:

None

NEW BUSINESS:

1. 300 Santa Fe – Potential Residential Apartment Development

- Attendees – Josh Adrian, VP of Development (The Prime Company) and Joe Stock, Senior Project Manager Architect (The Prime Company)
- Project – Affordable multifamily redevelopment. Will submit this project on August 15, 2025 for approval of the project. Announcement of the award will be mid-November
- Planning – Site plan updated, which answers the question as to orientation on the site. Requesting copy of new site plans
 - Demo Northeast corner (non-contributing section) while preserving historic brick portions of the building
 - Working with the State Historic Preservation Office and third party preservation consultant.
 - Review being done at State level, no need for local
 - Will need to provide State approval documents
 - Site zoned RMX (Residential Mixed Use) – no overlay districts of concern.
 - Evaluation of parking – 159 stalls provided will not be adequate amount based on regulations.
 - Per Planning calculation, 198 parking stalls would be required
 - Can apply for variance – will need written justification
 - Parking could be reduced by 10% at staff level (making 179 stall required) if they are able to add the remaining 20 they would not need the variance
 - Trash will be exterior trash enclosure
 - Needs to be screened by 6' walls
 - Landscaping – based on zoning district, minimum of 15% of open space is required to be dedicated to landscaping
 - Perimeter parking lot will need 20 foot area of landscaping surrounding the parking lot and 200 square feet of island landscaping per 10 spaces

- Rooftop units need to be screened by a parapet that blends with building architecture
- Ground mounted mechanical equipment also needs to be screened, along with transformers or utilities if they are visible from the right of way
- Permits required:
 - Fencing
 - Signs
 - Alarm
 - Building (demolition included)
 - NOI for noise disturbance from State of Kansas
- Permits usually done in house, typically 3-5 weeks waiting period for review process
- Minimum recreational requirements or open space – 150 sq ft per dwelling = 17,000 sq ft required
 - 40% of that needs to be recreation (pools, sports courts, playground w. equipment)
- No need for plat – already in Southside Park Subdivision
- How to get addresses – done by GIS department
- Building structure will try to be preserved as much as possible and restoring what is there already
- Public Works – see attached comments.
 - KDOT will require a traffic study on Santa Fe and 4th street
 - Would like to see distribution of traffic anticipated east into the residential neighborhood and west to 4th street
 - Sidewalks – required. Would like to see going from west side down Santa Fe on the south side, to connect to existing sidewalk as you approach 4th street.
 - Currently there are gates on the west side that can be locked – will be responsible to maintain those gates.
 - Concerned and want to make sure there are always two access points into the development - One on Sheridan and Santa Fe will both need to stay open
 - Can maintain or remove
 - The property has not paid a sanitary sewer connection fee - Will be required
 - \$0.30 per square foot of the whole property, not just the building footprint
 - Payment must be received before permits are issued
 - Storm water
 - fee – Currently \$2,075 however, with change to residential, fees will change to \$42 per year per apt unit.
 - Quality and quantity to be addressed – follow APWA 5600
 - Sewer
 - 18 inch clay tile sanitary sewer
 - In decent shape – flow is at a quarter full. Should be plenty of capacity

- Working with Water Works for potable water to the sites
 - Not sure of pressure for second floor or hydrants. May need testing
- Need to meet 2018 International Existing Building Codes
- May need drive or area accessible to fire trucks
- Flood plain – only flood plain on site is very west edge along culvert
 - Should not be any issues
- Energy care of the City has never been adopted. Recommended to meet those requirements but not actively enforced by this department
- Fire Department
 - Will need an access room
 - Fully sprinklered NFPA13
 - Placing of FDC's is unclear – needs to be within 100' of a fire hydrant
 - Windows – some operable, building code would allow sprinkler building not to require emergency egress windows
 - Knoxbox consideration – will put one near the front door
- Police Department – no comment
- City Manager
 - Affordable housing – making sure units are distributed fairly and equally
 - Project hinges on whether you approve the low-income housing tax credit
 - would move forward with a development agreement that would codify what was discussed previously with IRB's
 -

OTHER BUSINESS:

1. Wilson & Limit Project

- SMH submitted plans to Leavenworth Water Works, who forwarded them to Public Works
- SMH is contractor/consultant – Lee Ryherd
- Eliminating lines that would help the Wilson project
- This could potentially save the City \$100,000

Meeting adjourned at 2:22 p.m.

300 Santa Fe – Potential Residential Apartment Development:

- North arrow is incorrect (this has been corrected)
- Label streets east and west (this has been corrected)
- Santa Fe (public portion) ends west of the storm structure. They are responsible for maintenance of the pipe and headwalls.
- There is an 18" clay tile sanitary line. Line was videoed and is in decent shape – normal flow is ¼ full.
- Sewer fee has not been paid - \$0.30/sf of total property – not just the building footprint
- Storm water fee:
 - Current fee is \$2075 based on combined footprint.
 - Each apartment unit will be \$42/yr – depending on number of units/or commercial space, the fee will change.
- City requires both storm water quantity and quality be addressed as the proposed development is a change of use. Follow APWA 5600 for storm water.
- What is the distribution of traffic east and west?
- Traffic impact study may be required by KDOT – 4th Street is maintained by the city but is a KDOT highway.
- Impacts to residential streets to the east and intersection of 4th and Santa Fe – will a signal be warranted?
- Sidewalks – need to connect to existing sidewalk along south side of Santa Fe.
- Gates on west side – to help ensure 2 points of access into the property, the gates should be removed or at a minimum, locked in the open position.
- Is drive around the north side needed for fire access?
- Not sure what the water pressure will be on the top floor (will a booster pump be required)?
- Have you done flow and pressure tests at fire hydrants?
- Meet requirements of 2018 International Existing Building Codes to include the correct number of accessible units. If design starts after the city adopts the 2024 (late 2025 to early 2026), will need to design to that.
- NOI required if disturbing more than one acre.

Notes:

- Site is approximately 13 acres (566,000sf). Sewer without adjustments is $566,000 \times 0.3 = \$169,800$.
- Don't know the building footprint times the number of floors.

300 SANTA FE - HELMERS BUILDING RENOVATION

PROJECT INFO

PROPERTY ADDRESS:
300 SANTA FE STREET
LEAVENWORTH, KS 66048

OWNER/APPLICANT:
CHIEF ELSLEY
2021 VANESTA PL, STE A
MANHATTAN, KS 66503

LEGAL DESCRIPTION:
SOUTHWEST COR. SEC. 01, T8N, R22E, ACRES 13.04, PT. 561/4
BEG. 47.35' N. COR. 17' BLK. 30, W200Y5; N40D75; W273Y5;
N107.5Y; W173.5Y; W173.5Y; W173.5Y; W173.5Y; W173.5Y;
W173.5Y; N173.5Y; E30Y; N173.5Y; E30Y; W173.5Y; S30Y; W173.5Y; S30Y

PROJECT TEAM

ARCHITECT:
PRIME DESIGN LLC
JOE STOCK, AIA - 785.708.4045
2021 VANESTA PL, STE A
MANHATTAN, KS 66503

DEVELOPER:
ELSEY HOLDINGS, LLC
2021 VANESTA PL, STE A
MANHATTAN, KS 66503

MEP ENGINEER:
CHIEF ELSLEY, P.E.
PRIME DESIGN LLC
2021 VANESTA PL, STE A
MANHATTAN, KS 66503

ENGINEER:
BEN NECH
15700 COLLEGE BLVD, STE 202
LEWIS, KS 66219

PROJECT DATA

PROJECT NARRATIVE:
THE 300 SANTA FE STARTED OFF AS THE HELMERS BUILDING, A 4-
STORY BRICK HISTORIC MANUFACTURING BUILDING NEAR THE
HEART OF LEAVENWORTH. THE BUILDING SITS ON A LARGE SITE
WITH MATURE TREES AND SPACE FOR NEW OUTDOOR
AMENITIES.

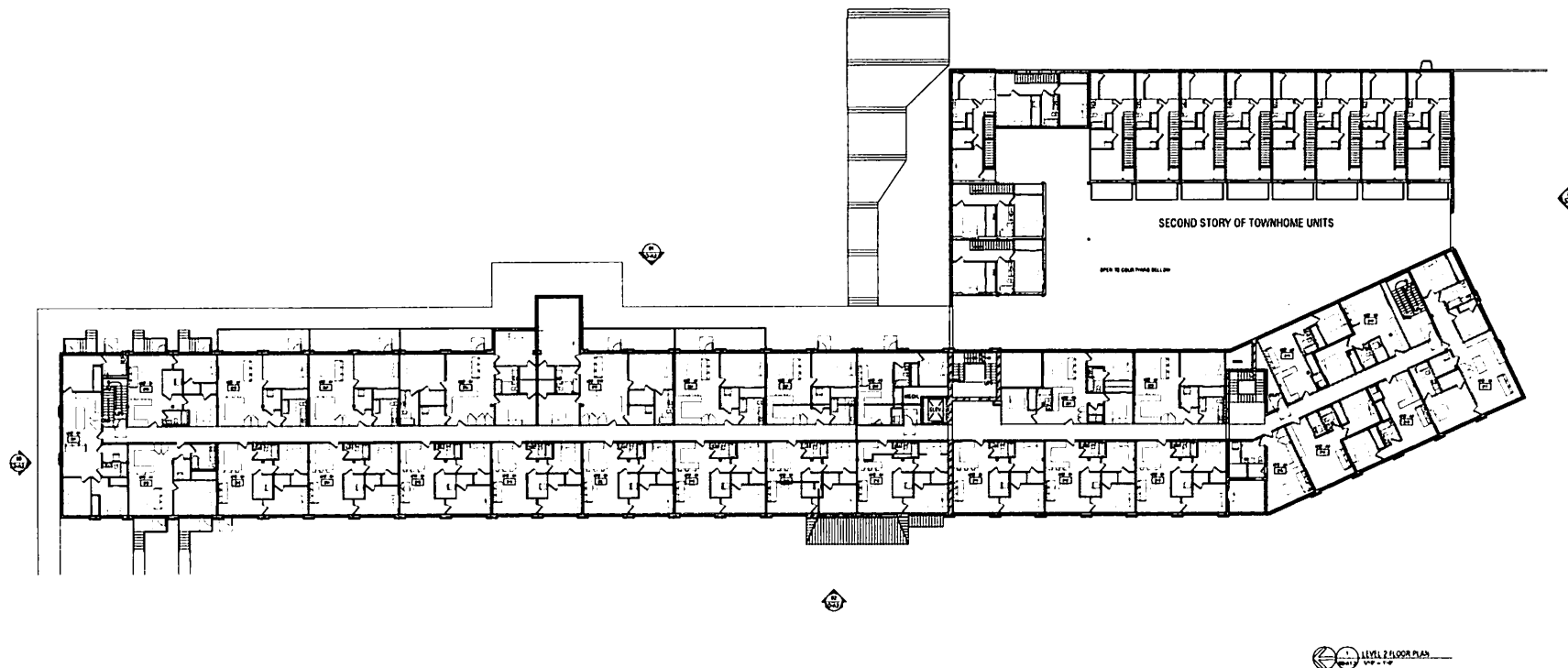
THE PROJECT WILL CREATE 115 AFFORDABLE APARTMENTS
WHILE MAINTAINING ITS HISTORIC CHARACTER.

PROJECT AMENITIES:

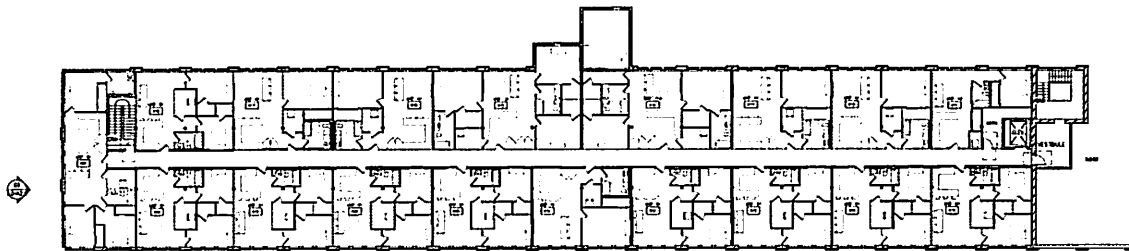
- CLUB HOUSE AMENITY WITH COMMUNITY ROOM, LOUNGE
AREAS
- FITNESS CENTER
- BIKE PARKING
- LANDSCAPED COURTYARD
- UNIT BALCONIES
- OUTDOOR SPORTS COURT
- BEAUTIFUL HISTORIC BUILDING

UNIT MATRIX - By Type									
TYPE	GROSS FL. AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	COUNT	PERCENTAGE		
1-BEDROOM									
UNIT-1-A1	868 SF	0	0	0	0	23	20%		
UNIT-1-A2	868 SF	0	0	0	0	0	0%		
UNIT-1-A3	868 SF	0	0	0	0	0	0%		
UNIT-1-A4	727 SF	1	1	1	0	3	3%		
UNIT-1-A5	710 SF	1	0	0	0	1	1%		
A1		12	12	12	0	43	37%		
2-BEDROOM									
UNIT-2-A1	898 SF	0	12	12	0	30	26%		
A1		0	12	12	0	26	24%		
3-BEDROOM									
UNIT-3-A1	1,200 SF	0	1	1	1	3	3%		
UNIT-3-A2	1,200 SF	0	0	0	0	0	0%		
UNIT-3-A3	1,272 SF	0	0	0	0	0	0%		
UNIT-3-A4	1,404 SF	1	1	1	0	4	4%		
UNIT-3-A5	1,404 SF	1	1	1	0	3	3%		
UNIT-3-A6	1,404 SF	1	0	0	0	1	1%		
UNIT-3-A7	1,746 SF	1	0	0	0	1	1%		
UNIT-3-A8	1,200 SF	1	0	0	0	1	1%		
UNIT-3-A9	1,200 SF	1	0	0	0	1	1%		
UNIT-3-A10	1,814 SF	1	0	0	0	1	1%		
A1		12	0	0	0	30	26%		
4-BEDROOM									
UNIT-4-A1	476 SF	0	0	0	0	0	0%		
A1		0	0	0	0	0	0%		
Grand Total	115	28	28	28	18	115	100%		

GROSS BUILDING AREA	
SIZE (SQ. FT.)	AREA
LEVEL 1	
BLDG 1	30,000 SF
BLDG 2	4,570 SF
	43,545 SF
LEVEL 2	
BLDG 1	30,000 SF
	30,000 SF
LEVEL 3	
BLDG 1	30,000 SF
	30,000 SF
LEVEL 4	
BLDG 1	10,500 SF
	70,500 SF
Grand Total	1,322,400 SF



LEVEL 2 FLOOR PLAN
1/2" = 1'-0"



LEVEL 4 FLOOR PLAN
VP - 14

Prime Design.

2001 W. 10TH ST. SUITE 100
LEAVENWORTH, KS 66048
TEL: 785.833.1111

THESE DRAWINGS AND ANY INFORMATION HEREON ARE THE PROPERTY OF PRIME DESIGN LLC AND SHALL REMAIN THE PROPERTY OF PRIME DESIGN LLC WITHOUT LIMITATION OF REMEDY.

CLIENT
SUNBELT POWER & LIGHT
300 SANTA FE STREET
LEAVENWORTH, KS 66048

ARCHITECT
PRIME DESIGN LLC
2001 W. 10TH ST. SUITE 100
LEAVENWORTH, KS 66048
TEL: 785.833.1111

DATE ISSUED
07/12/2024

HELMERS BUILDING RENOVATION
300 SANTA FE STREET
LEAVENWORTH, KS 66048

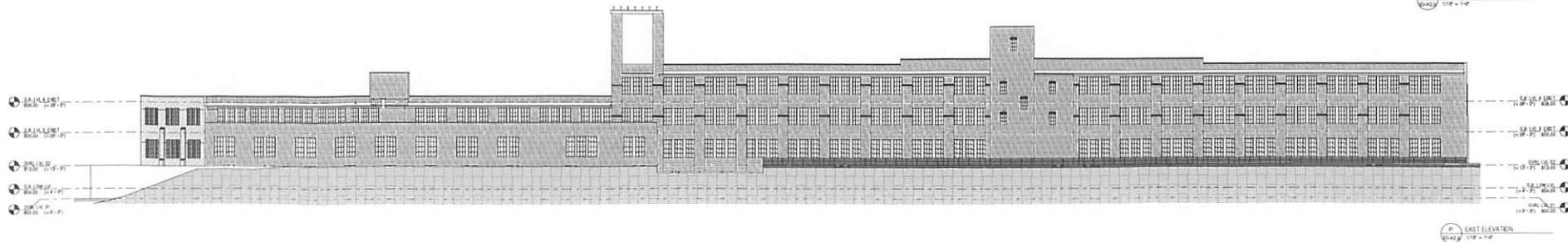
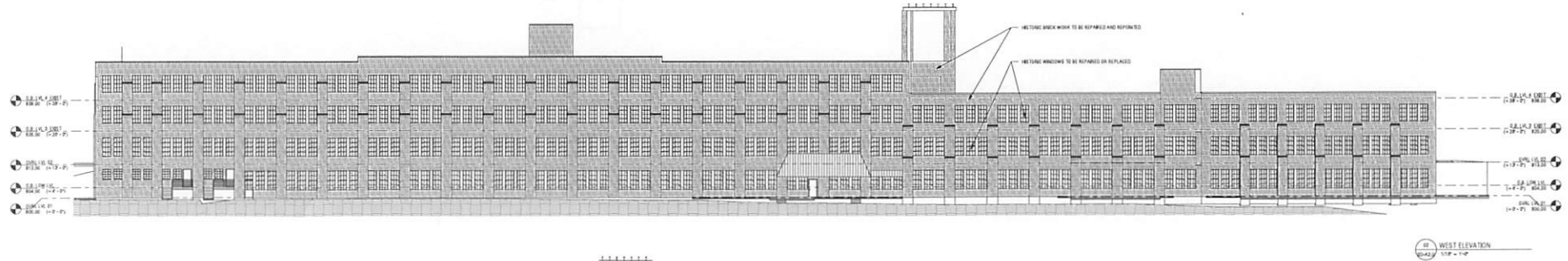
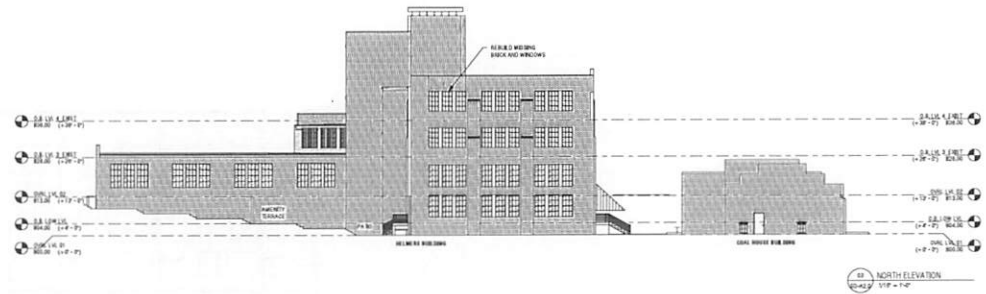
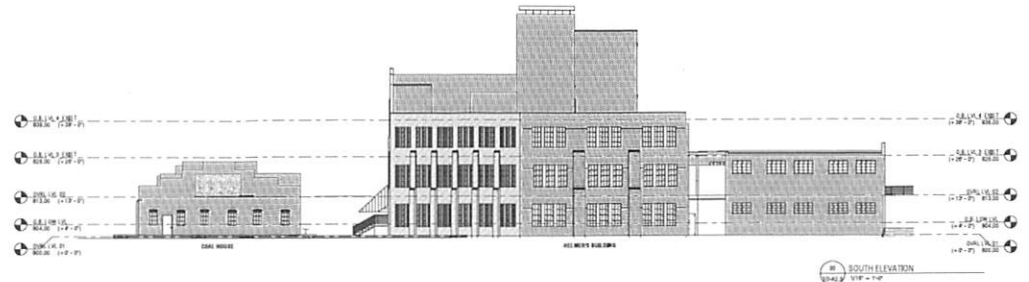
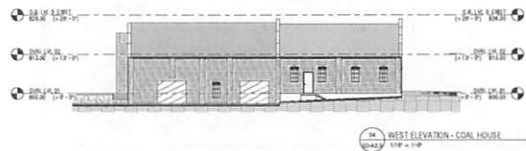
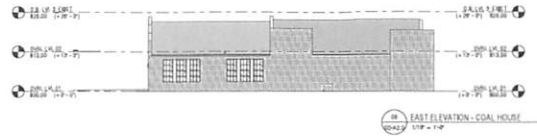
REVISIONS

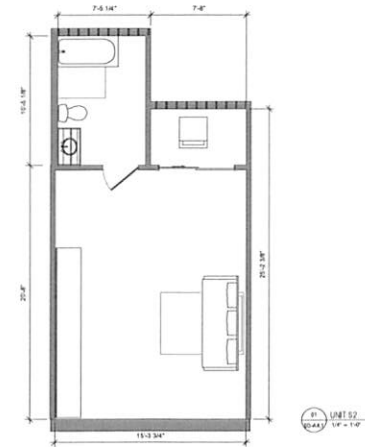
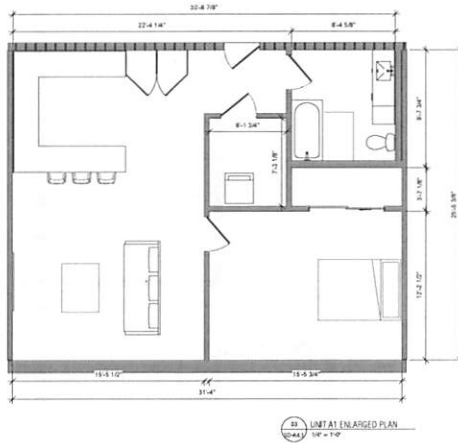
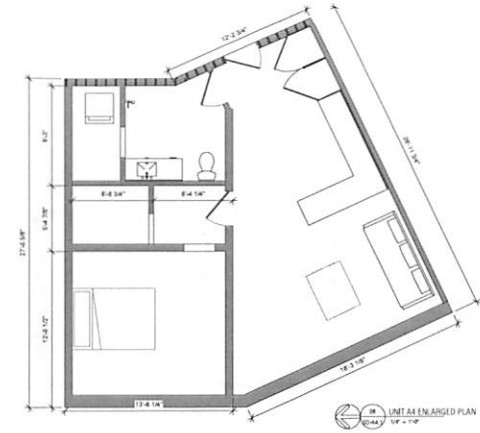
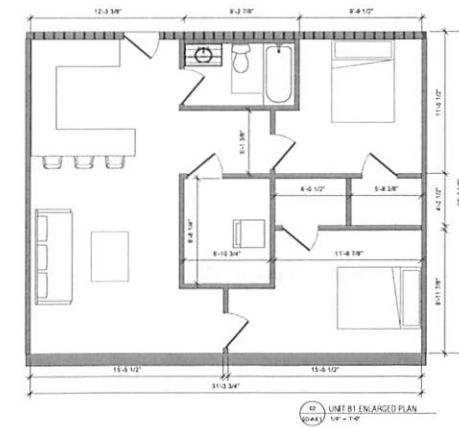
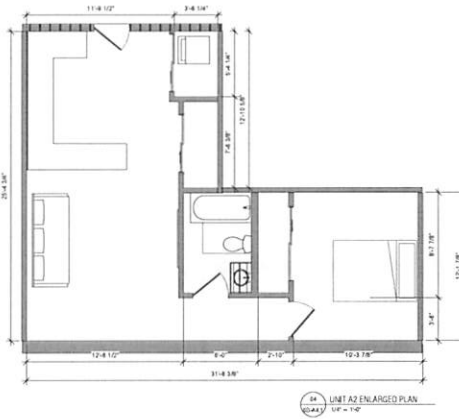
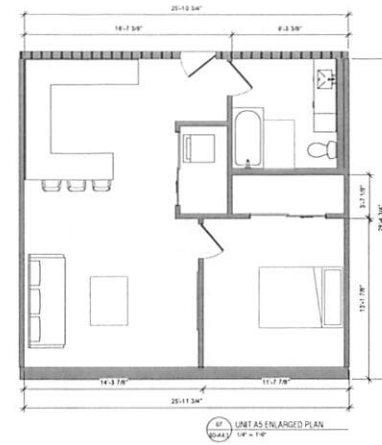
JOB NO.
24-09-300

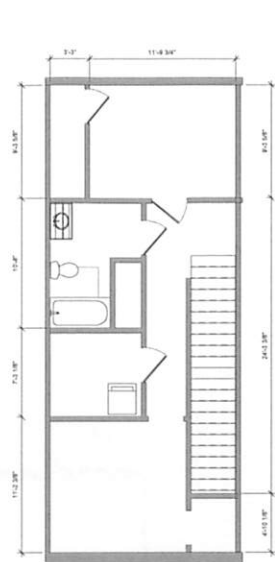
SHEET

OVERALL PLAN - LEVEL 4

SD-A1.4



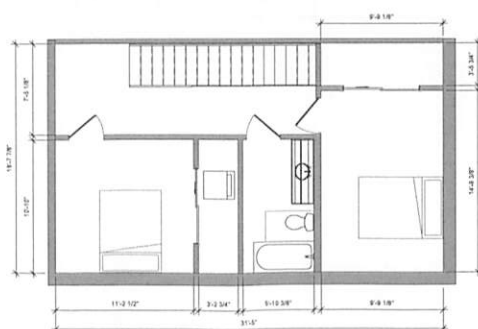




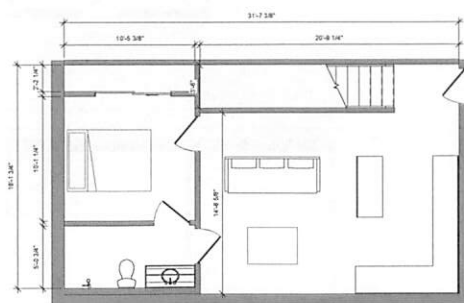
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07/12/24 1/4" = 1'-0"



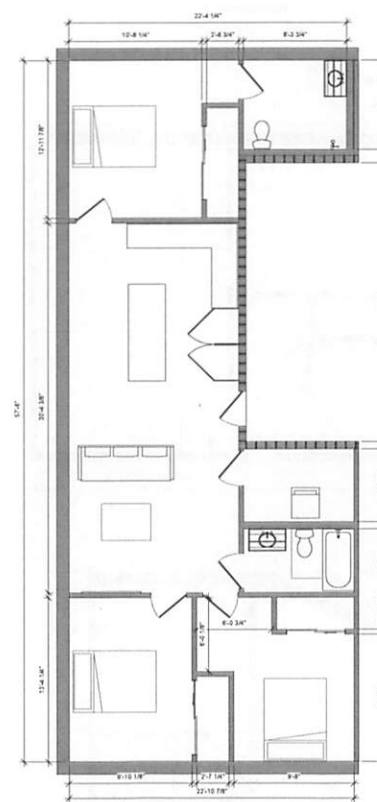
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07/12/24 1/4" = 1'-0"



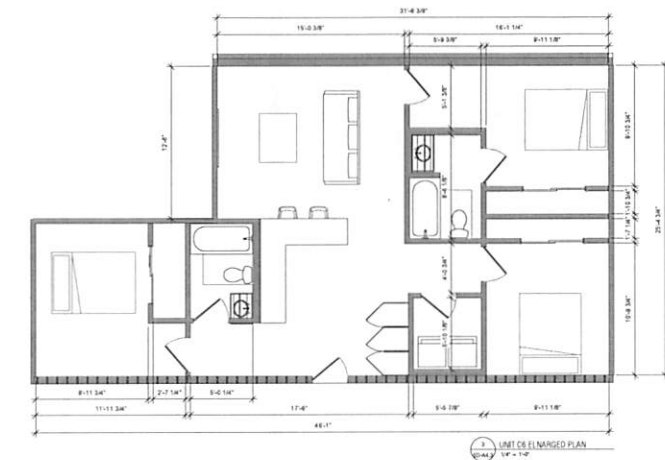
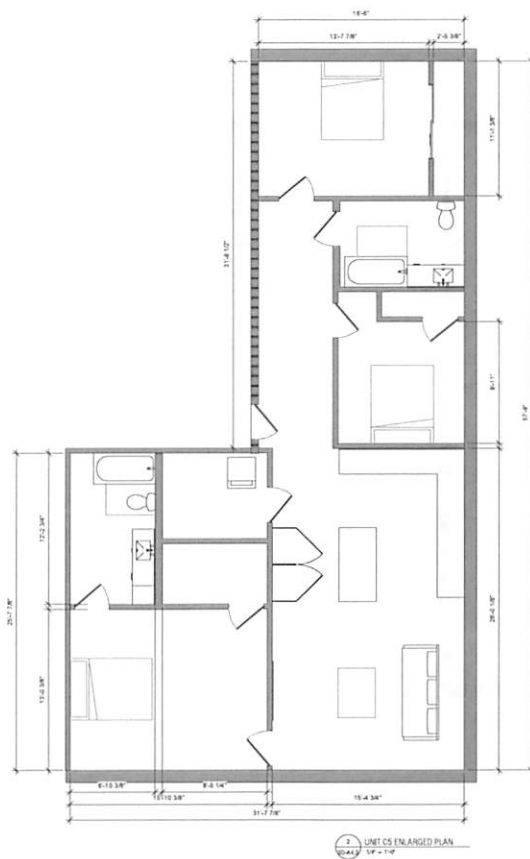
1 UNIT C2 ENLARGED PLAN - LV2.2
07/12/24 1/4" = 1'-0"



1 UNIT C2 ENLARGED PLAN - LV1.1
07/12/24 1/4" = 1'-0"



1 UNIT C1 ENLARGED PLAN
07/12/24 1/4" = 1'-0"



NO.	REVISION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT.

CLIENT:
ELIOT PARTNERS
2021 WARD ST. PL. STE. A
MANHATTAN, NY 10022

ARCHITECT:
PRIME DESIGN LLC
2021 WINE ST. PL. STE A
MANHATTAN, KS 66503
785.736.4048

DATE ISSUED:
07/12/2024

HELMERS BUILDING RENOVATION
300 SANTA FE STREET
LEAVENWORTH, KS 66048

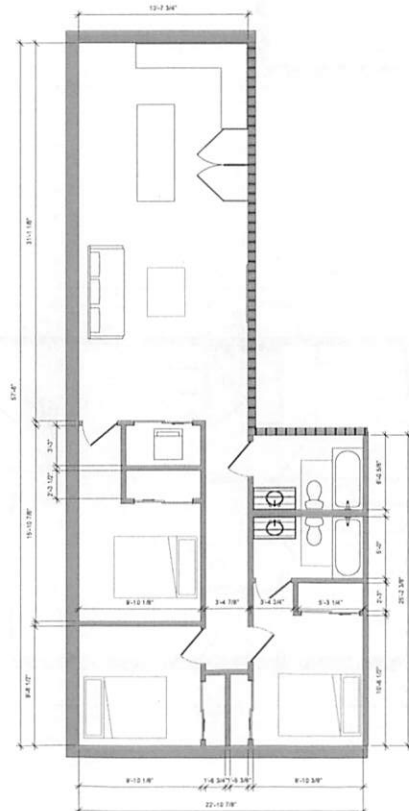
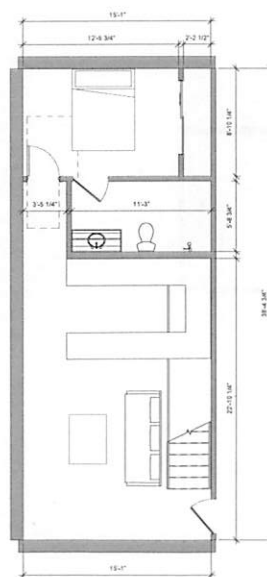
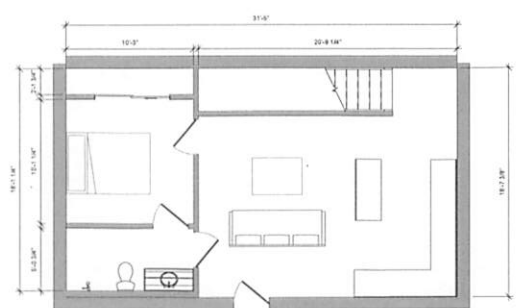
NOTATIONS

JOB NO. 24 09 300

SHEET

UNIT PLANS

SD-A4.4



LEAVENWORTH PRESERVATION COMMISSION

**Fifth Street Historic District Nomination
1015 S. 5th St, 1021 S. 5th St, 420 Arch St.**

August 6, 2025

PREPARED BY:



Kim Portillo,
Director of Planning and
Community Development

REQUESTOR:

Jamee Fiore Krivenko, Kansas State Historical Society

SUBJECT:

The property owners of 1015 S. 5th Street, 1021 S. 5th Street and 420 Arch Street have petitioned the State Historic Preservation Office for nomination of a historic district to be known as the "Fifth Street Historic District" encompassing the aforementioned three properties. The State of Kansas Historic Sites Board of Review will vote on the nomination at their scheduled meeting on October 4, 2025. The Historic Sites Board of Review reviews nominations for both the state and national registers of historic places. As part of the Certified Local Government (CLG) requirements, they are required to send copies of the nominations within CLG boundaries to CLG's for comment.

ACTION/OPTIONS:

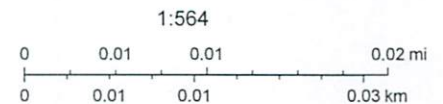
- Motion, to support the nomination of the Fifth Street Historic District for listing in the State and National Register of Historic Places.
- Motion, to not support the nomination of the Fifth Street Historic District for listing in the State and National Register of Historic Places.
- Motion, to Table item until the next meeting for the purpose of gathering additional information.

Fifth Street Historic District



8/1/2025, 10:18:29 AM

- █ Override 1
- ▤ Leavenworth City Limits
- ▭ Parcels_Current
- ▨ City Right-of-Way
- ▭ Buildings
- RoadCenterline
- Address (Points)



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Cultural Resources Division
State Historic Preservation Office
6425 SW 6th Avenue
Topeka KS 66615-1099



785-272-8681
fax 785-272-8682
kshs.shpo@ks.gov
kansashistory.gov

Patrick Zollner, Executive Director

Laura Kelly, Governor

July 30, 2025

Kim Portillo
Director of Planning and Community Dev.
City of Leavenworth
100 N 5th St
Leavenworth, KS 66048

Re: Fifth Street Historic District (Leavenworth, Leavenworth County)
Nomination to the National & State Registers of Historic Places

Dear Kim:

This letter is to inform you that the Fifth Street Historic District will be considered by the Kansas Historic Sites Board of Review (HSBR) for nomination to the Register of Historic Kansas Places at its meeting on Saturday, October 4, 2025. The HSBR will also make a recommendation for nominations proposed for the National Register of Historic Places. 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. We have included a supplemental checklist to submit with the report. **In accordance with Section IV (C), we request receipt of the commission's recommendation within 60 days or by October 3, 2025.**

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 Krivenko, National & State Register Coordinator, at (785) 272-8681 ext. 216 or at Jamee.fiore.krivenko@ks.gov.

Sincerely,

Jamee Fiore Krivenko
National & State Register Coordinator

Enclosure attached (via onedrive link)

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).**

Historic name	<u>Fifth Street Historic District</u>
Other names/site number	<u>KHRI # 103-863, 103-862, 103-861</u>
Name of related Multiple Property Listing	<u>N/A</u>

Street & number	1015 S. 5 th , 1021 S. 5 th , 420 Arch Street	N/A	not for publication
City or town	Leavenworth	N/A	vicinity
State	Kansas	Code	KS
County	Leavenworth	Code	103
Zip code	66048		

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: x A B x C D

Signature of certifying official/Title	Katrina Ringler, 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
-------	---

I hereby certify that this property is:

<input type="checkbox"/> entered in the National Register	<input type="checkbox"/> determined eligible for the National Register
<input type="checkbox"/> determined not eligible for the National Register	<input type="checkbox"/> removed from the National Register
<input type="checkbox"/> other (explain:) _____	

Signature of the Keeper	Date of Action
-------------------------	----------------

Fifth Street Historic District
Name of Property

Leavenworth County, Kansas
County and State

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>3</u>		buildings
		sites
	<u>2</u>	structures
		objects
<u>3</u>	<u>2</u>	Total

**Number of contributing resources previously
listed in the National Register**

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC -Single dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC - Single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN - Italianate

LATE 19TH & 20TH CENTURY REVIVALS –

Colonial Revival, Italianate

Materials
(Enter categories from instructions.)

foundation: STONE, CONCRETE

walls: BRICK, WOOD, STUCCO

roof: SYNTHETIC

other: _____

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significance features. Indicate whether the property has historic integrity.)

Summary

The Fifth Street Historic District includes three historic residences representing popular forms and architectural styles in Leavenworth, Kansas from the late nineteenth and early twentieth century. There are two Italianate style houses constructed during the 1860s and a Colonial Revival house constructed in 1921. These houses were constructed of common building materials with a similar form, massing, and orientation to the street grid. The buildings in the district are significant according to Criterion C for architecture as typical examples of historic residential architecture during the early period of economic and population growth and a later period of stability in Leavenworth's history.

Elaboration

Setting and Site

The houses in the Fifth Street Historic District are located on rectangular city lots in Fackler's Addition, in a residential neighborhood southwest of the historic Leavenworth downtown on the border of the University of Kansas campus. The three houses and six lots are the extent of the nominated resource. The properties conform to the established set-backs and heights of the neighborhood. The small rectangular district is bounded by Arch Street to the south and Fifth Street to the west. . The Arch Street National Register historic district is located approximately two blocks to the east and the Leavenworth Downtown Historic District is located several blocks to the northeast.

The houses in the Fifth Street Historic District retain good architectural integrity. Alterations to the interior floor plans have been limited and most historic materials and finishes remain intact. Overall, the appearance of each of the houses reflects historic architectural styles. The Fifth Street Historic District has good integrity of location, design, setting, materials, workmanship, feeling, and association.

Italianate style

The houses at 1015 and 1021 S. Fifth Street are simple examples of the Italianate style popular in the United States from c. 1840 to 1885. 1015 S. Fifth Street is an example of a rectangular house with simple hipped roof subtype. It is the most common subtype, making up about one-third of Italianate houses. This house has characteristic identifying features such as a low-pitched roof with moderately overhanging eaves with decorative eave brackets. It has tall, narrow windows with ornamental crowns.

1021 S. Fifth is an example of another Italianate subtype with an ell-shaped planform. About twenty percent of Italianate houses are of this type. This house also has a hipped roof with moderately overhanging eaves and decorative eave brackets. This house has tall narrow windows with ornamental crowns.¹

¹ McAlester, Virginia S. A Field Guide to American Houses (New York, NY: Alfred A. Knopf, 2015), 283.

Fifth Street Historic District
Name of Property

Leavenworth County, Kansas
County and State

According to Virginia McAlester, the Italianate style dominated American houses constructed between 1850 and 1880. It was particularly common in the expanding towns and cities of the Midwest such as Leavenworth. The Italianate style began in England as part of the Picturesque movement. The movement emphasized rambling, informal Italian farmhouses. Italianate houses built in the United States generally followed these informal rural models.² The decline of the Italianate style began with the financial panic of 1873 and the subsequent recession. When prosperity returned late in the decade, new housing preferences—particularly the Queen Anne style—rose quickly to dominance.³

H. D. Rush House, 1015 S. 5th Street (c. 1864)

The Rush House is a well-preserved rectangular two-story house oriented east-west with the main façade facing Fifth Street to the west and a one-and-a-half story rear wing. The Rush House has a shaped stone foundation with a tooled face and painted brick masonry walls. The house is distinguished by a two-story bay window projecting from both the north and south facades. There is a decorative ell-plan porch to the west and north. The porch has an ornamental railing on spindles and ornamental square posts with brackets supporting an eave cornice with an ornamental dentil molding and projecting eave. There are lattice panels underneath the porch and brick piers..

The east façade has three bays with a side entrance to the north and two 2/2 double-hung windows to the south on the first floor. The side entrance has paired wooden doors with lower panels and upper glazed panels surmounted by a transom. Also, there are paired wooden screen doors with central ornamental spindles. On the second floor, there are three similar windows. Windows in the main block and bays are similar with prominent ornamental surround moldings.

In an expression of the Italianate style, the house has a low hipped roof with overhanging eave ornamented with brackets and dentil molding. There is a central brick chimney and a side chimney to the south in the main block and an end chimney to the east in the rear wing. The rear wing has a gable roof oriented east-west with an overhanging cornice molding and cornice returns.

Alterations

There is a one-story wood-frame enclosed porch with a shed roof in the southeast corner of the ell created by the rear wing. The porch had wood-frame panels with vertical metal windows to the south and east. There is an entrance to the west with a wooden paneled door, metal screen door, and ornamental transom.

There is a rectangular contemporary wood-frame addition with a gable roof oriented east-west attached to the historic rear wing. A three-bay contemporary wood-frame garage with a gable roof oriented north-south is attached to this addition. The garage openings in the east façade have paired entrance doors.

James and Mary Hughes House, 1021 S. 5th Street (c. 1859)

The Hughes House is a well-preserved two-story wood-frame house with a low hipped roof oriented east-west. The main block has an ell planform with a rear two-story wing and a one-story rear addition. The main tri-partite façade to the west has three bays with a side entrance. There are two 1/1 double-hung windows on the first floor and three 2/2 double-hung windows on the second floor in the west facade and an octagonal

² McAlester, Field Guide to American Houses, 286.

³ McAlester, Field Guide to American Houses, 302.

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State

window on the first floor and a 2/2 windows on the second floor in the north facade. The entrance has a wooden 12-light entrance door surmounted with a transom with a metal storm door. The entrance has a gable-roofed stoop supported on brackets. The recessed ell wing has two bays with an entrance to the south and a 1/1 window. There are 2/2 wooden windows on the second floor in the west facade. The ell wing has a hipped roof porch supported on square wooden columns on brick piers. The ell entrance has a wooden 12-light entrance door, overhead transom, and metal storm door. There is an overhanging enclosed sleeping porch supported on square posts in the east facade of the ell block. This porch has four 1/1 windows with aluminum storm windows.

The overhanging hipped roof is ornamented by a dentil eave molding with paired eave brackets. There is a central brick chimney and a side chimney to the south. The north facade has two 1/1 windows on the first floor and a paired window and single 1/1 window on the second floor. The rear two-story wing has paired windows on the first floor, a single window on the second floor to the south with one window to the east. In the south facade, there is an entrance in the corner of the ell with paired windows to the east. The one-story wing has one 2/2 window to the north, paired windows to the east, and an entrance to the south.

This house has a contemporary rectangular wood-frame outbuilding with a gable roof oriented north-south. This building has a central entrance to the west flanked by two 1/1 metal windows. There are paired wooden entrance doors to the north.

Colonial Revival

The house at 420 Arch is representative of an architectural style that became popular in the early twentieth century. It is an example of the hipped roof without a full-width porch subtype. About twenty percent of Colonial Revival houses are these simple two-story rectangular blocks with hipped roofs. This subtype predominated before 1915. This example has a broad overhanging eave with front-façade windows grouped together. Identifying features of the Colonial Revival style expressed in this house include an accentuated front door surmounted with a decorative pediment supported on pilasters. The front door has sidelights. The façade has symmetrically balanced windows and a center door, windows with double-hung sashes with multi-pane glazing in adjacent pairs.⁴

The Colonial Revival style was dominant for domestic building throughout the United States during the first half of the twentieth century. From 1910 to 1930, about forty percent of the houses constructed were in the Colonial Revival style. The term "Colonial Revival" refers to the rebirth of interest in the early English and Dutch houses of the Atlantic seaboard.⁵ Colonial Revival houses built in the years between 1915 and 1935 often more closely resemble early prototypes than did those built earlier or later. The economic depression of the 1930s, World War II, and changing postwar preferences led to a simplification of the style in the 1940s and 1950s.⁶

Louis Vanderschmidt House, 420 Arch Street (1921)

This is a rectangular two-story wood-frame house with shingled sheathing. The house has a hipped roof oriented east-west. There is a lower hipped roof wing to the east and an enclosed sunroom to the west. The

⁴ McAlester, Field Guide to American Houses, 409-410.

⁵ McAlester, Field Guide to American Houses, 414.

⁶ McAlester, Field Guide to American Houses, 432.

Fifth Street Historic District
Name of Property

Leavenworth County, Kansas
County and State

house has a concrete foundation with a soldier coursed brick water table. The symmetrical main façade faces south with a central entrance accentuated by a projecting ornamental molding supported on paired posts with pilasters. The paneled wooden entrance door with storm door flanked by narrow sidelights with a hemispheric transom overhead.

The entrance is flanked by banks of three 6/1 windows on the first floor. There are paired 6/1 windows over the entrance and two 6/1 windows on each side. Windows in the south façade have shutters. Two 3/6 roof dormers above the entrance light the attic. There is a bank of three windows in the center of the east wing. The wing has a tall brick end chimney. The roof of the east wing extends over an open porch supported on a square post with a railing. The flat-roofed sunroom to the west has three tall 4/4 windows to the south, five 4/4 windows to the west, and three 4/4 windows to the north. These windows are sheltered by fabric awnings. There are two brick end chimneys in the north façade. The east chimney rises above a gable roof dormer which holds 6/6 windows.

There is a rectangular wood-frame garage east of the house. The garage has a concrete foundation and shingle sheathing. The garage has a gable roof oriented east-west with an overhead door to the east. This opening has a hipped stoop surmounted by a single 6/6 window in the gable end. The south façade has two 6/6 windows on the first floor and two gable roof dormers with 6/6 windows.

Integrity

Together, the houses in the Fifth Street Historic District retain excellent architectural integrity of location, setting, feeling, and association and good integrity of design, materials and workmanship. Alterations to the interior floor plans have been limited and most historic rials and finishes remain intact. Most original windows, doors, and porches have been preserved. Overall, the appearance of each of the houses reflects its historic architectural style. These well preserved residences stand in their original location and contribute to the historic architectural character of the neighborhood. The houses are excellent examples of architectural styles popular in the "first city" of Kansas during significant periods of development in the 1860s and 1920s. They express the influence of prominent architectural movements in the United State such as the late Victorian Italianate style and the twentieth century Colonial Revival style.

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State

Elaboration

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

ARCHITECTURE

Period of Significance

C. 1860 – 1921

Significant Dates

c. 1859, 1864, 1921

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Unknown

Period of Significance (justification)

The period of significance for the district covers the years from the construction of the earliest residence to the most recent.

Criteria Considerations (justification)

N/A

Fifth Street Historic District
Name of Property

Leavenworth County, Kansas
County and State

Narrative Statement of Significance

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Summary

The Fifth Street Historic District, a small residential district, is located southwest of the downtown business district in Leavenworth, Kansas. The district is eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture. As a group the three houses in the district represent the distinctive characteristics of their architectural styles and the houses retain excellent architectural integrity. The district is eligible at the local level of significance because the houses are well preserved examples of the Italianate and Colonial Revival architectural styles typical in Leavenworth. The period of significance extends from about 1859 to 1921. Overall, the district has excellent integrity of location, setting, feeling and association and good architectural integrity of design, materials, and workmanship.

In addition, the district is associated with significant patterns of economic and social development in the nineteenth and early twentieth century history of Leavenworth. The district is located in Fackler's Addition platted in 1857 and the two earliest Italianate style houses constructed c. 1859 and 1868 date from that period. The district is associated with significant patterns of social and economic development in the nineteenth and early twentieth century history of Leavenworth. The two houses at 1015 and 1021 South Fifth Street are associated with the Territorial and Border and Civil Wars periods in Leavenworth history. The house at 420 Arch is associated with the Early Twentieth Century Leavenworth period (1900-1930).

Elaboration

Residences in the Fifth Street Historic District are comparable in materials, massing, and style to architectural resources already designated in nearby historic districts. The Fifth Street District is comparable to and nearest to the Arch Street District (2002) two blocks to the east. Also, the characteristics of the Fifth Street District are similar to the character of the other residential districts in Leavenworth that are designated including the North Esplanade District (1977), South Esplanade District (2002), Third Avenue District (2002), and North Broadway District (2002). In the Arch Street District, for example, the earliest extant houses are Italianate in style and date to the late 1860s and 1870s. By the 1920s, homebuilders were erecting and remodeling houses in twentieth century Revival styles such as the Colonial Revival, Classical Revival, and Tudor Revival.⁷ That trend also is represented in the Fifth Street District by construction of the Colonial Revival style Vanderschmidt House in 1921.

The houses in the Fifth Street District are typical Leavenworth residences and represent some of the most common architectural styles popular in Leavenworth and the Midwest. They deserve designation for their contribution to an area of Fackler's Addition that has not been protected.

⁷ J. Daniel Pezzoni, "Arch Street Historic District," Leavenworth, Kansas. National Register nomination (2002), 8-15.

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State

Architectural History

The houses at 1015 and 1021 S. Fifth Street are simple examples of the Italianate style popular in the United States from c. 1840 to 1885. According to Virginia McAlester, the Italianate style dominated American houses constructed between 1850 and 1880. It was particularly common in the expanding towns and cities of the Midwest such as Leavenworth, Kansas. The Italianate style began in England as part of the Picturesque movement. The movement emphasized rambling, informal Italianate farmhouses. Italianate houses built in the United States generally followed these informal rural models.⁸ The decline of the Italianate style began with the financial panic of 1873 and the subsequent recession. When prosperity returned late in the decade, new housing preferences-particularly the Queen Anne style-rose quickly to dominance.⁹

Italianate-influenced architecture was built in Kansas from 1865 until 1885. During this twenty-year period, the state experienced significant growth in its population, economy, and government structure. Early examples of the Italianate style are located in the eastern part of the state, in cities like Kansas City, Leavenworth, and Lawrence. Evidence of its dominance remains in almost every city and county in the state settled before 1880.¹⁰

The houses at 1015 and 1021 S. Fifth are simple examples of the Italianate style popular in the United States and Leavenworth. 1015 S. Fifth is an example of a rectangular house with a simple hipped roof subtype. It is the most common subtype, making up about one-third of Italianate houses. This house has characteristic features such as a low-pitched roof with moderately overhanging eaves and decorative eave brackets. It has tall, narrow windows with ornamental crowns.¹¹

1021 S. Fifth is an example of another Italianate subtype with an ell-shaped planform. About twenty percent of Italianate houses are of this type. The house also has a hipped roof with moderately overhanging eaves and decorative eave brackets.

The Colonial Revival style was dominant for domestic building throughout the United States during the first half of the twentieth century. From 1910 to 1930, about forty percent of the houses constructed were in the Colonial Revival style. The term "Colonial Revival" refers to the rebirth of interest in the early English and Dutch houses of the Atlantic seaboard.¹² Colonial Revival houses built in the years between 1915 and 1935 often more closely resemble early prototypes than did those built earlier or later. The economic depression of the 1930s, World War II, and changing postwar preferences led to a simplification of the style in the 1940s and 1950s.¹³

420 Arch is representative of a later Colonial Revival style that became popular in the early twentieth century. It is an example of the hipped roof without a full-length porch subtype. About twenty percent of Colonial Revival houses are these simple two-story rectangular blocks with hipped roofs. This subtype predominated

⁸ Virginia S. McAlester, A Field Guide to American Houses Revised edition (New York, NY: Alfred A. Knopf, 2015), 286..

⁹ McAlester, Field Guide to American Houses, 302.

¹⁰ Martha Hagedorn-Krass, "Italianate Architecture Gains Popularity in 19th Century Kansas," Kansas Preservation 25:3 (May/June 2003), 13-14.

¹¹ McAlester, Field Guide to American Houses, 283.

¹² McAlester, Field Guide to American Houses, 414.

¹³ McAlester, Field Guide to American Houses, 432.

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State

before 1915. 420 Arch has a broad overhanging eave with front-façade windows grouped together. Distinctive features of the Colonial Revival style expressed in the house include an accentuated front door surmounted with a decorative pediment supported on pilasters. The front entrance has sidelights. The façade has symmetrically balanced windows and a center door. The windows have double-hung sashes with multi-pane glazing in adjacent pairs.¹⁴

Historic Context

Territorial Period¹⁵

The Fifth Street Historic District is located in Leavenworth, Kansas. Leavenworth claims the distinction of "First City of Kansas," as the first town to be incorporated by the territorial legislature (on July 21, 1855). Leavenworth grew rapidly early in the history of Kansas because of its site on the west bank of the Missouri River, its proximity to Fort Leavenworth (established in 1827), the selection of the town as headquarters for the large freighting firm Majors, Russell, and Waddell, and the establishment of the Catholic Diocese of Kansas. In the early years of Kansas Territory, Leavenworth was a boom town. According to an early historian, the population increased from 200 residents on April 1, 1855, to nearly 2,000 by November 1 of the same year. By 1860 the population had grown to an estimated 10,000 and Leavenworth was known as "the largest town and commercial metropolis of Kansas." By 1865 the population reached 15,409 residents. The city also developed as the leading industrial cent in the state. According to the 1880 federal census, Leavenworth County had 219 manufacturing establishments, the most of any county in Kansas. Most of the manufacturing enterprises were located in the city of Leavenworth.¹⁶

The early settlement of Leavenworth soon outgrew its original thirty-two acre townsite and landowners surveyed a number of additions to the town. Most of these early subdivisions were recorded in 1857, including Fackler's Addition, in which the Fifth Street Historic District is located, which was developed by John M. Fackler and notarized on July 10, 1857. Fackler's Addition continued the numbered north-south streets of the original town such as Fifth Street.^{17 18}

The historic residential architecture of Leavenworth and the Fifth Street Historic District embodies the building technologies and materials that were available in the town. There was a steam-powered sawmill in operation by September 1854 with a second operating by March 1858. Sawmills were an essential enterprise in the rapid development of the built environment because they produced lumber that was used in light nailed-frame construction. Early depictions and travelers' descriptions of the town suggest that wood frame buildings with weatherboard sheathing were common.¹⁹

¹⁴ McAlester, *Field Guide to American Houses*, 409-410.

¹⁵ This outline of historical contexts and periods of development is based on Sally F. Schwenk and Kerry Davis, "Leavenworth Downtown Historic District," National Register nomination (2001).

¹⁶ Schwenk and Davis, "Leavenworth Downtown Historic District," 34-35; Moore, *Early History of Leavenworth*, 129; Shortridge, *Peopling the Plains*, 24.

¹⁷ Leavenworth County Plat Book 1B, 59.

¹⁸ Land speculation by Fackler is referenced in "Fackler v. Ford, 65 U.S. 24 How. 322 322 (1860)," an appeal from the Supreme Court of the Territory of Kansas. Ford sued to enforce a contract with Fackler and the contract was upheld by the U.S. Supreme Court.

¹⁹ Pezzoni, J. Daniel, "Arch Street Historic District" National Register nomination (2002), 8/17-18.

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State

In addition to contextual information relating to the resources in the Fifth Street Historic District, two general thematic contexts relate to the residential development of Leavenworth in the late nineteenth and early twentieth centuries. These are "Commercial Development in Leavenworth, Kansas," and "Town Planning and Commercial Architecture."²⁰ Located on the west bank of the Missouri River, the City of Leavenworth spreads out over high bluffs, hills, and river bottom land. The town site, located on rolling hills enclosed by a crescent of hills, features a commercial and retail business district covering a level area in the narrow valley of Three Mile Creek at its confluence with the Missouri River. Within this area, Leavenworth's commerce and industrial activities developed close to the Missouri River, its tributaries, and to the city's railroad facilities. The earliest commercial development began in 1854. The area continued to function as the city's retail and wholesale commercial district into the twentieth century.²¹

The Leavenworth town association was formed on June 13, 1854; the original settlers were mostly Missouri citizens living at or near Weston, Missouri, on the eastern side of the Missouri River. The land included in the joint association claim included 320 acres. "It commenced at the south line of the military reservation and extended south along the west bank of the Missouri River to Three-Mile Creek, and back from the river sufficiently to comprise the area before mentioned. It was surveyed and platted without delay, by General George W. Gist, and divided into 175 shares, containing twelve lots to each share."²²

In 1855, the completion of a wagon road to Fort Riley and a road leading northwest to connect with the Oregon and St. Joseph (Missouri) emigrant trails stimulated further development of Leavenworth. The city's population grew from 200 in April to 2,000 by November. New settlers erected more than 200 new dwellings.²³ On July 20, 1855, the Kansas territorial legislature held a special meeting and named Leavenworth the first incorporated town in Kansas Territory. In fall, 1857, the firm of Majors, Russell and Waddell, had government contracts to transport goods on the western trails, chose Leavenworth as the headquarters for their freighting company. Employing hundreds of men, the company had a dramatic effect on the local economy. The partners constructed stores, blacksmith shops, and wagon repair shops. The firm employed more than 500 wagons, 7,500 head of cattle, and nearly 1,800 men annually. Soon outfitters from river trade centers in Missouri such as Independence, Westport, Weston, and St. Joseph moved to Leavenworth. The new town quickly became a regional financial center, equal in importance to cities five times larger than Leavenworth. So within a few short years, Leavenworth's commercial and financial district formed a few cohesive blocks of storefronts containing retail and wholesale businesses or services.²⁴ As the city grew rapidly, so did the adjacent residential districts that were constructed up the sides of hills to the north, west, and south of the central business district.

Border and Civil Wars (1855-1865)

The political conflict between pro-slavery and free-state factions, which degenerated into the Border War after the territorial elections of 1854, was a major influence on Leavenworth's early development. In 1861,

²⁰ Schwenk and Davis, "Leavenworth Downtown Historic District," National Register nomination (2001), 8-35.

²¹ Schwenk and Davis, "Leavenworth Downtown Historic District," (2001), 8/35-36.

²² Cutler, William G. *History of the State of Kansas* (Chicago, IL: A. T. Andreas, 1883), Leavenworth County, part 3, at: https://www.kancoll.org/books/cutler/leavenworth/leavenworth-co-p3.html#EARLY_SETTLEMENTS, accessed 1 March 2025.

²³ Winder, Mary Jo. "An Historical Overview of the Settlement and Development of Leavenworth, Kansas," (Cultural resource survey report prepared for the City of Leavenworth, Kansas, April 1986), 6.

²⁴ Schwenk and Davis, "Leavenworth Downtown Historic District," National Register nomination (2001), 8/38.

Fifth Street Historic District
Name of Property

Leavenworth County, Kansas
County and State

Kansas became the 34th state to enter the Union and later in the year, the Civil War began—a national escalation of the violence in Kansas Territory over the status of slavery. During the Civil War, there was little economic and population growth in the state except in the vicinity of Fort Leavenworth where the presence of federal troops provided some protection.

Leavenworth had a population of 15,000 and newly erected brick buildings gave the town a settled appearance. Freight activity to the west and southwest extended the system of river transportation. Factories, mills, and breweries stood on the banks of the Missouri River and Three Mile Creek. The town boasted a fire company, a public school system and several private academies, several churches, ten hotels, a theater, a men's library association, telegraph services, a paved levee, and graded streets with curbs.²⁵

In these early years, Leavenworth had an advantage over other Kansas and Missouri river towns that competed to become the metropolis of the region. It had the largest population in western Missouri and eastern Kansas and a monopoly on the approximately \$600,000 spent each year for salaries and supplies by the U.S. Army at the fort.²⁶ The most important competition among the new settlements was for railroad lines, and, initially, Leavenworth appeared to be leading. One of the first charters granted by the territorial legislature was to the Leavenworth, Pawnee, and Western Railroad in 1855. However, in 1860 a convention of railroad developers who met in Topeka circumvented Leavenworth's early start. They decided upon a plan to charter five railroad lines and named the town of Wyandotte as the eastern terminus. Leavenworth, the largest city between St. Louis, Missouri, and San Francisco, California, at this time, was left with a branch line. This loss was compounded by the failure to complete the Leavenworth, Pawnee, and Western line. In 1863, after the completion of surveying, grading and stocking construction supplies, the railroad developers move the terminus of that line to Wyandotte.²⁷

Despite this setback, Leavenworth continued to prosper during the war because of the trade provided by Fort Leavenworth and other Kansas settlers who traveled to Leavenworth to avoid guerrilla activity in other parts of the state. In 1864, the Kansas legislature approved the construction of a penitentiary on land south of Leavenworth near Lansing. Leavenworth's local economy benefited from the construction jobs and contracts as well as the permanent jobs and services needed by the prison. At the end of the Civil War in 1865, the city had 20,000 residents, an increase of 5,000 in five years.²⁸

Economic Recovery and Depression (1865-1880)

After the Civil War ended, Kansas once again was a destination for settlers from the East. Between 1865 and 1870, the state's population grew from 150,000 to 365,000.²⁹ In 1864, the Union Pacific Eastern Division completed its line from Kansas City, Missouri, to Lawrence, Kansas, bypassing Atchison and Leavenworth. When the Hannibal and St. Joseph Railroad built the branch line from Cameron, Missouri, to Kansas City, that determined the railroad center for the region.³⁰ Despite this loss, six railroad lines operated from or served Leavenworth by the early 1880s. The city benefited from its growth as a center for furniture

²⁵ Winder, "Historical Overview," 9-10. Cutler, <https://www.kancoll.org/books/cutler/leavenworth/leavenworth-co-p8.html>. Accessed 3 March 2025.

²⁶ *The WPA Guide to 1930s Kansas* (Lawrence, KS: University of Kansas Press, 1984 reprint). 198, 235.

²⁷ "Kansas Preservation Plan, Study Unit on the Period of Exploration and Settlement (1820s-1880s)," 53.

²⁸ Sachs, David and George Ehrlich, *Guide to Kansas Architecture* (Lawrence, KS: University Press of Kansas, 1996), 9.

²⁹ Winder, "Historical Overview," 10.

³⁰ "Kansas Preservation Plan, Study Unit on the Period of Exploration and Settlement (1820s-1880s), 53.

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State

manufacturing. Also in the 1870s, manufacturers of flour, stoves, mining and milling machinery, and meat packing products located in Leavenworth. Diversified farming and stock-raising in the surrounding area added to the local economy.³¹

During this period, Three Mile Creek became the border between the town's commercial and industrial district and the city's newest residential additions to the south and west. In 1874, the county erected its first courthouse south of Three Mile Creek on Walnut Street in the block between Third and Fourth Streets.³² After the Panic of 1873 undermined economic development, Leavenworth had only 19,000 residents at the end of the decade.³³

Boom Years (1880-1900)

An increasing number of commercial businesses established during the 1880s and 1890s in Leavenworth represented general prosperity in Kansas and the Midwest. This began with the relatively sudden addition of 5,000 residents in Leavenworth between 1880 and 1883.³⁴ The state prison, Fort Leavenworth, and a number of local industries contributed to Leavenworth's stable and gradually expanding local economy throughout the 1880s and 1890s.³⁵

Although Fort Leavenworth no longer served as a major outfitting post for the U.S. Army, it was repurposed as the preeminent army education center. In 1885, the federal government established the Western Branch of the National Home for Disabled Soldiers in Leavenworth. In the next year, the federal government erected a new building on the corner of Fourth and Shawnee streets to house a post office, a federal revenue collectors' office, a United States customs' office, an Examiners of Pensions' office, and a United States Deputy Marshall's office. Also contributing to the local economy were the six coal mining companies operating in Leavenworth by the late 1880s. One of these companies began manufacturing brick from clay at the mine site. By the end of the century, Leavenworth's mining industry employed over one thousand men.³⁶ The recession of 1893 ended the real estate boom in Leavenworth and the 1890s were a period of modest economic and population growth. The construction of a federal prison in Leavenworth created another economic asset in the community.

Early Twentieth Century Leavenworth (1900-1930)

By the early twentieth century, Leavenworth shared the position of many small county seat towns in Kansas while the community benefited from the jobs and services provided by the state and federal penitentiaries and Fort Leavenworth. The city's industrial base continued to decline while the downtown commercial and financial center remained about the same size.³⁷

³¹ Schwenk and Davis, "Leavenworth Downtown Historic District," (2001), 8-41.

³² Schwenk and Davis, "Leavenworth Downtown Historic District," (2001), 8-41.

³³ Schwenk and Davis, "Leavenworth Downtown Historic District," (2001), 8-41.

³⁴ Winder, "Historical Overview," 14.

³⁵ Schwenk and Davis, "Leavenworth Downtown Historic District," (2001), 8-42.

³⁶ Schwenk and Davis, "Leavenworth Downtown Historic District," (2001), 8-42.

³⁷ Schwenk and Davis, "Leavenworth Downtown Historic District," (2001), 8-43.

Fifth Street Historic District
Name of Property

Leavenworth County, Kansas
County and State

The Great Depression and World War II (1931-1945)

By the onset of World War II in 1941, Leavenworth's population was 21,876, almost the same as the city's population at the end of the Civil War.³⁸ Fort Leavenworth's role as a training center during World War II created considerable economic activity in the nearby community. Commercial businesses in Leavenworth benefited from the increased military presence and, although building activity slowed, the local economy remained healthy.³⁹

Post-World War II Leavenworth

By the end of World War II, the nineteenth century commercial and residential neighborhoods clustered around Leavenworth's downtown industrial and retail center reflected the effects of the Great Depression and the limited resources of the World War II period. As in many American cities in the 1950s, poorly maintained older buildings created pockets of blight on the edges of the downtown business district. During the 1950s and 1960s, federally funded "Urban Renewal" programs supported the demolition of large numbers of late nineteenth and early twentieth century buildings.⁴⁰

At the same time that government programs attempted to renew older commercial centers, federal housing programs aimed at the ten million returned soldiers and new highway systems drew families away from both large and small urban centers and neighborhoods. Between 1950 and 1956, mortgage banking firms increased loans nationally from \$6 billion to \$20 billion.⁴¹ Most of these loans were for new homes in suburban subdivisions.

Town Planning and Residential Neighborhoods

Planned and platted during the rapid growth of the territorial period, Leavenworth combined two of the three distinct town plans that emerged in Kansas—a river orientation and a central main street.⁴² Although Leavenworth began as a town served by steamboat freighting, the development of the town after the construction of the railroad created a plan where business houses faced a main street. Other transportation innovations influenced the development and urban character of the town. Leavenworth's first urban streetcar line began operation in 1872 and established Fourth Street as a major connector corridor. Running through the center of the downtown, the streetcar stimulated the construction of apartment buildings, neighborhood commercial corners, and institutional buildings such as government offices, private schools, and churches along its route.⁴³

H. D. Rush House, 1015 S. Fifth Street (c. 1864)

The H. D. Rush House is associated with the "Border and Civil Wars Period," in Leavenworth history. The house was under construction by or for H. D. Rush in 1863-1864.⁴⁴ Mr. Rush arrived in Leavenworth in 1857. He was listed as a clerk in the 1860 city directory. Harvey Daubenspeck Rush became a prominent

³⁸ Winder, "Historic Overview," 18.

³⁹ Schwenk and Davis, "Leavenworth Downtown Historic District," (2001), 8-45.

⁴⁰ Schwenk and Davis, "Leavenworth Downtown Historic District," (2001), 8-46.

⁴¹ Jackson, Kenneth T. Crabgrass Frontier: The Suburbanization of the United States (New York, NY: Oxford University Press, 1985), 233.

⁴² Schwenk and Davis, "Leavenworth Downtown Historic District," (2001), 8-47.

⁴³ Schwenk and Davis, "Leavenworth Downtown Historic District," (2001), 8-48.

⁴⁴ Brown, Mary Ann, "1015 S. 5th Street: Helen & Ray Hartjen," Leavenworth Historical Society, Vintage Homes Tour, 1. My thanks to Ms. Brown for sharing her research.

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State

businessman in the boom town. As the Kansas State Record reported on October 20, he bought the J.M. Williams and Brother Booksellers store at 45 Delaware.⁴⁵ Rush became a partner in a successful lumber yard, and later operated a flour mill Kiowa and Main Streets.⁴⁶ Mr. Rush also had a controlling interest in the Home Coal Mine and invested in the Leavenworth waterworks and the Leavenworth & Southwestern Railroad. By 1874 H. D. Rush and his family were living at 408 S. Broadway.⁴⁷

Noble J. Waterman and his wife Jane lived in this house in 1874 and 1875. Waterman was secretary of the Kansas Manufacturing Company in 1874 and vice president in 1875. Waterman had dissolved an earlier partnership with C. N. Stevens in 1873, buying out his partner's interest. In an advertisement published in 1878. Waterman was vice president of the Kansas Manufacturing Company which employed two hundred men in the manufacture of the "Kansas Wagon."⁴⁸ However, in September, 1879, Noble and Jane Waterman were sued by a creditor and a judgement imposed to foreclose and sell 320 acres of land to satisfy an unpaid mortgage.⁴⁹ By that time, Waterman had moved to Detroit, Michigan, but he returned to Leavenworth on September 1, 1879, possibly to appear in court.⁵⁰

Reuben H. Hershfield and his family lived in the house from about 1884 through 1890. In 1884 Miss Allie Hershfield lived with her father, Reuben. Other staff persons listed as residents included Charles Herber, hostler, Miss Bertha Haeflinger, domestic, Mrs. Margaret Earsom, nurse, and Mrs. Hattie Bywaters, laundress. Besides Reuben Hershfield, Miss Rachel Hershfield and John H. Hershfield, clerk at the Hershfield jewelry store, lived at 1015 S. Fifth Street in 1886. Miss Leah Hershfield joined the household in 1887 and R. N. Hershfield, Jr. lived there in 1889.

Colonel Reuben H. Hershfield was a distinguished citizen of Leavenworth. He was born on March 1839 and died on June 25, 1922. His wife Sarah Hershfield lived from 1849 to 1917.⁵¹ Their children were Leah Hershfield, Nathan Hershfield, 1871-1891, and Ben Currier Hershfield, 1888-1963. After 1890, Reuben Hershfield left Leavenworth and moved his business and family to Kansas City, Missouri, where his is buried.

When R. N. Hershfield died in 1922, he was remembered as "a very prominent citizen of this city during the years following the Civil War." He was the proprietor of a jewelry establishment between Fourth and Fifth streets on Delaware, which flourished under his control during the days immediately after the Civil War. He served as a colonel of the Kansas militia and commanded Fort Leavenworth for a period of the war. He was one of the original regents of the University of Kansas.⁵² According to this article, Hershfield moved to Kansas City about 1895, but he may have moved earlier, because Richard and Maddie Bell lived in the house at 1015 S. Fifth Street in 1891.

According to the property owner, the house belonged to Francis M. McCormick for 1891 to 1895. Carl Hoffman and his brothers, John and Ernst lived in the house from 1892 through 1898. Hoffman established

⁴⁵ Kansas State Record October 20, 1860, p. 5.

⁴⁶ Leavenworth City Directory 1874, 1875, 1878.

⁴⁷ Leavenworth City Directory, 1874, 1875, 1878.

⁴⁸ Kansas Farmer February 20, 1878, p. 10.

⁴⁹ "Publication Notice," Leavenworth Press September 2, 1879, p. 3.

⁵⁰ "Personal," Leavenworth Press September 1, 1879, p. 4.

⁵¹ I did not find evidence to explain why Sarah Hershfield was not listed as a resident in the city directories.

⁵² "Death Lays Claim to R. Hershfield," Leavenworth Times June 27, 1922, p. 1.

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State

his business in 1889. After he returned from a buying trip to Chicago, the Leavenworth Times reported on July 31, "refreshed by his trip, eager for the business fray, he will rapidly push to completion his new store, and then this city will have the largest and finest musical establishment in the country."⁵³ Hoffman's music store sold Chickering and Emerson pianos, pipe organs, guitars, mandolins, and banjos.⁵⁴ Hoffman also managed Chickering Hall, a venue for concerts and social events.

K. G. Wilson owned the house in 1895 and Rose Fletcher owned the house from 1896 to 1909. The next prominent resident at 1015 S. Fifth Street was Frank C. King. He was listed as a resident in 1905 and 1907. King was an executive at the Abernathy Furniture Factory. For example, he was the superintendent and manager of the plant when the plant was closed on July 1, 1905, for two weeks to make general repairs to all of the machinery. After discovering a serious leak in the cistern that received steam and condensations from the factory boilers, the factory finally reopened July 26, 1905.⁵⁵ In 1907 Frank King, manager of the Abernathy Furniture factory, purchased a residence and remodeled on South Broadway. As the Tribune reported, "when completed this will be one of the best and most modern houses in the city."⁵⁶ By 1912 when he spoke at the men's club banquet of the 'First Presbyterian Church, Frank C King had moved to Kansas City, Missouri, where the Abernathy Company had another factory.⁵⁷ As late as 1913, Frank C. King was identified as the treasurer of the company, while he was in temporary charge of the Leavenworth factory.⁵⁸ Ernest F. Havens, a real estate agent, lived in the house at 1015 S. Fifth Street in 1909. By 1913 Havens had moved to a home in Kansas City, Missouri although he returned to Leavenworth on business.⁵⁹

The O'Keefe family was the next significant family to own and reside at 1015 S. Fifth Street. Margaret O'Keefe, a widow, moved to this house a few years after her husband, Cornelius, died in 1903. In his obituary, Cornelius O'Keefe was described as "one of the last of the older citizens of Leavenworth and for many years a well known carpenter and contractor of Leavenworth." At that time, the family lived at 781 Osage Street. Cornelius came to Leavenworth with his wife from Cincinnati, Ohio, in 1856. He participated in the construction of many of the larger buildings in Leavenworth and Fort Leavenworth. Margaret O'Keefe, four sons, and four daughters in the family survived.⁶⁰

In 1911, Margaret and Josephine O'Keefe resided in the house at 1015 S. Fifth Street. Josephine was the principal at Jefferson School. Alf Christesen, an instructor at the High School, boarded with the O'Keefes in 1911. In 1913, Margaret and Josephine were listed along with Cornelius O'Keefe, a bookkeeper, and John T. O'Keefe, an attorney. In 1915, Margaret, Josephine, Dora, and Mary O'Keefe all lived at 1015 S. 5th Street. Margaret O'Keefe died in 1923. Her daughter, Josephine, became the owner in 1930 and lived in the house until 1967.⁶¹ Timothy O'Keefe was the owner from 1967-1968. Colonel O'Keefe was the owner from 1968 to 1975. Colonel James R. Wheaton was the owner from 1975 to 1978. Lt. Colonel and Mrs. Charles

⁵³ "By Their Fruits, Ye Shall Know Them," Leavenworth Times July 31, 1889, p. 4.

⁵⁴ Advertisement for Carl Hoffman, Leavenworth Times December 4, 1892, p. 8.

⁵⁵ "Abernathy's Factory Will Open Today," Leavenworth Times July 27, 1905, p. 4.

⁵⁶ "He's Making It New," Leavenworth Tribune July 4, 1907, p. 1.

⁵⁷ "Mens Club Banquet," Leavenworth Times March 2, 1912, p. 1.

⁵⁸ "Supply From South," Leavenworth Times October 5, 1913, p. 6.

⁵⁹ Leavenworth Times January 17, 1913, p. 6.

⁶⁰ "Cornelius O'Keefe Died Thursday A.M.," Leavenworth Times October 2, 1902, p. 4.

⁶¹ Leavenworth city directories and property owner outline.

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State

H. Greger were the owners from 1978 to 1987. Since 1987, Colonel and Mrs. Raymond C. Hartjen, Jr. have owned and lived in the house.⁶²

James and Mary Hughes House, 1021 S. 5th Street (c. 1859)

The James and Mary Hughes House is associated with the "Border and Civil Wars Period," in Leavenworth history. Reportedly, this house was constructed in 1859, but the first identified owners were James R. and Mary Hughes who purchased the land in 1863 after a lot partition in 1863.⁶³ From 1864 to about 1877, this house was the home of H. Miles Moore, a founder of Leavenworth, lawyer, and local politician. Moore wrote Early History of Leavenworth City and County published in 1906. Moore was listed as city attorney in 1874 and 1876 and judge of the municipal court in 1900. He was born in 1826 in New York and died in 1909. Miles served as a captain in the commissary of the Union Army. Moore came to Leavenworth in 1854 and, with thirty-five associates, organized the original townsite company, which laid out Leavenworth. In Kansas Territory, Moore rejected slavery and aligned with the Free State settlers. He was elected attorney general of the territory in 1855, a legislative representative in 1857, and city attorney of Leavenworth. Moore held many city offices and was actively identified with politics in this locality throughout his life. Moore married Linna F. Kehoe in 1857, and they had one son, Harry Moore.⁶⁴

In 1879, Reverend E. Nisbet, pastor of the Leavenworth Baptist Church, lived in the house at 1021 S. Fifth Street. The next resident and owner in 1880 was a widow, Mrs. Rebecca T. Hiatt. Mrs. Hiatt, Miss Matilda, and Miss Aletha Hiatt lived in the house in 1884. Miss Nellie Hiatt and Rebecca lived in the house in 1885. Others boarding at this address in 1885 were Charles S. Moake, a scale clerk at Leavenworth Coal Company and Miss Jane Cotter, a domestic servant. Unfortunately, in 1889, Mrs. Rebecca T. Hiatt was adjudged insane. The Times reported, "Financial troubles are the cause of her mental weakness."⁶⁵

By 1886, Mat Latz, a traveling salesman was listed as residing at 1021 S. Fifth Street. S.A. Ashmun, a dry goods and notions merchant, lived there in 1889. From 1890 to 1892, James A. Yeates, a cattleman, and his family lived at 1021 S.5th Street. Other residents were Wilson Yeates, a clerk at William W. Byers, and Miss Carrie and Miss Mary Yeates. In 1894 and 1896. James M. Yeates was born in Indiana in 1842 and served in the Union Army from 1862 through 1865. He married Sarah Maris in 1866 and they moved to Kansas. The family settled on the Delaware Reserve in Leavenworth County, where they lived until 1880, when they moved into Leavenworth and remained until Mrs. Yeates died in 1901. James Yeates then moved to Baker, Oregon, where he died in 1922.⁶⁶

Edward Bittman, who worked at the Bittman-Todd Grocery Company, resided at 1021 S. Fifth Street in 1894 and 1896. Edward's father was George M. Bittman, president of the grocery company. A few years later in 1904, Edward Bittman announced his retirement, and the family left Leavenworth for California. The Times reported "for many years Mr. Bittman's father, the late G. M. Bittman was the head of the firm of Bittman-Todd & Company, but of late years W. N. Todd has been the executive head of the big wholesale grocery house. The business of this institution has steadily increased year by year ...until this house now ranks as

⁶² Property owner outline, Colonel and Mrs. Hartjen.

⁶³ Brown, Mary Ann, Deed research, Fackler's Addition, Lots 13-14, Block 26. For the Leavenworth Historical Society Vintage Homes Tour.

⁶⁴ "H. Miles Moore Meets Death in Street Accident," Leavenworth Times August 8, 1909, p. 4.

⁶⁵ "City and Vicinity," Leavenworth Times January 31, 1889, p. 4.

⁶⁶ "James M. Yeates, Former Resident, Called by Death," Leavenworth Times January 27, 1922, p. 1.

Fifth Street Historic District
Name of Property

Leavenworth County, Kansas
County and State

the largest wholesale grocery house on the Missouri river outside of St. Joseph and Kansas City.”⁶⁷ E. E. Bittman filed for divorce on May 4, 1908, and asked for custody of his two daughters. He had returned from San Francisco early in 1907.⁶⁸

In 1898, the house was occupied by James Foley, a plumber who was one of Leavenworth’s leading tradesmen. Foley owned the Sanitary Plumbing and Heating Company. John Foley, proprietor of the Burlington Hotel and Timothy L. Foley, a plumber with the Quartermaster Corps, U.S. Army. James Foley resided there until he died on December 27, 1914. In his obituary, Foley was described as “the first plumber to locate in Atchison and a well known Leavenworth plumber since 1873.” Foley was born in Ireland, came to the United States with his parents, and settled in Atchison in 1868. As the Times reported, “for years James Foley was the leading plumber in Leavenworth and contracted for big jobs not only here but at Parsons, Topeka, Fort Leavenworth, and St. Joseph. As other cities grew, Mr. Foley confined his work more and more to Leavenworth.”⁶⁹

In 1915, Frank W. Neill, a linotype operator at the Leavenworth Times, lived at 1021 S. Fifth Street with Grace C. O’Neill, Katherine C. O’Neill, a teacher at Maplewood School, Minnie L. O’Neill, a stenographer at the Kansas State Retail Merchants Association, and William L. O’Neill, a blacksmith at Great Western Manufacturing Company.

In the 1920s and 1930s, Mary and John Senhausen lived in the house at 1021 South 5th Street. John Senhausen worked as a traveling hardware salesman, first on horseback and then traveling on the narrow gauge railroad before he retired from the J. W. Crancer Company in 1926.⁷⁰ Pricilla Lungstrom lived there in 1960. Beginning in 1966, Ralph C. Wentz lived in the house and operated his real estate agency from there for more than forty years. Linda Bardot and Vic Henke purchased the house from the Wentz family and lived there since 2000.⁷¹

Louis Vanderschmidt House, 420 Arch Street (1921)

The Louis Vanderschmidt House is associated with the “Early Twentieth Century Leavenworth,” period in local history. According to the Vintage Homes tour information, this house was constructed for Louis and Ada Vanderschmidt in 1921. The house was recorded in the 1924 Sanborn Insurance map. Vanderschmidt was a well-known businessman in downtown Leavenworth. For example, in 1908, the Leavenworth Post announced the formal opening of “a handsome new store building” for Wm. Small and Company. The article went on to outline the history of the firm. In 1875, William Smart opened a dry goods store in Leavenworth. After a time, he brought Louis Vanderschmidt, one of his most competent employees, into partnership with him and the company became Wm. Small and Company. After Mr. Small died, Louis Vanderschmidt became the company manager. In August 1907, the company announced that they had bought the Abeles Block and would remodel it to make the three buildings into one large dry goods store. In 1908, managers

⁶⁷ “Ed Bittman Retires,” Leavenworth Times October 4, 1904, p. 4.

⁶⁸ “E. E. Bittman Seeks Divorce,” Leavenworth Times May 5, 1908, p. 4.

⁶⁹ “James Foley, A Pioneer Plumber Dies at 69 Years,” Leavenworth Times December 29, 1914, p. 3.

⁷⁰ Brown, Mary Ann, “1021 South Fifth Street: Linda Bardo & Vic Henke,” Leavenworth Historical Society Vintage Homes Tour.

⁷¹ “Vintage Homes Tour,” Leavenworth Times December 5, 2004. Kansas Vertical File, Leavenworth Public Library.

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State

Louis Vanderschmidt, Fred Vanderschmidt, and Frank Cobb opened the handsome new building. As the Post concluded, "an enterprising firm of this kind means a great deal for the city."⁷²

A few years later, the Leavenworth Times commented, "if every citizen of Leavenworth would do as Louis Vanderschmidt does—boost for Leavenworth, morning, noon, and night—what a wonderful city this would be." The article went on, "in every civic or commercial body in the city you will find the name of Louis Vanderschmidt well up near the top of the membership list." Mr. Vanderschmidt has a well defined theory of an ideal city, one that will be prosperous, beautiful and permanent.⁷³ Born in New York City in 1868, Louis Vanderschmidt came to Leavenworth when he was one year old. At the time of his death, he was an associate with his daughter, Louise Jones, in a dress shop. Besides his widow Ada and daughter, Louis was survived by a brother, Fred Vandeschmidt and a sister, Miss Emma Vanderschmidt.⁷⁴

It appears that the Vanderschmidt family sold the house at 420 Arch shortly before Louis died. In the 1947 city directory, the residents were Joseph J. and Ruth Dawes and their daughter Annie. Joseph was an attorney who later served as district court judge at Leavenworth. He was appointed a federal bankruptcy referee in Topeka in 1961 and returned to Leavenworth as probate judge about 1970. At that time, he resumed the practice of law with his son, Joseph J. Dawes, Jr.⁷⁵

From c. 1958 to c. 1969, Harry and Opal Smith owned and occupied the house at 420 Arch. Smith was the proprietor of Smith's Rexall Drug Store. Colonel John D. and Emily Sapp were the homeowners in 1972. According to the Vintage Homes Tour guide (December 9, 2018), Rob and Robin Frank bought the house and initiated several improvement projects including the kitchen, bathrooms, fireplace, garage, fence and a custom paneled office. The west porch was converted to a four-season room.

Summary of significance

The Fifth Street Historic District, Leavenworth, Kansas, is eligible for nomination to the National Register under Criterion C in the area of architecture. Generally, the houses in this district are associated with significant patterns of social and economic development in the nineteenth and early twentieth century history of Leavenworth. The houses in the Fifth Street District have local significance under Criterion C as well-preserved examples of the Italianate and Colonial Revival architectural styles. When a comprehensive historical context for residential buildings in Leavenworth is prepared, the Fifth Street District also may be eligible for the National Register under Criterion A in the area of social history as well as architecture. The three houses in the district are examples of other historic residences that have not been recognized as cultural resources in Leavenworth. Overall, the district has excellent integrity of location, setting, feeling, and association and good architectural integrity of design, materials, and workmanship.

⁷² "Small & Co's Fall Opening," Leavenworth Post September 28, 1908, p.3.

⁷³ "Leavenworth Men and Their Hobbies," Leavenworth Times January 3, 1914, p. 4.

⁷⁴ "Pioneer Leavenworth Business Man Dies," Atchison Daily Globe October 4, 1948, p. 2.

⁷⁵ "Obituary," Judge Joseph J. Dawes, Kansas City Star May 25, 1972.

Fifth Street Historic District
Name of Property

Leavenworth County, Kansas
County and State

9. Major Bibliographical References

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Moore, H. Miles. Early History of Leavenworth City and County (Leavenworth, KS: Samuel Dodsworth Book Company, 1906).
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Schwenk, Sally and Kerry Davis. "Leavenworth Downtown Historic District," National Register nomination (2001).
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Maps

"Bird's Eye View of the City of Leavenworth," (1869).
Hunnius, Ado. "Plan of the City of Leavenworth, Kansas," Map (1876).
Ketcheson, J. H. Map of Leavenworth, Kansas," (1887).
Sanborn Insurance Company, Maps of Leavenworth, Kansas (1883, 1889, 1897, 1905, 1913, 1924 and 1949 corrected 1924 edition).

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: _____

Historic Resources Survey Number (if assigned): 103-863, 103-861, 103-862

10. Geographical Data

Acres of Property Approximately 1 acre

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)

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State

1 39 18' 32"N 94 54' 47"W
Latitude: Longitude:

3 39 18' 30"N 94 54' 43"W
Latitude: Longitude:

2 39 18' 29"N 94 54' 46"W
Latitude: Longitude:

4 39 18' 33"N 94 54' 44"W
Latitude: Longitude:

Verbal Boundary Description (describe the boundaries of the property)

The district includes Lots 15-17, Lots 13-14, and Lots 11-12, Block 26, Fackler's Addition, City of Leavenworth.

Boundary Justification (explain why the boundaries were selected)

The boundaries of the district correspond to the individual legal descriptions of the three nominated properties.

11. Form Prepared By

name/title Dale E. Nimz, Architectural Historian and Consultant

organization _____ date March 12, 2025

street & number 4703 Bluebird Lane telephone 785-863-2078

city or town McLouth state KS zip code 66054

e-mail dale.nimz@gmail.com

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.

Additional Documentation

Submit the following items with the completed form:

Photographs

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

Photograph Log

Name of Property: Fifth Street Historic District
City or Vicinity: Leavenworth
County: Leavenworth State: Kansas
Photographer: Dale Nimz
Date Photographed: January 23, 2025

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

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State

Photo Number	View	Description
#1		1015 S. 5 th Street, view from west
#2		1015 S. 5 th Street, view from southwest
#3		1015 S. 5 th Street, view from northwest
#4		1015 S. 5 th Street, view from north northwest
#5		1015 S. 5 th Street, view from southeast
#6		1015 S. 5 th Street, garage, view from east
#7		1021 S. 5 th Street, view from west
#8		1021 S. 5 th Street, view from southwest
#9		1021 S. 5 th Street, view from southwest
#10		1021 S. 5 th Street, view from northwest
#11		1021 S. 5 th Street, view from northeast
#12		1021 S. 5 th Street, view from east
#13		1021 S. 5 th Street, outbuilding, view from northeast
#14		420 Arch, view from south southeast
#15		420 Arch, view from south
#16		420 Arch, view from west southwest
#17		420 Arch, view from east
#18		420 Arch, view from northeast
#19		420 Arch, garage, view from east southeast
#20		420 Arch, garage, view from south
#21		Fifth Street district, view from southwest
#22		Fifth Street district, view from southwest

Figures

Include GIS maps, figures, scanned images below.

Figure 1. Contextual Map

Figure 2. Site Map

Figure 3. Map of Leavenworth, Fackler's Addition, 1876.

Figure 4. Sanborn Map, Fackler's Addition, 1889

Figure 5. Sanborn Map, Fackler's Addition, 1905

Figure 6. Sanborn Map, Fackler's Addition, 1913

Fifth Street Historic District
Name of Property

Leavenworth County, Kansas
County and State

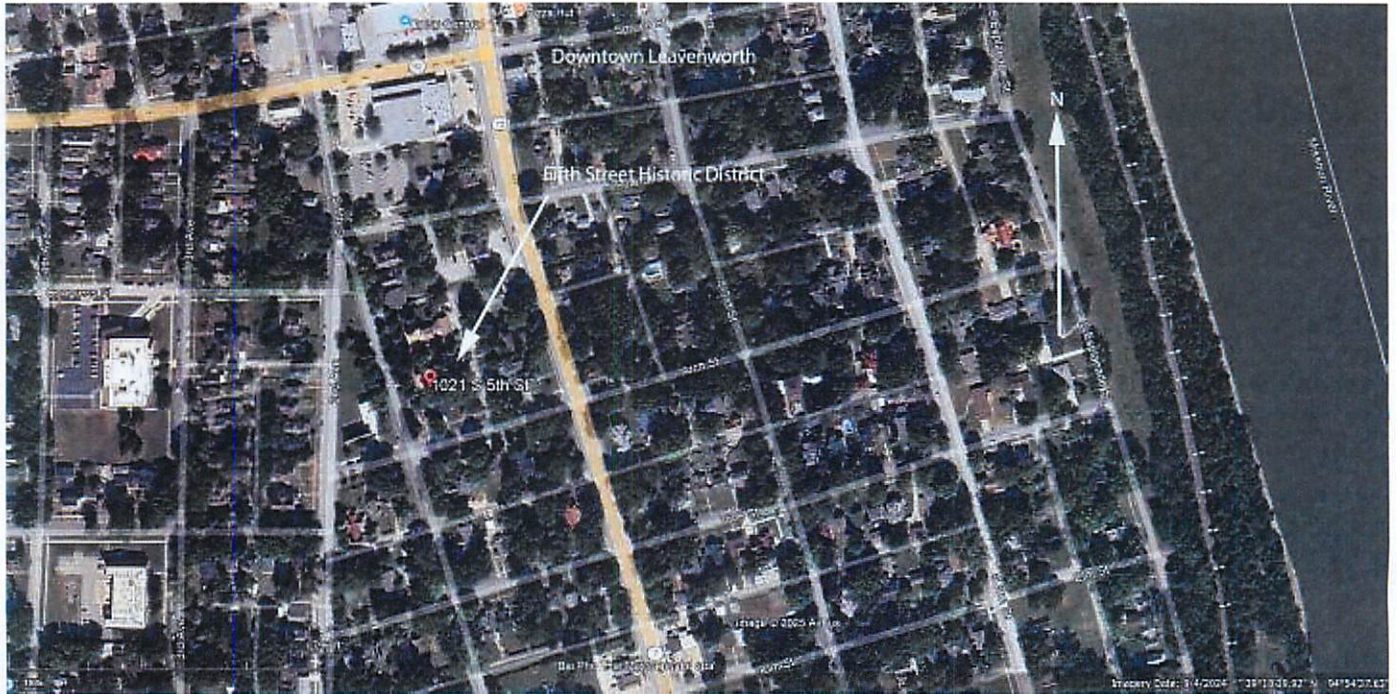


Figure 1: Contextual Map

Fifth Street Historic District
Name of Property

Leavenworth County, Kansas
County and State

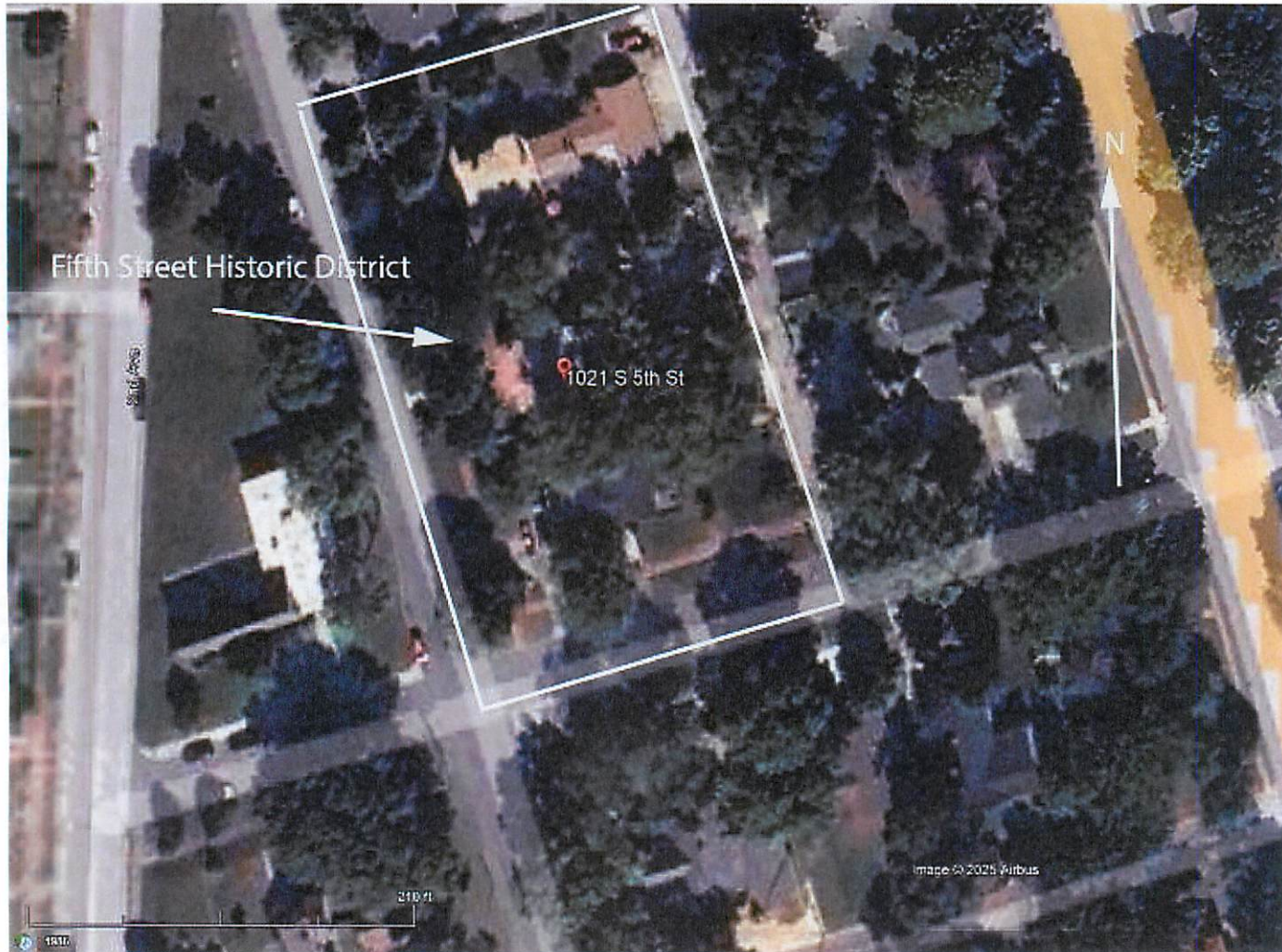


Figure 2: Site Map

Fifth Street Historic District
Name of Property

Leavenworth County, Kansas
County and State

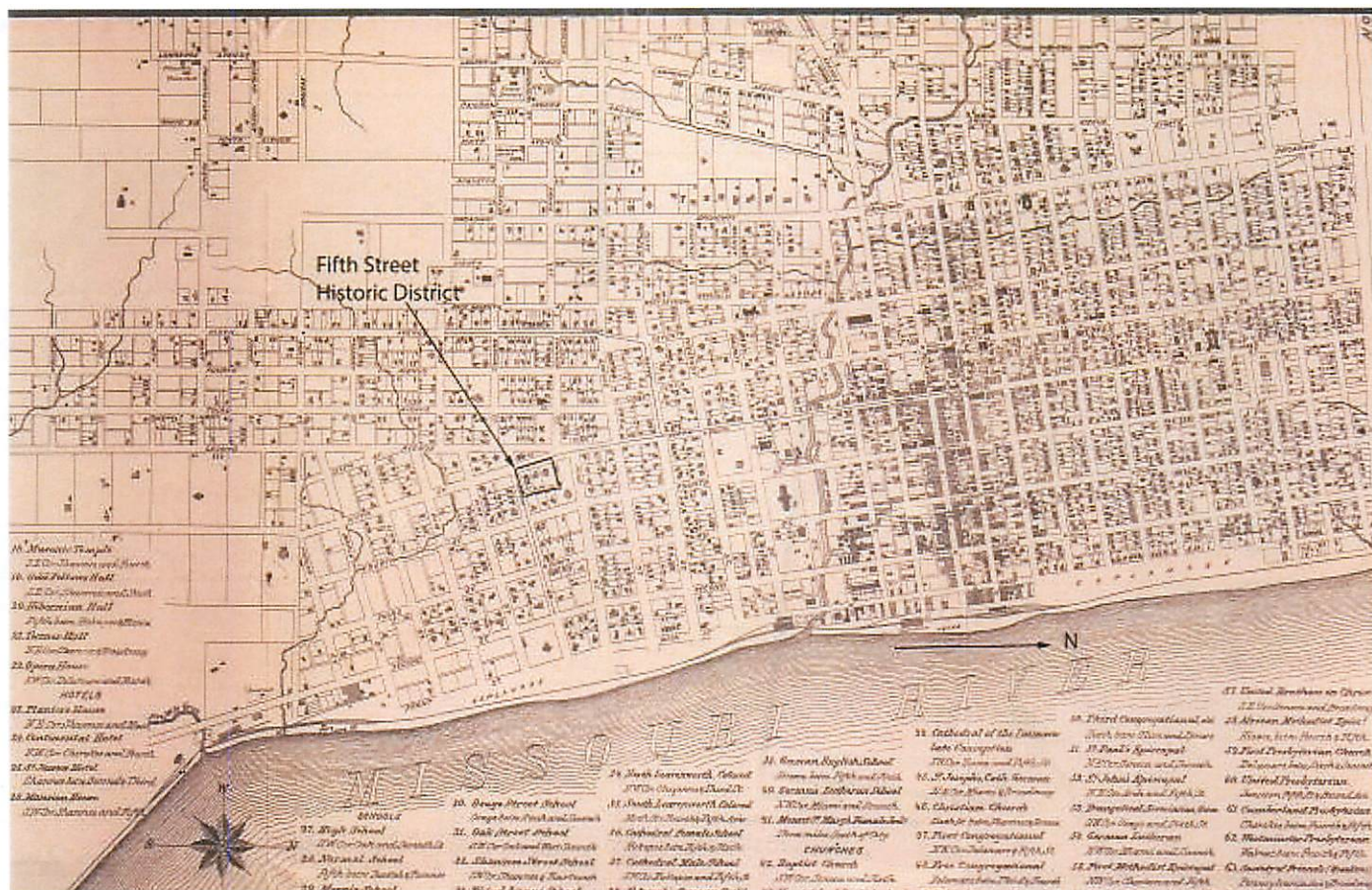


Figure 3: Map of Leavenworth, Fackler's Addition, 1876.

Fifth Street Historic District
Name of Property

Leavenworth County, Kansas
County and State

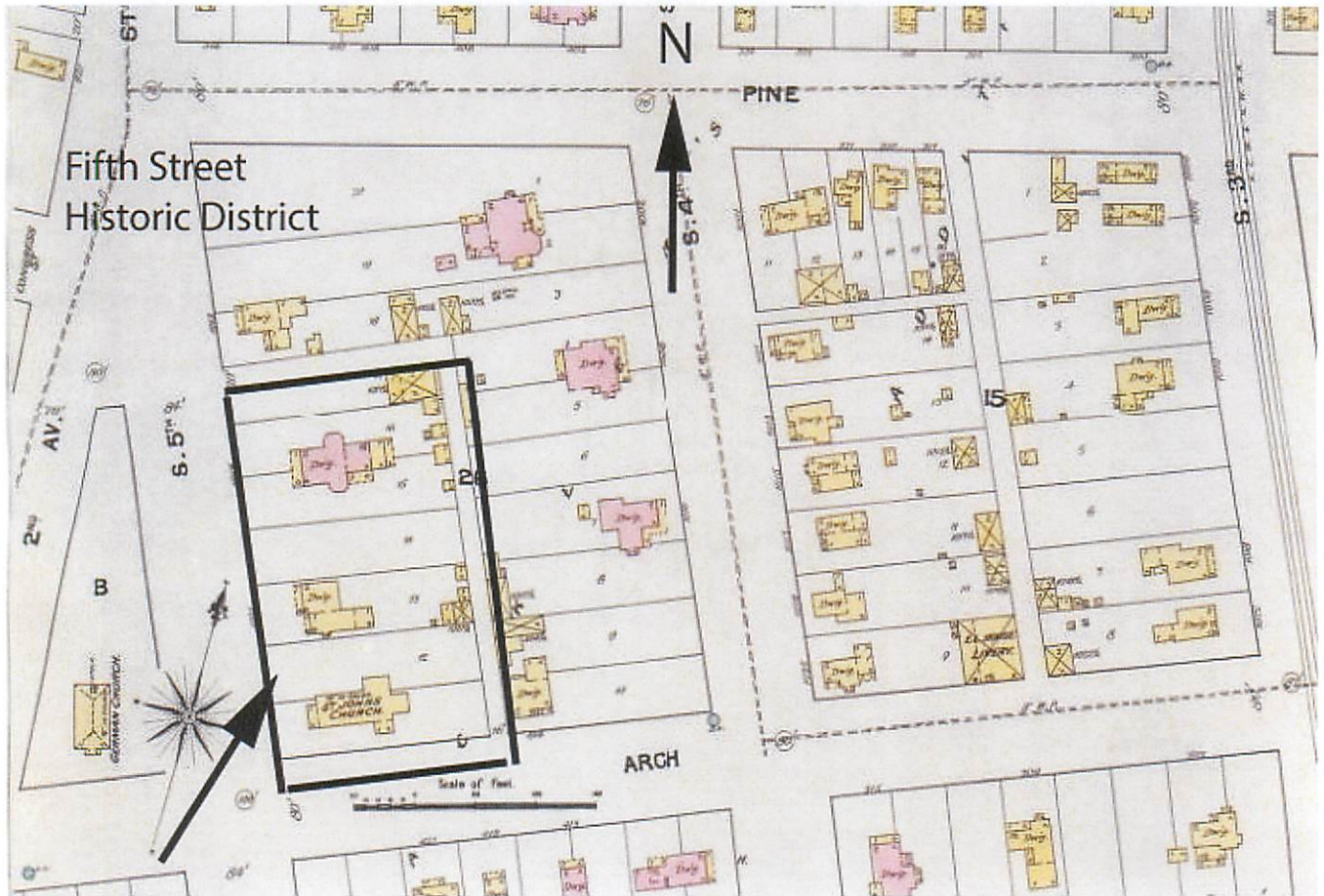


Figure 4: Sanborn Map, Fackler's Addition, 1889

Fifth Street Historic District
Name of Property

Leavenworth County, Kansas
County and State



Figure 5: Sanborn Map, Fackler's Addition, 1905

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State

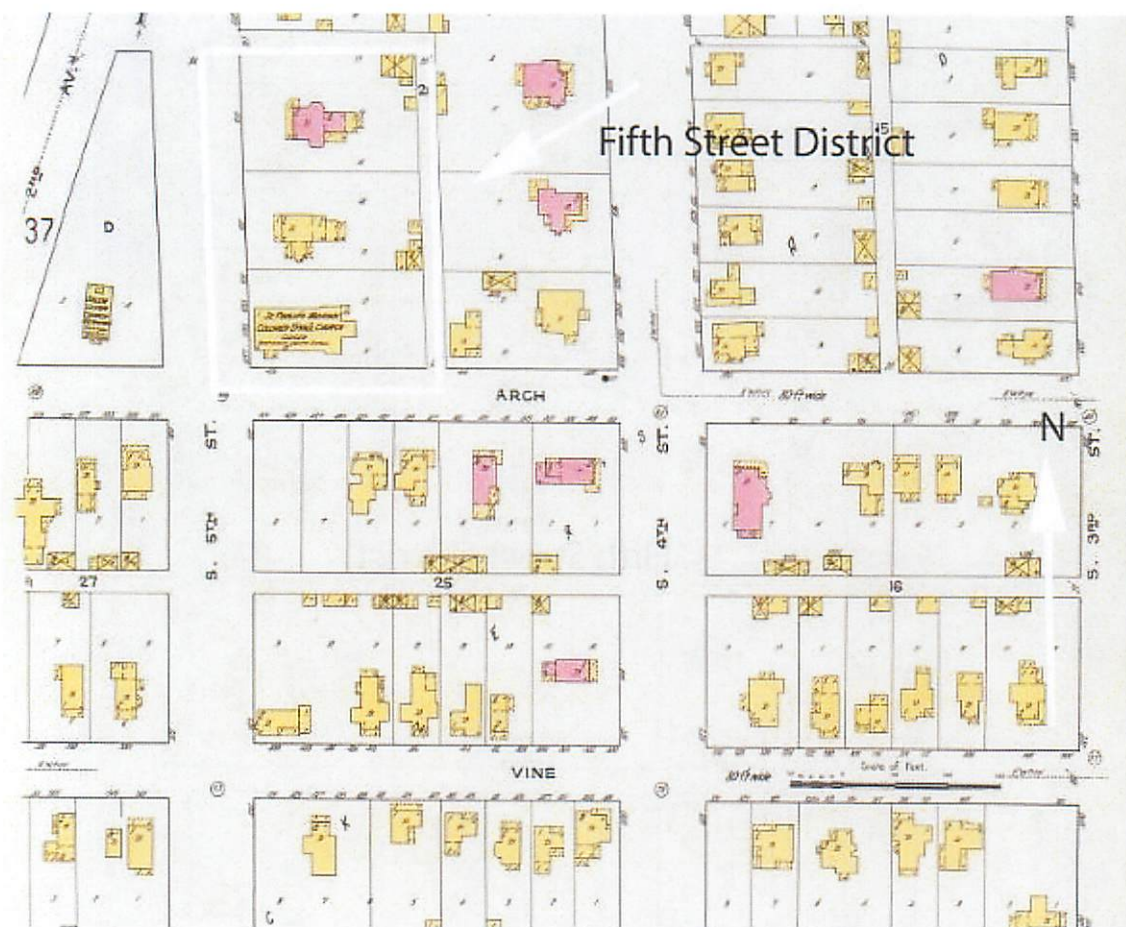


Figure 6: Sanborn Map, Fackler's Addition, 1913

Fifth Street Historic District
Name of Property

Leavenworth County, Kansas
County and State



Photo 1

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State



Photo 2

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State



Photo 3

Fifth Street Historic District
Name of Property

Leavenworth County, Kansas
County and State



Photo 4

Fifth Street Historic District
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Leavenworth County, Kansas
County and State



Photo 5

Fifth Street Historic District
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Leavenworth County, Kansas
County and State



Photo 6

Fifth Street Historic District
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Leavenworth County, Kansas
County and State



Photo 7

Fifth Street Historic District
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Leavenworth County, Kansas
County and State



Photo 8

Fifth Street Historic District
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Leavenworth County, Kansas
County and State



Photo 9

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Leavenworth County, Kansas
County and State



Photo 10

Fifth Street Historic District
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Leavenworth County, Kansas
County and State



Photo 11

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Leavenworth County, Kansas
County and State



Photo 12

Fifth Street Historic District
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Leavenworth County, Kansas
County and State



Photo 13

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State



Photo 14

Fifth Street Historic District
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Leavenworth County, Kansas
County and State



Photo 15

Fifth Street Historic District
Name of Property

Leavenworth County, Kansas
County and State



Photo 16

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State



Photo 17

Fifth Street Historic District
Name of Property

Leavenworth County, Kansas
County and State



Photo 18

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State



Photo 19

Fifth Street Historic District
Name of Property

Leavenworth County, Kansas
County and State



Photo 20

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State



Photo 21

Fifth Street Historic District

Name of Property

Leavenworth County, Kansas

County and State



Photo 22