

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED

DEC 11 2008

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Graham, Seward, House

Other name/site number _____

2. Location

Street & number 115 Miami Street not for publication

City or town Hiawatha vicinity

State Kansas Code KS County Brown Code 013 Zip code 66434

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Patrick Zollner

10/28/08

Patrick Zollner, Deputy State Historic Preservation Officer
Kansas State Historical Society

Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official /Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is

Signature of the Keeper

Date of Action

- entered in the National Register. _____
 See continuation sheet.
- determined eligible for the National Register _____
 See continuation sheet.
- determined not eligible for the National Register _____
- removed from the National Register _____
- other, (explain:) _____

Graham, Seward, House
Name of Property

Brown County, KS
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

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

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: Queen Anne

Materials
(Enter categories from instructions)

Foundation: Stone: limestone
Walls: Wood: weatherboard

Roof: Asbestos

Other:

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Graham, Seward, House

Name of Property

Brown County, KS

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register)

- 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 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 it 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 of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1895-1900

Significant Dates

1895-1900

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unkown

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey
recorded by Historic American Engineering

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Kansas State Historical Society

Graham, Seward, House
Name of Property

Brown County, KS
County and State

10. Geographical Data

Acreeage of Property Less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	4	2	8	3	7	3	0	4	4	1	4	6	0	0
Zone		Easting					Northing							

2

Zone		Easting					Northing							

3

Zone		Easting					Northing							

4

Zone		Easting					Northing							

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Larry Roeder

Organization _____

Date _____

Street & number 2223 Linden Rd

Telephone 785-742-2499

City or town Hiawatha

State KS

Zip code 66434

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

Name Larry Roeder

Street & number 2223 Linden Rd

Telephone 785-742-7121

City or town Hiawatha

State KS

Zip code 66434

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16) U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

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National Register of Historic Places
Continuation Sheet

Section Number 7 Page 1

Graham, Seward, House
Hiawatha, Brown County, Kansas

NARRATIVE DESCRIPTION

Summary

The Seward Graham House at 115 Miami Street in Hiawatha, Kansas was built between 1895 and 1899 in the late 19th century Queen Anne style. The two-story house with a wood frame has a partial basement and foundation constructed with native limestone blocks. The 12/12-pitched hipped roof has a large gable offsetting the northern façade and dormers that are centered on the west and south facades. The roof is covered with asphalt shingles. The house has a single-story porch, with a lower pitch, which wraps around the front and west facade. Intricate windows include nine leaded and stained; four clear leaded; three beveled; and one frosted. The 36' x 53' house sits on two residential lots approximately seven blocks east of downtown. Hiawatha is noted as the town of "Beautiful Maples". The Graham House is in the heart of some of the most beautiful trees and is across the street diagonally from the "grandfather maple" – a very old maple tree. With the exception of minor modernizations and the two-car garage replacing a carriage house, the house has retained its architectural integrity.

The Queen Anne is truly one of the most interesting American architecture styles, and the Graham House has most of the character-defining features of a Queen Anne. Included in this list is an irregular and steeply pitched roof, an asymmetrical form, dominant front-facing gable with decorative patterned shingles and clapboard, a one-story porch extending on two sides covering the front façade and entrance, a second-story covered balcony, dentils, classical columns, spindle work, bay windows, an assortment of windows with most being tall, narrow single-hung with clear, beveled, frosted, or stained glass, sawn ornaments to accent dormers, and decorative wooden panels.

Exterior

The north (principal) façade faces Miami Street and is asymmetrically composed of a large offset gable and a deep one-story porch that wraps around and also covers two-thirds of the western facade. The upper fascia on the entire house and the porch fascia are decorated with dentil moldings. The porch originally had a raised wooden floor that has been removed and replaced with a concrete slab at ground level. Twelve classical columns support the porch. The gable is faced with shingles and patterned clapboard. Directly below the gable are three sunbursts located under a set of three leaded windows. Across the wall are decorative wooden panels between two tall single-hung windows. The main entrance is an eight-foot tall wood door framing a full-length glass window.

The west (side) façade faces 2nd Street and is asymmetrical. A towering brick chimney and a cantilevered gable with two windows center the upper main part of the house. The upstairs has tall single-hung windows on both outer sides and a pair of windows in the center. Under these on the first floor are tall single-hung windows on the outsides and centered by triple windows with leaded, stained glass in the center. Included on this façade is part of the porch from the principal elevation. On the south end of this façade is a small one-story extension with a flat roof and includes a long single-hung window.

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Graham, Seward, House
Hiawatha, Brown County, Kansas

The south (rear) façade is asymmetrically composed and dominated by the one-story extension with a shed roof. A basement entrance door is on the left of this extension and a back door to the house is on the right. There is a chimney towering through the gable. There are quarter-circle leaded stained-glass windows in the gable flanking the chimney.

The east (side) façade faces a neighboring house and is easily the most dramatic. The asymmetrical design has two walls extending out, each narrower than the previous. The center has a bay window design highlighted by a leaded stained glass transom. On the second floor above the bay window is a covered walkout balcony. Surrounding the balcony is a baluster rail above a shingled siding in the intermediary. Four classical columns support the hipped balcony roof. To the right of this are the stairway windows on a mid-floor plane, one facing east and the other facing north. Both are circular with a flat bottom and the east window is about twice as tall as the north window. The east window is divided into four panes, with a semi-circle beveled glass on each side and a beveled glass on the lower center. The upper center window is a leaded stain glass concave window. The north-facing window is beveled glass with a starburst pattern.

Interior

The interior plan of the Graham House follows an asymmetrical layout. The first floor has interconnected interior spaces with a prominent entry hall, reflective of the house's style. There are two stairways - an open stairway and a rear servant's stairway. The upstairs has a hallway running through the center, with three bedrooms and a servant's stairway on the west half and a children's playroom, open stairway, master bedroom and master bathroom on the east half. The first floor has a ten-foot ceiling and the second floor has a nine-foot ceiling.

The house's interior was finished to impress visitors with its exceptionally crafted woodwork - richly stained downstairs and painted upstairs - and stained-glass windows that were imported from Italy. There are narrow oak hardwood floors throughout the house except for what was the children's playroom upstairs, which has painted wide-plank pine floors. All first-floor doors are solid wood and eight feet tall with multiple panels that are highlighted with unusual barrel/bead moldings. The walls are surrounded with tall detailed baseboards. All window and door moldings are capped with dentil moldings.

The small entry vestibule on the north side of the house opens up to the reception room, which is adjoined by the open stairway. The reception room has a leaded, stained-glass window with four faceted jewels and the stairway's leaded stained window has seven faceted jewels.

The "L"-shaped hardwood covered stairway with a center landing has a wooden rail with painted spindles. The wall directly under the open stairway is covered with stained pine panels behind a 4' x 5' raised three-inch platform. The first-floor ceiling next to the stairway is trimmed with a row of short stained spindles and intricate lattice. To the west of the reception room is 15-glass pane door with 10-glass pane sidelights and a 9-glass pane transom that opens up to a spacious living room.

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Graham, Seward, House
Hiawatha, Brown County, Kansas

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This room features patterned wood floors and stained woodwork and is separated by a stained ceiling beam which runs the entire width of the room and is carried by two classical columns – one of which is missing. The floor is primarily assembled with white oak and tiger sawn oak and has a Greek Keyed border assembled with walnut trim. A large fireplace made of molded brick is slightly offset from centering the formal living room. The mantel is believed to be non-original and was added in the 1960 remodel. The north wall of the living room features a single 1-over-1 double-hung wood window. The west wall includes a single 1-over-1 double-hung wood window with a decorative top sash featuring stained, leaded glass; a pair of 1-over-1 double-hung wood windows flanking a single-pane stained glass window; and a non-historic picture window with sidelights.

The current kitchen is a large room due to the fact it originally was two rooms – probably a dining room and storage closet. The wall adjoining the two rooms had been removed during the house remodel in 1960. The large leaded, stained glass transom in the kitchen has 32 faceted jewels.

One of the four second-floor bedrooms has an attached bathroom and a walk out balcony. The walk out door's window is etched glass that at first appears to have been installed at a later date, but the etching matches the leaded stained glass window next to it. The bathroom has leaded, stained glass windows in the upper and lower windows and they have four faceted jewels each.

The basement and attic are accessible, but unfinished and not good for much more than storage. The basement has a large furnace and an added combination furnace/air conditioner that only serves three first-floor rooms.

During the 1960 remodel, the carriage house at the south edge of the property was removed and replaced with a two-car garage and a carport. The garage is non-contributing.

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Graham, Seward, House
Hiawatha, Brown County, Kansas

STATEMENT OF SIGNIFICANCE

The Seward Graham House (c. 1895-1899) is being nominated to the National Register of Historic Places for its architectural significance as a good local example of a late 19th century Queen Anne residence. It features elements characteristic of both the Eastlake style and the turn-of-the-century Queen Anne Free Classic style.

Architecture

The new industrial society that developed in America in the later part of the 19th century motivated new building styles, which were complex and flamboyant. The people of this era called themselves Victorians. Their architecture collectively known as "Victorian" was made up of several main styles. The Queen Anne style dominated Victorian residential architecture from 1880 to 1910.

Although, truly easily misconceived, the evocative and picturesque "Queen Anne" architecture became the first American architecture style and had nothing to do with England's queen from 1702-14. In America, Queen Anne generally refers to an era of style, rather than a specific formulaic style in its own right. Unlike its British counterpart's use of "crisp white trim", Queen Anne in America eschewed white for bold color resulting in exterior Polychrome paint schemes, occasionally referred to as painted ladies. The fanciful characteristics fulfilled the needs of the newly rich in their socially competitive society. Money talked and the symbols of wealth and success were displayed in their residential extravagance.

The new industrial revolution mass produced elaborate residential masterpieces, doors, windows, roofing, siding and decorative detailing which were delivered to architects and builders by the expanding railway system of the time. Fish scale shingles, sunburst panels, spindle work, window frames, porches, stairs, and large panes of factory glass could be purchased from architectural supply companies or ordered from catalogues. By the 1870s, advances in grinding tints and mining mineral paints and stains offered the homeowner and builder a wide array of color choices. Fenestration added an important element to the Queen Anne style's vocabulary. In addition to frequent bay windows that might contain curved glass, swinging casement windows with small, diamond-shaped panes; stained, leaded and etched glass windows; colored glass panels; and sash windows decorated with small colored glass panes provided typical fenestration options for house designers. Like many features associated with the Queen Anne style, the latter window treatment was introduced to the American public through a popular building catalogue of the day, the 1876 edition of Palliser's. The new industrialism made abundant new choices of inputs never before available to American builders and homeowners of all classes. Not only was elaborate housing more affordable, dissemination of information ballooned through professional architectural journals, expositions and pattern books that offered many Americans an opportunity to build a house with a distinctly American identity.

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Graham, Seward, House
Hiawatha, Brown County, Kansas

The Graham House has many character-defining features of the Queen Anne style. This includes an irregular form and steeply pitched roof, a dominant front-facing gable with decorative patterned shingles and clapboard, a one-story porch extending on two sides covering the front façade and entrance, a second-story covered balcony, dentils beneath the roofline, classical columns, bay windows, an assortment of windows with most being tall, narrow single-hung with clear, beveled, frosted, or stained glass, sawn ornaments to accent dormers, and decorative wooden panels.

Property History

Among the successful business firms of Hiawatha in this period were the Graham Brothers - clothing merchants and fine tailors. This firm was established in the spring of 1891 by brothers, Seward and Dilbert Graham with a store located on 628-630 Oregon Street in Hiawatha.¹ The firm expanded to Sabetha in 1895, Auburn, Nebraska in 1899, Hebron, Nebraska in 1890, and Seneca in 1902. At the time, a merchant who constructed a stately home was not interpreted as flaunting wealth, but as a positive indication of the merchant's dedication to investing in the community. Thus, Seward constructed his lavish home at 115 Miami Street around 1895 while Dilbert purchased the splendid stone house built by Lorenzo Janes at the corner of Seventh and Delaware.²

Seward and Dilbert were born in McLean County, IL on July 8, 1860 and September 7, 1862. They moved to Hiawatha in 1881 with their parents, Joseph B. Graham and Sarah Elizabeth McKnight. Both young men got jobs with local clothing businesses. Seward married Mary Dilley of Hastings, Nebraska in 1891. They had three children - Norruth, Hilton and Jane. Mr. and Mrs. Graham were members of the First Congregational Church of Hiawatha. He was a Mason and a Woodman.

In 1895, Seward Graham purchased two lots at the northeast corner of 2nd and Miami on the east edge of Hiawatha, about seven blocks from downtown, for \$300 where he built his new home. Pictures of the house, with labels "Seward Graham Home" are in two Hiawatha newspapers dating 1900, so it is assumed the house was built between 1895 and 1900. Little has been found out about the house's designer or contractor except that the wood floors were laid by a local deaf carpenter named Fred Paterson. (Mr. Paterson also constructed fine furniture that was sold in the local area. The Frank J. Reynolds family had several pieces of furniture that were built by Mr. Paterson that they proudly displayed in the Graham House during their ownership from 1960 to 1971.³)

Seward Graham sold the house he had built at 115 Miami in September 1905 and moved to Kansas City in November 1905. Since then, there have been ten owners of the house. This would include T.D. Smith

¹ Susan Ford and Brenda Spencer, Hiawatha Courthouse Square Historic District National Register Nomination. 2006. Filed with the Cultural Resources Division at the Kansas State Historical Society, Topeka, KS.

² This house was torn down and replaced with the new Morrill and Janes Bank in 1962.

³ Per correspondence with Nancy Prawl, daughter-in-law of Frank J. Reynolds

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Graham, Seward, House
Hiawatha, Brown County, Kansas

who was a candidate for lieutenant governor of Kansas and a delegate to the 1916 Republican National Convention and Frank J. Reynolds, a mayor of Hiawatha.

Graham's influence on the neighborhood did not end with the sale of his house at 115 Miami in 1905. He purchased a block of land north of Miami Street between 1st and 2nd streets in May 1906 for \$4,000. A 3,900 square foot Queen Anne-style house was built across the street from the nominated property at 110 Miami.⁴

The Graham Brothers' clothing stores closed in 1932 at the beginning of the economic depression. Dilbert Graham moved his family to California. Seward Graham died on July 20, 1942 and was buried in Hiawatha at the Mount Hope Cemetery with the majority of his family and his wife's family.

Since Seward Graham sold the house at 115 Miami Street in 1905 this property has changed hands 10 times. Its most recent long-time resident sold the property to Larry Roeder, who is currently restoring the house. Interestingly, when the wallpaper was recently removed in the children's playroom, pencil drawings by children were found on the room's plastered walls. An adult had written four names on a wall, Norruth Kelly Graham and Hilton Prescott Graham and Jane Jolus and Joey Paul Dilley, first cousins of the Graham children.

Summary

Built between 1895 and 1900, this property is being nominated under Criterion C for its architectural significance as a good local example of a late 19th century Queen Anne-style residence. It retains its unique architectural integrity on both the interior and exterior.

⁴ The house at 110 Miami was then sold in May 1910 for \$12,000 to F.A. Gue, proprietor of the Sun Springs Resort. In February 1912 Mr. Graham repurchased the house at 110 Miami for \$1.00. It could be assumed that Mr. Gue had financial problems and a loan was also paid, but this is not known. Mr. Graham then sold the house again in September 1913 to Mary Gilmore for \$10,000 and the house was used as a hospital until 1927. It is not known if Mr. Graham maintained two houses during this time or if he moved back and forth from Kansas City.

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Graham, Seward, House
Hiawatha, Brown County, Kansas

BIBLIOGRAPHY

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Section Number 10 & Photos Page 8

Graham, Seward, House
Hiawatha, Brown County, Kansas

VERBAL BOUNDARY DESCRIPTION

The nominated property is located on lot Fourteen (14) and Sixteen (16) on Miami Street in the City of Hiawatha. The property is bounded by Miami Street on the north, by 2nd Street on the west, south by a vacated alley and by an adjacent property line on the east.

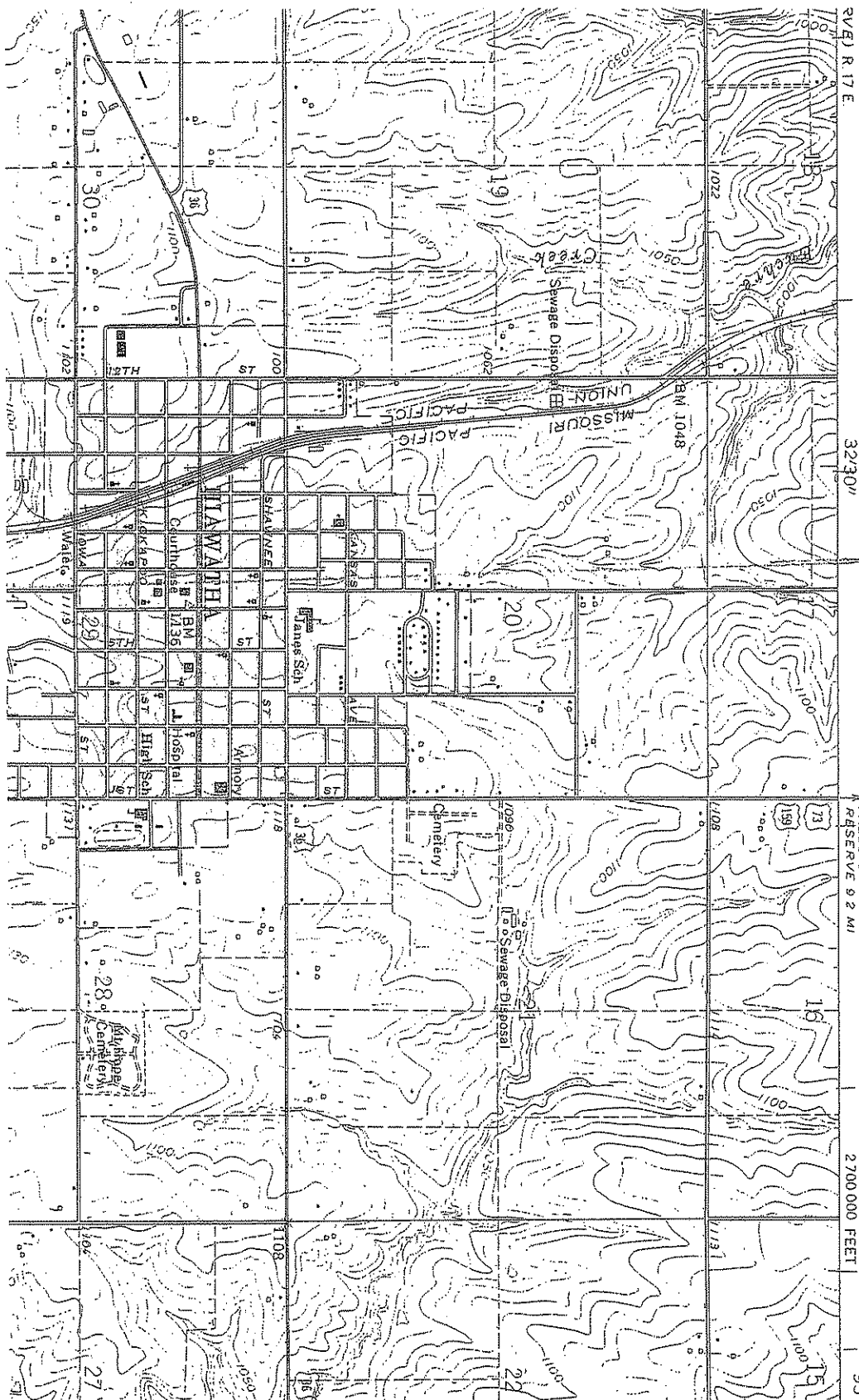
BOUNDARY JUSTIFICATION

The boundary includes the entire parcel that is historically associated with the property.

PHOTOGRAPIC INFORMATION

Property Name: Graham, Seward, House
Location: 115 Miami Street, Hiawatha, Brown Co., KS
Photographer: Sarah Martin
Date: 27 June 2008

Photo 1: North (front) elevation, facing S
Photo 2: North (front) elevation, close-up of front gable, facing S
Photo 3: Northeast corner showing north (front) and east (side) elevations, facing SW
Photo 4: Southeast corner showing east (side) and south (rear) elevations, facing NW
Photo 5: Southwest corner showing south (rear) and west (side) elevations, facing NE
Photo 6: South (rear) elevation, facing N
Photo 7: Interior, front stairway detail, facing NW
Photo 8: Interior, living room windows, facing W
Photo 9: Interior, close-up of stained, leaded window
Photo 10: Interior, view of main staircase from second floor, showing round window
Photo 11: Interior, second floor bedroom



HIAWATHA QUADRANGLE
 KANSAS - BROWN CO.
 7.5 MINUTE SERIES (TOPOGRAPHIC)
 (HIGHLAND NW)

32°30' 39°52'30" 2700 000 FEET 95°30'

570 000 FEET

HIGHLAND 12 MI.
 ST. JOSEPH 42 MI.

UTM Coordinates
 4919600 N
 2837300 E

United States Department of the Interior
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Section Number Addendum Page 1 **Graham, Seward, House**
Hiawatha, Brown County, Kansas

Amendment Requested by Linda McClelland, National Register Historian (12-11-2008):

The Graham House is located in a neighborhood east of the downtown that includes single-family houses built over many decades – ranging in style from the late nineteenth century Queen Anne to the mid-twentieth century Ranch. A 1930s Sanborn Fire Insurance Map shows the area clearly platted with defined lots, but several remained undeveloped. Those lots that were developed included a variety of house styles and sizes. Across the street to the east from the Graham House at 201 Miami is an early twentieth century Colonial Revival-style home complete with a dramatic two-story entry porch. The Queen Anne-style house at 110 Miami Street is of similar size, but is much different stylistically than 115 Miami Street, with more subdued Free Classic-style features and less ornamentation. The rest of the neighborhood includes twentieth century bungalows and Ranch-style homes. With such a variety of housing styles represented in the neighborhood, this house stands out as one that best reflects the textbook Queen Anne style with its irregular form, hipped roof, wrap-around porch, gable ornamentation, and various window types.

SJM 12-11-2008