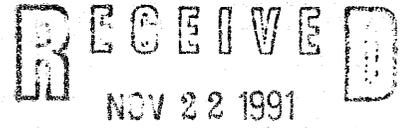


1897



United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name CLEO F. MILLER HOUSE
other names/site number 031-3050-0005

2. Location

street & number BROADWAY AND COFFEY STREETS not for publication
city, town LEBO vicinity
state KANSAS code KS county COFFEY code 031 zip code 66856

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>1</u> objects
			<u>1</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Ramon Owens STATE HISTORIC PRESERVATION OFFICER
Signature of certifying official
KANSAS STATE HISTORICAL SOCIETY
Date NOVEMBER 1, 1991

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

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:) _____

Entered in the National Register

Gray M. Rapsley 12/27/91

Signature of the Keeper _____ Date of Action _____

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)

Materials (enter categories from instructions)

LATE VICTORIAN: Queen Anne

foundation OTHER: cinder block
walls WOOD: weatherboard; shingle

roof ASPHALT

other

Describe present and historic physical appearance.

The Cleo F. Miller (c. 1899) is located at the southwest corner of Broadway and Coffey Streets in Lebo, Coffey County, Kansas (pop. 966). The one-story, frame Queen Anne style cottage sits on a cinder block foundation. A hipped roof with projecting cross gables covers the building, its original cedar shingles have been replaced with asphalt shingles.

The house maintains a moderately high degree of architectural and structural integrity as a one-story, five-room, Queen Anne cottage. In the 1940s a 10 foot by 10 foot extension was added to the rear of the house. In the 1950s the original sandstone block foundation was removed and replaced with cinderblocks, a full basement was dug for the house at this time. During the 1950s renovation the interior plaster walls were replaced with sheetrock, most of the baseboard trim was replaced, the ceilings were lowered, and most of the woodwork was painted. In the 1970s the pocket doors between the living room and the dining room were removed and bookshelves were installed in the walls.

Other changes include the replacement of the cedar shingles with asphalt shingles, the removal of the metal finials and roof cresting, the removal of the two corbelled, brick chimneys, and the overpainting of the original exterior paint and stain colors. When the house was first completed in 1899, its base color was straw, with white, straw, and black used on the porch, verge boards, and door and window surrounds. The lattice under the porch and the screen frames were dark green. The cedar shingles were stained two tones of maroon, this treatment included those shingles used on the roof and in the gable faces, however, only the roof shingles were replaced. Much of the eclectic charm and character of the house was displaced by the putty base color and putty and white trim color that the house currently displays.

The building maintains a northern facade orientation, measuring 31 feet from east to west and 49 feet from north to south overall. These overall measurements are somewhat deceptive on two counts, making the house appear larger from the outside than it is. First, a 5 foot wide porch extends the length of the northern facade and

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

ARCHITECTURE

Period of Significance

1899

Significant Dates

1899

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

MILLER, CLEO F.

MILLER, ULYSSES GRANT

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Cleo F. Miller House (c. 1899) is being nominated to the National Register under criterion C for its architectural significance as a Queen Anne cottage. The house was the residence of Lebo, Kansas builder and community leader Cleo F. Miller (1877-1967), who constructed the house in 1899 and lived there until his death. The house remains in the Miller family, and is the residence of Florence Miller, Miller's daughter. The Cleo F. Miller House maintains a moderately high degree of architectural and structural integrity.

The Cleo F. Miller House is a textbook example of a spindlework Queen Anne cottage. Its high hipped roof with projecting cross gables comprises the most common Queen Anne house type found in this country. The irregular roof shape and dominant facade gable are hallmarks of the Queen Anne style. Asymmetry is achieved in the building by the placement of a prominent pergola at the corner of the building's two main elevations; the pergola projects from the porch which extends around the two main elevations.

As a Queen Anne style house, the Cleo F. Miller House strives to avoid plain wall surfaces. The combination of the multiple shingle types employed on the building's gables and the German lap siding employed on the main body of the building provide a rich textural diversity. The porch is decorated with a delicate "bow tie" frieze and fretwork porch supports, which, along with the lathe turned porch columns and four-leaf clover corner brackets make the porch the most decorated element of the house. Without the highly decorative porch much of the building's Queen Anne character would be lost.

"About 50 percent of Queen Anne houses have delicate turned porch supports and spindlework ornamentation, which most commonly occurs in porch balustrades or as a frieze suspended from the porch

See continuation sheet

9. Major Bibliographical References

SEE CONTINUATION SHEET.

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

KANSAS STATE HISTORICAL SOCIETY

10. Geographical Data

Acreage of property LESS THAN 1 ACRE

UTM References

A

1	5
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2	5	0	1	0	0
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4	2	5	5	6	0	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The nominated property is located on Block 19, Lots 1-5 inc., West Lebo, addition to Lebo City. The property is bounded by Broadway to the north, Coffey to the east, and adjacent property lines to the west and south.

See continuation sheet

Boundary Justification

The nominated property contains all property historically associated with the property.

See continuation sheet

11. Form Prepared By

name/title MARTHA HAGEDORN-KRASS, ARCHITECTURAL HISTORIAN

organization KANSAS STATE HISTORICAL SOCIETY date NOVEMBER 1, 1991

street & number 120 WEST 10th telephone 913-296-5264

city or town TOPEKA state KANSAS zip code 66612

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

most of the eastern elevation. A prominent pergola projects from the corner of the building's two main elevations, measuring 9 feet in diameter. Second, the house is comprised of two parts, a 26 foot by 24 foot rectangle stands at the front of the house and contains the majority of the living area; an ell projects from the southern elevation of the house, or its rear, with overall measurements of 20 feet by 20 feet, but a 10 foot by 10 foot square has been extracted to form the ell. In the 1940s the 10 foot by 10 foot extension was added to the house, forming the ell.

The Cleo F. Miller House has a high hipped roof with projecting cross gables that comprises the most common Queen Anne house type found in this country. The irregular roof shape and dominant facade gable are hallmarks of this style. Asymmetry is achieved in the building by the placement of a prominent pergola at the corner of the building's two main elevations; the pergola projects from the porch which extends around the two main elevations.

The body of the house is sheathed with German lap siding, the gable faces are sheathed with multiple shingle types. Small brackets, arranged in pairs of two, support the building's narrow eaves. A simple, classical entablature surmounts the building. Corner posts delineate each planar termination.

The gables are decorated with lacy verge boards that incorporate a delicate "bow-tie" frieze with other curved, decorative members. The porch is decorated with a delicate "bow-tie" frieze and fretwork porch supports, which, along with the lathe turned porch columns and four-leaf clover corner brackets make the porch the most decorated element of the house.

Fenestration includes the use of four single hung, transomed windows on the north facade and east elevation. These windows flank one of the main entries into the house. Multi-paned storm windows cover these windows. Simple 1/1 double sashes fenestrate the remainder of the building. Classically styled window surrounds offset all of the windows, but for those in the 1940s extension. The surrounds are comprised of a dentilled entablature resting on stiles that are fluted halfway down.

Single doors provide entry into the house. The two main doors are situated underneath either the northern or eastern gables, each of these doors was fenestrated with a frosted glass, the frosted glass from the northern door has been removed.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

The interior of the house maintains its original floorplan, with the exception of the small rear addition that was constructed in the 1940s. The 1950s renovation did not change the floorplan. The house maintains its offset floorplan, with the public or family rooms, meaning the parlour and the dining room, standing in the east "corridor" of the house and the two bedrooms standing in the west "corridor" of the house; a kitchen and bathroom stand at the rear of the house. The house maintains its four-paneled doors and original hardware, fluted door and window surrounds, and heating grates.

A c. 1920 16 foot by 20 foot, stucco covered, gable roof garage stands to the south of the house.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 1

ceiling. Spindlework detailing is also used in gables and under the wall overhangs left by cutaway bay windows. Lacy, decorative spandrels and knob-like beads are also common ornamental elements in this subtype. Spindlework detailing is sometimes referred to as gingerbread ornamentation, or as Eastlake detailing." (McAlester, 1984, p. 264)

The Queen Anne "was the dominant style of domestic building during the period from about 1880 until 1900; it persisted with decreasing popularity through the first decade of this century In the decade of the 1890s the free classic adaptation became widespread. It was but a short step from these to the early, asymmetrical Colonial Revival houses which, along with other competing styles, fully supplanted the Queen Anne style after about 1910." (McAlester, 1984, pp. 266- 268) The Cleo F. Miller House was constructed at the end of the Queen Anne period and stands as an example of a national style that was interpreted by local builders in the Lebo community.

Miller emigrated from Vandalia, Ohio to Lebo in 1884 with his parents, Rev. and Mrs. J. C. Miller, and his brothers and sisters. The Rev. Miller was a minister in the Church of the United Brethren. Lebo was incorporated in 1884.

At the age of ten, Miller established a working relationship with R. J. Soper of R. J. Soper Hardware which extended into his twenties. Miller collected accounts for Soper for twelve years, becoming a full time clerk. Miller rode his velocipede to collect the accounts. Soper discontinued the credit business in 1899 after Miller left the hardware store to establish his own business. Soper wrote that, "Owing to the fact of my reliable and most efficient clerk Cleo F. Miller has gone to himself with others forming a new business firm in Lebo, I will discontinue all credit business and sell goods for cash as I am unable to secure experienced help." (Lebo Enterprise; 5 October 1899)

In Fall, 1899 the Lebo Enterprise noted the change in Miller's circumstances. "Johnson and Nesbit have sold their (general) store to Jimmie and Waldo Jones and Cleo Miller. The boys are now making an invoice of it." (Lebo Enterprise; 28 September 1899) "Miller and Jones company put a new delivery wagon on the street." (Lebo Enterprise; 16 November 1899)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 2

Miller sold his interest in the general store in c. 1905 and began construction of the Lebo lumberyard with John Courtner. The lumberyard was completed in December, 1905 and was sold to the Haiglers. Miller went on to establish a building and contracting business with his brother Ulysses Grant Miller (1867- 1957), who was known as Grant. The Millers were in the construction business for many years and are credited with "many of the homes in Lebo and the surrounding community " (Lebo Enterprise; 8 August 1957)

Grant Miller was deaf, he attended the Ohio State School for the Deaf at Columbus, graduating in 1884, excelling in architectural design and woodworking. Upon his graduation, Grant established himself in Lebo as a contractor/builder.

Not all of the buildings that the Miller brothers were responsible for have been identified or evaluated, so it is difficult to accurately assess the impact that the builder/contractors had on the physical appearance of the community. Some of the Lebo and Lebo area buildings that are attributed to the Miller brothers include the c. 1905-1906 Methodist Church and later its addition, the c. 1905 Hugh N. Jones House, the c. 1906 Elza L. Taylor House, the c. 1910 Walter S. Jones House, the c. 1913 John M. Black House, the c. 1913 Tom L. Lewis House, the c. 1916 Wayne M. Traylor House, the c. 1917 Anna Snyder House, the c. 1920 Arthur Jones House, the c. 1920 Merinos Peterson House, the c. 1923 "Johnny" Griffith House, the c. 1924 O. E. Williams House, the c. 1926 Ross Gault House, and the c. 1927 G. R. Evans House, and the c. 1929 Charley C. Sergeant House.

Perhaps the first large project that the two brothers worked on together was the Cleo F. Miller House. Cleo married Ameila Jones in 1898 and the following year began construction on his house. Cleo designed the body of the house under the supervision of his brother Grant. Grant designed the porch for the house, cutting the spindlework and shingles for the house on a foot treadle coping saw.

The Lebo Enterprise noted the construction of the Cleo F. Miller House atleast twice, reporting in May 1899 that, "Cleo Miller has his dwelling under construction," and in August 1899 that, "Cleo. Miller has his new house nearly completed. Baumgardner Bros. are doing an artistic job of painting." (Lebo Enterprise; 11 May 1899, 24 August 1899)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 3

When the house was completed, its base color was straw with white, straw, and black used on the porch, verge boards, and door and window surrounds. The lattice under the porch and the screen frames were dark green. The cedar roof shingles and the cedar shingles which sheath the gables were stained two tones of maroon.

Cleo F. Miller served his community for many years as its mayor, councilman, and township trustee and was active with his church. His terms as mayor spanned various years between 1905 to 1928. Lebo received electricity under Miller's term as mayor in 1913; the Cleo F. Miller House was the first house in Lebo to receive electricity and the porch light on the house served as a novelty for some years after.

It is likely that the Cleo F. Miller House could also be nominated under criterion A for its historical association with the growth and development of Lebo, Kansas and under criterion B for its historical association with Cleo F. Miller and Ulysses Grant Miller, however the necessary information to do that successfully for the purposes of the National Register nomination has not yet been compiled. Careful newspaper research to chronicle the number of buildings that the Miller brothers constructed and Miller's civic contributions to his community would do much to strengthen the justifications for criteria A and B.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

Hansch, Steven F. "Cleo F. Miller House." (National Register nomination draft, 1991).

Hawkins, Nancy S. Simply Astounding: Lebo the First 100 Years. (Burlington, KS: Burlington Press, 1986).

Lebo Enterprise; 11 May 1899, 24 August 1899, 31 August 1899, 5 October 1899, 7 July 1927, 8 August 1957.

McAlester, Virginia and Lee. A Field Guide to American Houses. (New York: Knopf, 1984).

Miller, Florence. Oral interview with Steven F. Hanschu, January 1991).

Miller, Florence. Personal papers and remembrances.