NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *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 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name PEABODY DOWNTOWN HISTORIC DISTRICT

other names/site number

2. Location

street & number WALNUT STREET BETWEEN DIVISION AND FIRST STREETS ☐ not for publication

city or town PEABODY ☐ vicinity

state KANSAS code KS county MARION code 115 zip code 66866

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.)

Richard D. Pankratz, DSHPO 4-23-98
Signature of certifying official/Title Date

KANSAS STATE HISTORICAL SOCIETY
State of 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 certifying 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:)

PEABODY DOWNTOWN HISTORIC DISTRICT
Name of Property

MARION COUNTY, KANSAS
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [XX] private
- [XX] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [ ] building(s)
- [XX] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
42	5	buildings
		sites
		structures
		objects
42	5	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

4

6. Function or Use

Historic Functions
(Enter categories from instructions)

SEE CONTINUATION SHEET 6/1

Current Functions
(Enter categories from instructions)

SEE CONTINUATION SHEET 6/1

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Italinate, Queen Anne, Romanesque, Gothic

LATE 19th AND 20th CENTURY REVIVALS: Colonial Revival, Mission/Spanish Colonial Revival

LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS: Commercial Style

OTHER: Utilitarian

Materials
(Enter categories from instructions)

foundation STONE: Limestone; CONCRETE

walls STONE: Limestone; BRICK; WOOD: Weatherboard
METAL: Tin, Cast Iron; CONCRETE;

roof ASPHALT; METAL: Tin, Terne

other/walls: CERAMIC TILE; TERRACOTTA

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

PEABODY DOWNTOWN (STORIC DISTRICT
Name of Property

M ON COUNTY, KANSAS
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 listing.)

XX 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.

XX 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 of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1874- 1922

Significant Dates

1874, 1884, 1918

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

ARCHITECTS: Squires, C.W.; Crowell, A.A.; Boller Brothers. BUILDERS: Gibbs, R.A.; Sou Stewart, A.K.; Scott Brothers; Wilberts J.C. Traver, W.H.; Groat Brothers; Kettell, D.C.; Barret and Winston

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

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
XX 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:

XX State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
XX Other

Name of repository:
PEABODY HISTORICAL SOCIETY

PEABODY DOWNTOWN HISTORIC DISTRICT
Name of Property

MARION COUNTY, KANSAS
County and State

10. Geographical Data

Acreage of Property 10.25 ACRES- SEE CONTINUATION PAGE 10|2 for UTM COORDINATES

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1			
2			
3			
4			

☐ 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 MURIEL WOLFERSPERGER

organization PEABODY HISTORICAL SOCIETY date OCTOBER 1997

street & number 306 WALNUT STREET telephone 316-983-2193

city or town PEABODY state KANSAS zip code 66866

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 the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name SEE CONTINUATION SHEETS 11|2 and 11|3

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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.

CONTINUATION SHEET

6. FUNCTION or USE

Historic Functions	Current Functions
GOVERNMENT/City Hall	GOVERNMENT/City Hall
EDUCATION/Library	RECREATION CULTURE/Museum
EDUCATION/Library	EDUCATION/Library
DOMESTIC/Single Dwelling	RECREATION CULTURE/Museum
COMMERCE/Specialty Store	RECREATION CULTURE/Museum
COMMERCE/Specialty Store	COMMERCE/Warehouse
COMMERCE/Warehouse	COMMERCE/Warehouse
COMMERCE/Financial Institution	COMMERCE/Restaurant
COMMERCE/Restaurant	COMMERCE/Specialty Store
HEALTH/Pharmacy	INDUSTRY/Communications
RECREATION CULTURE/Theatre	RECREATION/Sports Facility
COMMERCE/Specialty Store	SOCIAL/Meeting Hall
COMMERCE/Department Store	HEALTH/Pharmacy
	COMMERCE/Specialty Store
COMMERCE/Restaurant	DOMESTIC/Multiple Dwelling
COMMERCE/Specialty Store	COMMERCE/Restaurant
COMMERCE/Financial Institution	COMMERCE/Specialty Store
COMMERCE/Department Store	COMMERCE/Business
COMMERCE/Financial Institution	WORK IN PROGRESS
COMMERCE/Department Store	COMMERCE/Department Store
HEALTH/Pharmacy	COMMERCE/Specialty Store
COMMERCE/Specialty & DOMESTIC/Hotel	INDUSTRY/Manufacturing
COMMERCE/Financial Institution	COMMERCE/Financial Institution
COMMERCE/Specialty Store	COMMERCE/Professional
COMMERCE/Social Meeting Hall	COMMERCE/Specialty Store
DOMESTIC/Single Dwelling-Health	DOMESTIC/Single Dwelling
DOMESTIC/Multiple Dwelling	DOMESTIC/Multiple Dwelling

SUMMARY

The City of Peabody is approximately 180 miles southwest of Kansas City and 45 miles northeast of Wichita in Marion County, adjoining U.S. Highway 50 on the north and bounded by Spring Creek on the west - southwest and Doyle Creek on the south. The geography of Marion County includes 85 percent upland and 15 percent bottom land which is comprised of 97 per cent prairie and 3 percent timber. The minerals indigenous to the area include pottery and brick clay, gypsum beds, and pure magnesian limestone. The western edge of the Flint Hills lies to the east of the city with fertile farm land on the other three sides.

The community became established as a major shipping point for livestock and farm produce as it was served by both the Santa Fe and Rock Island Railroads which intersect at the southwest corner of the city. The town's sense of history, time and place as a nineteenth century rural trading center remains due to the number of buildings which remain intact forming the business district. The nominated district contains 10.25 acres and is located along Walnut Street from Division to First Streets and along Second Street for approximately two blocks. The historical district retains its integrity in the number of architecturally designed business buildings. Of great significance is the number of buildings constructed within a short time period, the majority being constructed in the Italianate and Neo-Classical style, and many constructed by the same general contractors.

In January 1884, a total of eight commercial frame buildings along Walnut Street West were destroyed by fire. The blaze burned everything from Second Street south to the Kollock Bank Building No.28. The fire, in addition to a growing economy, initiated the construction of eighteen commercial buildings in a four year period from 1884 through 1887. The two-part commercial block is the most common type of composition used for small and moderate-sized commercial buildings throughout the country. This type is characterized by a horizontal division into two distinct zones and reflects differences in use inside. All of the buildings constructed in the historic district at this period were built in the Victorian versions of the two-part block. The cornices are accentuated, serving as an elaborate terminus to the whole building. Windows are embellished by decorative surrounds or caps. The lower levels were used for retail or banking with the upper levels used primarily for professional offices or living quarters.

A unique aspect in the construction of these buildings was the building in blocks or units. When construction started on the Peabody Bank Building No. 24, Will Ellett also started the construction of his two buildings Nos. 25 and 26. The same workmen, like materials and designs were used in all three buildings. At the corner of Walnut Street West and Second Street, the Roberts Brothers constructed their two buildings. The facades of these two buildings were constructed to appear as one building. Three of these building were constructed in the Italinate style and two in the Neo-Classical style and all were constructed by Gibbs and Sons, General Contractors.

The buildings of Mrs. F. A. Hopkins, Dr. T. M. Huffman, and M. W. Graham, Nos. 32 through 34, were constructed simultaneously. All three were constructed by the same workmen with like material and all are built in the Italianate style. The facades of Buildings 33 and 34 were built to appear as one building. The stonemasons were Barrett and Winton with A. K. Stewart as the carpenter.

W. H. Traver was the general carpenter for the construction of the Kansas State Bank Building No. 10 and the Hoyt-Eaton Mercantile No. 11. The same workmen constructed the two buildings during the same time period; however, in the bank building the Richardsonian Romanesque style was used and the Italianate style for the mercantile.

ELABORATION

Peabody's Downtown Historic District is entered off of U.S. 50 on the north via Walnut Street. Four county roads also lead into the trade center; Nighthawk from the north, 60th from the east, Old Mill from the south and 70th from the west. When the original townsite was platted there were no block numbers and the lots were of various widths. This plat has not been changed. All references south of Division Street are made by lot reference. The district is two blocks plus 250 feet long and one and one-half blocks wide at the widest point. The main intersection is at Second and Walnut Streets. The streets, which were originally brick, are now covered with asphalt with diagonal parking on both sides. The sidewalks are concrete with the exception of one small area of brick. There are Bradford pear trees planted in the streetscape and wooden benches are interspersed along the sidewalks for rest and relaxation.

The Downtown District's sense of historic time and place as a market and trade center has remained intact because of the nineteen extant late nineteenth century buildings constructed in a

four year period of Victorian and 19th and 20th Century Revivals design. These limestone and brick buildings, which have served as a nucleus of the town for over one hundred years, give a feeling of solidarity and permanence to the Downtown District. Many of these buildings were constructed by the same contractors and craftsmen and, being built following the disastrous fire of 1884, they were constructed with thick limestone common walls and fire doors wherever necessary. Thirteen of the buildings constructed during the late 1880's were of the Italianate style and thirteen are of the Neo-Classical style. There are also Victorian Gothic, Queen Anne, and Richardsonian Romanesque examples. The architectural style of the construction of the 1920s, including the Neo Classical bank and the Art Deco theatre, blends well with the older buildings.

Trains still roll through Peabody on both rail lines and the traffic is increasing; however, trains on the Santa Fe line are the only ones to stop and then only at harvest time to pick up wheat and milo. Cattle are moved to pasture and back to the feedlots by truck. All merchandise and grocery supplies are also delivered by truck. Shoppers are again on the streets and the tourists are coming to town.

The following list of contributing and non-contributing resources is categorized by building. The buildings are listed by number as shown on the boundary map, historic name, location and construction dates.

Contributing Buildings

1. **CITY BUILDING.** Lot 6, Blk. 84. 1886 Key Contributing
2. **OLD PEABODY LIBRARY.** East Portion Lots 82 & 84. 1874 (National Register listing) Key Contributing
3. **PEABODY TOWNSHIP CARNEGIE LIBRARY.** Lots 80,82,84. 1914 (National Register listing) Key Contributing
4. **THE MORGAN HOUSE.** Lots 76 AND 78. 1881 (National Register listing) Key Contributing
5. **STERLING/KNAAK BUILDING.** Lot 74. 1920
7. **NOBLE-HOOVER BUILDING.** Lot 57. 1920
8. **PRESCOTT/PEABODY HARDWARE & LUMBER CO. LUMBER BLDG.** Lots 53 and 55. 1904
9. **HOYT-EATON GROCERY.** Rear of Lot 56. 1899
10. **KANSAS STATE BANK BUILDING.** Lot 56. 1887 Key Contributing

11. **HOYT-EATON MERCANTILE BUILDING.** Lot 54. 1887
12. **See Number 13**
13. **PRESCOTT-DAVISON & CO./PEABODY HARDWARE & LUMBER CO. BUILDINGS.** Lots 50 and 52. 1885 and 1899
14. **GRINNELL BUILDING.** Lot 48. 1901
15. **PHARMACY OR SEYBOLD BUILDING.** Lot 46.1879 Key Contributing 16. **BERNS-SUNFLOWER THEATRE.** Lots 42 and 44. 1919
18. **HUGUENIN BUILDING.** Lot 38. 1920
19. **DERBY-OWENS BUILDING.** Lot 36. 1901
22. **DERRICK/DEFOREST HATCHERY BUILDING.** Lot 25. 1885
23. **EAGLE BLOCK/DEFOREST HATCHERY BUILDING.** Lot 27 1884
24. **PEABODY BANK.** Lot 29. 1884 Key Contributing
25. **SOUTH ELLETT/POST OFFICE BUILDING.** Lot 31. 1884 Key Contributing
26. **NORTH ELLETT/STOCKMEN'S EXCHANGE BANK BLDG.** Lot 33. 1884
27. **BRAGUNIER/OTTE BUILDING.** Lot 35. 1883 and 1894
28. **KOLLOCK BANK BUILDING.** Lot 37. 1878
29. **SCHROEDER BUILDING.** Lot 39. 1884 (National Register listing) Key Contributing
30. **WINDLESHAFER/BOZORTH/IRWIN BUILDING.** Lot 41. 1885
31. **DR. C. A. LOOSE BUILDING.** Lot 43. 1885
32. **MRS. F. A. HOPKINS BUILDING.** Lot 45. 1885
33. **T. M. HUFFMAN BUILDING.** Lot 47. 1885
34. **M. W. GRAHAM BUILDING.** Lot 49. 1885
35. **THOMAS OSBURN BUILDING.** Lot 51. 1884
36. **O. J. ROBERTS BUILDING.** Lot 53. 1887
37. **D. J. ROBERTS BUILDING.** Lot 55. 1887
38. **M. O. WOOD BUILDING.** Lots 24, 26, 28. 1917
39. **See Number 40**
40. **HOUSE/HAAS-CAREY BUILDINGS.** Lots 24 & 26. 1913 & 1919
41. **EYESTONE BUILDING.** Lots 30,32,34,36. 1919 Key Contributing
43. **FIRST NATL. BANK/PEABODY ST. BANK.** Lots 57&59. 1919-1981
44. **DIETRICH BUILDING.** Lot 73. 1919
45. **PEABODY AUTO CO./I.O.O.F. BUILDING.** Lots 75&77. 1910 Key Contributing
46. **DR. O. J. FURST OFFICE & RESIDENCE.** Lots 79&81. 1901
47. **LEE/UNION BOARDING HOUSE.** Lots 83 and 85. 1879

Non-Contributing Buildings.

6. **HAAS INTERNATIONAL HARVESTER BUILDING.** Lot 66-70.1942
17. **LAUNDRYMAT AND BEAUTY SHOP.** Lot 38. 1954
20. **J.H. MORSE AND SENIOR CENTER BUILDING.** Lots 32&34. 1886 & 1977
21. **PILAND/TEMPLE BUILDING.** Lot 30. 1907
42. **POSTOFFICE BUILDING.** Lots 57 and 59. 1922

1. **CITY BUILDING,** Lot 6, Block 84, North Peabody Key Contributing

In September 1886, citizens of Peabody voted to issue $6,000 worth of bonds to erect a city building. The Stockmen's Exchange Bank, of Lot 33, successfully bid for the bonds, paying 99-cents on the dollar.

By the end of the month, Emporia architect C. W. Squires, and builder R. A. Gibbs and Son had been awarded the contracts for work on the stone building that was to house the city hall, jail, and fire department offices. The structure measured 25 by 80 feet and stood 37 feet high. An 8 by 8 feet belfry was erected on the southwest corner of the building. Each story had two rooms. The police court room, which was the same size as the council chamber located beneath it, measured 25 by 25 feet. The rear room of the first story contained the hose, reel, hook, and ladder of the fire department and two large iron jail cages. Above the rear room was the headquarters of the "hose" company. The front of the building included a large plate glass, iron columns, and a massive iron cornice that continued around the south side of the building. A cupola was incorporated in the (nonextant) belfry. Along the south and west facades of the belfry was the inscription in three lines, "Fire Dep't; No. 1; City Hall." With the exception of the architect, all the work on the building was performed by local residents to insure that the income generated by the project would remain in the local economy.

The architect incorporated Victorian Gothic style for the building with North Italian elements used in the belfrey. Iron columns and a massive dentil cornice were used to accent the first story, which was entirely comprised of a symmetrical arrangement of glass. Large display windows flanked the centered, paired entry doors. On the upper floor there are three evenly spaced rectangular windows with patterned limestone hoods and limestone sills. On the south elevation, the side facing the downtown area, there are one window, two doors and two windows on the

first floor with five windows above. All doors and windows have the patterned limestone hoods and limestone sills. There were double doors on the lower east elevation.

During the twentieth-century, several changes were made to the City Building. In 1911, the G.A.R. (Grand Army of the Republic) was provided "fine quarters" on the second story of the building. The (extant) kitchen facilities were probably added during the G.A.R. period. When the first mechanized fire truck was introduced to the city in 1917, the main facade was altered. The city stored the $1800 truck in the front of the City Building. The first-story of the main facade was changed. A garage entryway was made and dressed stone added as infill as far as the cornice line that divided the first and second stories.

Prior to World War II, the belfry was removed because of deterioration to the feature. The bell from the belfry was stored until it was donated for scrap-metal to help the war effort during World War II. The fire department was moved from the City Building to Lot 57 Sycamore Street West about 1971. Following the removal of the fire station, the front of the City Building was again remodeled, the garage doors were replaced with cedar siding, a window, and a single entry door were added.

2. **OLD PEABODY LIBRARY/PEABODY HISTORICAL MUSEUM**, East Portion of Lots 84 and 86 Walnut Street East *Entered onto the National Register of Historic Places on July 2, 1973* Key Contributing

The old Peabody Library building, constructed in 1874, is a one-story Gothic Revival style structure. The frame building is a simple rectangle with two attached anterooms, one at the north and the other at the south end. The walls are constructed of horizontal siding. Wide bands of siding traverse the building at the window sill line and at the window head line, dividing the main facade into three portions. Broad boards at each corner make a strong statement. The steeply pitched gable roof overhangs the walls below with a simple eave. Roofs on the two adjoining rooms are similar to the main roof.

Window openings are simple rectangles of the four light double hung sash type. The main entrance in the north ante room is a single leaf door with a large transom above. The south anteroom was added in 1968-69 to house an extensive doll collection and doll house given to the museum by a local resident.

The structure now serves as the museum for the Peabody Historical Society.

3. **PEABODY TOWNSHIP CARNEGIE LIBRARY**, Lots 80, 82, and 84 Walnut Street East
Entered onto the National Register of Historic Places on June 25, 1987 Key Contributing

The one-story brick, Neo-Classical building was constructed by M. R. Stauffer in 1914. A. A. Crowell was the architect. It measures approximately forty-six feet from north to south and forty feet from east to west. The construction was completed in 1914. It retains its original function as a library.

The gray brick building sits on a raised foundation with a limestone base. It is a rectangular structure with a ridge hipped roof. Three bays comprise the building's facade and rear, it is one bay deep. A parapeted entryway pavilion projects from the facade's center bay. A masonry entablature comprised of a multiply moulded limestore architrave, a brick frieze, and a multiply moulded, dentilled, limestore cornice concludes the wall treatment on the facade, north and south elevations. The original roofing material has been replaced with asphalt or fiberglass shingles, probably in 1979.

The projecting entryway pavilion contains a recessed, transomed, double door surmounted by a cornice and a pair of stained glass windows. Double screen doors front the main wood and glass doors, both sets of doors appear to be original. An original clear glass transom surmounts the door. A limestone frieze bearing the inscription "Carnegie" stands above the transom, surmounted by a multiple moulded limestone cornice supported by scrolled limestone consoles. Two rectangular stained glass windows with wooden frames pierce the wall above the cornice, underscored by a thick limestone sill. The multi-paned dark glass is arranged in a repeating geometric design. These windows are original.

The brick pillars which form the pavilion support a limestone frieze bearing a carving "Peabody Library". The aforementioned cornice surmounts the frieze, which is in turn, surmounted by the pavilion's parapet. Limestone Doric capitals mark the pillars, the capitals merge with the building's limestone architrave. A carved limestone wreath with an open book inside of it ornament each pillar below its capital. A flush limestone tablet underscored by a recessed limestone table stand beneath each wreath. An arched recession with brick upper surrounds stand beneath the tablets on each pillar. A cast iron light sconce with a milk glass bowl projects out of each recession. These treatments are original.

Two identical window bays flank the facade's pavilion. Slightly recessed wall space holds the first and basement level fenestration. The recessions are flanked by pillar like wall units that emanate from a limestone base and conclude in the building's entablature. A tripartite, 1/1 double hung window unit with stained glass transoms pierces the first level wall space of each bay. A limestone sill which runs the length of the recession underscores the windows. The stained glass transoms employ the same multi-colored, dark glass and repeating geometric design as the pavilion windows do. A single brick course marks the top of the recession, jointing just below the building's architrave. A tripartite, 1/1 double hung window unit pierces the foundation below the first level windows. A single brick course marks the recession above the basement level windows. Aluminum frame storm windows cover the original wooden framed windows but the transoms are exposed.

The same window treatment repeats itself on the other three elevations; three on the north, three on the south and eight on the east. A basement door surmounted by a limestone pediment pierces the center east part of the north elevation.

The interior of the building retains its original floor plan and vestibule entrance. The first floor ceiling retains its beaming. The interior woodwork, such as door and window surrounds, is retained as are the original tables and chairs.

4. **THE MORGAN HOUSE**, Lots 76 and 78 Walnut Street East - *Entered upon the National Register of Historic Places on January 22, 1996.* Key Contributing (212 N. Walnut)

This two-story clapboard, Italianate house stands on a limestone block foundation and is surmounted by a metal hipped roof. The building has a western facade orientation. The building's Italinate style is interpreted through its two-story rectangular form, low-pitched hipped roof with overhanging eaves, tall narrow windows and asymmetrical facade.

The Morgan House was built for W. H. Morgan, proprietor and editor of the *Peabody Gazette*, in 1881. A. K. Stewart was the contracting carpenter. The lumber used on the house was from both lumber yards in town, Moore & Co. and the Western Lumber Company. Dean & Johnson did the masonry work, laying the foundation and chimney and plastering the house. The interior and exterior painting was done by Pecare and his assistant, Mr. White. The interior wood was grained in various shades of walnut and oak.

The asymmetrical facade is defined by a two-story bay window on the north bay and an entrance porch on the south bay. Wooden panels surmount and underscore each window on the bay. Four square columns support a gently sloping roof. Brackets uphold a plain frieze. A wood balustrade composed of two horizontal rails terminated by wooden columns, with a row of vertical balusters between the rails span the space between the two north columns. A tongue and groove ceiling surmounts the porch. A c. 1883 photograph indicated that the porch was originally constructed of two wooden, circular columns supporting a flat roof. A c. 1925 photograph indicates that the early porch was expanded to wrap around the south elevation. The entire porch was upheld by wooden, circular columns. The south elevation of the porch was removed when the Sterling/Knaak building was constructed on Lot 74.

The Morgan House was purchased by the Peabody Historical Society in December of 1991 to be developed as a house museum. Through a 1992 Heritage Trust Fund Grant and community donations, the metal roof was replaced; the foundation, windows and siding repaired; the bay window rebuilt; and the interior was refurbished and decorated.

A two-story, gable roof wood frame barn is located east of the house, along the alley. Sanborn maps indicated that the barn was constructed between 1899 and 1905, it was not included in the National Register nomination. A c.1992 outhouse is located east of the house and south of the barn. The square, clapboard, metal hipped roof outhouse was designed to comply with the Americans with Disabilities Act. The outhouse was devised as a scaled down version of the Morgan House.

5. **STERLING/KNAAK BUILDING,** Lot 74 Walnut Street East

In December 1918, Ira Sterling, who had been the proprietor of the Sterling Furniture and Mortuary had discontinued his furniture business and relocated his mortuary to the Morgan House on Lot 76. In 1920, Sterling supervised the construction of the new building erected on Lot 74 using the common wall with the building on Lot 72. The builder of this one story brick commercial building is unknown. The facade had one large show window to the left with double entrance doors, with transom above, on the right. There are also double doors with glass above on the east elevation.

The facade of the building was remodeled in the late 1980's. The transom above the door was removed and replaced with board and batten pine. The same material and technique was used around the large triple display window.

7. **NOBLE-HOOVER/CITY SHOP BUILDING,** Lot 57 Sycamore Street West

The Dodge Garage was built by the Scott Brothers Construction in 1920, a utilitarian style with irregular front gabled roof. Beginning in 1918, the Scotts had been involved in much of the construction work undertaken in the Peabody area. Previous to their activity here, the brothers had been involved in numerous building projects at Camp Funston, El Dorado, and Concordia.

Mr. Noble and Mr. Hoover (partners in the Dodge automobile agency), cleared the land to make room for their new dealership structure. A large show window, which wraps around for a short distance to the west elevation, and a three panel with transom entry door fill the left half of the lower facade. The right half has large double garage doors. The upper facade is pierced by two symmetrical 1/1 sash windows. The west elevation has large double garage doors toward the rear of the building. Noble and Hoover operated the agency with support service. A repair department was located in the building. Gasoline, oil, lubricants and tires were handled at the full-service station. A gasoline pump was located immediately in front of the building.

In the late 1960s, the building was acquired by the City of Peabody for use as the fire station and was later converted to the City Maintenance Shop. The first-story of the main facade was changed after the city acquired the property. The left half of the first story was enclosed with board and batten siding around two windows. The original, three-panel with window, entry door and transom is located to the right of the windows; a double-wide garage door was installed for the fire trucks and the board and batten was added to the other half. The original single 1/1 sashes are still present in the second story of the center portion of each half of the building.

8. **PRESCOTT-DAVISON/PEABODY HARDWARE & LUMBER COMPANY LUMBER YARD BUILDING** Lots 53 and 55 Sycamore Street West

Prescott built her first lumber yard in 1890-91. In 1904, the two original drive-through lumber sheds were removed and the extant implement storage building was erected and clad in metal pressed to resemble brick. It was built in the utilitarian style with an irregular front gable roof. The structure measured approximately 22 feet wide by 66 feet deep. Large double sliding doors

are centered on the lower facade which lead, via the drive-thru, to like doors on the rear elevation. A window is placed on either side of the doors with three more centered across the upper facade.

According to the Sanborn Fire Insurance maps, sometime prior to 1914, a one-story addition was built to the east of the main building and a drive-through added to the north and south facades of the main building. By 1914, the function of the building had been changed from implements to lumber. The doors on the main facade may have been the sliding doors that are currently there. A comparison of the 1914 and 1930 Sanborn maps indicates a second addition was built, this one to the east of the first addition. The 1914 map shows the first addition shared a common wall with the implement building and possibly a doorway between the two buildings. According to the 1930 Sanborn Map, the wall between the two structures was altered, and any major opening was eliminated.

This building still serves as a storage building for lumber and supplies in conjunction with the hardware on Lots 50 and 52.

9. **HOYT-EATON GROCERY, Lot 56 (Rear) Walnut Street West**

In 1899, Hoyt-Eaton Mercantile convinced S. S. Findley, President of the Kansas State Bank, to build another extension for their business. He had erected a 24 by 35 feet, Neo-Classical, one story stone annex fronting Second Street. The contractor was again W. H. Traver. This new structure was located immediately behind the bank on the rear of Lot 56. A large glass show window, with entry door on the left, were features on the right facade. A larger entry door pierced the left half of the facade with small metal hoods above all openings. The annex and the mercantile building on Lot 54 were linked via an outside staircase on the east end of the building that led to the flat roof with pressed metal cornice across which people could traverse to the annex building. Entrance to the building on Lot 54 was gained by this approach through a rear door on the second story of the Hoyt-Eaton Mercantile. The staircase on the east end of the building has been removed leaving no connection between this building and the one on Lot 54.

10. **KANSAS STATE BANK BUILDING**, Lot 56 Walnut Street East Key Contributing

The new corner-bank building was constructed in 1887. The 50 feet wide by 60 feet long, 47.5 feet high Kansas State Bank Building was erected by contractor W. H. Traver, who supervised

twenty men employed for the job. This Richardsonian Romanesque, two-story with basement, limestone bank building was constructed with a truncated diagonal corner entrance that fronted the intersection of Second and Walnut streets. The entrance was flanked with granite columns with capitals serving as the base for the relieving round arch surrounding the transom. "KANSAS STATE BANK" is inscribed in limestone above the arch. The granite columns which accent the entrance were new to Western architecture and greatly enhanced the main facade of the building. Rising above at the second level is a large plate glass window with stained glass transom and round stone arch surround. Flanking the window are stacked limestone columns topped with wooden turrets. The same column and turret appear at the left corner of the upper level facade. The basement was designed with a nine-foot high clearance, half above and half below sidewalk level. Two exterior entrances were designed for access to the lower level. The main basement entrance was centered beneath the first story bay window on the west facade of the building. The other outside basement entrance was on the north facade. The vault was two stories high, extending from the basement into the first story of the banking room. A large plate glass window and entrance door were at the basement level of the facade with double windows flanking the entrance door at the right three bays on the north elevation.

A very large opening divided into four sections with the second floor entrance door filled the front of the main level facade. The lower sections of the window were inoperable with stained glass transoms above. Four tall narrow 1/1 windows with stained glass transoms fill the second story facade. Three four sectional windows fill the three right bays on the main level north elevation. Six tall narrow windows are directly above on the second level. On the left portion of the main level facade are the tall narrow windows at the first and third bay with an entrance door at the second bay. Iron steps with railings lead to this entrance. Positioned directly above three of the smaller windows. All windows on the north elevation are of the same type as those on the facade. All openings on the two upper levels have the relieving round arch surrounds which end in limestone blocks staked vertically to form pillars between the windows of each grouping. A limestone stringcourse form the lintel for the second floor windows.

The second story was finished into offices. The outside entrance to the second story was at the last bay on the west facade. Large limestone steps lead to this entrance as well as the entrance to the bank. A large derrick was used to help move the large cut stone used on the main facades. A metal cornice with triangular pediment above the truncated entrance.

In 1931, the Peabody State Bank moved across the street to Lots 57 and 59 and the building changed to commercial usage. The main basement entrance on the west facade has been closed but the entrance on the north remains open.

The second-story, which had remained empty for many years, has been refurbished in 1996 . By changing the arrangement of walls or adding new walls, the upper floor has been made into two apartments.

11. **HOYT-EATON MERCANTILE/REXALL DRUG BUILDING**, Lot 54 Walnut Street East

In 1887, when the Kansas State Bank-Hoyt and Son Building was constructed on Lot 54, the Kansas State Bank owned Lots 54 and 56. Upon these two lots the financial institution erected two buildings simultaneously. In July 1887, the basement walls were constructed. While the structure on the front Lot 56 was planned and designed as a bank building, a commercial property was erected on the adjacent Lot 54. This Italianate structure was built of stone by the Gibbs Brothers and W. H. Traver was the general contractor. The four upper floor symmetrical windows have relieving round arch limestone hoods with stacked limestore blocks forming the pillars between. An iron cornice with triangular pediment cap the roof line. The first floor facade had a typical iron store front with center recessed door. The original building was 50 feet wide by 60 feet long but by 1895 there was a need for a larger building. An extension lengthened the building by 30 feet. Again the Gibbs Brothers did the stone work under the guidance of W.H. Traver, Contractor.

In 1910, the current tenant had new windows with prism glass at the top installed to provide better interior lighting. By 1917 a new glass front was installed but the prism glass was retained.

In March, 1923, the tenant became the Rexall Drug. In the late 1960s, the tenants modified the building: the prism glass and limestone pillars on the first story of the front facade were covered with metal, the display windows and centered entry were removed and replaced by an asymmetrical arrangement of display windows and an offset right entry, an aluminum awning was added and a dropped ceiling was installed. The prism glass and limestone pillars are still in place under the metal covering.

12. and 13. **PRESCOTT-DAVISON & COMPANY/PEABODY HARDWARE & LUMBER COMPANY BUILDING**, Lots 50 and 52 Walnut Street East

In March 1885, Prescott and Company announced plans to erect a two-story, stone building with basement on Lot 50. The structure was 25 feet by 100 feet and was valued at $6,000. Contractors and suppliers of the project included stone cutter J. McKenzie; stone masons the Groat Brothers of Marion; carpenter Joe Hammond, and Campbell and Huffman supplied the lumber. Prescott employee Ben Timmons, a tinner, installed a metal roof. Although red brick, trimmed with limestone, was used on the main facade, the sides and rear walls were stone. The building originally had an iron cornice and iron canopy. While the building was under construction, Prescott and Company continued to use the two-story wooden building on lot 52. Company officials were anxious to complete the new building in time for the Kansas State Fair which opened in September of 1885 in Peabody.

The company constructed, stored, and sold wagons, carriages, assorted farm implements and assorted hardware supplies. The tin shop was located behind the "ware room" on the second story of the Prescott Building. An extant well was dug in the basement of the building. Within the first year, the company had a large, rope pulley, freight elevator (extant) installed to transfer wagon and carriage parts to the second story rooms where the items were processed into finished goods which were then transported via the elevator downstairs as needed. The firm described this feature as a large swinging platform. Two separate (extant) stairwells were constructed, one joined the first floor to the second and the other the first floor to the basement. The stairways are along the inside, south wall of lot 50. Shelves were also added in order to increase the company's inventory space.

On December 18, 1899, the *Gazette* announced that business demands for Prescott and Company carriages, wagons, and implements had spurred the firm into expanding its facilities. The same year, Prescott transferred ownership to E. F. Davison of Davison and Company. Davison erected a 90 feet long, two-story building which he joined with the building on Lot 50 via a 7 feet wide by 9 feet high arch constructed in the common wall between the two structures. With the exception of the 10 feet difference in length, the two buildings were constructed identically, including separate stairwells on the south wall. The function of the new building was to meet the demand for a display room for carriages, implements and stoves.

Davison and Company modernized the old Prescott-Davison Buildings on Lots 50 and 52 and refaced the two buildings of the main facades in an attempt to achieve a more harmonious appearance. Old photos indicate that both buildings were constructed in the Italianate style. Two separate entrances were still retained. At that time, the pediment was relocated to the center of the building. In 1910, the main facades of the two stores were again altered. The style of the combined buildings became Neo- Classical. The original red brick on the facades was removed and buff brick was used as replacement material. In addition, a (train) carload of stone and plaster were removed as part of the front portion of the common wall was eliminated. The lower facade had two very large plate glass windows positioned on narrow bulkheads. The angular windows led inward to double recessed entry doors. The upper facade has seven symmetrical rectangular windows with simple limestone hoods and sills. The building has an iron cornice.

In the late 1970s, the original corrugated wood ceilings were covered by a dropped ceiling. A shingle wood canopy and board and batten siding across the lower portion of the first-story windows was also applied. Window boxes were placed at the upper floor windows.

14. **GRINNELL/KPL BUILDING**, Lot 48 Walnut Street East

This Neo-Classical building was erected for Mrs. A. H. Grinnell, widow of Dr. J. L. Grinnell, in 1901. The new building measured 28 feet wide by 65 feet deep, and was built by the Gibbs Brothers. Because the lot was only 25 feet wide, Mrs. Grinnell acquired the additional footage from Seybold who sold her a fraction of his lot which was located to the south.

For the construction of this building, Mrs. Grinnell needed special City Council approval since her plans were not in accordance with city fire codes. However, after meeting with the city leaders, she revised her plans and decided to erect a stone and wood-frame building. The east and west facades were of wood. With City Council approval, these wooden walls were sided with asbestos, and tin that resembles brick and sheet iron. Old photos indicate that the first level facade had two smaller show windows with a large entryway with double entry doors. A door leading to the upper floor is on the right side. Two sets of double hung windows, with plain limestone hoods and sills, pierce to upper level. A metal cornice tops the building.

Kansas Power & Light Company occupied the building in 1963. Within a few year of occupancy, a vehicle jumped the curb and collided with the main facade. The building was

repaired with a black tile material which remains today. The second-story, including the cornice, remain as constructed.

15. **PHARMACY BUILDING OR SEYBOLD PHARMACY,** Lot 46 Walnut Street East
Key Contributing

One of the oldest extant building in the business district of Peabody is the Pharmacy Building on Lot 46, also known historically as the Seybold Pharmacy Building. In January 1879, Dr. C. J. Seybold announced plans to erect a commercial building.

The two-story limestone Italianate Renaissance Revival building measures 25 feet by 55 feet and cost $3,200 to construct. The stonemason and general contractor of the building was D. C. Kettell, a local mason who built several of the buildings in Peabody. The stonecutter was a Mr. Jex, and the carpenter was a Mr. Rood . The dirt excavated from the site was used to grade Walnut Street.

Dutch folk-art carvings flanked the arch openings of the first story. The limestone cornice and pediment of the building has carved sunflowers, dentils, brackets, and assorted decorative detailing, including the word "PHARMACY," which is inscribed in a half-circle pediment with the letter "S," for Seybold, centered in the pediment. The date "1879" was also carved in the pediment with a mortar and pestle adorning the top. The keystones above the three second-story, arch windows represent the jack, queen, and king of a deck of cards. The lower keystones over the first-story windows represent the intertwining Vine of Life . All ornamentation remains with the exception of the pestle at the top. The entry door is recessed with glass on either side.

In the early 1970s the ceiling was dropped. The new ceiling was installed at a slant in order to retain the full beauty of the window glass in the arches. The lowest point of the suspended ceiling is at the windows. A temporary wood infill was later placed in the arch sections of the windows in an effort to reduce drafts and improve heat and cooling efficiency of the building. A false wood front was also installed over a part the lower facade. All of the original materials were retained, including the original entry, although it was enclosed by a door that is inframed by the center bay arch.

16. **BERNS-SUNFLOWER THEATRE,** Lots 42 and 44 Walnut Street East

The Berns-Sunflower Theatre was erected for Arnold Berns by the Scott Brothers of Concordia in 1919. This Art Deco, Spanish Colonial Revival building was designed by Kansas City architects, the Boller Brothers. The building was constructed of brick, terra cotta tile, and reinforced steel. It was erected quickly because of the use of the common walls of the adjacent buildings. A row of terra cotta sunflowers were placed across the top of the facade with the name of the building, "SUNFLOWER THEATRE," displayed in terra cotta squares underneath. The upper facade has a parapet at the roof edge which is capped with red tile.

The structure was designed with a lobby and business rooms on the first and second floors. Access to the stores were through separate entrances located along the north and south of the main facade. Access to the theatre lobby was gained by a center entrance along the main facade which was flanked by glass show windows for the business within. Plain 1/1 stairwell windows are on the north and south of the upper facade. The windows over the show windows are three part, the center is stationary with hinged wing-type side windows. A decorative grapevine design ceramic surrounds these windows. The center window over the theatre is also a three part window with side openings. These windows are decorated by pillars of tile trimmed with the grapevine design.

The Sunflower Theatre remained in operation until the 1950s when television began to have a major impact on second-run movie houses. The building remained vacant for several years. In the 1960s, the function of the structure changed to that of the Peabody Lanes, a bowling alley. The interior was stripped of its original furnishings, the floor was leveled, and the exterior, lower facade altered. The shop windows on the north and south have been wood filled, painted black. Replacement doors have been installed at the altered center entrance. The building still functions as a bowling alley.

18. **HUGUENIN/AMERICAN LEGION BUILDING,** Lot 38 Walnut Street East

T. M. Jennings constructed this brick edifice in 1920 for Paul Huguenin's new grocery-meat market. This two story commercial building was maintained by the family as a grocery store until the American Legion acquired the property in 1962. The lower facade had a recessed entry door with show windows on either side. A door leading to the upper level is on the right side. The upper facade is pierced by two sets of double hung 1/1 sash windows. The cornice, window hoods and sills are of brick laid in a decorative pattern.

After the American Legion received title to the property, the organization altered the facade. The entrance is into a vestibule between this building and the Derby/Owens building on Lot 36. The window area has been filled with decorative cement blocks. A door has been cut in the common wall between this building and the Derby-Owens Building on Lot 36. The second-story remains as it was built.

19. **DERBY-OWENS/AMERICAN LEGION BUILDING,** Lot 36 Walnut Street East

Modifications have been made to this building which was completed in 1901. When constructed, this Neo-Classical building's second-story was faced with molded tin that resembles brick and the lower facade was constructed of limestone. Two show windows flanked the recessed entryway with a door leading to the upper level on the right. Two sets of double hung windows filled the greater part of the upper facade. The windows have hoods and sills of limestone. There is a large iron cornice capping the building. Currently the building is owned and used by the American Legion. Entrance to the building was changed when the American Legion acquired the property. Previously, the entry door had been located in the center of the building. Because the organization planned to use this area for an ell-shaped bar the lower facade has been permanently closed and entry is gained from a common vestibule between Lots 36 and 38.

In 1993, the deterioration of the metal on the upper story was so great that a replacement was made. New metal pressed to resemble brick was applied and the window casings repaired. The window openings were filled with wood, painted black. A false front was added to the lower facade. The original door to the second floor does remain and the emblem of the Bell Telephone Company, long term tenants of the second floor, is still intact on the door. The original cornice is still in place.

22. **DERRICK/DEFOREST HATCHERY BUILDING,** Lot 25 Walnut Street West

The Derrick Building was constructed in 1885 by Gibbs and Sons for S. A. Derrick of Emporia. Derrick had a two-story commercial structure measuring 25 feet by 50 feet, valued at $3,000, erected after he decided to relocate to Peabody from Emporia. There are no old photos of this building; therefore, the features of the lower facade is unknown. The upper portion has three symmetrical windows. After the 1940's remodeling, the lower portion has a picture window with a door leading to the upper level on the left. There is no cornice on this building.

In August 1917, Earl Brown acquired the building. A two-story and a one story addition were made to the building. In July 1919, Brown had 40 feet added to the rear of the building. In September 1919, he added approximately 40 more feet to the rear of the building.

During the 1940s, the function of the building radically changed. In January 1943, John DeForest, of the DeForest Hatchery, acquired Lot 25. Two years later, he had the front facade of Lots 25 and 27 faced with dressed stone, a new floor installed on the first floor of the building on Lot 25, and arches constructed in the common wall on the first story of the buildings on Lot 25 and 27. The first-story became the general office area of DeForest Hatchery. A large platform scale and a projecting operations window for the scale were installed on the south side of the building on Lot 25. An apartment was maintained on the second floor which DeForest's bookkeeper and family used as their residence.

In later years, the front two-thirds of the lower floor has been made into two apartments. The back portion of the building is an apartment for the building on Lot 27. The upper floor is vacant.

23. **EAGLE BLOCK/DEFOREST HATCHERY BUILDING**, Lot 27 Walnut Street West

In January 1884, J. L. Hammond and Robert Gibbs (the latter of Gibbs and Son), were the general contractors of the Eagle Block, also known as the Sterling Building. They secured contracts to erect a 24 feet by 100 feet, stone, two-story commercial building with basement costing approximately $6,000 from owner W. A. Sterling, of W. A. Sterling and Brother, coal and grain dealers The structure was to be erected at the corner of Walnut and First Street. The stonecutter was J. P. Richards of Burlingame. The carpenter was a Mr. Fisk.

From the beginning, Sterling and Gibbs and Son experienced problems erecting the structure. The owner had to seek city council permission for the construction of a wooden staircase which he wanted attached to the north facade of the building. Because the stairs interfered with the sidewalk area, the council took the matter under advisement, and apparently later approved the feature. On March 13, 1884, Sterling broke ground for construction of the building. Sterling next met resistance when he announced plans to include a basement in the proposed building. Because the Peabody Bank was adjacent to the construction site, (Lot 25), bank officials were concerned the Eagle Block project might have detrimental effects on their building. After extensive discussion between the parties and city officials an agreement was reached that Sterling could excavate a basement as long as four feet of dirt remained between his building and that of

the bank. On 29 March, while digging the basement for the Eagle Block, the bank collapsed into the excavated site on Lot 27. Gibbs and a several stonemasons were in the basement pit when the bank fell. However, the structural noises and vibrations emitted before the catastrophe apparently gave enough warning of the impending crash that construction workers on the adjacent lot had time to scurry from the site without injury, and bank personnel and tenants of the second story of the bank building had sufficient warning to abandon the structure. Bank employees had time to save documents and lock the vault before exiting the premises. People located on the second story only had time to save themselves. At the time of its collapse, the cut stone bank building was only five or six years old.

Local officials and builders reviewed the damage and construction methods used on both lots. They concluded the bank fell because it had been erected on bottom land, stopping short of solid, red clay, which would have provided a more secure foundation. Furthermore, the nonextant structure had been built without a basement, a feature they were sure would have provided better structural strength.

Construction on this Italianate building continued. The lower facade had an iron store front with four large symmetrical windows above. The north elevation had one window and one entry near the rear of the building on the lower level with eight windows and one door on the upper level. All openings had limestone hoods and sills. The windows of the building were of heavy single pane French plate glass. Because it was named the Eagle Block, it is assumed the structure originally had an eagle ornament. Several references in the *Gazette* mention the use of iron being incorporated in the building. On May 15, 1884, the *Gazette* reported construction was completed to the second story, and that "the iron for the front is being put in place." The newspaper went on to report that the galvanized iron cornice was a "handsome piece of work" constructed by Timmons Brothers who worked for Prescott and Company. According to the *Peabody Graphic,* the cornice was actually manufactured by Bakewell and Mullens of Salem, Ohio, and installed by the Timmons Brothers (Ben and Milt). The *Peabody Graphic* reported the Timmons Brothers also installed the original metal roof.

During the 1920s, the Beeton Brothers Auto Agency leased the facility According to local resident Tom Snavely, who was a car "jockey" for the Beeton Brothers at age 12, the Beetons constructed a long steep wooden ramp that extended from the alley behind the Eagle Block, along the northern, exterior wall of the Derrick Building on Lot 25, up to the second story of the Eagle Block. Cars able to ascend the grade were then stored on the second-story wood floor.

Only the Chrysler brand automobiles had enough horsepower to make the grade. The ramp remained attached to the building until 1936 when John DeForest acquired the property and constructed a thirty feet addition to the rear of the building.
In 1945, DeForest had the front facades replaced on the Derrick Building, Lot 25, and the Eagle Block, Lot 27. Arches were constructed in the common wall of the first story of the buildings on Lots 25 and 27.

24. **PEABODY BANK,** Lot 29 Walnut Street West Key Contributing

In 1884, the Peabody Bank Building, at Lot 25 Walnut Street West, collapsed into the hole excavated for the basement of the Sterling building. (Reference Lot 25) Bank officials purchased Lot 29 from W. Ellett for the construction of a new bank building.

The new bank structure was constructed at the same time as W. Ellett's new buildings on Lots 31 and 33. The structure was probably designed by the same architect who drafted the blueprints for the Ellett buildings on the other two lots. The same workmen were employed for all three buildings. Some of the materials, such as stone and timber, from the old bank were used for the construction of the new corner bank building on Lot 29. The new bank was constructed as a two-story with basement; the basement was constructed partially above ground.

The general contractor for the project was Gibbs and Sons. Three Gibbs brothers, as stonemasons and bridge contractors, with their father, erected most of the stone buildings along Walnut Street. The new bank building was designed with larger foundation stones quarried from Florence, Marion County. Stonecutter James McKenzie had the contract for cutting the stone. Shupe and Tressler hired Kansas City bricklayers to lay the dark red brick used on the building. This North Italian Renaissance Revival building was constructed with a truncated diagonal corner entrance that fronted the intersection of First and Walnut Streets. Double entry doors were on the first level with a large 1/1 window above. Limestone quoins rose on both sides terminating at the cornice above. Two windows and a door at the third bay to the upper level fill the lower facade with three symmetrical windows above. The main floor of the south elevation has a door, window, door, window door, and six more windows. The three windows to the right are larger. The door to the left leads to the upper level while the other two led to office on the main floor. Access is gained by existing limestone steps. The upper level has nine unevenly spaced smaller windows. On the facade at the basement level were two windows with a window

well enclosed by an iron railing. There are six windows and one door on the south basement elevation. Iron steps with railing lead to the lower level.

The newspaper reported in August 1884, that the large, "fine," flagstones had arrived in town for the sidewalk to be laid in front of the Peabody Bank. McKenzie also cut the (extant) large, limestone steps for the entrance of the building.

One of the distinctive features of the Peabody Bank Building is that the round hood arches above the windows are limestone on the east facade fronting Walnut Street and metal along the south facade fronting First Street. Quoins and a triangular pediment accent the truncated corner entrance that has a limestone surround. The massive metal cornice has brackets and dentils. The building originally had four (nonextant) interior, corbeled, brick chimneys near the exterior wall of the south facade. Two non-corbeled, interior chimneys along the south facade exist today. The entrance to the common staircase that provided access to the second story of buildings on Lots 29, 31, and 33 was designed for the last bay of the east-facade of the bank building. A wooden stairway led from street level to a landing from which an individual either turned right, and entered a hallway in the building at Lot 31, or proceeded up three more steps to a second landing that led to a corridor which extended along the interior, north wall of the bank building; the corridor continued around the northwest corner of the building where stairs along the west wall led to another door that opened onto First Street at the first bay of the south facade.

New entrance doors are the only alteration that has been made to the exterior of this building.

25. **SOUTH ELLETT/POST OFFICE BUILDING**, Lot 31 - *Kansas Preservation Alliance 1991 Preservation Award winner.* Key Contributing **AND**

26. **NORTH ELLETT/STOCKMEN'S EXCHANGE BANK BUILDING,**, Lot 33 Walnut Street West

W. Ellett erected simultaneously the buildings on Lots 31 and 33 in 1884. The same architect apparently designed both buildings as well as the building on Lot 29, all three in the North Italian Renaissance Revival style, incorporating a common staircase that served the second story of all three buildings.

The height of the two Ellett buildings is slightly less than that of the bank building. The floors of the two Ellett buildings (Lots 31 and 33) were constructed at the same time. The first story of the two buildings were erected with stone walls and a one-story common stone wall between. The second story floor joists were added at the same time. The common wall of the second story was built of wood and plaster, and a common roof sheltered both of these buildings. The roofing contractor was Hutchings and Schroeder. The cornices of the two buildings were designed identically to that of the Walnut Street cornice on the bank building. Also, the arched metal hoods were the same. The two buildings were faced with dark red brick to match the bank building. The Ellett Buildings were constructed with skylights in the single-story portions at the rear of the buildings. The use of natural lighting via the roof was a common feature of several commercial buildings in Peabody. Iron store fronts were used on the lower level of both buildings with three windows above.

The second-story entrance to the Ellett buildings led to a metal fire door on the south facade of the second story of the building on Lot 31. After entering by a door, partitions created a walkway that extended north and south through the center of 31, leading to a door into the second-story of the building on Lot 33.

In 1921, changes were made in the partitions in the building on Lot 33. A partition wall was constructed lengthwise down the front half of the building and another partition wall was erected across the width of the back half of the building. These dividers organized the first-story into three rooms. Two entrance doors were made in the front facade for two separate occupants.

In December 1945, a new owner purchased the building on Lot 31. He operated a grocery store for approximately two years before adding a locker plant at the rear of the building. The locker was installed in a one-story addition with a corrugated metal roof erected at the rear of the main structure. At the same time the locker plant was installed, he added a slaughter addition behind the other addition. The slaughter wing was installed to process meats owned by patrons of the locker plant.

On the night of June 4, 1990, a bolt of lightning struck the electrical line of the building on Lot 33 , starting a fire that quickly spread, engulfing the second floor of the vacant Ellett Building on Lot 31. The common roof and wall shared with the Ellett Building on lot 33 and the wood, and the rear walls of the two buildings were destroyed. The heat from the fire caused all the window panes of the second story to explode. Flames charred the inside of the window frames. The

cornice trapped the blaze; firemen tore parts of the element off, particularly the south end of the cornice at Lot 31, in order to saturate the materials beneath with water. One area of the flooring on the second-story sustained fire damage. All materials on the common walls of the second story were completely lost. The walls have been stripped back to the stone walls. Peabody is a Main Street City. The State Agency sent a stress engineer who determined that the front facades were structurally sound. They also sent preservation craftsmen to assist in the placing of rails on the south stone wall on Lot 31 and the north stone wall on Lot 33 to hold new roof trusses. With the assistance of a sign company crane, one carpenter and many volunteers, new roof trusses were lifted over the front facade and put into place and a new roof was applied. Volunteers built a new back wall for both buildings. Some cornice and window repairs have been made and both buildings have been painted. Final renovation of the front facades will take place as finances permit.

The new owner of the Ellett Building on Lot 31 saved the original flooring which had been buckling even prior to the fire. The original plaster is still on the walls. Multiple-layers of paper had been destroyed by water damage sustained in fighting the fire. The damaged paper was removed and new paper hung. The drop ceiling, which was falling before the fire, was removed and the original corrugated wood ceiling was restored after extensive scrubbing. The original two skylight openings in the rear one-story section of the building were once more displayed after years of being covered with the false ceiling. The missing skylight glass was replaced with a plexiglass material. The decision to go with a less-breakable material came after a hail storm had left holes in most of the upper-story windows and the first-story skylights. The two additions to the building on Lot 31 still await demolition because of their unsafe condition.

27. **BRAGUNIER/OTTE BUILDING**, Lot 35 Walnut Street West

The Bragunier/Otte Building on Lot 35 was erected in two phases. Although Bragunier planned to erect a two-story building, only one-story was built by Bragunier. The ground breaking for the building occurred the last week of January 1883. By May 24, 1883, he had assumed occupancy. The contractor for the job is unknown. The specifications for the building called for using the south wall of the Kollock Bank Building on Lot 37 as a common wall for the new Bragunier/Otte Building. By using the wall of the bank structure, the building width could be increased by one-foot. The inside measurements of the structure were 100 feet in length by 22.5 feet in width The first-story of the building was constructed of stone with iron and plate glass front costing $3,500.

In April 1894, G. H. Otte acquired title to the Bragunier Building. The new owner immediately informed *Gazette* editor W. H. Morgan that he planned to erect a second story onto the Bragunier Building for his personal residence and his daughters' dental practice. Otte had a large cistern built at the rear of the building in May 1894. By July 1894, the upper story of this now Neo-Classical style building was nearing completion. The front was constructed of iron, molded to resemble brick with two sets of double hung windows and an iron cornice.

In 1899, the current building tenant expanded into the adjoining Kollock Bank Building on Lot 37. While extensive changes were made to the Kollock Bank Building for combining of the two buildings, the room on Lot 35 underwent major changes. An entirely new first-story main facade was constructed. The original center entry was relocated to the south end of the building. A large display window comprised the remainder of the facade. A center arch was made in the first-story common wall to connect these two properties. By 1902, the arch was closed.

In the mid 1970s a new owner installed a lowered ceiling and a false wooden front. Although new materials have been introduced to the building, the older materials remain.

28. **KOLLOCK BANK BUILDING**, Lot 37 Walnut Street West *(The oldest building in the business district - 1878*

A two-story stone building with basement was planned for Lot 37; however, the drainage problems of the location resulted in their abandoning plans for a basement/cellar when workers had flooding problems during the excavation for the foundation. Although pumps were used in an attempt to remove surface water, the hole for the basement filled with water faster than it could be emptied.

The stone used on the building came from E. E. Seybold's quarry that was located just outside of Peabody. According to the local newspaper, stone from the quarry was of good color, easy to use, and of a "very fine grade."

Little is known about who the builders and associated contractors were for the building which was constructed in 1878. Ike Pecare was retained for the interior painting and part of the exterior front of the structure. Pecare was assisted by a man named Bongard. The contractor of the building may have been D. C. Kettell, a local stonemason. Kettell built the Seybold Pharmacy on Lot 46 in 1879. The Seybold Building was erected one-year after the Kollock Bank Building.

Both the Seybold and Kollock Bank Building are of the North Italian Renaissance Revival style, have limestone bracketed window sills, round arch fenestration, limestone hoods with keystones on the four second-story arch windows, two arched windows and recessed entry door with door leading to the upper level at the left bay, quoins, and circular limestone pediments with the names of the businesses carved in heavily ornamented limestone. Another ornament is located above the center of each of the pediments. On the bank the (nonextant) ornament had an urn shape. Both buildings have dentil and bracketed cornices. In the case of the Kollock Bank Building, the cornice was iron while the Seybold Building had a limestone cornice that curved, forming the limestone pediment. The pediment of the Kollock Building appears to have been limestone.

J. S. Holmberg, a local shoe merchant, vacated Lot 37 in the summer of 1899. Holmberg left his mark upon the building. Along the stone surround of the lower arches he had defaced the main facade of the building by painting upon the stone "SHOES HOLMBERGS SHOESTORE BOOTS." The new owner expressed long-range plans to remodel the front of the old building and install larger display windows, but stated the task would require the total removal of the front walls and would therefore have to await for a more appropriate moment. In November 1905, the owner's son supervised the replacement of the first-story, main facade. The "BANK" pediment was probably also removed at this time.

In 1899, the owner built an extension to the rear of his building, making the Kollock Bank Building the same length as the Bragunier/ Otte Building on Lot 35. An archway was made in the common wall of the first-story to join the two buildings into one business establishment. By 1902, business partnerships had dissolved and the archway was closed.

Sometime during the early 1970s, the first story of the main facade was again changed. The entrance had been changed in 1905 to include a recessed center entry flanked by display window bays. The commercial entry was relocated to the north end of the main facade and new windows added. The extant door on the south dates from 1905 when the front facade was refaced; the doorway leads to the second-floor rooms.

29. **SCHROEDER BUILDING**, Lot 39 Walnut Street West *(Entered upon the National Register of Historic Places on December 6, 1991 - Kansas Preservation Alliance 1991 Award Winner).* - Key Contributing

The Schroeder Building was added to the National Register of Historic Places in 1991. The structure was erected in 1884 following the January fire which destroyed its predecessor. The Italinate limestone building was constructed by Gibbs and Sons, stonemasons, and A. K. Stewart and McLaughlin and Company, carpenters.

The rusticated stone facade is broken on the storefront level by a classically inspired cast iron store front. Prism glass fills in the three transom openings provided by the storefront, the prism glass was added in the 1920s. A limestone entablature surmounts the cast iron storefront. Four arched 1/1 double hung windows surmounted by tooled and incised limestone lintels and underscored by tooled limestone sills fenestrate the facade. A classically inspired pressed metal entablature graces the building's roof line. Tooled limestone blocks accentuate the building's two sides, arranged as quoins on the second story and stacked vertically on the first story. Some spalling of the limestone used for the sills, corner blocks, and quoins is evident. The interior is defined by a large commercial space on the first level and a four room apartment on the second level; access to the second floor is provided by an exterior staircase. The floor plan retains a high degree of original character on both levels. Original woodwork and floors are apparent on both the first and second floors, with a higher decorative quality of the doors, windows, and baseboards on the second floor. The stenciling on the plaster walls in the two upstairs front rooms is of the type done by "Painter Daubber" Baker, a Peabody painter and sign painter of the late 1880s and early 1900s.

The first floor has always served as a mercantile and grocery store/meat market. In 1935, a meat market and slaughter house was established as part of the grocery, the slaughter house operated in the back of the building.

The upper floor of the building may have been built as storage area originally, but served as a living area in the 1910s and 1920s and as a maternity/convalescent hospital from 1927-1932.

The current owners purchased the building in 1988 and have done a complete restoration. The first floor is used for a mercantile business and the second floor apartment is rented.

30. **WINDLESHAFER/BOZORTH/IRWIN BUILDING,** Lot 41 Walnut Street West

In May 1884, a cellar was excavated on Lot 41 in preparation for the construction a building. The hole measured 100 feet long, the full length of the planned building. However, it was March 1885 before construction activity began.

The *Gazette* reported in April 1885, that all the lumber for the new business houses along Walnut Street was supplied by Campbell and Huffman, a local lumber yard. The second floor joists of nearly all of the structures were installed by mid-June. The Italinate, two-story building was constructed of stone and measured 25 feet by 100 feet and was valued at $5,000.

By June 11, 1889, the Peabody Hardware, operated by W. M. Irwin, was located in the Schroeder Building at Lot 39. In 1895, he had a one-story addition constructed to the rear of the Windleshafer Building which he used as a secondary support facility for his business at Lot 39. An arched door opening connected the two buildings. The connecting doorway between the two buildings was closed sometime prior to 1920 when a bank occupied the building.

Over the years, changes have been made to the building. Originally, a wrought-iron balustrade, similar if not identical to that on the Schroeder Building on Lot 39, extended across the top of the cornice. At some time, five (nonextant) lightning rods were added to the top of the building, one on each of the four major brackets and one at the peak of the pediment (which is also like the Schroeder Building). The building originally had a recessed center bay (like the Schroeder Building) and two iron, one-story columns at the front of the entrance bay. An iron cornice and pediment or entablature accent the symmetrical, four-bay, single, round arch, 1/1 double hung sashes of the second-story. The carved limestone arch lintels with keystones are similar in pattern to those on buildings at Lots 39, 43, 45, 47, and 49. The limestone sills of the second story have carved brackets, which match those on the buildings at Lots 37 and 39. The common walls of the building are accented by quoins at the second-story level. At some time, the first story facade was changed from a center entrance to an offset right entrance flush with the building. New display windows secured by aluminum strips were installed. The two iron, one-story columns still remain in place.

31. **DR. C. A. LOOSE BUILDING**, Lot 43 Walnut Street West

A wooden commercial building was located at Lot 43 at the time of the January 10, 1884 fire. This structure was one of nine completely destroyed in the blaze. In March of the following year, foundation work began on the new Dr. Loose building, a Italianate style, that was

constructed of limestone. Campbell and Huffman Lumber provided the lumber for six new commercial houses. In the previous year, six other stone commercial structures were constructed in Peabody. The erection of 12 new edifices in one year lent a new prosperous and permanent appearance to the small community. The four window arches and bracketed sills on the upper facade were probably designed by the same stone mason, James McKenzie (a local stonecutter). The lower facade was filled with the popular iron store front with the door lading to the upper level at the right bay. The joists of the second floor for most of the six buildings constructed that spring and summer were laid at nearly the same time. By July 30, the exterior of Loose Building was completed except for the installation of the cornice with arched triangular pediment. According to the *Gazette* the Loose Building was "a little the widest of all the business houses," costing approximately $5,000 for the two-story, 26.5 feet wide, 100 feet long structure. The building was completed in time for the state fair held at Peabody in 1885.

In 1947, an extension 25 feet wide by 32 feet long was built of cement block which extended the building to the alley. A decorative concrete block was installed to the first story facade in 1967. Vertical wood siding was installed across the entire width of the facade above the door, below the second-story windows. The main entrance was relocated from center to offset right.

32. **MRS. F. H. HOPKINS BUILDING,** Lot 45 Walnut Street West

The Hopkins owned one of the nine wooden commercial buildings that burned in the January fire of 1884. Mrs. Hopkins rebuilt on the site in 1885. M. W. Graham (lot 49), T. M. Huffman (lot 47), and (apparently widow) Hopkins contracted to have their replacement buildings constructed at the same time, using the same workmen, and the same materials. Each owner had a 25 by 100 feet, two-story high, commercial building erected. All the stone used for the buildings came from Cottonwood Falls. The stone used for the common walls was cut 20 inches thick. The main facades of the three buildings were pressed brick trimmed in limestone that was styled by local stonecutter James McKenzie. The stonemasons were Barrett and Winton. The carpenter was A. K. Stewart. Campbell and Huffman Lumber supplied the lumber for six of the new masonry buildings that were being constructed along Walnut Street. The brick fronts were completed in July or August 1885. The cost of Mrs. Hopkins' Italinate building was estimated at $5,000. The four upper story windows have limestone hood surrounds with keystones. The main facade has the iron store front. The iron cornice has a triangular pediment with the date "1885" inscribed within. The wood skirting and framing around the windows and door of the Hopkins

Building were trimmed in black and gold paint. By October 15, 1885 the Hopkins building was completed and Mrs. Hopkins established her residence on the second floor of the building.

The main facade of the first story was altered in 1915 and again modernized in the 1970s after an automobile crashed through the front of the building.

33. **T. M. HUFFMAN BUILDING,** Lot 47 Walnut Street West

The original wooden building was another of the commercial structures destroyed by the January 1884 fire. By January 1885, plans for rebuilding on the site were underway. The Hopkins, Huffman, and Graham buildings, Lots 43, 45 and 47 were constructed by the same workmen, using the same basic materials. Local stonecutter James McKenzie styled the limestone detailing used on the three structures. The stonemasons were Barrett and Winton; the carpenter was A. K. Stewart. Campbell and Huffman Lumber supplied the lumber. The three new buildings measured 25 by 100 feet, were two-stories high, shared 20 inch common walls that were constructed of limestone purchased from a quarry near Cottonwood Falls, the location of all the stone for the structures. The main facades were of pressed brick trimmed in limestone. The new Italianate Renaissance Revival Huffman Building cost approximately $5,500 .

The work on the Hopkins, Graham, Huffman buildings occurred in a seemingly continuous motion. Except for the common walls, they were erected as if one building, with each story rising at the same time. The joists of the second floor were also placed simultaneously, as were the brick fronts and cornices.

The Huffman and Graham buildings were designed to appear as one structure. The broken pediment is centered above the common wall that divides the two buildings. The cornice of the two is the same, as is the window treatment. There are three windows above each building with another window above the common staircase for the two buildings. All windows have arched limestone hoods with keystones and limestone sills. Two story stacked limestone columns lead to the cornice on the left of the Huffman building and the right of the Graham building. Each building has its own iron store front with the door to the upper floor between. Only the history and the partial remains of the common wall dividing the interior reveals the Huffman and Graham buildings are not one structure. The International Order of Odd Fellows occupied the second story of the structure. A limestone name plate located above the second-story, second bay has the initials of the organization (I.O.O.F.) engraved upon it.

The tenants in the Hopkins Building, Lot 45, expanded their facilities to the Huffman Building in 1887. A large archway was cut between the common wall separating the sites. The front of the Huffman Building was painted black and gold to match the front of the Hopkins Building. New fronts were installed on both the Hopkins and Huffman buildings in 1915. The new glass was set by an expert from Newton. By the late 1920s, the business in these two buildings ceased to exist. The arch in the common wall was probably closed because the next known tenants had dissimilar interests.

The next tenants altered the front facade by removing the entry door and combining the square footage with footage of Lots 47, 49, and 51. During this change an opening was cut in the common wall and board and batten was added around the windows of the first story.

On the second floor of the building is an arched, fire door toward the front of the building on the north common wall. The door opens to the common stairwell between the Graham, Lot 49, and Huffman buildings. Another arched fire door immediately opposite that opens into the Graham Building.

34. **THE M. W. GRAHAM BUILDING,** Lot 49 Walnut Street West

This structure was built as a duplicate of the Huffman Building on Lot 47. There is a common wall between the buildings but the same cornice extends across both, with the broken pediment centered above the common wall. See the Huffman building No. 33 for further details.

New owners acquired the property in 1968. They altered the front facade and removed the entry door. The main entry to the business is located on the Osborne Building, lot 51. On the exterior, they also added a wood-shingle canopy across the entire first-story facade of the Huffman and Graham buildings (Lots 47 and 49).

The second floor of the Graham Building has an arched fire door on the south common wall toward the front of the building that opens onto the landing of the common stairway between the Graham and Huffman Buildings . To the east of the landing is a wooden door that leads to the stairs which has a door at ground level that opens onto the street.

35. **THOMAS OSBURN BUILDING,** Lot 51 Walnut Street West

The Thomas Osborne Building was built in 1884. The structure was a replacement for a wooden building destroyed in the January 1884 fire. Of the nine buildings consumed by the blaze, only the Osborne and Schroeder (Lot 39) structures were replaced the first year. Osborne worked as his own contractor or "boss carpenter" of the project. In late March, he broke ground for the new stone business house. The building was erected originally as a one-story stone structure. Gibbs and Son were the stonemasons in charge. J. P. Richards, of Burlingame, was the stonecutter. Hutchings and Schroeder (of Lot 39) had the contract for laying a tin roof on the building. By May 22, the floor joists were laid and the walls were near completion. By August 1884, the Victorian Revival building was complete. When the second-story of the building was erected in 1887, the bracketed, iron cornice with large curvilinear pediment was set in place. The four second story windows had limestone hoods and sills.

A dry goods company became the tenants of the building in 1920 during the oil boom. The first story front facades were removed from this building and the next adjoining building on Lot 53. Six tons of steel were installed to secure the buildings, and the common walls were modified or partially eliminated. One single steel beam from Sibbitt and Company of Wichita weighed two-and-one-half tons. Two flat cars were needed to haul the beam to Peabody where it was then installed lengthwise between 51 and 53, just below the second-story floor joists. The beam extended into the second-story. Steel pillars that were decorated with porcelain supported the beam. Once the steel was in place, the first-story, common wall between lots 51 and 53 was removed. Because of the difference in grade along Walnut Street, the floor level between the buildings varied. With the removal of the common wall, this discrepancy had to be corrected to give the appearance of one showroom 50 by 100 feet. The floor in 51 was raised and that in 53 was lowered a total of two feet. Arcade windows were installed and the stone facade of the Osborne Building was replaced with brick, changing the style to a two story brick commercial, in an attempt to aesthetically tie the two buildings closer together. At the O. J. Roberts Building (Lot 53), replacement brick was also laid. The entire facade was changed at Lot 51 while at Lot 53 the new brick was only added above and around the new first-story windows (see Lot 53). The style of the building has now become a two story brick commercial. A wall was reinstalled between these two buildings by the tenant occupying the building in 1930.

In 1945, a one-story addition was constructed to the rear of the building, thereby extending the structure to nearly the alley. An elevator was added for the convenience of moving merchandise to the second floor.

Several changes were made to the structure sometime after 1971. The second wall between the first-floors of the Osborne and O. J. Roberts buildings was removed, once more creating a first-story 50 by 100 feet showroom (see Lot 53). They also altered the front facade, extending a shingle-covered canopy above the first story facades of the Graham Building on Lot 49 and the Osborne Building on Lot 51. They also made a wide opening in the common walls between Lots 49 and 51 and Lots 49 and 47. The upstairs of the Osborne Building remains basically intact as a showroom. The steel beam has a ramp over it at the doorway between Lots 51 and 53.

36. **O. J. ROBERTS BUILDING,** Lot 53 Walnut Street West

37. **D. J. ROBERTS BUILDING,** Lot 55 Walnut Street West

In 1885, Benjamin Roberts and his wife deeded Lots 53 and 55 to their sons jointly. O. J. Roberts built his new structure on Lot 53 and his brother, D. J. Roberts, on Lot 55.

The two Victorian Gothic buildings were constructed in 1887 of stone with a common wall between and a unified brick main facade. The stonework on the buildings was another example of Gibbs and Son skills. The main facade was subtly divided by the common stairway located between the two buildings that opened onto the street at ground level. The original (nonextant) display fronts had recessed double doors centered between display windows. The second floor has three windows in each building with a narrower window in the stairwell. These windows have arched metal hoods and sills.

Work commenced on the lots in July 1887. The foundation was dug for the building on Lot 53. While this construction was underway, blasting was used for the foundation excavation on Lot 55, presumably because of the presence of rock. This reference that explosives were used in the core of the business district is the only reference found that blasting was needed for the clearing of any of the commercial sites.

Much of the construction on Lot 53 occurred a few months before the same building phase was repeated for the structure on Lot 55. This difference in scheduling may have been caused by the difficulties incurred in preparing the site at Lot 55. The two buildings also differed in at least two other ways: the building on Lot 53 used the common wall of Lot 49 and shared a new common wall with Lot 55. Thus, the only exterior walls of the O. J. Roberts Building were

along its main facade and at the rear of the building, the narrowest dimensions of the structure. The second floor of the O. J. Roberts Building was also more shallow than that of the D. J. Roberts Building. The upper floor on Lot 53 is approximately 25 by 50 feet while the upper floor of the D. J. Roberts Building is approximately 25 by 100 feet. The exterior north facade of the D. J. Roberts Building was constructed of stone along the length of the structure, and included seven bays and an oriel on the second floor with two windows and a door leading to the living quarter above toward the back of the first level. One of these windows was later made into an entry door for the retail store. All openings on the north elevation have flat metal hoods and metal sills.

The cornice with the massive pediment and iron balustrade along the edge of the roof of the two buildings was installed on the buildings in January 1888. The date is also a part of the cornice. D. J. Roberts moved into his building on lot 55 in September 1888.

LOT 53. During the years O. J. Roberts occupied the site, he installed a "new and improved gas plant" in 1902. Although acetylene gas lights were available locally, Roberts sold the gasoline lamps at his location. Roberts again improved the illumination of his building in 1915. He was using 10 lights in the store which he replaced in October by seven new brilliant 100 kilowatt Mazda lights that provided twice the brilliancy of the ten lamps that were removed.

In January 1920, the floor, ceiling, main facade, and common walls were changed and steel beams installed. See the history of the Osborne Building, Lot 51 for a description of those alterations.

The first-story main facade was closed with board and batten surrounding the three display windows in the early 1970's. Access at street level is now through a door at Lot 51. The replacement brick above the first story was installed when the arcade front was added.

LOT 55. Four offices and one large apartment were created by partitions on the second story of the building. The extant, common stairway leading to the second story was located along Walnut Street between the two Roberts buildings. At the top of the stairs, a sliding fire door protected the entrance to the O. J. Roberts Building to the south, and a wooden door opened into the Roberts Building at Lot 55. A corridor along the south wall gave access to the four offices that were located one behind the other, and an apartment, which is still in use, was to the rear of the last office.

A door, at street level along Second Street, approximately one-third of the way from the rear, opened into the first floor of the Roberts Building. From the Second Street entrance, one could either continue up a flight of stairs to the apartment, or turn left and enter the drug store, or turn right and enter a storage area. A second door was later added, to the left of the original door, which entered directly into the store. Sometime prior to 1914, a one story limestone addition was added to the rear portion of the building which extended to the alley.

Sometime in the early 1960's, the original recessed entry was removed and a flush facade of display windows and entry was created. The apartment on the second story has been refurbished and is now a retirement home for the current building owners. The limestone addition at the rear of the building has been removed and replaced with a non-contributing metal, one-story garage. The first story has been leased to the owner of the adjacent four buildings with openings cut through the common walls of each one.

This completes one solid block of buildings from No. 24, Lot 29 through No. 37, Lot 55 Walnut Street West. All of these buildings contribute to the continuity which give the integrity of historic prominence of an Historic District. Although the majority of the lower stories of these buildings have been altered; one as early as 1899, another in 1902 and many during the oil boom, the upper facades, with the exception of one, remain as they were constructed.

38. **M. O. WOODS BUILDING**, East Portion of Lots 24, 26, and 28 Vine Street East

The M. O. Wood Building was originally the manufacturing site of Joker Windmills produced by the Peabody Foundry and Windmill Factory. Although the *Gazette* reported in 1915 that M. O. Wood planned to construct a concrete/cement building on the site, it was not until two years later that demolition of the old building and construction of the new commenced.

The plans for the utilitarian Woods Building showed the new structure to be 50 by 100 feet in size and to be built of cement blocks. Although a larger building was planned, when construction began in April 1917, the outside measurements of the foundation were 65 feet by 50 feet. The building was constructed of concrete blocks with the parapet clad in pressed metal made to look like brick. According to the *Gazette*, the roof was wood covered with "rubberoid" roofing. The site included gasoline tanks in front of the building. A highway marker for the new Santa Fe Trail was located above the gasoline pump.

The double doors and the single entry door remain the same as constructed. Sometime through the years, the windows on the right facade have been completely closed and an infill has been made around those on the east.

39. and 40. **HOUSE/HAAS-CAREY BUILDINGS**, Lots 24 and 26 Vine Street East

The W. W. House/ Fred Haas Laundry Building was erected in 1913 after a fire in January destroyed the upper part of the Peabody Laundry. The burned building was owned by W. W. House.

House contracted with Gibbs Brothers to erect a Neo-Classical cement structure, with iron cornice, as a replacement for the old frame building. Not only was the cement more resistant to fire, it was expected the material would aid in keeping the building cooler than its predecessor. Flat limestone hoods cap the two windows with double entry doors between. The woodwork on the building was completed by House, a builder of residential structures. The ceilings were designed to be twelve feet high; ventilators were installed at that level.

The Haases operated the laundry until the spring of 1916 when they sold to C. C. Carey. In September 1918, he purchased the building and the west third of Lots 24 and 26 from House. At that time, Carey had a boiler room added to the rear of the building. By June 1919, Carey had constructed a second Neo Classical brick building, with patterned brick cornice, that shared a common wall on the east of the main structure. The facade has one large window constructed with two sections of glass with permanent transoms above and double entry doors at the right bay. The collapse of the oil boom was the demise of Carey's laundry.

The outsides of the two Neo-Classical buildings remain much the same as when they were built. They have served as one facility or two with the opening and closing of a door in the common wall.

41. **EYESTONE BUILDING**, Lots 30, 32, 34, and 36 Vine Street East *Key Contributing*

The Eyestone Building was constructed in 1919, during the oil boom, along the highway route of the New Santa Fe Trail. The original function of the building was that of an automobile garage, restaurant-hotel building. The Eyestone Building was constructed by builder J. C. Wilbert.

The Eyestone Garage is two stories of brick covering a structural steel frame building that measures 100 by 150 feet. An historical photograph shows that there were seven bays and that two and six were designated for storage. Prism glass was placed in the upper portion of the first story windows. When completed, the garage was one of the largest in the state with steel in the first story.

In late September of 1920, new owners announced plans to erect a 70 by 90 feet addition to the building. Excavation for the new structure was underway in October and completed that fall.

The lobby to the hotel, which would occupy the second-story, was located at bay seven, first-floor, main facade. The extant, grand staircase extended along the east wall midway before turning toward the west. The second story had 13 hotel rooms, the largest of which was located in the seventh bay of the main facade. Directly across the hall from this room were the shower facilities, men's and women's restrooms, and a custodial closet. The remaining six bays (along the front and rear) were the other twelve hotel rooms. There are seven sets of double hung windows on the second story facade. These accommodations were completed in the spring when the Peabody Hotel was opened. The restaurant for the hotel was called the Motor Inn. It opened in November while construction was underway on the new addition at the rear.

The facade of this building is of the Neo-Classical style with eight pillars defining the seven bays. Centered above the fourth bay is a limestone plate with the name "EYESTONE 19 GARAGE 19" chiseled in the stone.

In 1951 a manufacturing company occupied the building. The company had a non-contributing building constructed around a form-press that was put in place by Bulger-Carthage Crane Company of Wichita. The machine was placed at the east end of the Eyestone Building and a cinder-block building was erected around the machine. A doorway was cut between the old building and the new addition. During this company's tenure, the door on the first story at the second bay was changed to a window.

During the years the second story configuration changed with its usage. Built as a hotel, the rooms were home to the Military Police when the building served as a Prisoner of War Camp in 1943-45. Following the war, rental housing was at a premium. The area was fashioned into five apartments by removing walls or cutting doors. The apartments shared common wash room and

shower facilities. When the usage of the building became manufacturing the upper floor changed to office space.

43. **FIRST NATIONAL BANK/PEABODY STATE BANK BUILDING**, Lots 57 and 59 Walnut Street West

The First National Bank Building at Lot 57 was erected during the oil boom of 1918-1923. The Scott Brothers of Concordia constructed the new structure for the financial institution. Excavation on the site began in July 1919, and the building was completed in June 1920. The two-story building was constructed of stone in the Neo-Classical style.

The second floor of the building was used for professional offices. The bank occupied the entire first floor except for one large office along the southwest corner of the first floor. The bank was built on the north west corner of the intersection of Second and Walnut. The main entry was on the facade facing Walnut Street. The double entry door was in the first bay. Two smaller windows divided by a stone pillar was at the second bay and a large window filled the third bay. Double transoms with multi-triangular windows were above each unit. Three sets of double hung windows were at the second level. The lower sashes opened while the upper sash was fashioned with the multi-triangular windows. The first floor on the south elevation has two narrow windows at the first and second bays, an entry door for the office space at the third bay, a narrow window at the fourth bay and large windows at the fifth through ninth bays. The second floor windows, nine sets, double hung, are separated by stone pillars starting at the sills on the first floor ending in capitals at the stringcourse above the second story windows. Windows at both levels have the multi-triangular windows in the upper portions. A stone dentil cornice rises above the stringcourse and is capped with a stone balustrade. This picturesque imagery runs along both the south and east elevations. A large stone pillar rises two level at the southeast corner of the building and ends in large capitals at the stringcourse. Stone hoods with brackets are above both entry doors.

The basement of the bank was originally constructed with opaque sidewalk skylights that provided illumination for the basement. These small squares of glass were set in the cement sidewalks. An exterior stairway along the south side of the building gave access to the businesses renting space in the basement.

Remodeling of the bank occurred in stages. Prior to 1981, the basement, sidewalk, skylights were removed, the exterior stairs filled in, and the multi-triangle windows with a radiating center point were removed. These panes were located in the upper, or top part of the upper panes of the second-story and the square windows above the main fenestration of the first story. In 1981, the new, one-story, addition on Lot 59 was constructed and the main building remodeled. Incorporated into this space, are two large moon-shaped stained-glass windows that were removed from the Kansas State Bank Building at Lot 56. Most of the old brass cage fixtures were also incorporated as features in both the main building and addition. Some of the marble from Lot 56 was also used in the counters in the main building. A metal surround with brass gargoyle was also brought from the Kansas State Bank Building at Lot 56 to this location to accent the door to one of the vaults. Numerous stained-glass windows were framed and back lit for hanging throughout the main area of the bank.

The architectural features brought from the old building at Lot 56 were incorporated into the buildings on Lots 57 and 59 because of the historical tie between these two locations. In 1931, the First National Bank voluntarily liquidated. The financial climate of the times coincided with the aging of the bank officials, who decided the time had come to retire, sell their holdings, and seek other interests. With the closure of the First National, the Peabody State Bank then relocated from Lot 56 to Lot 57 where it has since remained.

44. **DIETRICH BUILDING**, Lot 73 Walnut Street West

Little is known about this two story brick commercial building. The construction of the building may have been inspired by the economic boom resulting from the petroleum industry. The owner announced in July 1919 that he had moved into his new building.

The door on the left of the first-story leads to a large apartment upstairs. A brick parapet rises above the roof line on the facade. From all indications, the entrance to the first floor and the window arrangement have not been altered. The glass in the windows and the door have been modernized.

45. **PEABODY AUTO COMPANY/I.O.O.F. BUILDING**, Lots 75 and 77 Walnut Street West
Key Contributing

The I.O.O.F. Building was constructed in 1910. The structure was built by J. C. Wilbert who was locally known as "Carpenter Wilbert." He was brought from Ohio to Peabody to build the stone Lutheran Church in 1908. He remained until his death in 1934. During that time, he also constructed the Eyestone Building, No. 41, in 1919 and twenty-three residences.

The I.O.O.F., Peabody Auto and Garage Company Building was built for two different uses by two different owners. The International Order of Odd Fellow owned the land along the New Santa Fe Trail route upon which the structure was erected. The Peabody Auto and Garage Company was comprised of local capitalists: E. R. Worthington was president; A. G. Tucker, vice president; C. C. Fuhrmeister, secretary-treasurer; E. F. Davison and A. B. Mollohan directors. The Odd Fellows deeded the land to the auto company in 1910. The ground floor of the building was designed for the garage and the upper story for the Odd Fellows. The two shared the facilities until 1921 when the Peabody Auto and Garage Company transferred title to the property back to the Odd Fellows.

From this unique arrangement was designed and built a two-story, concrete block Neo-Classical edifice 46 by 80 feet. The first story was used by the Peabody Auto Company as a show room, for indoor rental space for car owners and a repair department. The garage was steam heated, making the nightly draining of the radiator in the winter months unnecessary. The garage was open day and night and was the first built along the New Santa Fe Trail west of Emporia.

The Odd Fellows occupied the upper floor. Access to the second-story was gained through the last bay near the north corner of the building where, originally, there were a (nonextant) pair of narrow, double-pane doors. The flight of stairs led to a landing that opened into the reception room on the east. The room was 16 by 26 feet and was decorated in red and green. To the south of this room was an 18 by 25 feet robing room. Another door off this room opened into the 30 by 52 feet assembly or lodge room which extended along the south facade to the rear of the building. The assembly room was lighted by prism glass windows. A smaller anteroom was located between the assembly room and the hall at the top of the stairs. The 16 by 36 feet banquet hall was along the north wall; this room had a seating capacity for 60 persons. Entrance to the banquet room was possible through two doors located at either end of the wall between the assembly and banquet rooms. The kitchen measured 14 by 16 feet and was in the northwest corner of the building. Entry to the kitchen was possible from exterior stairs that led to a rear door. Entry was also possible through the banquet room. The kitchen was equipped with range, dishes, linen, and silverware. Both floors featured a beautiful artistic [pressed] steel ceiling. Few

changes have been made to the building. The entrance to the stairs has been altered to solid single door. The bay to the left of this was changed from a window to a door; the multi-triangular pane window that had been located in the upper portion of the nonextant window was moved to above the new door. The garage bay entrance (which is the third bay offset right) has been remodeled. The opening has been lowered, widened, and a single overhead garage door installed. The distinctive multi-triangular windows in the upper portion of two large windows on the first level and the five symmetrical windows on the second level still exist. All of the partitions that originally divided the interior are still in place. The large bracketed iron cornice has a triangular pediment with the date "1910".

46. **Dr. O. J. Furst Office and Home**, Lots 79 and 81 Walnut Street West

In July 1900, Dr. Furst bought Lots 79 and 81 from Emma M. Stevens for $200. Upon this property he planned to build his residence and office. Ground was broken in February 1901 for the new building. Gibbs Brothers laid the foundation and the carpentry work was completed by Hammond and Wertz. The Furst house was hooked to the new city water line being laid at the same time the house was under construction, making this residence one of the first to have indoor running water.

The two-story frame Queen Anne has a hip roof with intersecting front gable. The residence originally featured a spacious veranda that shaded the large windows. The exterior of the dwelling was painted white and trimmed in green. The house, which doubled as a doctor's office, was divided into a reception hall, parlor, dining room, kitchen, pantry, office, private office, laboratory, four bedrooms, sewing room, bathroom, and large store room and hall upstairs. Natural wood was used throughout the house; the staircase and fireplace mantels were of polished oak. The house was heated by a furnace and small fireplaces in the dining room and front office. The tile in the dining room was considered by the editor of the *Gazette* to be the loveliest in the house. Water and gas fixtures were both installed. According to *Gazette* editor W. H. Morgan, the Furst house was "one of the most modern and comfortable homes in town"

Most of the changes to the building are to the porches. Sometime after 1922, the portion of the porch was removed that once extended across the front of the projecting bay. The current owner replaced the porch posts in the autumn of 1991. The other known exterior change was made in 1911 when a sleeping porch was added on the west facade.

47. **LEE/UNION BOARDING HOUSE,** Lots 83 and 85 Walnut Street West

Transients stopping at Peabody during the early years found a variety of facilities available. In 1870, tents decorating the landscape provided shelter for both settlers and visitors. By 1871, the Brelford's Boarding House and Waverly and National hotels provided more comfortable lodgings. The following year, three hotels existed. In 1879, the Lee House joined the list of local lodging facilities.

The boarding house was constructed by builder H. C. Rood in 1879. The two-story clapboard front gable roof building measured 28 by 40 feet. The symmetrical facade was very simple. Two tall narrow windows were spaced evenly on either side of the entry door. Three of the same size windows were placed above. All openings had simple wooden hoods and sills. Owner Mr. A. Lee had the structure erected and was listed as the proprietor. At the time of the construction of the Lee House, the boarding houses in Peabody were "chuck full" with Santa Fe Railroad construction gangs.

In 1890, new owners made extensive changes to the Lee/ Union House where they maintained their personal residence. In January 1892, a new tin roof was laid. In December 1908, new wide porches were added to the east and south facades. Probably at the same time, the pitch of the roof was changed to a front gable and the entire main facade was extensively altered. The east facade was altered from a symmetrical 2/2 double hung sash windows to an asymmetrical, 2/3 operable cottage window on the first-story, first bay and shorter windows in the other bays. The center window on the second-story was eliminated.

In 1923, the house was converted into an apartment building. Two apartments upstairs and one downstairs were created. The current owner maintains his residence on the first floor and rents the two apartments on the upper story.

Non-Contributing Buildings:

6. **O. H. HAAS INTERNATIONAL HARVESTER BUILDING,** Lots 66-70 Walnut Street East

This building was constructed on the site of the former Phillips 66 Service Station which was on the route of the New Santa Fe Trail as it passed through Peabody. It was built in 1947 for the O.

H. Haas Implement Company. This one story commercial building was constructed utilizing the service station building. It was constructed of cement block, hollow tile and glass and was 66 feet wide and 102 feet long. Jo Elliott and Son of Lawson, Missouri were the contractors.

In the late 1950s, the usage of this building changed to the grocery business. At that time large doors were closed and most of the glass, with the exception of the front facade, was painted over.

17. **LAUNDRYMAT AND BEAUTY SHOP**, LOT 38 Walnut Street East

This infill building was constructed on the site of the Cockley Bakery Building which burned in 1945. The one story brick commercial building was constructed in 1954. It is approximately 25 feet wide by 80 feet long.

20. **J. H. MORSE AND SENIOR CENTER BUILDINGS**, Lots 32 and 34 Walnut Street East

The J. H. Morse Neo Classical style building was erected in 1886. It was a rectilinear, flat roof building. The builder is unknown. The original function of the building was that of a bank and business office. A brick vault was designed into the structure.

In April 1977, the Kiwanis Club acquired title to the property by a Quit Claim Deed. The Kiwanis then transferred the ownership of the property to the Peabody Senior Citizens Center. The lower portion of the store front was removed and replaced with glass and brick when the Senior Citizens acquired title to the site. An outside stairway to the upper floor was removed when a metal addition was added to the south side of the building on Lot 32. This addition was attached using the south wall of the building on Lot 34 as the north wall of the building on Lot 32. Two doors were cut in the common stone wall to gain access to the addition.

21. **PILAND/TEMPLE BUILDING**, Lot 30 Walnut Street East

Little is known of the early history of the Piland Building. The structure was erected by building owner A. Piland in the spring of 1907. The style was Neo-Classical rectilinear with a flat roof. The current owner has covered the exterior material with siding, but did retain the cornice at the roof line.

42. **POST OFFICE BUILDING,** West Parts of Lots 57 and 59 Walnut Street West

This brick and cement building was constructed in 1922 by the First National Bank. It was built as a rental building for the United States Postoffice. The contractor is unknown. The one-story brick commercial building was originally built with large plate glass across the facade with double entry doors at left and prism glass above. It shares a common wall of the bank building.

The entrance door has remained the same but two remodelings have changed the remainder of the facade. In the first remodeling in 1969, the windows were closed with the exception of three very narrow areas with opaque glass which were retained to admit some light to the interior. Decorative stone panels were applied to the upper portion of the facade. During the remodeling in 1992, the upper stone panels were replaced with copper sheeting.

SUMMARY

The Peabody Historic District is significant under **Criterion A** in the area of COMMUNITY PLANNING AND DEVELOPMENT, and under **Criterion C** in the area of ARCHITECTURE.

The period of significance for the Peabody Downtown Historic District is from 1874 when the first structure, the First Free Public Library in the State of Kansas, was built through 1922. The oil production was beginning to decline by 1922 and all the contributing buildings in the historic district had been constructed.

In **Community Planning and Development** it is a prime example of a late nineteenth century trade center whose business district is intact and well preserved. Its plan and its history as an early prairie town and railroad shipping point are important facets of the development of the West, and its collection of late nineteenth century historic buildings encapsulate small town America's architectural development.

In the area of **Architecture, Criterion C**, the Peabody commercial district is unique due to the number of buildings which were built within a short period of time. There were four building periods within the historic district. The buildings which escaped the fire of 1884 were constructed between 1874 and 1883 in the settlement period. During the next four years, 1884 through 1887, eighteen more commercial buildings were constructed, eleven in the Italianate style; nine built by Gibbs & Sons, General Contractors. This was prompted by the loss of retail buildings during the fire and the fast growing economy. A still expanding economy, the arrival of the New Santa Fe Trail and the building of the Carnegie Library played a part in the construction of eleven more buildings being constructed during the period from 1899 through 1917 and eight were built in the next three years during the oil boom period of 1918 through 1920.

Styles used within the district vary. Thirteen buildings were constructed in the Italianate style, fourteen in the Neo-Classic style, three Victorian Gothic, one Gothic Revival, nine one-and-two-story-commercial, three utilitarian, one Richardsonian Romanesque, one Art Deco/Spanish Colonial, one Queen Anne and one front gable.

Settlement

The Wisconsin Colony played a major role in the settlement of Peabody. In the spring of 1870, a group of men in Wisconsin, organized for the purpose of settling in Kansas. Membership in the association cost $25 per member. Leaders of the alliance were Colonel J. E. Cone, president, William C. Nye, secretary, and C. D. Bradley, general agent. These men, along with M. Birdsall, were the commissioners of the organization. The group planned to settle a tract six miles wide and nine miles in length along both sides of Doyle Creek, which was part of the proposed route for the Santa Fe Railroad. After arriving on the scene, the group enlarged its claim to a tract 12 by 8 miles in size, in Townships 21 and 22 in Ranges 1 through 3 east of the Sixth Principal Meridian in Marion County. A surveyor was hired to plat the acreage and show settlers which lands were available in the region named Coneburg, in honor of the company president. The townsite extended from where the present U.S. Highway 50 is on the north end of present-day Peabody to Division Street (so named when the street became the dividing line between the two early communities of Coneburg and Peabody). Civilian homesteaders of this acreage paid $2.50 an acre under the Preemption Law, soldiers who had not fought for the South in the Civil War could acquire acreage for $1.25 with soldier warrants. The railroad land grant, which went on the market January 1, 1871, sold from $3 to $10 an acre.

The Coneburg Town Company organized on March 31, 1871 and the plat of the town was recorded on April 10 at the United States Land Office in Augusta, Kansas. After surveying the site, the organization soon discovered it was unable to control claim jumping or jurisdiction over the tract. The Wisconsin group quickly splintered because of infighting and a new group spun off from part of the old, the North Peabody Town Company. A legal battle ensued between various segments of the area. By Congressional Act of March 2, 1867, probate judges were granted the authority to enter townsites but were not authorized to create such areas. On February 23, 1873, the Secretary of the Interior canceled the new Coneburg townsite.

In the meantime, the community of Peabody was also created south of North Peabody. For $2,878.97 William and Annie Endicott (of Suffolk, Massachusetts) acquired title on May 6, 1870 from Amos Lawrence for the south-half of Section 4, Township 22, Range 3, the future site of Peabody. On January 12, 1871, the Endicotts sold the acreage for $2,700 to Marion school teacher Thomas M. Potter. While construction was underway on the Atchison, Topeka, and Santa Fe Railroad line west of Emporia, the directors of the company traveled through the area on an inspection tour six days before a new townsite was filed. Businessmen rushed to the new site. With the Wisconsin Colony land in legal dispute, Potter's clear title on the south-half of

section four was seen by town speculators as the most desirable location for a community. Potter's holding was platted, adjoining North Peabody at Division Street. Because of the surveyor's error in measurements, the width of Division Street (the dividing line between Peabody and part of Coneburg that became North Peabody) was 90 feet wide on the east edge of the town and fifteen feet wide on the west edge (Abstract of Title for Lot 76 and part of Lot 78 Walnut Street North, Peabody, Kansas).

Potter, Col. Robinson, S. B Riggs, R. K. Tabor, L. Carson, and J. S. Straughen (attorney for Potter) formed the Peabody Town Company. Potter was president and F. H. Kollock, of the Kollock Bank No. 28, has been reported as one of the secretaries of the company. On June 16, 1871, when the charter for incorporation was filed for the Peabody Town Company, Potter and his wife, Mary, sold the land to the Peabody Town Company for $6,400. The town was named Peabody in honor of Francis H. Peabody of Boston, the railroad's vice-president, after the directors of the line recommended the railroad be routed south of North Peabody. F. H. Peabody visited his namesake in 1874 and commissioned the construction of the Library Building No. 2, the first free public library in the State of Kansas. Others to arrive, in 1874, were the Mennonites from South Russia. They were immigrating to the United States due to religious beliefs. During the next ten years, over 8,000 would disembark at the Santa Fe depot and move into the outlying areas. They brought with them the seed of the Turkey Red wheat which would become the type of wheat planted in the midwest to the present day.

By July 1871, the population of the community totaled approximately 500 persons who occupied about 75 dwellings in the vicinity. Between April and September 1878, more than 40 new dwellings were built and demand for additional housing still exceeded the supply. The Lee Boarding House, Building No. 47, was erected in 1879 and was immediately filled to capacity. It is estimated that the population was between 1,000 and 1,500 residence. There were 245 scholars enrolled in the Peabody Schools. The commercial district began near the Santa Fe Depot. By 1881, most of the lots in the business sector had standing structures upon them, many of which were single-story frame buildings. In January 1884, a disastrous fire started in the wooden buildings on the west side of Walnut Street between First and Second Streets. When the fire was out all the wooden buildings had been destroyed south to the stone Kollock Bank, Building No. 28. During the next four year period, nineteen new structures were erected (See Architecture).

By 1885, merchants were pushing hard to complete their new buildings which were replacing the ones lost in the disastrous fire of January 1884. Population figures had risen to 1,600. Sidewalks

were being laid to the fair grounds four blocks west of the downtown area. Merchants were receiving the latest farm equipment being manufactured and the most current fashions in clothing from the eastern markets. Peabody had replaced Topeka as the second site for the State Fair. During the fair, booths were set up at the fair grounds and also in the stores downtown to entice fairgoers to trade in Peabody. Many exhibited their wares while others came to view the exhibits. The horse racing track was used for a variety of events, including horse walking, teams in harness, trotting, running, pacing, and mule racing. The Dr. Loose Building No. 31 was completed but not occupied by a regular tenant. The women of the Methodist Episcopal Church provided sleeping accommodations for 50 and a lunch stand capable of serving meals to an even larger number of fair goers.

COMMUNITY PLANNING AND DEVELOPMENT

Peabody was laid out along the route of the Santa Fe Railroad. The Santa Fe Railroad Station at Peabody was an agency depot on the main line of the Middle Division, seventeen miles east of Newton. The rail line was constructed at the south end of Peabody. Pusher engines were used on the line out of Peabody to help westbound trains make the Walton grade, the steepest grade on the line in Kansas. By 1878 a switch engine was kept permanently at the Peabody station. In 1887 the Chicago, Kansas and Nebraska Railroad, which later became the Rock Island, intersected the Santa Fe Railroad line at Peabody. During the early years the economic survival of Peabody depended upon the railroads. Neighboring farmers traded at the community and exported by rail large quantities of livestock, grain crops, wool, and dairy and poultry products. These goods represented approximately $600,000 sold in 1884. Most of the rail service to and from Peabody during the 1900s was freight. In 1911, the Santa Fe Railroad shipped from Peabody four hundred and fifth-three carloads of cattle, forty-two carloads of hogs, fourteen cars of grain and ninety-six carloads of miscellaneous supplies. The station received cattle, grain, and three hundred fifteen carloads of miscellaneous goods. During the same year, the Rock Island also shipped and received like items. Of the items received, there were forty-seven carloads of building materials and one hundred two cars of coal and miscellaneous merchandise.

The Retail Community

The core area was the commercial center for the thriving city as well as a large farming community. General and mercantile stores carried a full line of clothing, household furnishings, furniture and groceries. One of the earliest merchants in the area was C. W. Bragunier. Charles William Bragunier was born in Indianapolis, Indiana in 1851. Charles came to Kansas with his

three brothers all of whom started stores along the Santa Fe Railroad. C. W.'s first general store was in one of the old wooden buildings which he opened in 1871. He later moved to a nonextant stone building on Walnut Street East south of First Street. Bragunier sold this store and had erected a one story stone building No. 27. At the time of the move, in January 1883, the cash value of the inventory of the old store was $13,000 and the average annual sales totaled $30,000. He advertised that these items could be purchased for $1.00: 10 pounds of granulated sugar, 8 cans of tomatoes or 5 pounds of Young Hyson tea. Due to declining health, Bragunier sold this store in March 1887. He did remain in business on a sporadic basis for a number of years with smaller stores and less inventory.

O. J. Roberts, born November 18, 1855, first worked as a carpenter upon his arrival in Peabody. On December 2, 1880, he became a dealer in general merchandise. In 1883, the inventory of his store was valued at $6,000 and his annual sales were expected to be $12,000. The store was destroyed in the fire of January 1884. O. J. Roberts opened for business in his new store, No. 36, in November 1887. His stock included dry goods, furnishing goods, millinery, furs and notions. He continued in business at this location until January 1920.

The Chicago Clothing Company was the original tenant in the Ellett Building No.25. Henry Cahn came from Chicago, in 1884, with a full line of merchandise. He carried clothing, boots and shoes, hats and caps, gent's furnishing goods and underwear, etc. Two years later he closed his store and moved to Russell, Kansas.

Edwin L. Hoyt was born in Hanover, Maine, December 18, 1836 where he spent his boyhood years. In 1860, he was married to Amanda J. Foster. The first 20 years of their married life they lived in Wisconsin where Mr. Hoyt engaged in the business of a merchant. In 1886, he was the youngest member of the Wisconsin State Legislature. They came to Kansas, first settling in Plum Grove, a small settlement south of Peabody. In Peabody, Hoyt and Son Drygoods was first established in the Seybold Pharmacy Building No. 15 moving to Building No. 11 upon its completion in 1887. Mr. Eaton then joined Hoyt and Son and the business became known as Hoyt/Eaton Mercantile. Most of their stock was purchased in Kansas City and they specialized in "Superb" mens suits and "H.E.&Co." boys suits. A special was run on boys three piece suits in June 1901 offering a $5.00 suit for $3.75. Hoyt/Eaton sold out to Tucker and Griffith in 1903.

By 1886, the population of the little city had grown to 2,000 and had risen again to 2,500 by 1888. Van Petten and Pettit came from Chicago, Illinois and "opened out" their mercantile at the

Hopkins Building No. 32 in 1886. They carried a fine line of merchandise and their business flourished so rapidly that, by 1887, they expanded into the Huffman Building No. 33 cutting a large archway in the common wall to join the two showrooms together. They had a staff of sixteen clerks and , in keeping with other businesses, maintained store hours from 6:30 a.m. until 10:00 p.m. However, in 1892, because of the heat they closed during the months of July and August at 8:00 p.m. every night except Saturday. Mr. Van Pettin retired in 1892 but Fred Pettit continued his large business until January 1912 when he gave up his lease on the Huffman Building and three months later vacated the Hopkins Building. So ended the era of Hart, Schaffer and Marx clothing in Peabody.

Tucker and Griffith Mercantile Company bought out the Hoyt/Eaton Mercantile in 1903 and continued business at this location until 1915. To more adequately carry on their growing business the firm incorporated with a fully paid-up capital of $30,000. Some of their leading brands were Printzees Suits and Cloaks for ladies, Marshall Field Co's Dress Goods and Linens, Chase & Sanborn's Teas & Coffees and French's Spices. The Men's Department was moved across the street to the Hopkins Building in 1912. Fred Griffith left the company prior to its moving the balance of the business to the Huffman Building in 1915. Guy Tucker was a successful oil speculator and retired to California in 1924 after transferring the ownership of Lot 47 to Orlando Jolliffe. A third business partner, Sherwood Noll, continued to run the business until the late 1920s.

Roy Smith, the nephew of Fred Pettit and former clerk, with Bryant Keller as a partner opened the Smith & Keller Men's Clothing in the Huffman Building No. 34 in 1912. By 1915, they had moved to the Kollock Bank Building No. 28. A newspaper clipping from 1918 stated that they had remodeled the store interior and new show windows for a cost of $3,000. Roy Smith left the partnership and would later open a Dry Goods store at the Huffman Building and a Variety (Five and Dime) Store in the Graham Building. Thomas Jackson joined Bryant Keller in the men's clothing business.

In 1920, during the height of the oil boom, E. T. Guyman and E. C. Pendroy of Guymon-Pendroy Dry Goods opened a store in Peabody. They already had a store in Newton. They leased the Osburne and O. J. Roberts Buildings Nos. 35 and 36 and immediately started remodeling both buildings. The first story front facades were removed, six tons of steel were installed to secure the buildings. One single steel beam weighing two-and-one-half tons was shipped in on two flat cars and installed lengthwise between the two buildings. This allowed the removal of the

common wall; however, floors had to raised and lowered to give a level showroom 50 by 100 feet. Arcade windows were installed and the stone facade of the Osborne Building was replaced with brick. Sometime during the remodeling, due to the health of Mrs. Pendroy, Guyman-Pendroy sold out to A O. Rorabaugh of Wichita. With the acquisition of the Peabody and Newton stores, Rorabaugh had five stores along the Santa Fe Railroad with an aggregate sales over $6,000,000 and maintained a New York office to be close to the eastern markets. Two carloads of showcases were added to the large showroom. The new display cases were lighted, and cash carriers were installed to further advance the modern look. By 1930, the Rorabaugh store at Peabody had ceased to exist.

John Holmberg, the shoe man, came to Peabody, in 1887, from Woodhull, Illinois and opened his first shoe store in the Ellett Building No. 25. In 1894, he moved to the Kollock Building No. 28 where he remained until 1899. While at this location, he painted his advertising on the limestone facade; HOLMBERG SHOES, BOOTS, SHOES. This necessitated a complete facade removal in later years. In 1899, he moved to the Loose Building No. 31 which remained his location well into the 1930s. An ad in the *Gazette* in March 1917 states, "If you want your old shoes to last like new bring them to Holmberg's Electric Shoe Shop and see what our new electric stitch can do. Prices the same as for nailed."

Although there were grocery departments in the general and mercantile stores, other stores sold only groceries or meats. In 1887, Bechtel and Holler Brothers opened the Bee Hive Grocery in the Graham Building No. 34. In 1895, Bechtel sold his interest to a Nusbaum brother. Except for short period of time, there was a Nusbaum involved in the Bee Hive until 1920. Pettit Mercantile did have a grocery department at this location from 1902 until 1907. A large part of retail with the rural community was done by trade. Farmers raised much of their food and traded the surplus for other needed items. As an example, Helen Lyon Cooper in the book, *The Wealth She Gathered*, states, "Each morning I had a pail of ten dozen eggs to send by the children to Pettit's General Merchandise Store,(Building No. 34,). They paid ten cents a dozen in trade and due bills until you wished to trade it out. I would let the dollars accumulate to buy clothes as the family needed them. At Christmas my flock of turkeys was turned in to buy suits and winter coats." Slaymaker & Kobel purchased the Bee Hive in December 1920 when they placed an ad for Folgers Coffee 60 cents, one pound dried peaches 30 cents and 12 pounds of White Light Flour 75 cents.

Paul and his brother Ed Huguenin operated a meat market in a wooden building prior to construction of their brick building No. 18 built in 1920. Their specialty was "Sealcrest" oysters which were advertised to be the finest. When the new store building was completed, Ed Huguenin operated one of the finest grocery and meat outlets in town. He also had full delivery service.

August and Charles Dietrich both butchered and sold meat. August's store was in one of the little wooden buildings which were torn down to build the theater. Charles Dietrich had a new building constructed, No. 44, in 1919. It apparently was not a good location for a meat market as there were four different owners in a two year period. In June 1921, J. S. Dillon and Son bought the building and opened one of six Cash and Carry stores in the area, these stores being in Hutchinson, Peabody and Pretty Prairie. It was also unsuccessful as it closed four months later.

Thomas Osborne operated his furniture-undertaking business from a wooden building prior to the fire of 1884. By August 7, 1884, he moved into his new building, No. 35. He continued conducting his business from this location until he sold to Ira Sterling 1903. Ira Sterling was born at Center Hall, Pennsylvania, February 6, 1854 to Matilda Spangler and George Dauberman. Sterling's mother died when he was two and he was adopted by David William Sterling. Later, Ira moved to Batavia, Illinois where he married Helen Kenyon on March 11, 1879. Ten days later they immigrated to Marion County. Ira Sterling began his experience in the furniture and embalming business in 1884 with his father. His son Hubert would later join his father in the business after attending the Barnes School of Sanitary Science and Embalming of Chicago. The Sterlings remained in the Osburne Building until 1918 at which time they purchased the Morgan House, No. 4, and opened the first official funeral parlor.

When Sterling left, J. E. Baker moved his furniture and mortuary business to the Osborne location where he remained until 1920. He operated from several locations until 1930 when he returned to this location to stay. Family members relate stories of the great rivalry between Sterling and Baker. Apparently Baker was the winner as Baker Furniture and Carpet are in this same location in 1997 and also occupy eleven other buildings within the district.

W. D. Butler operated a hardware store from Lot 52 and an agricultural implement building from Lot 54 Walnut Street East. This business was sold to Emmaline Prescott in 1884 and in 1885 Mrs. Prescott replaced the wooden hardware building with a brick and stone Building No. 13. Emmaline Davenport was born at Hallowell, Maine, May 3, 1830. She married William H.

Prescott and came with him to make their home in Peabody in 1874. Mr. Prescott died in 1880 at the age of forty-nine. Mrs. Prescott formed Prescott and Company and continued the business with her son Frank as a partner. In 1894, Mrs. Prescott deeded her interest to son Frank and E. F. Davison. By 1899 all title was transferred to Davison who then had the second building, No. 12, constructed for the expanding hardware, carriage and farm implement business. In 1937, Davison transferred title to Paul E. Baker, a relative of Prescott, who operated the business as Peabody Hardware and Lumber Company until 1974.

A newspaper item dated May 28, 1891 stated that harvesting machinery is in great demand. Irwin Brothers have already taken orders for about fifty Deering binders and reapers. At that time the Irwin Brothers were doing business from the Morse Building No. 20. W. M. Irwin came to Peabody from Pennsylvania in 1883. Alfred Hutchings and John Schroeder were in partnership in the hardware business in the Schroeder building No. 29. Hutchings died of typhoid fever at the age of 36 and Irwin purchased his estate. By 1889, the Peabody Hardware was operated by W. M. Irwin from the Schroeder Building. Irwin was also a director of the Kansas State Bank. In 1895, while operating from this location he had an addition built to the rear of the Windleshafer Building No. 30. In 1899, he moved his entire inventory to the Windleshafer Building. In May 1901, Irwin purchased the building for $3,200. His hardware store carried buggies, harnesses, and other related hardware goods. Mr. Irwin sold his stock and discontinued business in 1907.

Dr. C. J. Seybold was born in Chicago, Illinois March 5, 1848. He began reading medicine in 1868 with a local doctor. After marrying Amelia Wakeman at Elmhurst, Illinois in 1875 he attended the Bennett Medical College for two years. The couple moved to Peabody in 1878. The following year he ceased his practice and focused entirely upon his druggist profession. This same year he had his stone building, No. 15, erected. By 1885, Morse and Bradbury owned the Peabody Pharmacy and relocated it to the Loose Building No. 31. T. A. Slaymaker purchased part interest in the Pharmacy in 1886. By 1899, the business was known as the Slaymaker Pharmacy and moved into the Ellett Building No. 26 which he purchased from Ellett the same year. During the mid-1910s, Art Starr moved to Peabody and purchased the inventory of Slaymaker. Starr remained at the location until 1921 when he relocated his inventory to the D. J. Roberts Building No. 37.

L. J. Supple and W. Neil of Solomon opened the Supple and Neil Rexall Drug Store in Building No. 11 in 1917. George Higgins came to Peabody as their pharmacist in 1919. George and his wife purchased the Rexall Drug in 1923.

In 1896, J. C. Haupt was a jeweler in the nonextant Red Front Store. He sold watches, clock, gold, silver and plateware. By 1908, Haupt had relocated his jeweler-optician business to the Windleshafer Building No. 30 where he remained until 1919. J. Cunningham of Peoria, Illinois located his jewelry business to the Ellett Building No. 26 in 1897. His inventory included cut glass, hand painted china, watches, clocks, jewelry and eye glasses. In June 1920, Cunningham sold his interest in the Cunningham Jewelry Store to L. M. Stroud. By the mid-1920s, J. C. Haupt occupied the north business site at the Sunflower Theatre for his optometry business and L. M. Stroud occupied the south space for his jewelry store.

Professional and Service

There was a good mix between retail and service. Four banks were open to serve the public. The Kansas State which started in Building No.20 but later moved to Building No.10, The Peabody Bank in Building No.24, the Stockmen's Exchange Bank in Building No.26 and the Kollock Bank in Building No.28. There were attorneys, abstractors and real estate salesmen in the various bank buildings.

The Peabody Bank was established in 1879 by a man named Saulsbury. George W. Schupe and J. E. Tressler bought out the successor to Saulsbury, Morse and Weidlein in June 1882 paying $20,000 in cash and real estate interests. The firm's primary focus was real estate loans in which over $500,000 was outstanding in May 1883. They were operating from their stone bank building which was less than five years old when it collapsed into the hole being excavated for the Eagle Block No. 23. They immediately started construction of a new bank building, No. 24, which was completed in 1884. A third partner joined the firm in 1885. H. L. Lark, a brother-in-law of Dr. Tressler, came with his family from Loyalton, Pa. . The local newspaper reprinted this news item from the Lykens (Pa.) *Register*: H. L. Lark, Esq., of Loyalton, left on Monday to take up his residence at Peabody, Marion County, Kan., where he recently became a partner in an established financial institution known as the Peabody Bank. Mr. Lark will have special charge of the Eastern division loan mortgage department, which has, we learn, during the last two months, invested nearly $100,000 of Eastern capital. At the same time, E. W. Deibler, of Lykens, Pa. also came to Peabody where he became the bank's cashier. In 1890, the First National Bank merged with the Peabody Bank and moved to Building 24. Schupe, Tressler and Lark became stockholders of the First National Bank and the bank transferred all management of the real estate activities to the previous officers of the Peabody Bank.

F. H. Kollock, owner of the Kollock Bank Building No. 28, came to Kansas in poor health from Minnesota. He was the community's first attorney. By 1876, he had recovered, increased his personal wealth and established successful law and banking practices. Kollock and his partner Waller Chenault had their new stone bank constructed in 1878. In 1878 and 1879, Kollock played a prominent role within Marion County. He ran for, and won, public office in the fall election of 1878. His campaign called for "lower taxes and economy in county affairs." He was elected to the state legislature in 1879. Chenault transferred his banking interests to Kollock in 1880. In 1883, Kollock reorganized the banks real estate department. It was reported that the bank sold 5,000 acres of land between December and May 1883 when real estate activity was slow. The banker announced the creation of the First National Bank in January 1884 and it opened for business in March of that year. In November 1890, the First National Bank merged with the Peabody Bank and moved to Building No. 24. A bank statement dated November 1910 listed assets and liabilities of $360,716.65, $199,000 in loans and $263,671.41 in deposits. The bank operated from this location until 1920 when their new facility, Building No. 43, at the corner of Second and Walnut Street was completed. In 1931, the First National Bank voluntarily liquidated.

The Stockmen's Exchange Bank was formed by Robert Camp and W. Ellett in March 1886. Will Ellett had been the cashier at the Peabody Bank for six years. Camp had extensive farm and ranch lands in the area and was a noted livestock raiser. An attorney and real estate dealer, Camp had been born in Huntingdon County, Pennsylvania July 21, 1836. He moved to Kansas from Jackson County, Indiana in 1871 and was elected County Commissioner the same year. His father was the president of the First National Bank of Milwaukee, Wisconsin. The Milwaukee bank provided the backing for the Stockmen's Exchange Bank. By 1891, the real estate depression effected nearly everyone involved in the financial community. By mutual consent, the Stockmen's Exchange Bank dissolved. Its interests were transferred to the Kansas State Bank, Bldg. No. 10. Kansas State Bank president W. E. Scott resigned, Camp left banking and Ellett was elected president of the Kansas State Bank. Nationally, a depression and recession lingered from 1889 until 1907. This may have had an effect on the local community as the population figures dropped to 1,586 by 1909.

The Kansas State Bank was formed by R. E. Scott, R. S. Scott and S. S. Findley and opened for business from Building 20 on October 7, 1886. They moved to their new bank building No. 10 when it was completed in December of 1887. In 1897, the Kansas State Bank merged with the

First National Bank. It was argued that one bank, with greater resources and less expense in proportion, can serve the people better.

The Peabody State Bank formed on September 7, 1899. The original directors were: cattleman D. W. Heath, president; C. C. Page, vice president; E. W. Diebler, cashier; E.P. Gray, land owner; Howard Lathrop, rancher; R. D. Sands, president of the first light company; W. E. Bozorth, farmer and owner of commercial property; O. Jolliffe, land owner and later oil speculator and president of the bank; W. M. Morgan, newspaper man; J. T. Brooks; Herman Janzen, one of the first Mennonite farmers to settle; J. L. Heath, brother of D. W. Heath and stockman and W. H. Morgan, editor of the Peabody Gazette. The $25,000 stock is divided among 52 stockholders and will be fully paid up before the bank opens for business. In 1931, the Peabody State Bank moved across the street to the former location of the First National Bank Building No. 43.

In May 1919, Topekan Hebert West visited Peabody to inspect the progress of his bank, the American State. The new financial institution opened in its temporary quarters in the Windleshafer Building No. 30 in July. By September 1920, the First National Bank had relocated and the American State had moved to Building No. 24. After the oil boom, the American State Bank closed.

Five doctors had their office in the core area. Dr. Seybold practiced for a short time, in 1879, from his Building No.15. Born in Chicago, Illinois, March 5, 1848, Seybold began reading medicine in 1868 with a local doctor. For two years, beginning in 1876, he attended the Bennett Medical College before he moved to Peabody in 1878. He practiced medicine for only one year but carried on with his druggist profession. Dr. Loose and Dr. Furst had offices on the second floor of Dr. Looses' Building No.31. Physician and surgeon C. A. Loose moved to Peabody in May 1878 from Pennsylvania. He was born in Lebanon County, Pa. on October 2, 1843. He attended Dickinson College, at Carlisle, Pennsylvania, graduating in June 1870. He read medicine with Dr. Horace De Young at Mauch Chunck and graduated in medicine from the University of Pennsylvania. He served as surgeon of the Wyoming Division of the Lehigh Valley Railroad, and was attending surgeon during the mine fire of Hollenback Mine of Wilkes-Barre Coal and Iron Company until he moved to Kansas in 1878. Dr. O. J. Furst and wife came from Conrad Grove, Iowa. Furst, a graduate of the Medical Department of Iowa State University, formed a joint practice with Dr. C. A. Loose at the Loose Building No. 31. The doctors advertised that German was spoken at their practice. Because of the large Mennonite

population around Peabody, bilingual skills were in demand. Dr. Furst moved his medical practice to his home in 1901. The Drs. Huffman, father and son, practiced from the Huffman Building No. 33. Dr. Albert G. Huffman moved to Kansas with his second wife and four children settling first in Americus, Lyon County, prior to his move to Peabody in 1871. Son Thomas, born November 13, 1842, was a West Point cadet during the Civil War. He graduated from West Point in 1866, and then began his medical training at his father's alma mater, Louisville College of Medicine. He died at the age of 48 years at Kansas City, Missouri. Other doctors practiced from nonextant buildings in the area.

The Doctors Linda and Julie Otte had their dental practice on the upper level of Building No.27. They opened their practice in 1892 after returning from the dental college in Iowa.

J. C. Haupt had served an apprenticeship one year under Mr. Adams at Marion. From there he moved to Burns where he was employed for bench work as a jeweler. He moved to Peabody in 1896 where he bought the jewelry stock and business of T. W. Butcher valued at $650. In 1908, he was the first vice president of the Kansas State Association of Opticians. In his optical practice he specialized in the "Health Ray" lens. After being located in two other buildings, he located in the Windleshafer Building No. 30 in 1908 where he remained until locating in the Sunflower Theatre Building. J. Cunningham also fitted eye glasses from his jewelry store in Building No. 26.

W. H. Morgan, founder and publisher of Peabody's first newspaper, used his home, Building No. 4, as the library while publishing the paper from a small nonextant wooden building next door. Morgan was born in Ohio September 23, 1840 and died June 29, 1918 at the family home in Peabody. W. H. attended a college at Urbana, Illinois operated by the Church of the New Jerusalem. Morgan established his first newspaper , the *Osage City Free Press*, in Osage City, Kansas. In the spring of 1874, Morgan moved to Peabody and published the *Gazette* for six months. He then sold it to his partner Dr. Church only to buy it back in 1880. W. H. Morgan published the *Peabody Gazette* for 27 years.

The First Free Public Library, Building No. 2 constructed in 1874, served all of Peabody Township which at one time also included Catlin Township. It was replaced with the Carnegie Library, Building No. 3 constructed in 1914, which is also a township library.

The Post Office started in the Eagle Block Building No.23 but then moved to the Ellett Building No. 25 in 1890 where it remained until the new Post Office Building No. 42 was built in 1922.

Barber shops were operating from the basement levels of the Peabody and Kansas State Bank Buildings Nos.10 and 24. Upon completion of the Peabody Bank Building No. 24 in 1884, M. C. Scott maintained a "commodious" room for a barber shop in the basement. According to the Gazette, Scott had a clean, light and pleasant room, comfortable chairs, the "finest lot of shaving cups of any shop" in Kansas, good razors and shears, and the skilled hands that made customers know they had received their money's worth of service. By November 1892, Charles and Lewis Grayson had bought the barber business of M. C. Scott. In 1898, there was an ad stating to take your laundry to Lew Grayson under the First National Bank and by 1900, Louis Grayson, the barber, was also advertising Soft Water Baths. After construction of the new First National Bank Building No. 43 in 1919, barbers Floyd Draper and W. I. Rice were the first basement tenants. The barbers equipped their shop with both tub and shower baths. With the number of oil field workers living in Peabody at the time, the baths and showers were probably as popular in the 1920s as the bath houses of the 1880s.

Sometime prior to 1902, R. B. Slaymaker was the proprietor of the Slaymaker Restaurant in the Seybold Building No. 15. Upon the completion of the Grinnell Building No. 14 in 1902 he moved his restaurant, then called the Star Restaurant, to that location. In 1903, Slaymaker added an $850 soda fountain to the eating establishment. By 1911, Will Slaymaker was managing the Star for his father who was serving a term as the Marion County Sheriff. S. A. Derrick opened a restaurant upon completion of the Derrick Building No. 22 in 1885. He named his restaurant "Delmonico". Six month later, he opened the Delmonico Ice Cream Parlor. By 1891, Derrick sold the restaurant portion of the business to James Nusbaum who opened a lunch counter and billiard room. The introduction of the billiard tables removed this commercial facility from the social use by women and children. In 1920, the tenant of the front of the Ellett Building No. 25 was the Palace of Sweets, a Newton based business. Following the removal of the Post Office to their new building in 1922, John Dumas and James H. Doris (emigrants from Greece), owners of the Palace of Sweets, expanded their business to the total space. Their establishment served chili, light lunches and waffles. The establishment also had a player-piano and a nickelodeon. By 1933, the Palace had closed.

Infrastructure

By 1888, firefighters were aided by the installation of Peabody's first water works. Bonds were approved at a council meeting in the City Building No.1. About 1906, electric street lights were installed by Thomas Osborne, owner of the Osborne Building No.35. Telephone service was installed in 1899. The first office was in the rear of the Peabody Bank Building No.24. When Southern Bell came to town, they located in Building No.19.

New Santa Fe Trail

Prior to 1910, the crusade for new highways within the state was spurred with promotion for the New Santa Fe Trail highway. The many supporters for an improved transportation network were encouraged by enthusiastic automobile owners who banned together in various communities forming independent groups of "Good Roads Boosters." These progressives campaigned nationally for better roads for automobiles. These individuals succeeded in creating a new highway built by local communities that wanted to be included along the route of the thoroughfare. Peabody was located on that great overland route, the New Santa Fe Trail, which was kept in the finest condition possible. The impact of the highway and automobile transportation on the local residents was immediate. In October, 1910, the first automobile garage along the New Santa Fe Trail opened in the Peabody Auto Company garage, Building No.45. Service stations became commonplace in this small town. There were eight full service stations within the city limits. Only a part of one station remains in the core area. The Phillips 66 Station was incorporated into the Haas International Building No.6 when it was built in 1942. With the influx of the automobile, the New Santa Fe Trail was routed down Peabody's mainstreet and through the business district. This route later was renamed U.S. Highway 50 South.

Oil Boom

Peabody experienced an oil boom from 1918 until 1922 which probably resulted in the greatest change upon the community in the shortest time. Although drilling continued in the area until the early 1930s, few wells were producing by that time, and even fewer new holes were being sunk. After 1930 most of the oil fields near Peabody were abandoned.

On September 1, 1918, one of the oil wells on a lease of Wichitan Sylvester Forrester came in. The drilling was financially backed by the Elmhurst Investment Company of Topeka. The well was located in the southeast quarter of Section 9, Township 22, Range 4 east, six miles east and one mile south of Peabody. The land was owned by Orlando Jolliffe. Although never a producer, the well initiated the petroleum boom of Peabody history. The first "good" producing wells were also found on land owned by Jolliffe. Forrester later became the vice-president of

Orlando Petroleum Company. S. W. Forrester purchased a private railroad car for the use of the firm Forrester and Cook. Forrester brought numerous Eastern and Canadian capitalists to Peabody aboard his private car. He first used the car for a private hunting trip in Canada. On the return trip, he brought along several Pullman cars filled with interested men and women who wanted to invest in the local fields.

The Peabody fields brought an economic and population boom for Peabody and altered the demographics of the community. No longer was Peabody simply a rural community with a railroad station and a main street that was only busy on Saturdays. Traffic congested the commercial streets from dawn until the late evening. North Walnut Street was dubbed "Millionaire Row" because at least half of the residents of that area had oil wells on their farm land.

During the boom, several automobile garages were built in Peabody, including the (extant) Eyestone Garage No. 41. The building was publicized as "the largest garage in Kansas". Other commercial buildings were also erected during this time. The volume of Post Office trade tripled, causing the office to be reclassified from third-class to second-class Five oil field supply companies opened for business in Peabody: National, Jarecki, Atlas, Continental, and Oil Well Supply. A new bank was under construction. No. 43, and the Berns-Sunflower Theatre No. 16 was constructed, one of the local lumber companies replaced its old structures with new ones, and a large nonextant wholesale bakery building, a new laundry, No. 39, a new high school building, a large Methodist Church, and new boiler shops were erected. The *Gazette-Herald* stated, "Nearly every business house in town" was "remodeled or a new front installed". More than 100 residences were constructed in October and November 1919. The same year, six miles of street paving were under construction and another four miles previously contracted were nearing completion. In 1921, the local newspaper stated that a half a million dollars had been spent in new paving. Sewer lines were extended in all directions, and the first street signs were erected to aid in directing transients, many of whom were associated with the oil fields.

The value of farms increased from $10,000 to over $100,000. Petroleum royalties sold for $50,000. Frank Eyestone, original owner of the Eyestone Building No. 41, opened the Peabody-Elbing field with the leasing of 120 acres of his land in Marion County to the National Refining Company of Cleveland, Ohio. The firm erected two drilling rigs on the property and began the search for oil. In February 1919, the first well was brought in. In May the second, and larger, deposit of petroleum was found when that well came in. Lacking pipeline facilities, National

Refining hired "every available man and every available team of horses" and quickly constructed a huge hole which the company hastily converted into a petroleum pond to handle the ever increasing oil flow. This second well became known as the Eyestone Gusher, which produced between 3,500 and 4,000 barrels of oil daily, was talked about in reverent tones among those involved in the industry. Six more wells were rapidly sunk, and by October 1919 the Sinclair Pipe Line Company had laid the first pipe to the Elbing field. Soon after the Sinclair line was completed, the Prairie Pipe Line Company laid another line to the area. About the time the second well was brought in, Eyestone formed the Eyestone Syndicate, to which he sold one-half of his total royalties. The syndicate was comprised of a small group of leading Peabody businessmen. The syndicate owned one-half of Eyestone's royalty interest in the oil and gas development on his land.

The petroleum boom created a greater demand for rail shipments than could be met by the existing number of switching lines at Peabody. Santa Fe and Rock Island laid extra track. The additional Santa Fe tracks ran south of its station while the Rock Island track was laid north of its depot. Despite these additions, rail traffic remained congested because of insufficient siding and switching facilities.

In 1918, the population of the community was 1,948, by the following year that figure had risen to between 3,500 and 6,000 people. Because many of these persons were transient oil-field workers who slept wherever they could find available room, an accurate count of people living in Peabody was not possible. Some chicken houses and barns were converted to living quarters for the workers. Others shared the same bed, sleeping in shifts.

Later Years

Following the stock market crash of 1929, The national Great Depression and the local dust bowl and grasshopper days of the early 1930s, the citizens and merchants of Peabody just "hung on". Wages were $1.00 a day and a roast had to last all week. Population figures slumped to around 1,000 and many of the large, older homes were moved out of Peabody as their owners no longer had the resources to maintain them. By the late 1930s, "Happy Days" were returning !

John DeForest moved his hatchery business into Building Nos.22 and 23 in 1943 and was in business there until 1970. During that time thousands of baby chicks and turkeys were hatched and shipped from that location. This business kept the Santa Fe Freight station open until

October 1971. Passenger service had ceased sometime prior; however, you could buy a ticket to Peabody if the train was scheduled to stop for chickens.

In 1943, German prisoners of war were brought to Kansas and interned at Concordia. Peabody became a subdivision camp. By the first of September plans were underway to transfer prisoners to Peabody and tents were erected at the old creamery site south of town. The initial contingent of Germans numbered sixty; however, three days later, another fifty-two prisoners arrived. Fifty-eight guards were also assigned to the Peabody camp. By the last of October, the government announced plans to keep the Peabody War Camp operational through the winter. Captain Coverdale of the Concordia Prisoner Camp inspected the Eyestone Building, No. 41, as a possible site for the permanent camp. Colonel Sterling, Commandant at Concordia, approved Coverdale's favorable report of the site. In September 1944, an additional fifty-three prisoners of war were brought to the site, bringing the total of inmates to one hundred and sixty-five. At that time, the men were employed primarily to harvest feed crops and fill silos. One group of prisoners worked at the DeForest Hatcheries, Building Nos.22 and 23. The use of German prisoner labor continued around Peabody until December 1, 1945, when the camp closed.

During the late 1950s and early 1960s, Paramount Products, Inc. operated from the Eyestone Building No. 41. This was a aircraft manufacturing company doing subcontract work for Boeing, Beech, and Cessna in addition to a prime contract with the Airforce for a refueling trailer. They also used Building Nos. 39 and 40 for their paint shop facilities and some assembly work was done on a temporary basis in Building No.38. At the peak of production, they were employing two hundred workers on two shifts.

Architecture

The Peabody commercial district is unique due to the number of buildings which were built within a short period of time. Prior to January 1884, only six of the extant buildings were standing. The Library-No.2, the Morgan House-No.4, Seybold Pharmacy-No.15, Bragunier's one story building No.27, Kollock Bank-No.28, and the Lee Boarding House No.47. The three buildings at the north end of the district, Nos. 2,4 and 47 are of clapboard construction while the three in the business district, Nos. 15,27 and 28, are built of limestone. Building Nos.15, 28 and 4 are Italinate; No. 2 is Gothic Revival and 47 is front gable style.

On the night of January 4, 1884, a disastrous fire consumed all the wooden buildings in the main block on the west side of Walnut Street south to the Kollock Bank Building No.28.

Approximately $20,000 worth of property, including merchandise, was destroyed in the catastrophe. The community battle against the fire made the residents aware of their need to: construct commercial buildings of masonry, enact fire prevention ordinances, create a reliable water supply, and organize fire fighters. Ordinances were passed that required only masonry structures be erected along Walnut Street in the downtown area. Within the first few days after the fire, the city approved the sale of bonds for the creation of a city water works. By the end of the year, six buildings were completed on the west side.

Styles used within the district vary. There are thirteen buildings constructed in the Italinate style, fourteen Neo-Classic, three Victorian Gothic, one Gothic Revival, nine one-and-two-story-commercial, three utilitarian, one Richardsonian Romanesque, one Art Deco /Spanish Colonial Revival, one Queen Anne and one front gable.

Victorian versions were most popular from the 1850s through the 1870s and continued to be built for another decade. They are more ornate. The cornice is accentuated, serving as an elaborate terminus to the whole building. Windows are frequently embellished by decorative surrounds or caps. A number of buildings erected between the late 1880s and early 1900s are transitional in nature. They possess some of the agitated qualities of High Victorian design; however, their ornament may be more restrained and some of their elements more closely related to one another. Italianate commercial buildings feature round and segmented arched windows with decorative "eyebrows" and recessed entry. In the Neo-Classical style, the windows are large single-light sashes. One and two story brick commercial buildings were very plain with large display windows and utilitarian buildings had built up parapets. Richardsonian Romanesques overall effect depends on mass, volume and scale. The uniform rock-faced exterior finish is highlighted with an occasional enrichment of foliated forms on capitals or belt course. The facade is punctuated with transomed windows set deeply into the wall and arranged in groups in a ribbon-like fashion. The initial phase of Art Deco design, popular during the late 1920s and the 1930s, is characterized by a sculptural use of rectilinear geometric forms of terra cotta tile. Often striations and abstract relief ornament embellish the wall surfaces. Some buildings use these motifs in a purely decorative manner without any sense of structural expression. The Spanish influence is evident in the use of the red clay tile roof material.

The majority of buildings were constructed of masonry during the nineteenth century. Most of the west side of Walnut Street was erected by stonemasons Gibbs and Son following the January

1884 fire. The structures in the commercial district are noted primarily for the use of limestone and brick, quoins, surrounds, engraved hoods, arches, and/or lintels, cornices and pediments, brackets, motifs, iron columns, prism glass, arch windows, common second-story stairwells, and iron balustrades (still extant on the Schroeder Building No.29). Two of the original corner bank buildings, Nos. 10 and 24, were built of masonry and feature the truncated, round-arch entries commonly found in architecture designed for banking structures of the day. Most of the styles used along Walnut Street West are a blend of several styles, primarily Italianate Renaissance Revival.

There were four building periods within the historic district. The buildings which escaped the fire were constructed between 1874 and 1883 in the settlement period. During the next four years, 1884 through 1887, eighteen more commercial buildings were constructed, eleven in the Italianate style; nine built by Gibbs & Sons, General Contractors. This was prompted by the loss of retail buildings during the fire and the fast growing economy. A still expanding economy, the arrival of the New Santa Fe Trail and the building of the Carnegie Library played a part in the construction of eleven more buildings during the period from 1899 through 1917 and eight were built in the next three years during the oil boom period 1918 through 1920.

Adaptive use and alterations have played a vital part in the architectural history of the commercial district in Peabody. Surprisingly, many of the major alterations were made to buildings for tenants of the building rather than for owner-occupants. One of the unique features found in several of the buildings is an arch cut in the common wall that joined the two stores at different times in their history. Most of these arches have since either been filled or the walls removed.

Although most of the second-story fronts are still in original condition, many of the first-story facades have been altered, some of these changes are reversible. Surprisingly, store owners and tenants began converting the first story of the buildings soon after the structures were erected. In nearly all cases, the first stories had been altered at least once by 1920.

These buildings stand today as a showcase for the Peabody Downtown Historic District. They serve as a backdrop for our retail promotions and fund raising, a drawing card for tourists, an incentive for those seeking to relocate out of the city, and an enduring source of pride for all citizens of this little city.

ELABORATION

Six structures remain from those constructed from 1874 through 1883. The Old Peabody Library Building No. 2, was the first constructed in 1874 followed by the Morgan House, Building No. 4, in 1881. These buildings are at the north end of the district and constructed of clapboard in the Gothic Revival and Italianate styles respectively. There are no records of the craftsmen who built the first library building. *A.* K. Stewart was retained by W. H. Morgan to construct his home on Lots 76 and 78, Walnut Street East. Mr. Stewart's bid, dated March 1881, states if all materials are furnished by Mr. Morgan that, "All carpenter work to be done, in a thorough, tasty and workmanlike manner for the sum of Two Hundred and ten dollars (210)." Isaac Pecare received the painting contract with his bid, dated June 10, 1881, for "Outside for eighteen cents per square yard, inside rooms and halls to be grained and varnished for fifty cents per square yard and the back rooms for twenty-five cents per square yard." W. H. Morgan was to furnish the necessary paint, oils and varnish. Three buildings were constructed of limestone in the downtown block, the Kollock Bank No. 28 in 1878, the Seybold Pharmacy Building No. 15 in 1879 both in the Italinante style and the one story Neo-Classical Bragunier Building No. 27 in 1883. The builder of the Kollock Bank is unknown but Ike Pecare was retained to do all the painting. D.C. Kettle was the stonemason general contractor on the Pharmacy, a Mr. Jex the stonecutter and Mr. Rood the carpenter. There are no records of the workmen on the Bragunier building. Mr. Rood was the carpenter of the clapboard front gable Lee/Union House, No.47, which was constructed in 1879 at the north end of the district.

In January 1884, a total of eight commercial frame buildings along Walnut Street West were destroyed by fire. The blaze burned everything from Second Street south to the Kollock Bank, Lot 37. This fire, in addition to the growing economy, initiated the construction of eighteen commercial buildings in the four year period from 1884 through 1887. The two-part commercial block is the most common type of composition used for small and moderate-sized commercial buildings throughout the country. This type is characterized by a horizontal division into two distinct zones and reflects differences in use inside. All of the buildings constructed in the historic district at this period were built in the Victorian versions of the two-part block. The cornices are accentuated, serving as an elaborate terminus to the whole building. Windows are embellished by decorative surrounds or caps. The lower levels were used for retail or banking with the upper levels used primarily for professional offices or living quarters.

A unique aspect in the construction of these buildings was the building in blocks or units. When construction started on the Peabody Bank Building No. 24, Will Ellett also started the construction of his two buildings on the next adjoining lots to the north. The same workmen, like materials and designs were used in all three buildings. The bank building was taller than the two adjoining buildings. The two Ellett buildings went up horizontally; the second floor was one floor and one roof covered both buildings. There was a common wall between the two buildings at the lower level but only partitions divided the upper level. The Roberts Brothers two buildings, Nos. 36 and 37, were also constructed at the same time. This was due to the fact that they were brothers and their father had given them the land. While these two stores were very different inside, the outside appeared as one with the one cornice centered by the large triangular pediment.

Gibbs and Sons were the general contractor on all five of these buildings in addition to five others built within the district during this time period; the City Building No. 1, the Derrick and Eagle Block/DeForest Buildings Nos. 22 and 23, Schroeder Building No. 29 and the Osburne Building No. 35. Robert Gibbs was born in London, England, January 23, 1832 and came to America in 1852 making his home in Goshen, Ohio. He came to Peabody with his wife and nine children in 1879 where he made his living as a stonemason. His two sons, John and Will, worked with their father and continued his work after his death in 1913. The Gibbs, father and sons, were engaged in stone masonry and also well known for bridge building.

Another building group was constructed, in 1887, under the supervision of the general contractor W. H. Traver, The Kansas State Bank Building No. 10 and Hoyt-Eaton Mercantile Building No. 11 were constructed at the same time. The same workmen were used and like materials but the style was different. The bank was built in the Richardsonian Romanesque style and the mercantile in the Italinante style. The mercantile had an addition added to the first floor in 1895 and a grocery store annex, Hoyt-Eaton Grocery No. 9, constructed in 1899 all under the watchful eye of Will Traver. W. H. Traver came to Peabody, then called Coneburg, in 1871. As a contractor and builder he built many of the homes and business blocks of the town. He also served several years as councilman and mayor. Mr. Traver died May 26, 1926 at the age of eighty-three years.

Mrs. F. H. Hopkins, Dr. T. M. Huffman and M. W. Graham had their three buildings, Nos. 32 through 34, constructed simultaneously. All three buildings were constructed by the same workmen with like materials and all are built in the Italianate style. The cornice and pediment are

separate on the Hopkins building; however, the facades of the Huffman and Graham buildings are constructed in duplicate with the same cornice over both buildings with a center pediment. The windows on all three buildings are identical and are joined by a stringcourse at the window hoods. It is unknown why Mrs. Hopkins joined the group. Dr. Huffman's daughter married a Graham which probably explains that relationship. The stonemasons were Barrett and Winton. Alexander Winton, the stonemason, was christened April 24, 1839 at Forglen, Banff, Scotland. In later years, after his marriage to Mary Doig, the couple emigrated to Ontario, Canada and then, with seven children, to Peabody, Kansas. Alexander Winton died in New Mexico while working for the Santa Fe Railroad as a stone mason. A. K. Stewart was the carpenter on these three buildings as well as the Schroeder Building No. 29.

Most of the lumber for these eighteen buildings was purchased from the Campbell and Huffman Lumber Company. George W. Campbell was born in Indiana County, Pennsylvania, September 29, 1829. He was married to Miss Sarah E. Giberson on September 16, 1849. In 1855 they moved to Columbus, Wisconsin where he engaged in mercantile pursuits for sixteen years. In 1863 he was elected to the Wisconsin Legislature on the Republican ticket. Mr. Campbell was one of the early settlers, locating in 1871 on a farm adjoining the town of Coneburg (later Peabody). When the Peabody Town Company was organized in the winter of 1871, he was chosen its president. In 1876 he was elected representative to the state legislature from Marion County. Mr. Campbell's partner was his son-in-law, Dr. Thomas M. Huffman, owner of Building No. 33.

Together they controlled a lumber trade over a large territory, extending to extreme parts of the county, and bringing business and money to Peabody.

Nine buildings constructed during this period were built in the Italinate style, three each of Victorian Gothic and two story commercial, two Neo-Classical and one Richarsonian Romanesque. The greatest architectural impact in the historic district is the west side of Walnut Street between First and Second Streets. This is a solid built block of ten Italinate style buildings, two Victorian Gothic, one Neo-Classical and a two story brick commercial. Most of the first floor facades were changed at least once by the 1920s but the upper facades, with the exception of one which changed in 1920, remain as they were built over one hundred and ten years ago.

During the period from 1899 through 1917, ten more buildings were erected within the district boundaries. Due to their expanding business, Prescott Hardware built the second building on Lot 52, Walnut Street East and a lumber yard on Lots 53 and 55, Sycamore Street West, Numbers 12 and 8; the Kansas State Bank built an annex for the Hoyt-Eaton Grocery, Building No. 9; after two fires, Mrs. Grinnell had Gibbs and Sons construct a stone and metal building No. 14 and Dr. O. J. Furst had his home, which was also his office, constructed on Lots 79 and 81, Walnut Street West. Some of the other buildings include the Peabody Auto Company/I.O.O.F. Lodge Building No. 45 which was erected along the New Santa Fe Trail. This building is unique in the fact that it was constructed for two very different owners. The land belonged to the Odd Fellows who deeded it to a group of local capitalists who had a Neo-Classical building constructed. The lower level was used by the auto company and the upper was sectioned into the necessary meeting rooms for the International Order of Odd Fellows. This building was constructed by J. C. Wilbert. Carpenter Wilbert and his family were brought to Peabody, in 1908, by the local Lutheran minister to construct a new stone church building. Mr. Wilbert remained in Peabody until his death in 1934 during which time he built thirty six residences and constructed the Eyestone Building No. 41 in 1919. The Peabody community received their $10,000 Carnegie library grant in 1913, with the Neo-Classical style library completed in 1914. Peabody is one of two in the state which applied for the funds as township libraries and remains a township library in 1997 with a tax levy of 1.576 mills. Neo-Classical was to be the style for this time period as seven of the buildings were of this style, two were utilitarian and one Queen Anne.

The final building phase came in 1919-1920 during the oil production boom; three of these were one and two story brick commercials and one utilitarian. There were three Neo-Classical style buildings. J. C. Wilbert constructed the large Eyestone Garage Building No. 41 for Frank Eyestone who had the "largest gusher of all" on his land. This building was also a multiple use building. The lower level was built for a garage and also incorporated a restaurant. A front upper level was constructed to house the Motor Hotel as a service for those traveling the New Santa Fe Trail or traveling because of the oil business. Another Neo-Classical was the First National Bank Building No. 43 at the corner of Second and Walnut Streets. The Scott Brothers Construction Company were the successful bidders for the bank building and also the new theatre. They also built the Noble/Hoover utilitarian Dodge Garage in 1920. Scott Brothers, with main offices in Concordia, Kansas had just completed work at Camp Funston, ElDorado and Concordia. After completion of the bank and theatre, the contractors moved to Newton to construct two school houses and then returned to Peabody to build the Peabody High School and the Methodist Church.

Scott Brothers also constructed the Sunflower Theatre Building No. 16 for Arnold Berns. Mr. Berns made his fortune in cattle rather than oil but chose this time of booming economy to present the town with a theatre. The Art Deco/Spanish Colonial Revival style was designed by Boller Brothers, Architects, of Kansas City. Some of the firm's Kansas National Register theaters include Salina's Fox-Watson, Emporia's Granada, Independence's Booth and Hutchinson's Fox. Nothing remains of the interior of the Sunflower Theatre, but when it was built it was a credit to the styles of movie-palace design for which the Boller Brothers were well known. The interior walls were plastered and then painted. Ivory color was used to decorate the walls and ceiling and a Tiffany blend for the panels on the side walls. Both direct and indirect lighting were used. Four scenery drops were available. The main curtain was a copy of Sir Edward Poytner's "The Visit of the Queen of Sheba to King Solomon's Temple".

A number of the buildings which contribute to the Peabody Historic District would be individually eligible for the National Register under Criterion C in the area of architecture. These have been noted as *Key contributing* resources. However, it is the collective histories of these individual buildings with the historic sense of time and place which combines to make the Peabody Historic District a rare and unique community. Its plan and its history as an early prairie town and railroad shipping point are important facets of the development of the West, and its collection of late nineteenth century historic buildings encapsulate small town America's architectural development.

COMMERCIAL BUILDINGS

Historical information on the historical commercial buildings of Peabody follows. The number before each building references the location on the map found at the beginning of Section 7.

1. **CITY BUILDING,** Lot 6, Block 84, North Peabody Key Contributing

The city was incorporated as a third class city by order of Judge Powers in March, 1878. The first election was held on Tuesday, the 2nd day of April. The first elected officers were: Mayor: W. H. Prescott, Police Judge: B. F. Brockett, Councilmen: Geo. W. Neal, John Crist, Thos. Osburn, Phillip Weidlein and W. H. Walker. The Peabody Gazette of January 3, 1879 reported that according to the township assessor the census taken last April showed the population of the city was 525. One year later, the census was 852.

In September 1886, citizens of Peabody voted to issue $6,000 worth of bonds to erect a city building. The local support of the bond issue was seen as further confidence in the future of the town, which had recently acquired a water works and commitment for a Rock Island Railroad line.

The first mechanized fire truck was introduced to the city in 1917. The city stored the $1,800 truck in the front of the City Building. This required the first change in the main facade.

The second floor of the building saw various usages. In 1911 the G.A.R. (Grand Army of the Republic) was provided quarters on the second floor and a kitchen facility was added at that time. The area stood empty for a number of years. During World War II, the Women's Relief Corps converted the area into a recreational area for the security guards of the German Prisoners of War stationed at Peabody. Following the war, the Kiwanis Club used the second story rooms for dinners and meetings. Currently the second floor is used for storage.

2. **OLD PEABODY LIBRARY/PEABODY HISTORICAL MUSEUM,** East part of Lots 84 and 86 Walnut Street East - *Entered upon the National Register of Historic Places on July 2, 1973* Key Contributing

The Old Peabody Library building, presently the Peabody Historical Museum, housed the first free tax-supported library in the state. The town of Peabody was named in 1871 after Francis H. Peabody of Boston, an Atchinson, Topeka and Santa Fe Railroad executive. In May, 1874, Mr.

Peabody visited the town, at which time he announced he would donate money for a library building, furniture, books and periodicals if the Peabody township (the town of Peabody was not yet incorporated) would secure four town lots for the site. The contract for construction was awarded to Topeka builders who finished the structure in the spring of 1875. The library was opened to the public on June 19, 1875, and the following February the state legislature authorized the township to levy a tax to support the library.

The frame structure housed the library facilities until 1914 when the new Carnegie library was constructed on the old location. The original building was moved to the city park and later to a school ground. It was used as a utility building and for club meetings, and also stood idle for a number of years until 1960 when planning for the 1961 Kansas centennial celebration aroused interest in preserving the building as a museum. Local citizens organized, obtained a $2,000 grant from the Marion County Historical Society and moved the structure to a lot near its original location, just east of the present library building. The old library building, which now contains relics of early Peabody and Kansas history, was dedicated as a museum on July 3, 1961. It is operated and maintained by the Peabody Historical Society. The building has state significance because it was the first free tax-supported library in Kansas.

3. **PEABODY TOWNSHIP CARNEGIE LIBRARY**, Lots 80, 82, and 84 Walnut Street East - *Entered onto the National Register of Historic Places on June 25, 1987* Key Contributing

The Peabody community received their $10,000 Carnegie library grant in 1913, library construction was completed in 1914. Communities initiated contact with the Carnegie Corporation Library Building Program by letter indicating their desire for a Carnegie funded library. If the Corporation responded favorably to the request, a firm local commitment to the program's requirements generally was followed by a public election in support of the library.

Peabody is one of two in the state which applied for the funds as township libraries as the population of the city was less than 1,000. It remains a township library in 1997 with a tax levy of 1.576 mills. The library is staffed with one librarian who keeps the library open Monday through Saturday from 1:00 to 5:00 p.m. The building retains all of the original features with the exception of the lighting.

4. **THE MORGAN HOUSE,** Lots 76 and 78 Walnut Street East - *Entered onto the National Register of Historic Places on January 22, 1996* Key Contributing

William Henry (W.H.) Morgan was born on September 23, 1840, in Euclid, Ohio. He attended a college in Urbania, Illinois operated by the Church of the New Jerusalem. After college, W.H. Morgan taught in country schools in Illinois, Iowa, and Michigan. At the start of the Civil War, he enlisted at the first call for volunteers in the Ninth Indiana Infantry as a musician. W.H. Morgan re-enlisted twice and was discharged in August of 1865. He was wounded twice and nearly died from wounds sustained at the Battle of Chickamauga.

Following the Civil War, Morgan moved to LaPorte, Indiana where he married his first wife, Cathleen. The couple had five children. In January of 1871, he and his family moved to Osage City, Kansas where he established the first newspaper, the Free Press. While living in Osage City, his wife and three middle children died in an influenza epidemic. In the spring of 1874, while publishing the Osage City newspaper, Morgan established the Peabody Gazette. Six months later he sold out to his partner, Dr. Church. In 1880, Morgan married Arthemise A Thurstan and returned to Peabody where he purchased the Peabody Gazette.

In 1903 with business prospering, Morgan brought his son, George, into the business. In 1908, after the death of his second wife, W.H. Morgan turned the newspaper over to George who operated the business until it was sold to Oscar Stauffer in 1915. After Mr. Morgan's death in 1918, the house was sold. The building housed a mortuary from 1918 to 1933. Several families lived in the house until 1988, when it became an antique shop.

The Morgan House was purchased by the Peabody Historical Society in December of 1991 to develop as a house museum. Through a 1992 Heritage Trust Grant and community donations, the metal roof was replaced; the foundation, windows and siding repaired; the bay window rebuilt; and the interior was refurbished and decorated.

In 1997, the Morgan House is a house museum featuring furniture and clothing of the period. Museum board members serve a limited number of gourmet meals of three, four or five courses as a fund raiser to help defray expenses.

5. **STERLING/KNAAK BUILDING,** Lot 74 Walnut Street East

When the Morgan House was sold, ownership of that property and Lot 74 transferred to Fannie E. Sterling of Batavia, Illinois. In 1920, her son Ira Sterling had discontinued his business of the Sterling Furniture and Mortuary at another location and relocated the mortuary to the site of the

Morgan House. At that time Sterling supervised the construction of the building on Lot 74 which became a furniture store.

This modest building has served multiple functions. In 1926, Hunter Sooby Motor Company was located in this building. Frank Knaak was the next tenant who located there in the early 1930's soon after the agency vacated. Knaak opened a machine shop. He specialized in manufacturing contract machine parts. Sometime during the 1940s, Knaak closed his shop, as if leaving for lunch, and simply walked away, leaving all his goods in place and left Peabody. Most, if any, local residents did not know of his whereabouts until the time of his death in the late 1980s, when the *Wichita Eagle* and *Beacon* announced his body had been discovered in a house in Wichita.

The next owners modified the building and it was opened as a furniture refinishing and repair shop. Gary and Marilyn Jones, owners of the building on Lot 35, purchased the building in 1992 and rented it to the Craft Connection, a craft shop. In March 1997, the craft shop relocated to the main business block, Lot 33.

The new owner of the building, in April 1997, is the Peabody Historical Society. Local newspaper editor Wm. V. "Bill" Krause and his wife Shirley purchased the Gazette-Herald in 1945. At that time it was located at Lot 72, the site of Editor Morgan's print shop. This building burned in 1967 but most of the equipment and supplies were salvaged. The Krauses have given the museum the old linotype, presses and equipment and supplies, some dating back to the Morgan era. All this will be housed in the building which will be opened as the "Peabody Printing Museum".

7. **NOBLE HOOVER/CITY SHOP BUILDING,** Lot 57 Sycamore Street West

The Dodge Garage was built in 1920 during the oil boom. The partners, Noble and Hoover, joined numerous other automobile agencies that were established during the wealth and height of the petroleum boom.

About 1935, the Beeton Motor Company, operated by father and son Ira and Ray Beeton, relocated to the Dodge Garage. Shortly after they moved to the new site, Ira and his wife died in an automobile accident. Ray Beeton continued the business, with the assistance of his cousin Ernest Beeton who worked as a mechanic. The Beetons remained at the location until the late 1960's when the City of Peabody acquired the property.

The building was acquired by the City of Peabody for use as the fire station. After the Fourth Fire District built a new facility the building was converted to the City Maintenance Shop which is the current function. The Veterans of Foreign Wars use the building's office space for their meeting room.

8. **PRESCOTT-DAVISON/PEABODY HARDWARE AND LUMBER COMPANY LUMBER YARD BUILDING**, Lots 53 and 55 Sycamore Street West

Emmaline Prescott, a widow, built her first lumber yard in 1891. According to the 1884 and 1892 *Sanborn Fire Insurance maps,* Prescott built the yard on the site previously occupied by the B. F Christ Feed Mill and Blacksmith Shop. Two large drive-through lumber sheds, two implement storage buildings, and an assortment of pole buildings were erected. By 1899, the site had expanded to include two warehouses and two additional lumber storage pole sheds. In 1904, the two original drive-through lumber sheds were removed and the extant implement storage building was erected.

Paul E. Baker, a nephew of Emmaline Prescott, acquired the property in 1937. During the time the Baker family had the lumber yard, the lumber was ordered from the west coast and shipped in by boxcars. Orders had to be large enough to fill at least one car. Windows and doors were ordered from Rounds and Porter Company of Wichita.

The lumber yard still operates in conjunction with the hardware on Lots 50 and 52 Walnut Street East and shares the site with storage buildings owned by the Doyle Creek Rentals.

9. **HOYT-EATON GROCERY**, Rear of Lot 56 Walnut Street East

In 1899, the Hoyt-Eaton Mercantile was operating their business from the building on Lot 54. They convinced S. S. Findley, owner of the buildings on Lots 54 and 56, that they needed more room. The problem was solved by erecting a one story annex at the rear of the building on Lot 56 but facing Second Street. This annex housed the grocery department for the this mercantile store and many more grocery businesses to follow.

In 1903, Tucker and Griffith purchased the business and operated from this location until 1915. In September, 1908, the owners installed a bell cord that extended to the street for customer convenience. Patrons were able to drive up, stop, and ring for curb-side service.

In the ensuing years Eugene Schimp and Charles Moffett, locally referred to as "Skimp and Profit", opened a grocery, J. Jarvis operated a meat market and Joe Morris opened the Peabody Dairy. It housed Fisher's Plumbing, Bayes Dress Shop, Silk Station Crafts and currently the building is occupied by The Scissor Cottage, a beauty shop.

10. **KANSAS STATE BANK BUILDING**, Lot 56 Walnut Street East Key Contributing

The Kansas State Bank was organized in 1886 by President R. E. Scott, Vice President R. S. Scott, Cashier S. S. Findley, directors J. S. Dean, Samuel Dickerson, R. E. Scott, R. S. Scott, and S. S. Findley. The bank first opened in the Morris Building on lot 34 Walnut Street East. They continued business at that location until the new corner bank building was constructed in 1887 on Lot 56 Walnut Street East.

In December, 1887, the Kansas State Bank opened the doors to its facility. In addition to the financial institution's regular activities, the building also housed a "gentlemen's" social club that organized in November, 1887. The club room was located on the second floor of the building in a room that was "one of the finest in the state." The music from Miss Gertrude Hawley's conservatory of music (1888) was probably heard by many on the second story, if not also in the bank. C. M. Clark and J. T. Morse maintained their law and abstract offices in a "fine" room on the second story (1889), and restaurateur H. D. Rand and his wife operated an establishment in the basement that included a restaurant, lunch counter, and confectionery stand (1890). Miss K. R. Kellogg's millinery store also occupied part of the basement (1891). In 1897, the Randall Candy Factory occupied the basement of the building.

In 1897, the Kansas State Bank merged with the First National Bank which occupied Lot 29. It appears the bank facility remained unoccupied until the Peabody State Bank formed on September 7, 1899. The original directors of the Peabody State Bank were: cattleman D. W. Heath, bank president; C. C. Page, vice president; E. W. Diebler, cashier; E. P. Gray (who held extensive land holdings south of town); Howard Lathrop (a rancher, family members remained associated with the bank for a number of years); R. D. Sands, president of the first light company (family members are still associated with the bank); W. E. Bozorth, farmer and owner of commercial property; O. Jolliffe, land owner with extensive holdings and later president of the bank, later involved in petroleum boom of 1919; W. M. Morgan, newspaper man; J. T. Brooks; Herman Janzen, one of the first Mennonite farmers to settle south of town; J. L. Heath, brother of

D. W. Heath and stockman; and W. H. Morgan, editor of the Peabody Gazette. The records also listed 52 stockholders.

During the occupancy of Peabody State Bank, 1899-1931, various changes and tenants had their impact on the building. The Snyder Brothers, barbers, occupied part of the basement (1902). Other basement tenants included the Morris Shoe Shop, which occupied facilities well into the 1930s; Tucker and Griffiths moved their men's clothing department from lot 54 to the basement of 56; Peerless Dry Cleaners had a pressing and repair facility in the basement.

In 1931, the Peabody State Bank moved across the street to Lots 57 and 59, the former location of the First National Bank. After the bank vacated Lot 56, the bank portion of the building remained empty until the 1940s. At that time, Dr. John M. Jacobs moved his dental practice to this location where he remained until 1970. To provide space the bank removed the fixtures associated with the financial institution: teller cages, partitions, large round marble tables, brasswork and counters. Items were stored in the basement of the building until the current Peabody State Bank expanded in 1981 at which time they were incorporated into the current bank building.

Since the mid-1970s, this location has been occupied by restaurants, first the Burger Bank and then the Korner Kitchen.

11. **HOYT-EATON MERCANTILE/REXALL DRUG BUILDING**, Lot 54, Walnut Street East

The first tenant was E. L. Hoyt and his son, Lucien, who operated the Hoyt and Son Mercantile which opened in 1887. E. L. Hoyt came to Kansas from Wisconsin locating first in Plum Grove, a small village eight miles south of Peabody. Seven years later, A. N. Eaton bought half-interest in the store, and the business was incorporated as The Hoyt-Eaton Mercantile Company, with E. L. Hoyt, with forty-two year experience as a merchant, as president; L. F. Hoyt secretary and buyer in the dry goods and clothing departments, and A. N. Eaton as treasurer and superintendent of the grocery department. Tucker and Griffith Mercantile Company bought out the business in 1903.

The new owners, Tucker and Griffith, continued in business at this location until 1915. To more adequately carry on their growing business the firm incorporated with a fully paid-up capital of

$30,000. Sherwood Noll joined the Tucker & Griffith Mercantile Co. and was named treasurer. Guy Tucker was the company president and Fred Griffith was secretary.

Some of the leading makes and brands for which they were exclusive agents were: Selz Shoes, Printzess Suits and Cloaks for ladies, Marshall Field Co.'s Dress Goods and Linens, Wm. Skinner's Silks and Satins, Farr Bailey's Linoleum and Oil Cloth, McDonald's "Red Seal" Work Clothing, Gimbel Hats, Chase Sanborn's Teas & Coffees, Sunburst Canned Goods, and French's Spices.

L. J. Supple and W. Neil of Solomon opened the Supple and Neil Rexall Drug Store in this location in 1917. George Higgins came from Solomon to work at the pharmacy. He became a registered pharmacist in 1921 and purchased the Rexall Drug in 1923. He married Irene Jessen the same year and together they ran the business continuously until 1978. Mr. Higgins served on the City Council for eight years; the Fire Department for 37 years; and twice was Master of the Masonic Lodge.

Don and Marilyn Lemley assumed ownership the pharmacy in 1978. Marilyn Lemley was the pharmacist. When she died in 1990, her husband sold the pharmacy and related business to two pharmacists from McPherson, who continue to operate the business as Don's Drug, and the inventory of the general retail business to Don Larsen. Larsen named his section of the store the Open Door.

12. and 13. **PRESCOTT-DAVISON & COMPANY/PEABODY HARDWARE & LUMBER COMPANY BUILDING**, Lots 50 and 52 Walnut Street East

On January 24, 1884, the Peabody Gazette announced that Prescott and Company had replaced W. D. Butler as the hardware dealer. A two-story wooden building occupied Lot 52 and functioned as a hardware store. An agricultural implement building occupied Lot 54 and a shed, associated with Lot 54 was on the south-half of Lot 56. Prescott and Company acquired the Butler interests, including the lots and standing structures. Original employees included a Mr. Slaymaker and E. F. Davison who had been salesmen for Butler.

Emmaline Davenport was born at Hallowell, Maine, May 3, 1830. She was married in her home city, in 1852, to William H. Prescott and came with him to make their home in Peabody in 1874. Mr. Prescott died in 1880 at the age of forty-nine. Mrs. Prescott formed Prescott and Company and continued the business with her son, Frank H. Prescott, as her partner. In 1894, Mrs.

Prescott deeded her interest in the company to her son, Frank, and E. F. Davison and moved to Robinsdale, Minn. to live with her daughter.

F. H. Prescott and E. F. Davison continued to operate the business until 1899 when all title was transferred to Davison. At that time. Davison had the second building on Lot 52 constructed. In 1937, Davison transferred title for the property to Paul E. Baker, a relative of Prescott, who had been an employee since 1918 when Baker had returned from the service. At the time Baker worked for Prescott the business on Lots 50 and 52 was known as the Peabody Hardware and Lumber Company.

Paul Baker was born on a farm west of Peabody in 1890. After high school, he attended the University at Baldwin Kansas for three years after which he attended the University of Wisconsin where he received his degree. Mr. Baker was a member of the First Presbyterian Church; a charter member of the Kiwanis Club; served on the City Council and the Cemetery Board. He was a member of the Masonic Lodge and the American Legion. Baker retained ownership and operated the hardware store until 1974 when property title and business interest transferred to the Triple A Builders Supply whose main offices were in El Dorado, Kansas.

In November 1990, ownership again transferred, this time to Don Lemley who operated the facility as Triple L Hardware. Lemley was the former owner of Don's Drug on Lot 54. He retained ownership until December 1994 when the land and buildings were purchased by a consortium of buyers. The new owners were R. S. Avery, R. May, and N. M. Patton and their wives, d.b.a. Doyle Creek Rentals. May later sold his interest to John Balthrop and wife. The business and merchandise was purchased by Francis and Marilyn Payne who also own the Tumbleweed Antiques at No. 24, Lot 29. They have returned the name of the business to The Peabody Hardware & Lumber Company.

14. **GRINNELL/KPL BUILDING**, Lot 48 Walnut Street East

Dr. J. L. Grinnell was born in Chittenden County, Vermont, September 26, 1826. He studied medicine under Dr. White at Willistown, Vermont, in 1848. In 1855 and 1856, he attended lectures at the Eclectic Medical Institute, Cincinnati. On May 1, 1856, he opened his practice at Morgantown, Indiana. Six years earlier, he had married A. H. Evans in Willistown, Vt. The Grinnells moved to Peabody in 1872. Grinnell had constructed a wooden building at Lot 48. Dr. Grinnell died in 1891.

In October 1898, the frame building on lot 48, owned by Mrs. Aschas H. Grinnell, suffered extensive fire damage and the building was nearly totaled by the blaze. By May, 1899, a second frame structure was under construction. On May 25, 1899, the *Gazette* reported the new building housed a restaurant, lunch stand, and ice cream parlor operated by the Bragunier Brothers, Ed and Will, the twin sons of C. W. (see Bragunier Building, Lot 35 for biographical sketch of Bragunier family). By late January 1901, another fire destroyed the second frame building. The newspaper once again announced Mrs. Grinnell's plans to erect a stone building on the site.

Among the early tenants of the extant Grinnell Building was the Star Restaurant operated by R. B. Slaymaker. In 1903, Slaymaker added an $850 soda fountain to the eating establishment. He made a specialty of home made pies "like mother used to make" and a choice of ice cream of his own manufacture. On January 12, 1911, the *Gazette* announced management of the Star had been transferred to Slaymaker and Son. Will Slaymaker managed the business for his father who had moved to Marion. R. B. Slaymaker served a term as sheriff of Marion County.

In July 1919, J. P. Barkwill built an addition to the rear of the Grinnell Building (which by this time had also become locally known as the R. B. Slaymaker Building). Barkwill, of El Dorado, had been recruited by Arnold Berns to manage the new Sunflower Theater. The addition was operated independently of the theater. Barkwill opened a candy shop and ice cream parlor. He installed mechanical music boxes (or musical nickelodeons). According to the *Gazette*, the electrically powered music box was the most expensive and possibly the first in the county. Barkwill had heard the instrument at his brother's business establishment in Illinois. He was so impressed with the electric orchestra, which included violin and piano sounds, he ordered one for his store. Coin slots were placed around the room at each of the booths and at the soda fountain so patrons could insert a nickel from any place in the room and listen to the music that had "a wonderfully sweet tone".

The business changed hands many times in the next four years. On November 20, 1919 is was purchased by Selig and Boyte of Augusta. On March 31, 1921 it became Root's Sugar Bowl and three months later it was purchased by C. E. Wood of Wichita who opened the Sweet Shop. Two months later W. G. Davis, former owner of the St. Regis Cafe in Denver, had bought out Wood and planned to open "one of the best Cafes in the West." Descendants of Slaymaker returned to the location in the 1920s and opened the Star Cafe, named after the Star Restaurant. The family continued to maintain the cafe until 1942.

A recreation parlor (pool hall) operated in the building until it was purchased by John DeForest of the DeForest Hatcheries in 1943. In the late 1940s, he used the first floor for feed storage. The weight of the feed, combined with condition of the flooring, resulted in the floor cracking, sending feed and wood into the basement of the building. DeForest then replaced the flooring of the first story.

From about 1955 to 1960, the structure was occupied by Pryor Bakery, owned by Cecil Pryor. The next tenant was Kansas Power and Light, which in 1997 still occupies the back portion of the building as their maintenance department. The utility opened its office in the building in 1964 and installed a blue neon sign (letters K P L) on the front of the building. From that time on this building has been known as the KPL building. In the fall of 1993 the building was purchased by the Baker Furniture and Carpet. Kansas Power & Light had moved their offices to Florence, Kansas and Bakers use the front part of the building in association with their carpet business. The upper floor of this building has been rental apartments for many years.

15. **PHARMACY BUILDING OR SEYBOLD PHARMACY**, Lot 46 Walnut Street East
Key Contributing

Born in Chicago, Illinois, March 5, 1848, C. J. Seybold began reading medicine in 1868 with a local doctor. In 1875, he married Miss Amelia M. Wakeman at Elmhurst, Illinois. For two years, beginning in 1876, he attended the Bennett Medical College before he moved to Peabody in 1878, when he began practicing medicine and began work as a druggist. The following year he ceased his practice and focused entirely upon his drug trade. On July 16, 1880, the *Peabody Gazette* reported the doctor had been arraigned and fined $25 for selling liquor without a physician's prescription.

In 1883, Andres, in the *History of the State of Kansas*, reported Seybold carried a $6,000 stock and averaged a $12,000 annual sales. Seybold conducted his commercial trade on the first story. Although the Seybolds kept at least one room above the store where Mrs. Seybold entertained other ladies of the town with social teas, and where Mr. Seybold welcomed his male colleagues and passed the time with card games, the couple's residence was located elsewhere in town. The other rooms upstairs were rented to various other individuals.

In the next few years tenants were varied and changed often. Beginning in 1885, the Peabody Pharmacy operated from this building, next was the Hoyt Dry Goods followed by a real estate

and loan agency. It was next a grocery and by 1892 August Dietrich operated a meat market at the site. It went from a restaurant, to a creamery, to a music store.

In 1908, the structure underwent rehabilitation as the function of the building was altered to a movie theater with a seating capacity of 100 people. H. L. Bryant leased the facility where he operated the Edison Electric Theatre. Bryant, assisted by his wife who trained as a soprano and graduated from a musical conservatory at Dixon, Illinois, installed the latest Edison brand projector. By June 1909, the Edison had closed. A Mr. Baxter opened "The Lyric" motion picture theater but it too failed.

Variety stores were at this location for the next ten years; first Byers Variety Store and then The Racket. During the depression years of the 1930's Seymour's Poultry House was probably the last tenant of the building after which it sat vacant until the 1970s.

In 1970, Quinton (Jack) Whisler purchased the building for the price of the back taxes and the cost of the abstract from Blanche Combs, a relative of the Seybold family. It was used as the Centennial Headquarters as Peabody planned for its 100th birthday. In 1973, Whisler sold the property to Leonard F. Carney and wife, the owners of the American Investment Company, who later sold to Arley Porter when he acquired the American Investment Company.

Gary and LouAnn Bowlin purchased the building in 1996 with the intention of using it for a retail business. The Bowlin's own and operate Homestead Quality Printing, a print shop, from their rural home south of Peabody. In April 1997, they purchased the *Peabody Gazette-Bulletin* and will publish the newspaper from this location.

16. **BERNS-SUNFLOWER THEATRE,** Lots 42 and 44 Walnut Street East

Arnold Berns, of German ancestry, was born in 1878. Berns moved to Peabody from Hanover, Kansas in 1899. He was accompanied by his father, Jacob, and his mother, Mary. The following year, his sisters, Rose and Elizabeth, also arrived in Peabody. Jacob and Arnold Berns formed the Berns Company, dealers in grain and coal. In addition, they were involved in the cattle business. By 1910, Arnold's land holdings including grazing lands in Marion, Butler, Chase, Clark, and Meade counties. Arnold was president of the Kansas Livestock Association in 1927 and 1928. During the Hoover Administration, Arnold was agricultural representative for the Reconstruction Finance Corporation for the Tenth Federal Reserve District.

On June 28, 1905, he married Marion Hanson. Hanson, born in Beverly, Massachusetts on July 13, 1879, moved from Burlington, Vermont in 1899 to a farm near Peabody with her family after the financial depression of 1893 adversely affected her father's shoe factory.

The theatre was designed with a lobby and business rooms on the first and second floors. Optometrist J. C. Haupt and L. M. Stroud, a jeweler, were the tenants with the longest occupancy on the first floor. Haupt served a one year apprenticeship under a Mr. Adams at Marion before relocating to Burns. He moved to Peabody in 1896 when he bought out the jewelry stock and business of T. W. Butcher, valued at $650. In 1908, he was the first vice president of the Kansas State Association of Opticians. In his optical practice he specialized in the "Health Ray" lens. Doctors Appleby, Brakebill and Connor had their office of the second floor and were later joined by W. C. Jessen, Dentist. Dr. Jessen practiced dentistry in Peabody for fifty years.

The theatre opened in March 1920, with Berns donating the proceeds from the first run to the Peabody Chapter of the American Legion. Ivory paint was used to decorate the walls and ceiling and a Tiffany blend for the panels on the side walls. Both direct and indirect lighting was used. The indirect lights, that remained lit during the movies, were located in brackets on the side walls. The cushioned theater seats cost approximately $7,000 with the end chairs of each row depicting a sunflower emblem. The first floor seated 734 while the balcony held more than 100. The curtains and scenery were drops of the most modern type of the time. The width of the stage was twenty-eight feet by twenty feet deep, large enough for legitimate dramatic or road show performances. Four scenery drops were available. The main curtain was a copy of Sir Edward J. Poytner's "The Visit of the Queen of Sheba to King Solomon's Temple". It was inspired by the original work of art owned by the Art Gallery in New Zealand.

In the 1960s the building was purchased by a consortium of local individuals who formed the Sunflower Development Company, Inc. Their purpose was to save the building and convert it to a bowling alley. The old theatre had been standing empty with the roof open to the elements for over ten years. Peabody Lanes, a bowling alley, functions at the present time under the ownership of Mr. and Mrs. Michael Berger.

18. **HUGUENIN/AMERICAN LEGION BUILDING,** Lot 38 Walnut Street East

Paul Huguenin was a native of Switzerland and came to the United States in 1878 when he was six years old. He opened his first meat market in Peabody in 1895. Sometime prior to 1919, Paul's brother Ed joined him in the business.

By 1921, Ed Huguenin rented the entire first floor for his meat market and grocery store which offered home delivery. He installed a state-of-the-art meat cooler in the rear of the shop, claiming his intention of having the "best equipped meat market in Central Kansas". The family maintained a grocery store/meat market at this site until the American Legion acquired the property in 1962. The American Legion still occupies this site.

While this building was used as a grocery-market, the second story was used for storage. After being acquired by the Legion, it is used as the Girl Scout meeting room.

19. **DERBY-OWENS/AMERICAN LEGION BUILDING,** Lot 36 Walnut Street East

This structure was apparently built as an investment property as there is no record of either party occupying the building. The first occupant was M. C. Scott who operated a restaurant and grocery from the facility and used the second floor as his residence.

Mr. Scott came to Peabody in 1876 and began to practice his trade as a barber at which he was very successful. He married Miss Anna Knox in 1878. By 1894 Mr. Scott was compelled to abandon his profession due to ill health. He spent two years in Arkansas and Texas but finding no relief he returned to Peabody with $4.00 in his pocket and over $400 in debt and unable to walk. He started a business which was known as The Diamond Bakery and Confectionery and began the wholesale manufacture of ginger snaps and candy.

Through the years the building served a variety of businesses. The second story was occupied by the Bell Telephone Company from the early teens until 1957 when manually operated switchboards became obsolete. The door to the second story still retains the telephone company logo.

The American Legion purchased the building in 1975 and joined it with the their building on Lot 38.

22. **DERRICK/DEFOREST HATCHERY BUILDING,** Lot 25 Walnut Street West

S. A. Derrick relocate to Peabody from Emporia in 1885 where he had been a resident for some time. He opened a restaurant in the Derrick Building named the "Delmonico". Six months later, he opened the Delmonico Ice Cream Parlor. By 1887, Derrick had sold the restaurant portion of

the business to James Nusbaum who opened a lunch counter and a billiard room. The introduction of the billiard tables removed this commercial facility from social use by women and children. Nusbaum promoted his establishment as a first class place where any gentleman could enjoy a quiet game and the best food served in good style. However, Nusbaum could not avoid the negative image associated with such businesses. Raids were conducted against billiard halls and saloons during the 1880s in an effort to halt illegal sales of liquor and gambling. During the 1880s and 1890s numerous ordinances were passed restricting activities of these establishments.

In August, 1917, Earl Brown acquired the building. He maintained his residence on the second story and rented the first-story to various businesses. From 1919 through the 1920s, the building was used by automotive businesses. In June 1919, the Brandon-Osburne Tire Company of El Dorado leased part of the building. The following month, the Morgan and Noble Car Company moved its agency to the building. In 1921, the *Gazette* reported the Allison Motor Company occupied the Derrick Building. While Allison was at the location, Packer and Scott opened an automobile repair shop at the site.

John DeForest, of the DeForest Hatchery, acquired Lot 25 in 1943. John D. DeForest was born on a farm southeast of Peabody in 1909, the son of Walter H. and Lottie M. DeForest. His mother was left a widow in 1913. She then started a chicken hatchery at her parent's farm in 1918; in 1923 she moved to Peabody and established the DeForest Hatcheries. Mr. DeForest took over the hatchery business in 1926 following the death of his mother.

In 1970, DeForest sold the property to Fred and Dorothy Smith who, after a complete remodeling, maintained their office and living quarters on the first floor. They ceased to offer the upper floor as a rental apartment which it had been from the time the building was constructed. This property changed hands five times in the next fifteen years but currently is owned by Gary and Sharon Temanson and is occupied by three apartments. The upper floor remains vacant.

23. **EAGLE BLOCK/DEFOREST HATCHERY BUILDING,** Lot 27 Walnut Street West

In January, 1884, W. A. Sterling, of W. A. Sterling and Brother, coal and grain dealers, contracted to have this structure erected at the corner of Walnut and First Street.

The first resident of the Sterling Building was dry goods merchant G. W. Black. He and his family maintained their residence above the store. In October 1885, Black relocated and the first story of the building was divided into two rooms by a glass partition, front and rear, approximately 24 feet by 50 feet respectively. The tenant of the rear part of the building was the Post Office, operated by John G. Johnson. Previously, the post office had occupied part of the building on Lot 33. New post office boxes were installed in the Eagle Block. In the front part of the building were two other businesses owned by F. W. Smith and Company. Smith's establishment was divided lengthwise by merchandise and display cases. On one side was a drug store with a large inventory of drugs, patent medicines, fancy and basic toilet articles; the other side of the store carried a vast assortment of stationery needs, blank books, school books, and school supplies, confectionery, cigars, tobacco, newspapers, and periodicals. In 1886, the front of the second story of the building was occupied by merchant tailor A. Rumbold. He also maintained another shop in Florence, Kansas.

In December, 1887, Sterling announced he had sold the Eagle Block to a Kansas City capitalist for $12,500; it sold again, in 1889, to a group of individuals from Hutchinson. Their tenants were grocery stores. When the Post Office relocated in 1891, E. E. Davis opened a harness shop in the rear of the Eagle Building.

In 1902, the J. E. Baker Furniture and Undertaking assumed tenancy of the building. Mortician J. E. Baker moved to Peabody in 1897 from Whitewater. By August, 1905, J. E. had been joined by his brother, and the business became Baker Brothers Furniture and Undertaking. In August 1906, the ownership of the Eagle Block had transferred to N. Brunk. The Brunk family retained title to the building until 1936 when it transferred to John DeForest.

In 1912, the Beetons Brothers car dealership located to the Eagle Block where they opened the Beeton Garage, remaining there until the mid-1920s. In February 1926, the Oliver Poultry and Egg Company moved into the Eagle Block. From this time until 1970, the building functioned as a poultry outlet.

In 1936, John DeForest moved the DeForest Hatcheries to this location. (See the Derrick/DeForest building for DeForest history.) Until 1966, he managed his hatchery business from this site. During this period, he acquired the buildings on Lots 46, 48, 50 Walnut Street East and buildings on Lots 25, and 29 Walnut Street West, and also occupied a building on the east part of Lot 16 Vine Street East. In these structures, he stored feed and raised turkeys and chickens. He also built a large warehouse where live poultry was kept until shipped by rail from

Peabody. The storage facility was located along the Santa Fe tracks at the south end of Walnut Street.

Employing the largest local work force, the DeForest hatchery was one of the most important economic enterprises in Peabody. The company was also one of the largest hatcheries in the state, having facilities at Marion, Council Grove, and Cottonwood Falls. In addition, DeForest owned numerous acres of farmland and grassland in Kansas. By 1950, passenger rail service to Peabody had ceased; however, trains still stopped to pick up chickens.

In 1971, DeForest transferred ownership of the property to Fred and Dorothy Smith. Fred owned and operated the Greensmith Hardware. Green, an Abilene resident, was a silent partner in the business. Smiths sold the building in 1979. During the next fifteen years the building had numerous owners and various tenants; a decorating shop, a shoe repair shop, Hot-Stuff Pizza and Video-Tech and a sports card trading establishment.

The building is now owned by Gary and Sharon Temanson and the tenant is Mike Collins who owns and operates the Turkey Red Restaurant. Collins has remodeled the lower floor and made a fine restaurant facility with a seating capacity of eighty five.

24. **PEABODY BANK**, Lot 29 Walnut Street West *Key Contributing*

The Peabody Bank was established in 1879 by a man named Saulsbury. Shupe and Tressler bought out the successor to Saulsbury, Morse and Weidlein, on June 20, 1882, paying $20,000 in cash and real estate interests. The firm's primary focus was real estate loans, in which over $500,000 was outstanding as of May 1, 1883. Originally from Illinois, George W. Shupe had begun in the real estate business in Peabody in 1879. He was appointed City Treasurer May 5, 1883. In 1884, the Peabody Bank Building, at Lot 25 Walnut Street West, collapsed into the hole excavated four feet from the base of the bank for the foundation of the Eagle Block. W. Ellett, who was cashier of the Peabody Bank, agreed to let bank owners Shupe and Tressler erect their new facility on Lot 29.

Upon completion of the structure, Shupe and Tressler used the front-half of the first story of the building for their banking needs. The rear portion of the first floor, all of the second, and the basement were leased or rented to a variety of tenants. Over the years, most of the tenants were professional, service-oriented businessmen rather than retail dealers. Numerous insurance and real estate agents had offices in the building. In the basement M. C. Scott maintained a

"commodious" room for a barber shop. Miss Hardin established a millinery and dressmaking business in the southwest room of the building. By 1900, barber Louis Grayson had moved into the basement where he offered "soft water baths".

In 1885, the year after the bank building was erected, H. L. Lark joined the partnership of Shupe and Tressler in ownership of the Peabody Bank, and the partners became known as Shupe, Tressler, and Lark. In January, 1884, Kollock incorporated the First National Bank and appointed himself bank president. (See history of F. H. Kollock at No. 28, Lot 37). In 1890, the First National Bank merged with the Peabody Bank and moved to Lot 29. Shupe, Tressler, and Lark became stockholders of the First National Bank.

In 1901, one of the tenants of the building was Jule T. Morse, born in Leominster, Massachusetts. Prior to his move to Kansas, Morse spent his early years at Leominster and Brooklyn, New York. In 1885, Morse immigrated to Peabody. He spent a year compiling a set of abstract books at the Marion County Court House before moving back to Peabody where he established his abstract title office. Morse was involved in the real estate boom of 1885, which collapsed locally in 1888.

H. G. West acquired the property in 1922. In May, 1919, West formed the American State Bank. In the meantime, the First National Bank officials announced plans to erect a new bank building on Lot 57 Walnut Street West. As soon as the new bank was completed the First National Bank relocated and the American State Bank moved to Lot 29. After the oil boom, the American State Bank closed.

C. M. Nusbaum began American Investment in 1919. Among its initial stockholders were F. R. West, Melvin Smith, C. M. Nusbaum, R. E. Smith, and Arnold Berns. The firm was operating from Lot 29 and remained there until the late 1930's. During the 1940s, John DeForest acquired Lot 29. He rehabilitated the second story into apartments. Some of these units were occupied until the late 1970s. Turkey chicks were housed on the main floor of the building.

In the late 1950s, Don and Francis (Frankie) Thornton acquired the property. The Thorntons opened the Downtowner, a tavern. Don predeceased his wife during the 1960s. Francis continued to operate the business until she died in a boating accident in June, 1985.

The current owners are Francis and Marilyn Payne. Marilyn operates the Tumbleweed Antiques which they relocated to Peabody from Kechi in 1990.

25. **SOUTH ELLETT/POST OFFICE BUILDING,** Lot 31 Walnut Street West - *Kansas Preservation Alliance 1991 Preservation Award winner.* *Key Contributing*

The original tenant of the first floor of this building was the Chicago Clothing Company operated by Henry Cahn, of Chicago. The store opened in October of 1884. Until W. Ellett married Grace Morris in October 1885, Ellett maintained his bachelor quarters in the front room of the second-story. The rear rooms of this floor were joined by an archway and finished for use as a social club. Ellett christened the three upper-floor rooms in January 1885 with a lunch served by ladies of the community. A variety of amusements, including dancing, comprised the afternoon's entertainment. In March 1892, sisters Linda and Julia Ott graduated from a dental college in Iowa. The young women returned to their hometown of Peabody after completing their studies and established their practice in one of the second-story rooms at Lot 31.

During the 1880s and 1890s, various clothing and shoe merchants occupied the first story. In December 1890, a partition was installed at the rear of the store in preparation for a new tenant, the post office. The new partition probably formed the counter-cage area of the post office.

In July 1898, Mrs. Grinnell, the widow of Dr. J. L. Grinnell, purchased the Ellett Building. With this sale, the ownership history of Lot 31 and 33 divided. Ownership of Lot 31 remained the same until 1930 when it reverted to the county. Mrs. Grinnell owned several properties, including the Grinnell Building that she had built on Lot 48, No.14.

In 1907, the Peabody Post Office was remodeled and enlarged. New combination lock boxes were installed and the general delivery and order windows were reorganized to improve public access. Greater space was assigned the sorting area in the rear of the facility.

The tenant of the front of the store changed, in 1920, to the Palace of Sweets, a Newton based business. The following year, the new Post Office building was constructed at the rear of the west part of Lot 57, the site of the new First National Bank Building. When the post office relocated, John Dumas and James H. Doris (emigrants from Greece) were owners of the Palace of Sweets. They remodeled the footage previously occupied by the post office. Their establishment served chili, light lunches, waffles, and confectionery. According to a local resident who remembered the establishment during the 1930's, the Palace of Sweets had a player-piano and a nickelodeon. She and some other residents of the time considered the Palace a "risqué" place "for high school girls." By 1933, the Palace had closed.

In the mid-1930s, L. L. Cherry acquired title to the property and opened a cut-rate grocery store. Cherry remained in business until February 1945 when Ross Mathias became the new owner. Mathias operated a grocery store for approximately two years before he added a locker plant at the rear of the building. The locker was installed in a one-story addition with a corrugated metal roof erected at the rear of the main structure. He also added a slaughter addition behind the other addition. The slaughter wing was installed to process meats owned by patrons of the locker plant. Mathis remained at the location until the late 1950s. While he retained ownership, he relocated his grocery store to Lots 64 through 68 Walnut Street East.

The structure was used for assorted purposes for the next thirty years. Mathias sold the property in 1976 and by the mid-eighties it had reverted to the county. During early 1990, Gary Jones and Francis Arnett purchased the building which they planned to rehabilitate. On the night of June 4, 1990, a bolt of lightning struck the electrical line of the adjacent building, starting a fire that quickly spread, engulfing the upper floor of both buildings on Lots 31 and 33. (See Section 7 for fire story.) N. M. Patton assumed ownership of both buildings after the fire, securing a one-year, interest-free loan in order to replace the roof and rear wall which were erected through a voluntary effort of the community. Patton then sold the building to Steven Hamous.

Hamous now operates the Phoenix Dry Goods at Lot 31. He opened for business less than one year after the fire. In furnishing his facility, Hamous incorporated several items previously used in other downtown buildings. He tracked the location of some large stock-inventory display cases which had been purchased by a Wichita dealer at an auction held at Lot 37. The dealer still had the cases and they were returned to Peabody. The four dressing-room doors, frames, transoms, and their associated hardware were once the entrances to baths and showers located in the basement of the bank on Lot 57, No. 42.

26. **NORTH ELLETT/STOCKMEN'S EXCHANGE BANK BUILDING**, Lot 33 Walnut Street West

W. Ellett formed the Stockmen's Exchange Bank with Robert Camp in March 1886. Camp had extensive farm and ranch lands in the area and was a noted livestock raiser in the region. An attorney and real estate dealer, Camp had been born in Huntingdon County, Pennsylvania, July 21, 1836. He moved to Kansas from Jackson County, Indiana, in 1871, and was elected County Commissioner the same year. He also served as justice of the peace. His father was the president of the First National Bank of Milwaukee, Wisconsin. The Milwaukee bank provided

the backing for the Stockman's Exchange Bank. Prior to the opening of the Stockmen's bank, Camp's partner, W. Ellett, had been cashier at the Peabody Bank for six years.

By 1891, the real estate depression effected nearly everyone involved in the financial community. By mutual consent, the Stockman's Exchange Bank dissolved. Interests were transferred to the Kansas State Bank. Kansas State Bank president W. E. Scott resigned, Camp left banking, and Ellett was elected president of Kansas State Bank.

By late 1899, the Slaymaker Pharmacy had moved into the Ellett Building. The Slaymaker Pharmacy was operated by registered pharmacist T. A. Slaymaker. Slaymaker moved to Kansas from Illinois in 1872. By 1908, his inventory included wallpaper, Stock Tonic, Chicken Panacea, Stock Dip, disinfectants, and other leading remedies for livestock.

During Slaymaker's ownership several modern conveniences were introduced. In August, 1900, long distance telephone service was introduced to the community. The office of the company was located in the pharmacy. The service linked Peabody with other communities located to the east and west of town. In 1902, Slaymaker installed a large Reginia music box. The following year, jeweler J. Cunningham relocated to the pharmacy building where he maintained an establishment with other businesses. Cunningham was born in 1875 at Peoria, Illinois. He moved to Peabody with his parents in 1881. The family later settled in Augusta and then Wichita. The jeweler studied his trade and opened a store at Andale before returning to Peabody in 1897. His inventory included cut glass, hand painted china, watches, clocks, jewelry, and eye glasses. The latter he fitted for a reasonable price.

In January, 1911, plumbers installed a complete bathroom facility in the second story of the building where Slaymaker maintained his residence. After Slaymakers death, his widow and spinster sister continued to reside in the Slaymaker apartment until about 1950. During the mid-teens, Art Starr moved to Peabody and purchased the inventory of Slaymaker. Starr remained at the location until 1921 when he relocated his inventory to Lot 55 where he opened the Starr and Wible Drugstore.

In 1921, a partition wall was constructed lengthwise down the front half of the building and another partition wall was erected across the width of the back-half of the building. These dividers organized the first-story into three rooms. During the 1920s, barbers Floyd and T. O. Draper (brothers) relocated their barber shop to the south section of this location. The Drapers installed a beauty parlor chair near the rear south partition corner. They retained various

beauticians to style women's hair, paying the employees on a commission basis. The other half of the building was occupied by Dan and Cora Williams who opened a restaurant in the north part of the building. The back portion of the building was used for storage. The north portion of the building remained as various restaurants until 1965; the south half was a barber shop until the fire in June of 1990, with one apartment remaining on the second story.

Following the fire, Nelson M. Patton purchased the building which was later sold to Duane and Wanda Unruh. They rehabilitated the south half of the building. Wanda Unruh was a beauty operator who returned for additional training as a barber. She was probably the first female barber in Peabody. Because of personal family problems, the ownership of the building and business transferred to Darlene and Mitch Moffett. The north half has now been rehabilitated and is occupied by the Craft Connection, a craft shop. Kelly Pohlman operates her beauty shop, A Little Off The Top, from the south half.

27. **BRAGUNIER/OTTE BUILDING,** Lot 35 Walnut Street West

Charles William Bragunier (born in 1851, Indianapolis, Indiana, died in Peabody, 1923) arrived in Topeka, Kansas in 1868 with his three brothers. There, the brothers began their first general mercantile store. Two years later, brother George opened a store at Emporia. Following the route of the Santa Fe Railroad, the Braguniers then opened chain stores at Florence, Peabody, and Newton. The one at Peabody was built of stone near the Santa Fe Railroad, in the location known as the Santa Fe Park. Charles W., or C. W., managed the Peabody store while his brother, Jerry, was the proprietor of the one in Newton. On September 23, 1874, C. W. married Sarah Ann Mahood, born on Amherst Island, Canada. Sarah had arrived in Kansas, in 1871 with her Irish parents.

In January, 1883, the cash value of the inventory of the old Bragunier store was $13,000 and the average annual sales totaled $30,000. By the first week in June, the new store was open for business. On November 22, 1883, the *Gazette* listed nine items that could be bought at the Bragunier store for one-dollar: 10 pounds of granulated sugar, 16 pounds of soap, 50 boxes of matches, 8 cans of tomatoes, 8 cans of corn, 8 cans of blackberries, 25 pounds of pearl hominy, 20 pounds of beans, and 5 pounds of Young Hyson tea.

By 1885, Bragunier's health was failing. He spent part of the summer at Pagosa Springs, Colorado, expecting his health to improve from exposure to the mineral waters. In September of 1886, the *Gazette* reported he and his wife had left for Chicago where the merchant received eye

treatment. In March 1887, J. S. Houser and son of Monticello, Iowa, arrived in Peabody where they assumed ownership of Bragunier's grocery store which the new proprietors continued to operate in the facility rented from Bragunier.

In April 1894, Charles Sawtelle and Frank Butler purchased the Racket general store which they continued at the Bragunier Building. Sawtelle was born on August 15, 1850 at Belgrade, Maine. He arrived in Peabody about the same time as his wife, then Rosalyn M. Lowe. She had come with her parents from Wisconsin, in the spring of 1874, with 1000 head of sheep that had been driven overland. The Lowe family established a farm near Peabody.

G. H. Otte acquired title to the Bragunier Building in April, 1894. The new owner immediately informed the *Gazette* that he planned to erect a second story onto the Bragunier Building for his personal residence and his daughters' dental practice. Otte's daughters, Linda and Julia, had returned from the dental college in Iowa, in 1892. About 1910 the family moved to California where they remained. Linda Otte advertised the building for sale. T. A. Slaymaker purchased the building from the Ottes.

The building had two additional owners and many various tenants until it sold, in 1989, to the Harvey County Rural Water District No. 1 for general office use. The Rural Water District receives its water from Newton, and the water is piped from a water tower by the Newton airport. The line follows Highway 50, and with feeder pipes provides water to various locations in Harvey and Marion counties (although not to the City of Peabody).

28. **KOLLOCK BANK BUILDING**, Lot 37 Walnut Street West

F. H. Kollock came to Kansas in poor health from Minnesota. He was the Kansas community's first attorney. By 1876, he had recovered, increased his personal wealth, and established successful law and banking practices. Kollock's partner was Walter Chenault.

In 1878 and 1879, Kollock played a prominent role within Marion County. He ran for, and won, public office in the fall election of 1878. His campaign called for "lower taxes and economy in county affairs". The *Gazette* reported on November 15, 1878, that residents should address Kollock as "Honorable." The reference probably referred to his election to the state legislature, a position he held in 1879.

The 1880s was a decade of change for the bank. In 1880, Chenault transferred his banking interests to Kollock. In 1883, Kollock reorganized the bank's real estate department. According to the *Gazette,* the bank sold 5,000 acres of land between December and May 1883 when real estate activity was slow. In January 1884, the banker announced the creation of the First National Bank of Peabody. The officers of the new bank included: F. H. Kollock, president; Henry Stephens, vice president; Willis Westbrook, cashier; and W. D. Butler, D. J. Roberts, Thomas Osborne , I. A. Shriver, M. W. Graham, John Brooks, Willis Westbrook, Henry Stephens, and F. H. Kollock, directors. In March, 1884, the First National Bank of Peabody opened for business. The new bank continued to operate from the Kollock Bank Building. On March 14, 1884, Kollock sold the building to the First National Bank for $4,500 In May of the same year, a new "fine, large, fire-proof bank vault" was added; by July the interior of the building had been remodeled. A platform and railing were incorporated into the corner of the bank occupied by the president.

In 1890, several changes occurred in Kollock's life. Kollock's first wife, Laura E., died in 1886 at age 36. The couple had married in Kansas, in December, 1874. In the fall of 1890, Kollock married his second wife, Dr. Evelyn A. Churchill, at her home in Newton. In November of the same year, the First National Bank of Peabody moved to Lot 29, No. 24.

As with other commercial buildings, the tenants changed often until in August, 1915, Bryant Keller and Roy Smith relocated the Smith and Keller (Mens) Clothing Store to the Kollock Bank Building. Keller remained in business at this location until his death in 1944. The partners spent $3,000 remodeling the interior of the clothing store in 1919. In 1924, Guy Jackson purchased Smith's interest in the business that was renamed Keller and Jackson. Their partnership was dissolved in 1939, and Keller continued under the name Keller's Clothing Store. In 1931, title to the building transferred from L. Whittecar and wife to Keller. After Bryant died in 1944, his son Harold managed the store until his death in 1956. After the death of her brother Harold, Helen (Keller) Hanneman and her husband Harry managed the store until 1977 when they sold the property to I. Jean Maples.

Jean Maples carried a small line of women's wear and a "fine" line of men's clothes. In March, 1983, title transferred from Maples to Lois Balthrop and husband. Lois Balthrop continued the business for a few years before closing the store. The Balthrops then sold the building in September, 1988 to Larry Larsen. Hot-Stuff Pizzeria operated from this location until March of 1997 when title transferred to C. & J. Lawson. Lawson owns a number of car wash facilities with one located in Peabody. The front of the first floor will be used for a retail business with

the back becoming a maintenance area for the car wash business. A rental apartment remains on the second floor.

29. **SCHROEDER BUILDING**, Lot 39 Walnut Street West *(Entered upon the National Register of Historic Places in 1991 - Governor's Award for Best Historic Restoration in 1990 - Kansas Preservation Alliance 1991 Award Winner* Key Contributing

John Severn Christian Alexander Schroeder emigrated from Germany to the United States. He met his future wife, Amanda Mellinger (originally of Lancaster, Pennsylvania), while visiting relatives in Illinois. Schroeder returned to Germany where he completed his studies at Wittenberg University before returning to America. After marrying, Amanda's health deteriorated. Showing signs of consumption, the attending physician recommended the couple move west where she could "dig in the soil." The Schroeders moved to Peabody. According to family members, the relocation to the Kansas community occurred in either 1875 or 1878. In 1879, he established a new residence on Sycamore Street and opened a hardware and general merchandise store. The business occupied a building at Lot 39. In 1881 Schroeder was a buyer and shipper of country produce, including pressed hay. By the time of the 1884 fire, he and Alfred Hutchings operated the Hutchings and Schroeder Hardware Store. Schroeder had the extant building erected on Lot 39 immediately following the fire disaster. According to his daughters, merchant John Severan Christian Alexander Schroeder retained interest in the business until his death in November 1906, despite his move to California in 1888 After the death of Amanda Schroeder, the widow, the property was sold by a daughter in 1945 for $3,500.

Schroeder's partner, Alfred H. Hutchings settled on a farm near Peabody in the autumn of 1873. Two years later, he moved to town and established a tin shop. He soon expanded his inventory to include hardware. Born in Aurora, Indiana, in 1851, he married Mary C. Shanks at Claysville, Indiana on August 3, 1871 On December 17, 1887, Hutchings died of typhoid at age 36. The hardware inventory of the estate was purchased by W. M. Irwin, of Irwin Hardware. Irwin was also a director of the Kansas State Bank.

When Irwin arrived in Peabody from Pennsylvania in 1883, he first worked for G. W. Campbell in the grain and cattle business. He opened his first hardware business at Brainerd, near Whitewater, Kansas, after purchasing stock from his savings from working for G. W. Campbell. Two years later, he bought Hutchings' estate. In May 1901, Irwin purchased the Windleshafer Building, No. 30-Lot 41, for $3,200 and moved his inventory there.

The building served as grocery and general merchandise stores until 1935 when Glenn and Chet McMillen opened a grocery and meat market at the location. In 1946, the McMillens purchased the building from the Schroeder heirs. They continued in business at that location until December, 1985. At that time, because of declining health and grocery sales and higher taxes, they went out of business.

The second floor of the Schroder Building functioned as a maternity hospital known as the Stork's Nest from at least 1927 until 1932. The business was owned by Cora Williams, a widow. Although not a trained nurse, she was known for taking good care of her clients. The deliveries of the babies were handled by either Dr. Appleby or Dr. Johnson. Williams provided the pre- and post-care. Williams "Nest" also treated other medical needs, such as cuts. The hospital eventually relocated to a small one-story structure. During the 1930s, the second-floor was used as an apartment.

From 1985 until 1988, when Marilyn and Gary Jones acquired the building, the structure remained empty. The McMillans sold the building at public auction where it sold for $425. It was purchased by a group of individuals to prevent a purchase by the "junk dealer" which would have allowed the moving of his business to mainstreet. Marilyn and Gary began rehabilitation on the building under the guidance of the Kansas Preservation Department. Their efforts have received two awards: Governor's Award for the best Historic Restoration (1990) and the Kansas Alliance for Historic Preservation (April 1991). Marilyn and Gary operate the Mayesville Mercantile, a general mercantile store featuring farm products, antiques, and collectables on the first floor and the Stork's Nest, an apartment complex on the second floor.

30. **WINDLESHAFER/BOZORTH/IRWIN BUILDING**, Lot 41 Walnut Street West

Julius Windleshafer never resided in Peabody or played any known major role in the history of the building except during the period of construction. The land records show that in May 1901, W. M. Irwin acquired the title for the building from Windleshafer. A few days later, Irwin transferred ownership of the structure to his partner, W. E. Bozorth. The Bozorth family emigrated from France during the American Revolution. Dr. John W. Bozorth, accompanied by his family, moved to Marion County, on January 23, 1871 from Mt. Carmel, Illinois. The physician died in the yard of his home on June 26, 1875 when he was struck by lightning. His son, W. E. Bozorth was born May 2, 1852 at Keenville, Illinois. Except for three years when W. E. resided in Wyoming, he lived continuously in Marion County since the age of 19. On July 14, 1872, W. E. married Sarah Jane Gard, originally from Friendsville, Illinois. In 1902, W. E. and

his wife moved with their children into town from their farm northwest of Peabody. W. E. Bozorth found employment during the settlement period working for Sutler and Eddy, contractors who hired Bozorth to help with grading the road bed for the Santa Fe Railway. In 1899, Bozorth was involved in organizing the Peabody State Bank, of which he was vice-president, director of the board for 15 years, and secretary of the board. He spent 31 successive years on the bank's board of directors.

The first occupant was Clayton and Barr Grocery who located on the first floor. James Tuttle opened a billiard room above the grocery. By June 11, 1889, the Peabody Hardware, operated by W. M. Irwin, was located in the Schroeder Building at Lot 39. He was also a director of the Kansas State Bank. In 1899, Irwin expanded the hardware business. He moved his additional inventory into the Windleschafer, Bozorth Building on Lot 41. The hardware store carried buggies, harnesses, and other related hardware goods.

The *Gazette* reported on September 3, 1908, that jeweler-optician J. C. Haupt and milliner, Mrs. L. C. Huffman, had leased the commercial space in Lot 41. Haupt occupied the site until at least 1919. In 1912, Haupt remodeled and enlarged the square footage he leased by moving an interior rear wall back another 20 feet. This additional space he used for his new optical equipment.

Mrs. Huffman was the daughter of G. W. Campbell, of Huffman and Campbell Lumber Company. She was also the widow of Dr. T. M. Huffman who had died in 1890. Her deceased husband had owned the Huffman Building on Lot 47. She moved to Peabody with her parents from Wisconsin in 1871. She began her millinery business after purchasing the stock and business of Mrs. Keller in 1902. Because of her enterprise, many of her customers came from Newton, Burns, and even Kansas City. During peak business cycles, she employed at least six milliners and helpers from the larger cities to trim the hats in the latest fashion. In 1908, the two most popular styles were the Gage hat and the King Bee.

In May 1919, Topekan Herbert West visited Peabody to inspect the progress of his bank, the American State. The new financial institution opened in its temporary quarters in the Windleshafer Building in July. By September, 1920, the First National had relocated and the American State had moved to Lot 29.

Tenants of the building were many and varied. Peabody Recreation occupied the building in August of 1944. This billiard and domino parlor continued in operation at this site until 1966. In

1973, ownership transferred to Intertek, Limited. The firm manufactured small electric parts. The company retained ownership until 1981. The next tenants were craft shops and a little girls' clothing business. Pam Lamborn and Glenda Mah purchased the building in 1994. Glenda is a silent partner while Pam operates the business. The Jackrabbit Hollow is a store of unique books and gifts.

31. **DR. C. A. LOOSE BUILDING**, Lot 43 Walnut Street West

Physician and surgeon C. A. Loose moved to Peabody in May 1878 from Pennsylvania. Born in Lebanon County, Pennsylvania, October 2, 1843, Loose spent approximately 15 years working in the foundry and machine shops of his uncle Charles Allbright, a prominent lawyer, politician and manufacturer in Pennsylvania. He attended Dickinson College, at Carlisle, Pennsylvania, graduating in June 1870. He read medicine with Dr. Horace De Young at Mauch Chunck and graduated in medicine from the University of Pennsylvania. His first wife, Emma R. Mosser died in 1876, the year after their marriage. Their only child died one month later. On January 17, 1878, at Wilkes-Barre, he married Alice V. Sprangler. He served as surgeon of the Wyoming Division of the Lehigh Valley Railroad, and was attending surgeon during the mine fire of Hollenback Mine of Wilkes-Barre Coal and Iron Company in 1875. He moved his practice at Wilkes-Barre to Kansas on March 3, 1878.

The building was completed in time for the state fair held at Peabody in 1885. The original tenants were state fair visitors. The women of the Methodist Episcopal Church provided sleeping accommodations for 50 and a lunch stand capable of serving meals to an even larger number of fair goers who accepted lodgings in the structure. By September 10, 1885, Morse and Bradbury relocated their drug store, the Peabody Pharmacy, to the Loose Building and retained the services of Dr. C. J. Seybold who was assisted by Tom Slaymaker, Jr. In May, 1887, C. J. Seybold and T. A. Slaymaker, Jr. bought the Pharmacy. In 1889, Dr. Loose and Dr. Furst had formed a partnership, with offices on the second floor, and advertised their verbal skill with the German language.

In January, 1898, Davison and Company installed acetylene gas lighting in the pharmacy. The following year, cobbler J. S. Holmberg relocated to the Loose Building. Holmberg moved to Peabody in 1887 from Woodhull, Illinois. By March 29, 1917, Holmberg advertised he could revitalize old shoes through the use of his new electric powered shop that could provide electric made stitching for the same price as nailed shoes. Holmberg remained at this location selling shoes until the end of the 1930s.

During World War II, the tenant was Fred Cole. At the Loose Building, Cole opened the first Gamble store in Peabody. Cole then sold the franchise and inventory to Harry Homan, Sr. in 1945. Homan and his son, Harry Homan, Jr., managed the store until 1967 when the store closed and the building ownership transferred to Joseph W. Huey (known as "Joe Bill"). Huey relocated the Peabody Recreation to the Loose Building. His pool hall/domino parlor remained open until Huey's death His facility was the only such establishment in town at the time. The clientele of the Peabody Recreation included a predominant number of local high school students, both males and females. Joe Bill died in 1971.

The property and business was purchased by Frank Woodruff who continued to operate the Peabody Recreation until he sold to Ivan Miles in 1979. The building was then occupied by a donut shop and a furniture store until it was purchased by Baker Furniture and Carpet. The Bakers use the building in conjunction with their furniture business.

32. **MRS. F. H. HOPKINS BUILDING**, Lot 45 Walnut Street West

Mrs. F. H. Hopkins arrived in Coneburg in 1870. Her husband, F. P. Hopkins, and W. C. Nye registered the Coneburg townsite at the United States Land Office in Augusta on December 22, 1870. Mr. Hopkins was the first postmaster of Peabody.

F. C Bush was the first tenant; however, in the spring of 1886, Bush sold his inventory to S. L. Van Petten and Fred E. Pettit of Illinois. The Petten-Pettit business flourished, and by September, 1887, the partners expanded their facilities to the Huffman Building at Lot 47. A large archway was cut between the common wall separating the sites. In keeping with the other businesses in town, Petten-Pettit maintained store hours from 6:30 a.m. until 10:00 p.m. However, in 1892, because of the heat, from July 4 through August, the store closed at 8:00 p.m. every evening except Saturday. Petten and Pettit stated that the daytime heat, combined with the heat from the large lamps they kept lit in the evenings, made the store simply too hot for satisfactory customer service.

In November 1892, Petten and Pettit had a dissolution sale. In 1899, Pettit announced the remodeling of the "double store." The new look was intended to promote Pettit's claim to the largest, best lit, most convenient, and most handsome mercantile establishment in Kansas. The new "style" gas lights were powered by a gasoline generator kept in the rear of the building.

Mrs. Hopkins occupied the second floor of the Hopkins Building until 1903 when Ellen R. Hopkins transferred property title to G. S. Funk for $5,000. By 1907 title transferred from E. R. Worthington to Mary E. Tibbons.Tibbons continued as owner of the building until May 15, 1964.

In January 1912, Pettit vacated the Hopkins Building. By March, the Tucker and Griffith Mercantile Company leased the Hopkins Building and moved the men's clothing stock to that location where they remained until the late 1920s.

From the 1940s until 1964, Kansas Power and Light leased the Hopkins Building. In 1964 the title transferred to Gary L. Carlson who owned a television and appliance service and repair store. Three years later, William V. Krause and wife acquired title. Krause was the owner and editor of the *Peabody Gazette Herald.* In 1967, the newspaper office burned, and the Hopkins Building became the paper's new home.

William V. Krause is a native of Republic County, Kansas where he graduated from Belleville High School. Following military service, he completed work for a degree at Kansas State University. Krause and his wife, Shirley, came to Peabody in 1954 and became publishers of the Peabody Gazette-Herald. After 43 years as editors and publishers of the "home town" newspaper, the Krauses sold the paper as of the first of April, 1997. The building has been sold to Baker Furniture and Carpet.

33. **T. M. HUFFMAN BUILDING**, Lot 47 Walnut Street West

Dr. Thomas M. Huffman was the son of Dr. Albert G. Huffman, the druggist who moved to Kansas in 1871, with his second wife and four children. T. M. Huffman was a West Point cadet during the Civil War. He graduated from West Point in 1866, and then began his medical training at his father's alma mater, Louisville College of Medicine. Upon completion of his studies, he went into practice with his father at Brownville, Missouri, where the Huffman's lived briefly before moving to Kansas.

Dr. A. G. Huffman first settled at Americus, Lyon County, Kansas, prior to his move to Peabody. The two Huffman physicians shared their medical practice. Dr. T. M. Huffman married Lizzie C. Campbell (later a milliner at Lot 41 after the death of her husband). Lizzie was the daughter of G. W. Campbell of the Huffman and Campbell Lumber Company. According to Andreas, the Honorable George W. Campbell was elected to the Wisconsin Legislature in 1863 and served as

Deputy Provost Marshall of the same state. In 1876, Campbell was elected Marion County representative to the Kansas legislature, and was twice elected mayor of Peabody (1903 and 1905). Campbell had been a dealer in grain and stock at Peabody since 1871 when he moved to Kansas. He opened the community's first lumber yard, and was elected president of the North Peabody Town Company in the winter of 1871. His son-in-law, Dr. Huffman, was associated with Campbell in his extensive interests, which included the Peabody Flouring Mill.

The original tenant was G. S. Black. The International Order of Odd Fellows occupied the second story of the structure. A limestone name plate located above the second-story, second-bay has the initials of the organization (I.O.O.F) engraved upon it. Sharing the floor with the Odd Fellows was Dr. W. W. Smith who maintained a "snugly fitted" office.

By September, 1887, Van Petten and Pettit general mercantile dealers in the Hopkins Building decided to expand their operation to include the Huffman Building. The merchants had a stone archway cut in the common wall that divided the two buildings, thereby gaining an interior passage between the structures.

Although the ownership of the Hopkins, Huffman, and Graham buildings differed, the tenants were often the same. In 1902, the Pettit Dry Goods, of Lots 45 and 47, expanded into the grocery business by opening a store in the Graham building. In March 1903, John Janett, a partner with J. O. Moffett in the Peabody Steam (Roller) Mill, purchased the Huffman Building for $5,500. Pettit remained in the three structures until 1907, when he sold the grocery in the Graham Building but retained the dry goods and clothing business in the Huffman and Hopkins buildings.

In 1912, Pettit closed. With the closing of the mercantile, the town lost its local dealer in Hart, Shaffer, and Marx men's wear. The next tenants were Bryant Keller and Roy Smith. The partners immediately opened "Smith and Keller" mens wear. Smith was the nephew of Pettit. He first arrived in Kansas, in 1890, from Rawlins County, Illinois, while a youth. He attended Peabody schools while also working for his uncle at the Pettit store. By August 1915, the young partners had relocated to Lot 37 where they continued to operate as Smith and Keller.

In September 1912, F. W. Tucker, father of Guy Tucker of Tucker and Griffith, acquired ownership of the Huffman Building. In August, 1915, Tucker and Griffith relocated their dry goods department from Lot 54 to the Huffman Building. In January 1916, F. W. deeded the property to his son. By the late 1920's, Tucker & Griffiths ceased to exist.

In 1941, Roy Smith, of Smith and Keller, returned to the Huffman Building. Smith and his wife opened a dry goods store. In 1944, they sold their interest in the dry goods store to H. H. Wehry. Wehry, along with his wife, managed the business until February 1955, when L. C. Walker and his wife, Betty, purchased the building and business. Betty Walker operated the dry goods and ready-to-wear store. The Walkers also owned Walker's Corner Store at Lot 55. In December 1971, Betty closed the store after nearly exhausting her inventory and went to work at their (nonprescription) drugstore. The Walkers then sold the Huffman Building to Brock Baker and his wife, Sheryl, owners of Baker Furniture and Carpet.

34. **THE M. W. GRAHAM BUILDING**, Lot 49 Walnut Street West

The architectural similarities and planning of the Graham and Huffman buildings may be the result of Huffman and Graham being related. According to the archive biographical sketch submitted by Richard Huffman Graham, now on file at the Peabody Museum, Dr. Thomas M. Huffman was the son of Dr. Albert G. Huffman. Thomas married George W. Campbell's daughter, Lizzie C., and became a business associate in Campbell's various businesses, including Huffman and Campbell Lumber Company. Thomas's and Lizzie's daughter, Kathryn, married Edward G. Graham.

On November 17, 1887, Weidlein and Bechtel were the proprietors of the Bee Hive Grocery which occupied the first floor of the Graham Building. The second-story of the structure has a long history associated with social activities. According to the *Gazette*, in November 1887, Stockdale and Stempel painted, kalsomined, and papered the upper story of the building for the Young Men's Christian Association. The upper space was finished as rooms for members of the organization. A new Estey organ was installed and a "neat platform" erected. Sharing the space of the second-story of the Graham Building was F. E. Pettit. In March, 1899, Pettit opened a dressmaking department above the grocery in the Graham Building.

The next documented occupant of the second-story was Mrs. Ecton who relocated her Community Tea Room above the Bee Hive Grocery in February, 1921. Mrs. Ecton served ham or chicken dinners for fifty cents each. Her tenure in the building may have been brief, because the *Gazette* reported in October of that year, that a number of young men in town had organized a dance club which planned to hold a series of ten dances through the winter above the grocery. Plans included installing a new floor for the second-story and contracting a "good orchestra". According to the *Gazette*, the men held several dances.

In the meantime, the first-story of the Graham Building was occupied by a grocery that had numerous owners. By November, 1887, the *Gazette* published an advertisement for the Bee Hive Grocery, then owned by Weidlein and Bechtel. By December 22, 1887, the grocery was owned by Bechtel and the Holler Brothers. In January, 1895, Bechtel sold the grocery to Wesley and Charles Nusbaum, brothers. In 1899, Charles sold his grocery interest to Mr. Sensenig. By 1902, the ownership of the Bee Hive had changed to Vern Nusbaum and Ernest Hunt, who sold it in March 1902 to J. W. Nusbaum. Hunt remained at the store as an employee. Two weeks later, the Rochdale Cooperative Association acquired the grocery; J. W. Nusbaum continued to manage the business. On June 5, 1902, the *Gazette* published that the grocery was quitting business, and selling its entire stock and fixtures. The lease expired on June 30, and F. E. Pettit was to take possession on July 1.

Pettit operated a mercantile establishment at Lots 45 and 47 and a grocery at Lot 49. The combination of the three buildings gave Pettit a 75 feet frontage, and three buildings that extended to the rear 100 feet. He also used one upstairs room on the second-floor of the Graham building that was 25 feet by 75 feet. Five years later, he sold the grocery while retaining the mercantile business.

The new owner became M. M. Turner of Rush Springs, Oklahoma. Turner and his son operated the grocery for one year before selling to Wesley and Walter Nusbaum. Wesley Nusbaum had been an owner of the Bee Hive in 1895 with his brother Charles. In 1907, Wesley and Walter renamed the grocery the Bee Hive. The business continued under the same name for many years, even though ownership again transferred. By December, 1920, the owners of the grocery were Slaymaker and Kobel.

In September 1925, title to the property transferred by quit claim deed from George E. Morgan, trustee of the Anna Hager Graham Estate to jeweler L. M. Stroud. Although he retained ownership of the Graham Building, Stroud spent most of his years in business at the Sunflower Theatre. Stroud chose to lease at the theatre and rent out the Graham Building. His first tenant was Roy Smith who opened a dry goods store in the Huffman Building. In 1942, Smith sold the variety store to Mr. and Mrs. Keith Covell who operated Covell's Variety Store. The Covells remained until the early 1960s. They sold the business to Gladys and Ivy Hess, spinster sisters. The women had been clerks for Smith and were part-time employees of the Covells. The Hesses were the proprietors of the only Ben Franklin variety store in Peabody. In 1968, the elderly

sisters closed their store. Brock and Sheryl Baker, of Baker Furniture and Carpets acquired title to the property in June, 1968 from the widow of L. M. Stroud.

The Graham Building has added historical significance because of its association to the Graham family. In April, 1899, Anna H. Graham received title to the property from her husband, M. W. Graham. In December, 1910, title to the lot transferred by a trust deed from Anna H. Graham to George E. Morgan, etal, trustees. In January, 1911, the *Gazette* reported the property had been transferred to trustees to secure the education of Mrs. Anna Graham's grandchildren. She retained the control and income of the property during her life time. By February 1, 1912, she had died and her will was filed in probate court. The will, dated December 30, 1910, provided for $2,000 to be paid to School District No. 12, currently Unified School District No. 398. The money formed the base for the Anna Hager Graham Kindergarten Fund. Only the interest from the $2,000 could be used. At the time of her death, there was no kindergarten in Peabody. However, Mrs. Graham had been involved with a private kindergarten in the town during the early years of the community. The fund was intended to remind local residents of the desirability of having such an educational program. The remainder of the estate was divided among relatives. This fund is still on going today. The interest from the fund is now used to purchase special toys and furniture not normally budgeted.

35. **THE THOMAS OSBORNE BUILDING,** Lot 51 Walnut Street West

Thomas Osburne's building was a replacement for the wooden building destroyed in the January 1884 fire. By August 1884, the building was complete and Osborne had reopened his furniture and undertaking store. Osborne conducted his business at this location until 1903 when he sold the business to Ira Sterling.

Ira Sterling was born February 6, 1854 to Matilda Spangler and George Dauberman at Center Hall, Pennsylvania. Sterling's mother died when he was only two years old. At that time, his father agreed to let David William Sterling adopt the youngster. Later, Ira Sterling moved from Pennsylvania to Batavia, Illinois, where he married Helen Kenyon on March 11, 1879. Ten days later, he and his bride immigrated to Marion County where the couple settled on a quarter section purchased from the Santa Fe Railroad. He established a farm north of Peabody which he managed for more than twenty years before moving to Marion where he served as County Clerk for two terms. The Sterling family moved back to Peabody in 1903 and purchased Osborne's business which he continued until the oil boom. Sterling then opened the community's first

funeral home at the Morgan House which he directed until soon after his wife died on July 11, 1933.

Sterling's formal education included high school. Well read, Sterling was a cabinetmaker and builder. His son, Lawrence Hubert, (known as Hubert) eventually went into business with his father. Lawrence was born in Marion County in 1889. Ira Sterling had begun his experience in the furniture and embalming business in 1884 with his father where he became proficient as a cabinet maker of the time. Ira Sterling's son, Lawrence, attended the Barnes School of Sanitary Science and Embalming, of Chicago after completing high school at Peabody. Lawrence completed his studies in Chicago in 1909.

In 1903, Ira Sterling purchased the inventory and good will of the Osborne store. Sterling carried Sealy mattresses, Gunn book cases, and quality chairs and rockers. The two floors of the Osborne Building were used for display rooms by both Osborne and Sterling. Sterling remained at the Osborne Building until 1918. The father and son jointly operated the furniture and mortuary.

When Sterling left, J. E. Baker moved his furniture and mortuary business to Lot 51. Baker had moved to Peabody in 1897 from Whitewater, Kansas. Baker occupied the Osborne Building until 1920. At that time E. T. Guyman and E. C. Pendroy, of Guymon-Pendroy Dry Goods Company, opened a store in Peabody. They already had a store in Newton. They leased the buildings on Lots 51 and 53. According to the land records, the Osborne Building remained in the Osborne family until 1945. (See Section 7 for remodeling history.) During the remodeling, two carloads of showcases were added to the large showroom. The new display cases were lighted, and cash carriers were installed to further advance the modern look.

Although Guymon-Pendroy planned to open a new store after the remodeling, they decided to sell out to A. O. Rorabaugh of Wichita. This decision came after Mrs. Pendroy suffered a "complete breakdown of her health". Rorabaugh also purchased their Newton store. The acquisition of these two stores, added to the Wichitan's establishments along the Santa Fe line, with stores at Emporia, Peabody, Newton, Hutchinson, Wichita, and Oklahoma City. Rorabaugh stores had aggregate sales over $6,000,000, and maintained a New York office to be close to the eastern markets. The facilities at Peabody became part of the Rorabaugh-Kennell Dry Goods. Rorabaugh was the president of the firm. Kennell was also a Wichitan. He and his wife relocated to Newton with their two sons. He managed the Newton store. Martin Tirminstein

managed the Peabody store and its eleven employees. By 1930, the Rorabaugh store at Peabody had ceased to exist.

The next tenant in the building was once more Baker Furniture and Undertaking. In the interim of Baker's return to the Osborne Building, he relocated to the Schroeder Building at Lot 39. While there, his son, Hartman, had completed high school and finished his studies at embalming school. He joined his father in the business at Lot 39 in the late 1920s. In 1930, Hartman, and his wife, Francis, assumed control of the business and arranged to move back to the Osborne Building. However, prior to the move, a wall was reinstalled between the downstairs of the Osborne and O. J. Roberts buildings. In 1945, the title to the Osborne Building transferred to Francis Baker, Hartman's wife. In 1966, the business transferred to Brock Baker, son of Hartman and Francis. Brock and his wife, Sheryl, still operate the Baker Furniture and Carpet at this location.

36. **O. J. ROBERTS BUILDING**, Lot 53 Walnut Street West

O. J. Roberts, born November 18, 1855, first worked as a carpenter upon his arrival in Peabody. On December 2, 1880, he became a dealer in general merchandise. In 1883, the inventory of his store was valued at $6,000, and his annual sales were expected to be $12,000. The store was destroyed in the fire of January, 1884. O. J. Roberts opened for business in his new building in November 1887. His stock included dry goods, furnishing goods, millinery, furs, and notions. He continued in business at this location until January, 1920. However, title to the property had transferred from the Roberts brothers in 1897 to their brother-in-law, Thomas Osborne, of the Osborne Building.

In July 1902, Thomas Osborne paid to have the second-floor room at the O. J. Roberts Building finished for a Young Men's Christian Club. Two rooms were created where the organization could hold its meetings. One small partitioned area offset from the rest of the room still exists. The ceiling is of pressed metal, the walls are lath and plaster, and the floors wood.

In January 1920, Guymon-Pendroy purchased the inventory and leased the building (see Lot 51). In April, 1937, Orlando Jolliffe became the owner of the building, and a Safeway grocery-store opened at the site. Safeway remained until about November 1941. In its place was opened a Kroger grocery store who operated at the site until the early part of 1956 when title transferred by trustee deed from Jolliffe to Mr. and Mrs. Stanley A. Stovall. The Stovall Department Store remained at this site until April 1963 when Stovall sold both the business and building to Mr. and

Mrs. Warren E. McGee. After three years, McGee's then sold the building and inventory to Mr. and Mrs. Harry Doughty. The new owners remained in business at the location until the early 1970s when they sold to the current owners, Brock and Sheryl Baker, of Baker Furniture and Carpet.

37. **D. J. ROBERTS BUILDING,** Lot 55 Walnut Street West

D. J. Roberts was born May 21, 1850, in St. Stephen's Parish, Cornwall, England. He came to Kansas, after first settling in Chicago where he worked as an accountant for a hardware firm until the Great Chicago Fire of 1871, when his place of employment was destroyed. Spurred by his experience from the destruction, D. J. Roberts played an active role in the creation of the Peabody Waterworks System. He also served as city councilman, served for years on the school board, and was a director of the Prairie Lawn Cemetery from 1893 until his death in 1933. He married Miss Frances Kenyon of Batavia, Illinois, on March 6, 1884. D. J. Roberts established his drugstore and pharmacy on Lot 55. The druggist occupied the site until 1919 when he retired.

The D. J. Roberts Building is located on one of the prime lots in Peabody. The intersection of Walnut and Second streets has historically been the main location for economic and social exchange. In August, 1890, a watering trough was added along the north side of the store. This feature was for the benefit of the horses driven into town from the rural trade community and was kept filled through a pipe that linked the trough to the city water works.

Four offices and one large apartment were created by partitions on the second-story of the building. The front room was larger than the other three, and was used for numerous years by various doctors and dentists. The other three offices were used by attorneys, insurance agents, and various other service professionals. One of the tenants of the front office was dentist John M. Jacobs. The dentist had graduated from the School of Dentistry, at the University of Missouri, Kansas City. He established his practice at Lot 55 and remained at the Roberts Building from 1936 until he served three years in the Army Dental Corps during World War II. After returning from the service, he relocated to Lot 56.

In September, 1920, J. H. Miner opened a lunch room at the site; its footage included the space in a (nonextant) limestone addition. This rear portion was built by the Roberts prior to 1914 and extended to the alley. Although ownership of the lunch room changed numerous times, food service continued at the site until the early 1970s.

After the New Year of 1922, Arthur Starr, of Starr and Wible Drugstore, leased the D. J. Roberts Building. Starr added a second door to the north facade to encourage easier access for patrons coming from the Post Office across the street to the drugstore. This side entrance also provided another door for thirsty motorists traveling the New Santa Fe Trail.

The store was a main gathering center for local residents. Everyone came to town on Saturday nights when businesses stayed open until at least ten o'clock while the drugstores stayed open until midnight or one o'clock (despite the Blue Laws). On the weekend, farmers and other families went to the movies, bought their groceries, and then gathered at the soda fountains of either Starr or Rexall across the street.

In April, 1945, Starr sold the pharmacy to Paul H. Lamb who operated the business for only one year when he sold to L. C. (Jack) Walker and his wife Betty. The Walkers opened a nonprescription drugstore. The Walkers continued operating Walker's Corner Store until 1983 when L. C. Walker retired. They acquired title to the property in 1964. After Walker's retirement, they refurbished the apartment on the second-floor which is now their retirement home.

In 1983, the Walkers sold the drugstore to Shirley and Larry Windsor. Shirley operated Windsor's Store for a brief period before selling the inventory and fixtures. Kay Jones rented the first floor for her craft business, The Silk Station. Because of the demands on her time, the shop closed about one-and-one-half years later. The D. J. Roberts Building remained empty for approximately one year after Jones vacated the premises before Brock and Sheryl Baker of Baker Furniture and Carpet leased the first floor for their expanded business. This structure increased the area Baker manages at this location to five adjacent commercial buildings. Bakers have purchased two additional buildings, Nos. 31 and 32 thus increasing to seven the adjacent commercial buildings.

38. **M. O. WOODS BUILDING**, East Portion of Lots 24, 26, and 28 Vine Street East

The M. O. Wood Building was originally the manufacturing site of Joker Windmills produced by the Peabody Foundry and Windmill Factory. J. W. Nusbaum and Company Ford Agency was the first tenant of this concrete/cement building in 1917. A Ford parts department, with the largest inventory in Central Kansas, was also a feature of the garage. The site included gasoline tanks in front of the building. A highway marker for the new Santa Fe Trail was located above the gasoline pump. In 1920, the Nusbaum Brothers increased the representation of their

automobile agency to include Buick and Franklin cars. The following year they relocated to the Eyestone Building across the street where they became strictly a Ford Agency and sold the remaining automobile agencies to R. B. Tooey who continued the business for only a brief period.

After Tooey, original owner Major O. Wood moved to the location. A mechanic, inventor, and an extensive owner of farm land, Wood operated an automotive repair business. He stocked a complete inventory of Ford parts, and probably made repairs to the Joker windmills.

The site was later owned by Doug and Betty Fisher who used the building for the Peabody Electric Company. Currently, the building is used as a display and warehouse facility for Baker Furniture and Carpet.

39. and 40. **HOUSE/HAAS-CAREY BUILDINGS,** Lots 24 and 26 Vine Street East

The Fred Haases and their seven children operated a laundry in a wooden building which burned in 1913. The damage to the laundry was limited to the building and machinery, because during the blaze the remaining patrons' orders were removed by the Haases. The burned building was owned by W. W. House who immediately constructed a new building.

City water softened with carbonate of soda was used by the Haases, who had been proprietors of laundries in Missouri, Texas, Arkansas, Oklahoma, and Kansas. The boiler room was partitioned off at the rear of the shop; there, a big tub resembling a barrel with a smaller barrel inside was where clothing was washed. The water used to fill the tub was heated in steam pipes. Old wringer washers were replaced with 12-horse power machines that supplied sufficient centrifugal force to spin the clothes dry without breaking buttons. The washers had ribs in the tub. The tub rotated two-and-one-half times in one direction before completing the same number of revolutions in the opposite way. The clothes were first given a cold rinse, followed by two hot suds soaking, a hot rinse, a bluing, followed by another hot rinse, and a final cold rinse. Shirts that were starched were washed, then placed into boiling starch, and smoothed by hand on the starch table.

The clothes were dampened by hand in preparation for ironing. Shirts and collars were ironed on a special machine heated with a gasoline flame. Three machines were used to finish the collars: one to dampen the seams, another to fold and shape the collar and smooth the edges, and a third to mold and shape the article. A body ironer was used on the main area of the shirts. The

sleeves were finished with hand irons. Two people were kept busy full-time ironing and folding the finished goods. Cardboard was inserted in the bosom. Only one button, and no pins, fastened the shirts. Delicate items were carefully finished with hand irons. Large flat pieces, such as pillow cases, sheets and table cloths, were sent through flat presses over six-feet long. This flat-iron machine had three 8-inch padded rolls over a heated steel cylinder.

The Haases operated the laundry until the spring of 1916 when the family moved to Augusta. C. C. Carey purchased the Peabody Steam Laundry from Haas. By June 1919, Carey had constructed a second building that shared a common wall on the east facade of the main structure. The collapse of the oil boom coincided with Carey's addition to the laundry and soon after the laundry closed.

During the early 1950s, Paramount Products occupied the Wood, House/Carey, and Eyestone buildings. Paramount Products was a small assembly production firm. The laundry building was used for cleaning and painting, and the Carey Building was the drying room. The Wood Building was used for small assembly.

Mrs. Lorene Davis, a Wichitan, acquired the buildings in 1990 and used them for storage. In 1996, she sold the buildings to Brock and Sheryl Baker of the Baker Furniture and Carpet.

41. **EYESTONE BUILDING,** Lots 30, 32, 34, and 36 Vine Street East *Key Contributing*

The Eyestone Building was built for Frank Eyestone, who was born near St. Elmo, Illinois, in February 1876. He moved to Peabody with his parents in 1889. He died at the Halstead Hospital February 3, 1945. Before oil was discovered on his property, Eyestone was a farmer. The biggest oil gusher of the Peabody Fields was brought in on his land. The well was worth $1,000 a day to the farmer. Other wells were also sunk in the Eyestone field. With the profits from petroleum, Eyestone purchased a new home for he and his wife and one for each of his three sons. In addition, he built the Eyestone Building and at least two other garages in Wichita. The extant structures in Wichita are located in the Midtown area and were constructed after the building in Peabody. At least one of the structures in Wichita, on the southwest corner of the intersection of North Topeka Avenue and Twenty-first Street, has the name "Eyestone Garage" on it.

The original function of the building was that of an automobile garage, restaurant-hotel building. The title to the property transferred from Eyestone to J. W. Nusbaum in February 1920. The

Nusbaums leased the garage and addition to the Ford Agency who remained at this location until the Depression. By 1939, Perrin (agricultural) Machinery occupied the garage portion of the building.

The Peabody Hotel was opened was opened on the second floor in 1920. The restaurant for the hotel was called the Motor Inn. The Motor Inn Cafe served breakfasts, dinners, and suppers for 50 cents, and on Sundays, special dinners for 75 cents for guests and other patrons. G. K. Davidson acquired the lease to both the Peabody Hotel and Motor Inn in 1921. He hired a chef from the Muehlebach Hotel in Kansas City, a business owned by Barney Allis, owner of the Allis Hotel in Wichita. Davidson changed the name of the hotel to the Motor Inn. Because of Davidson efforts Peabody gained a "first-class" hotel-restaurant in a brick building. Until this time, all hotels and boarding houses were frame construction. The cafe closed before the hotel, which continued in existence until the late 1930s.

In January, 1943, the building sold in a tax sale to Nelson Poe for about $1,600. Poe owned grain elevators at Whitewater and Peabody. His wife was a member of the Prather family, owners of the famous Clover Cliff Ranch at Elmdale. Through the efforts of county extension agent, F. A. Hagans and the Peabody Farm Association (formed by Arnold Berns, Jr. and Nelson Poe), 112 German prisoners of World War II were brought to Peabody from Concordia to assist local farmers with the harvest of the milo crop in September 1943. Fifty-eight American soldiers guarded the prisoners. Initially, the Germans were housed in tents at the old Lewellen Creamery site at the southeast edge of Peabody. Although their stay was originally to last only through the harvest, the military decided to create a permanent prison camp at Peabody. Poe and Berns were instrumental in promoting the Eyestone Building as a camp facility for the prisoners and their guards. The Peabody Farm Association provided several thousand feet of lumber, tables, benches, and booths; 15 radiant and circulating heaters, 9 toilets; assorted plumbing fixtures, and other items. The above list was sold at a public sale after the camp closed. The prisoners left Peabody on December 1, 1945.

A. H. Perrin, who had previously been at this location in the late 1930s, assumed a lease on the building and relocated his machinery store to the Eyestone Building after the prisoners left. Perrin occupied only the lower part of the structure. Due to the housing shortage, the second story, where the camp guards had been housed, was converted to five apartments that depended upon communal living. The original shower and restroom facilities served the needs of all tenants. By 1950, the building was again empty.

Paramount Products, Incorporated was the next major owner. Paramount was a subcontractor to the Boeing and Beach aircraft industry in Wichita. During 1954 and 1955, when company sales peaked, the firm employed approximately 200 people. The company later received a contract from the Air Force to manufacture refueling trailers. The contract had a major impact on the social and economic base of Peabody. The company operated two eight-hour shifts. Many local residents objected to the second-shift whistle which was a new experience for the community. As a result of the increase in production the traffic increased as semi-trucks delivered the tanks and steel from Kansas City to Peabody. The tanks arrived on cattle trailers that truckers had driven to Kansas City filled with livestock. The Peabody company painted the parts and assembled the tanks, trailers, and associated hardware before shipping the finished goods out by Santa Fe rail. This industry provided the revenue necessary to keep a local station agent assigned to the community. As the aircraft industries declined Paramount manufactured boats, boat trailers, and vending machines for food products. However, these attempts were not successful and Paramount closed in the early 1960s. Paramount sold the Eyestone Building to Full Vision of Newton, a manufacturer of air conditioned cabs for farm equipment. About 1980, Full Vision closed its Peabody facility and sold the building to James S. Taylor and wife. James S. Taylor is the son of Bernard Taylor, one of the original owners of Paramount. Bernard Taylor had acquired the Heckendorn Manufacturing Company, of Cedar Point, Kansas, manufacturers of commercial lawnmowers. The company remained in Peabody for approximately ten years, during which time they struggled for survival. Eventually, the employees purchased the Peabody enterprise, and successfully revitalized the firm which is still in business today at the same location under the name Heckendorn Equipment Company.

43. **FIRST NATIONAL BANK/PEABODY STATE BANK BUILDING,** Lots 57 and 59 Walnut Street West

The second floor of this bank building was used for professional offices. The bank occupied the entire first floor except for one large office along the southwest corner of the first floor. This rear office was originally occupied by Dr. E. H. Johnson in 1920. His new quarters at the bank were accessed via a door on the south facade of the building that opened into the doctor's waiting room. The examining room was in the southwest corner of the building. To the north of the examining room was the area where the doctor mixed his own medicines. To the north of the waiting room, and east of the drug area, was a staircase that led to the mezzanine where he provided continued outpatient care.

The next tenant of this space was Dr. W. C. Jessen who occupied the office from the time of Johnson's retirement until Jessen's death on 17 April, 1969. Jessen graduated from Peabody High School in 1915, and then attended the Kansas City Dental College, graduating in 1919. In 1941, Jessen was Marion County examining dentist for the Selective Service. Dentist John M. Jacobs moved into the office previously occupied by Johnson and Jessen in 1969. He served the community for more than thirty-five years. During World War II, he spent three years in the Army Dental Corps. Jacobs retired in the late 1970s. He was the last occupant of this space which was later remodeled into a board room for bank officials.

Among the early tenants of the basement were Floyd Draper and W. I. Rice. The two men rented barber shop space below the bank. The barbers equipped their shop with both tub and shower baths.
During the Red Scare of the 1950s and early 1960s, the basement was used as an emergency preparedness shelter. As the missile silos were built near Wichita, surrounding communities sought ways to protect their residents against possible radiation fallout. Food supplies and water were stored in the basement.

Robert William Kurtze was born in Junction City, Kansas and attended the public schools there. He was employed by the Rock Island Railroad and was transferred from White City to Peabody as operator in 1917. In 1918, Mr. Kurtze married Marian Westbrook, the daughter of Willis Westbrook, a long time banking officer. Mr. Kurtze was employed by the First National Bank from 1919 to 1931 when he transferred to the Peabody State Bank. Bob Kurtze served as Executive President of the bank until declining health forced him into retirement and his son-in-law, W. E. (Bill) Avery was promoted to that office. Bill Avery was married to Doris (Sally) Kurtze, daughter of Bob Kurtze. Bill Avery died in 1996 and the position of bank president is now held by his son, Robert Shreves Avery.

44. **DIETRICH BUILDING**, Lot 73 Walnut Street West

Butcher Charles Dietrich, born 1856, was a native of Germany. He arrived in Marion County in 1871. Dietrich raised and slaughtered his own cattle and hogs. Among the items stocked at his store, which offered delivery service, was the "famous" Sealshipt brand of fresh oysters and bulk pickles. In 1908, Dietrich took pride in having a new sanitary ice box that had a one-and-one-half ton ice capacity. Charles remained only seven months at the site before he moved his market and grocery. Two other butchers occupied this site prior to June, 1921.

J. S. Dillon and Son purchased the Bell Grocery and Market. At that time, the new owners had six cash and carry stores in Kansas. They were located at Hutchinson, Peabody, and Pretty Prairie. Dillon and Son began in central Kansas in 1921. Six months after Dillons opened in Peabody, Frank Kellum purchased the grocery. T. J. Rice, the former manager of the Dillons store remained as manager of the new store. By the late 1930s, the function of the building changed. The structure became the site of a cleaners.

During the early 1940s, Dr. Wendell Tate purchased the building, and relocated his practice from the Sunflower Theatre Building. Dr. Tate's sister-in-law, Mrs. Grace Errett, resided in the upstairs with her husband, Jay. The doctor continued his practice at this location until his death in 1956. After the death of her husband, Mrs. Errett continued to reside in the apartment until both she and her sister Dorothy Tate, widow of Dr. Tate, moved into the nursing home due to declining health.

Following the death of Tate, D. M. Ward moved his law practice to the Dietrich Building. D. M. Ward came to Peabody in 1918 with a law degree from Cornell University. Ward's early business was speculating in the oil business during the oil boom. He passed the Kansas Bar in 1927. Charles Ward joined his father as a partner in 1947 but later left when he joined the State Judiciary department. Gaylord Maples joined Mr. Ward as a partner in July, 1965 and took over the firm in January, 1969. Mr. Ward died in July, 1970. David Egan joined the firm in 1971. The current attorneys are Strotkamp and Schorn.

45. **PEABODY AUTO COMPANY/I.O.O.F. BUILDING**, Lots 75 and 77 Walnut Street West
Key Contributing

The Peabody Auto Garage was used for storing the Reo and Chalmers automobiles the firm sold and for indoor rental space for car owners. A repair department occupied a room partitioned at the rear of the building. The repair section was equipped with lathes, drills, and all the necessary tools and appliances needed to produce the best possible repairs. The garage was open day and night and carried a full line of accessories, including Polarine oil, Morgan and Wright tires, Presto-Light batteries, and other items.

The Odd Fellows occupied the upper floor. Covenant Lodge No. 113, Independent Order of Odd Fellows was instituted in Peabody on April 14, 1874. The first Noble Grand was H. J. Holmes. In 1921, the trustees were Wm. H. Gibbs, W. H. Hines, and A. B. Summers. Sometime in the

1980s, the Odd Fellows Lodge closed. Mary Ann's School of Dance and Gymnastics occupied the facility for two years but the upper floor is now used only for storage.

Different auto agencies occupied the first story after the Peabody Auto and Garage Company closed. The last automobile agency to occupy the site was the Chevrolet dealership of Charles C. Smith who managed the Peabody Auto Company. In May, 1942, he closed stating that war restrictions on automobiles resulted in his decision to close. For a brief time in 1943 Linford Wehry operated an auto and tractor repair shop at the garage. The building was used again in 1945 by W. P. Astle who opened a farm supply store at the site. He named his business the Peabody Farm Supply. Astle was the sales agent for the complete line of Minneapolis-Moline farm implements.

The building is now owned by Baker Furniture and Carpet and serves as the carpet storage and cutting facility.

46. **DR. O. J. FURST OFFICE AND RESIDENCE,** Lots 79 and 81 Walnut Street West

In May, 1888, Dr. O. J. Furst and wife came from their home at Conrad Grove, Iowa, to Peabody to visit his brother-in-law's family, Dr. C. D. Harrison. Before returning to their home, the Fursts decided to relocate to Peabody. Furst, a graduate of the Medical Department of Iowa State University, formed a joint practice with Dr. C. A. Loose at the Loose Building on Lot 43. The doctors advertised that German was spoken at their practice. Because of the large Mennonite population around Peabody, bilingual skills were in demand. In 1891, the physicians moved their practice to the upper front rooms of the Seybold Building, Lot 46.

By July, 1900, Furst had bought Lots 79 and 81 from Emma M. Stevens for $200. Upon this property he planned to build his residence and office. Ground was broken in February, 1901 for the new building. Furst, a past president of the Kansas Medical Society, sold his residence and practice in the winter of 1910 and moved to California. S. P. McDonald bought the house, and associated barn, for $5,000.

McDonald, the new owner, was a farmer and "Good Road Booster" who relocated to town. McDonald moved to Marion County from Indiana in 1884. Upon his arrival, he formed an agricultural partnership with the Scott Brothers that remained in place for 10 years. The partners raised cattle and crops. In 1894 he sold the Scotts his interest and purchased a quarter section of unimproved land one mile east and two-and-one-half miles north of Peabody. There he

established himself as a progressive farmer. He engaged in the cattle and hog business. He increased his land holdings to 400 acres; upon this property he planted orchards and shade trees, built barns and other associated structures.

After McDonald's death, the widow followed a common pattern prevalent among many property owning women who had to provide an income for themselves (see Holliday Park, Topeka Preservation Survey). She converted her town home into a boarding house. She lost the property to the county, probably for unpaid taxes during the 1930s. W. A. Gooch, etal were the next owners of the residence. They retained ownership until H. Embree acquired the title prior to 1950.

The Embrees used the house for their residence and as an income producing property by also renting rooms to boarders. During their ownership, several improvements were made to the dwelling that had been greatly neglected by its previous owners. In the early 1980s, the title transferred to Warren L. Denning who made his home at the residence for approximately five years before he sold the property to the current owners Mr. and Mrs. Keith Wattson.

47. **LEE/UNION BOARDING HOUSE,** Lots 83 and 85 Walnut Street West

In 1879, the Lee House joined the list of local lodging facilities available in Peabody. Owner Mr. A. Lee had the structure erected and was listed as the proprietor; however, Mrs. Lee actually managed the business.

The first Christmas held at the dwelling was noteworthy. *Gazette* editor W. H. Morgan reported on January 2, 1880 that the Lee's had displayed the most beautiful Christmas tree seen in years. The tree occupied nearly one entire end of the dining room and was literally loaded down with presents, some of them very costly. All the boarders in the house were remembered as well as many outside friends. Morgan stated the display reflected positively upon the taste and skill of the Lees.

By March 1881, A. Lee had assumed possession of a farm he named the Lee Springs Farm. While Lee managed and resided at the agricultural residence, Mrs. Lee continued to operate the boarding house and personally supervise the food served at the facility. The Lee House was locally considered one of the best places to stay. Despite the success of the establishment, the Lee's sold the facility to John Slaymaker in the fall of 1881.

Slaymaker and his family moved to the property, which he renamed the Union House. He had a prominent sign erected at the site displaying the new name. In May 1884, Dr. J. R. Huss assumed ownership of the Union House. In the autumn of 1884, Huss moved his medical practice and residence to the Union House following his marriage. On October 1, the *Gazette* announced the death of Sallie Huss, spouse of Dr. J. R. Huss. At age 24, she died after a ten-day illness. She had resided in Peabody only a year. Dr. Huss retained ownership of the property but engaged others to operate the rooming house. In early October, 1888, Huss, accompanied by his second wife, returned to the Union House from Hutchinson. Two years later, Huss sold the property to C. W. Bragunier.

The Braguniers made extensive changes to the Lee/Union House where they maintained their personal residence. After the death of C. W. Bragunier in 1923, his widow converted the house into an apartment building. On December 28, 1942, the widow of C. W. Bragunier celebrated her 89th Birthday. When her daughter, Edna Appleby, inherited the property, she continued renting the apartments until she sold the building in June 1966 to the current owner, Douglas (Tod) Porter. Porter maintains his residence on the first floor and rents the two apartments on the upper story.

Non-Contributing Buildings:

6. **O. H. HAAS INTERNATIONAL HARVESTER BUILDING,** Lots 66-70 Walnut Street East

Following World War II, when new farm implements were again available, O. H. Haas opened the Haas Implement Company. He was the dealer for International Harvester farm equipment. The implement company operated from this location for approximately ten years when the property was sold to Ross Mathias.

Mathias relocated his grocery store, Ross's I.G.A., to this location. At the time of his retirement Ross sold the business and property to Ralph Thrash who operated the business as Ralph's I.G.A. The current owners are Jim and Marilyn Cox who, in partnership with their son, Randy, and his wife, Laurie, operate the grocery as Jim's Jack & Jill.

17. **LAUNDRYMAT AND BEAUTY SHOP,** Lot 38 Walnut Street East

The front part of this building is divided making it available for two different tenants. The first tenant on the south one-half was D. J. Stangle, Optometrist. When he vacated and moved to Newton, Jeanetta Farr opened a beauty shop. She and her husband, Stanley, also purchased the building. Jeanetta's is still operating on a part-time basis at the present time.

A water softener firm was the first tenants on the north one-half. The next occupant was Rex Graham who operated Rex's Printing. After Rex closed his business, Jean Maples and Jeanetta Farr opened the Walnut Wardrobe, a women's dress shop. The current tenant is the S. and J. Laundrymat operated by Stanley and Jeanetta Farr.

20. **J. H. MORSE AND SENIOR CENTER BUILDINGS,** Lots 32 and 34 Walnut Street East

J. Hudson Morse, born in Leominster, Massachusetts, August 13, 1848, moved to Annapolis, Maryland, in 1866. There, he attended St. John's College. He left this institution of higher learning voluntarily because of a disagreement with the faculty and some other students over political allegiance. In 1867, he enrolled at the University of Virginia, at Charlottesville, where he studied two years before reading law in the office of the Honorable Alexander Randall, of Annapolis. From this office he was admitted to practice before the Circuit Court of Maryland. He worked two years as managing clerk in the legal office of Charles H. Smith and Sons, New York City. He practiced law in Brooklyn, New York, before moving to Peabody in 1877. Three years later, he married Miss Carrie A. Prescott, formerly of Galesburg, Illinois. As an attorney, Morse also engaged in the banking business until 1881 when he decided to devote his time exclusively to the practice of law.

Morse assumed an active role in local civic matters. He, along with other leaders, petitioned the city council for street railway, electric lighting, and telephone services. In 1887, he was one of the charter members of the Peabody Telephone Exchange Company. The original function of the building, built in 1886, was that of a bank and business office. A brick vault was designed into the structure. The bank relocated to Lot 56, No. 10, in December 1887.

The retail use of the Morse Building changed many times in the next few years. A. Clayton occupied it as a grocery store, the Irwin Brothers used it in conjunction with the manufacturing of steel farm tanks, Newton Davis opened a restaurant, and the Second Hand store moved into the building in 1905.

J. E. Baker opened his furniture and undertaking business at this location in 1906. He remained at this location until about 1917 or 1918. At that time, Baker apparently moved his mortuary to Lot 56 Sycamore East and his furniture business to Lot 51 Walnut Street West. This division in specialties was probably possible because he employed his children. His two oldest daughters were licensed morticians. The oldest daughter, Irene, was the thirteenth female to be licensed as a mortician in the state of Kansas. His daughter, Ruth, was licensed to practice in Kansas, Missouri, and Oklahoma.

From about 1920 until 1974, the building functioned as a cleaners. During 1920, Andy Faust opened the Peerless Cleaners and Tailors at the location. Once in the Morse Building, Faust remodeled the interior of the building, and opened a modern ladies shoe shine parlor. Faust acquired title to the property, which he retained until the 1930s. Charles Crawford, alias Carl Carson, acquired the cleaning business from Faust and then later the property in 1950. Crawford continued to operate the cleaners until he sold both the business and building to Ernest Roberts and wife in October 1966. The Roberts kept the cleaners until his death.

His widow sold the building to the Kiwanis Club of Peabody. At that time, the Senior Citizen Center was just forming. This group used the structure for their meetings. In April 1977, the Kiwanis Club acquired title to the property by a Quit Claim Deed. The Kiwanis then transferred the ownership of the property to the Peabody Senior Citizens Center.

21. **PILAND/TEMPLE MOTOR COMPANY BUILDING,** Lot 30 Walnut Street East

The Piland Building was erected in 1907; however, the first documented occupant was Earl Brown's Brown Cafe in 1918.

The Temple Motor Company, a Plymouth-Dodge automobile dealership, conducted business from this site from the mid-1920s for approximately three decades. The company sold and repaired automobiles. When Temple closed, the mechanic, Warren Watts, remained at the site as the new owner. The current owner, Everett Brooks, Jr., operates Midwest Automotive.

42. **POST OFFICE BUILDING,** West Parts of Lots 57 and 59 Walnut Street West

The Post Office moved into this property in 1922 and still functions from this location at the present time.

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VERBAL BOUNDARY DESCRIPTION

The boundaries of the Peabody Downtown Historic District are shown on the Boundaries Map at the beginning of Section 7 and can be described as:

Beginning at the mid-point of Walnut and Division Streets proceed north thirty-five feet; then east along the north line of Lot 6, Block 84, to a mid-point in the alley between Walnut and Sycamore Streets; thence south along the alley approximately three hundred ten feet, thence east for twenty-five feet, then south crossing Second Street to a point one hundred ten feet south of Second Street, then west to the mid point of the alley between Sycamore and Walnut Street, then south to a mid-point of the alley and First Street; west to a mid-point of Walnut and First Streets; south on Walnut Street for fifty feet; west, along the south line of Lot 25 Walnut Street West, to a mid-point in the alley between Walnut and Vine Streets; north along the alley to a mid-point in the alley and the south line of Lot 24, Vine Street East to the mid-point of Vine Street; north to the north line of Lot 36, Vine Street East, east along the lot line to the mid-point in the alley between Walnut and Vine Streets; north along the alley to a mid-point of Division Street; east on Division Street to the point of beginning.

BOUNDARY JUSTIFICATION

The boundaries of the Peabody Downtown Historic District start at the north end where it is anchored by two older buildings in the district, the Old Peabody Library Building No. 2, 1874, and the Lee/Union Boarding House Building No. 47, 1879. A slight deviation has been made to include the City Building No. 1 as it is one of the historic 1880's buildings as well as the seat of city government. The boundary then runs one-half block deep on either side of Walnut Street for two blocks to the south. At the First Street boundary, another deviation is made to include the two buildings on Walnut Street West, Building Nos. 22 and 23. This includes all of the historic 1880's buildings constructed in the downtown business district. The district also extends two-thirds block east and one block west along Second Street to include in the historic district those buildings which were erected during the petroleum boom.

UTM COORDINATES

1) 14 665813 4225559

2) 14 665823 4225692

3) 14 665758 4225692

4) 14 665758 4225791

5) 14 665820 4225791

6) 14 665820 4225866

7) 14 665871 4225866

8) 14 665871 4225900

9) 14 665992 4225900

10) 14 665919 4225767

11) 14 665939 4225767

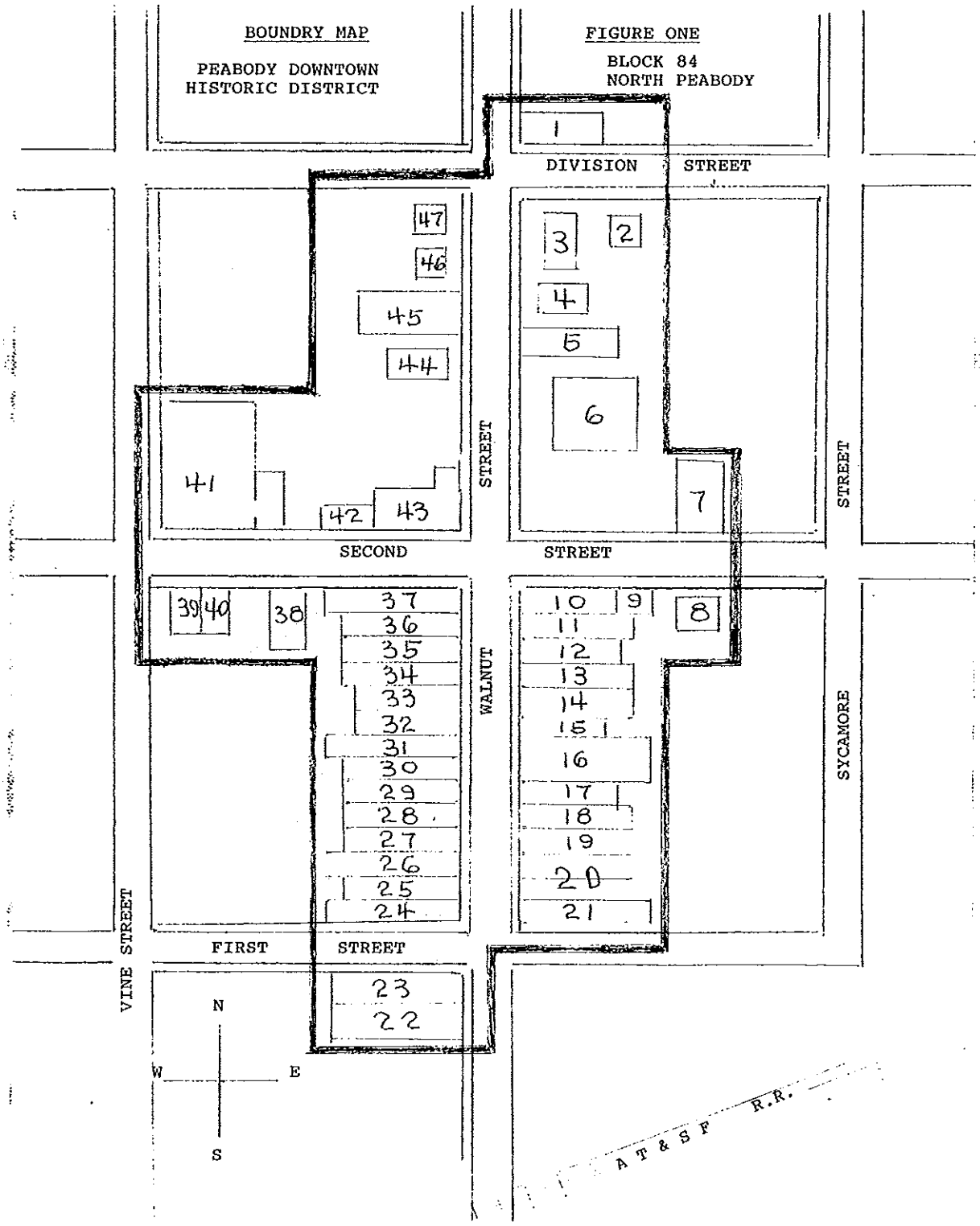
12) 14 665823 4225767

13) 14 665919 4225767

14) 14 665919 4225603

15) 14 665874 4225603

16) 14 665874 4225559


BOUNDRY MAP
PEABODY DOWNTOWN
HISTORIC DISTRICT
FIGURE ONE
BLOCK 84
NORTH PEABODY
DIVISION STREET
SECOND STREET
FIRST STREET
VINE STREET
WALNUT STREET
SYCAMORE STREET
A T & S F R.R.
N
W
E
S

PROPERTY OWNERS

The property owners are listed for each building in the proposed Peabody Downtown Historic District according to the numbers listed on the map at the beginning of Section 7.

1. City of Peabody
City Hall
300 N. Walnut
Peabody, KS. 66866

2. Peabody Historical Society
c/o Marilyn Jones
RR 2, Box 182
Peabody, KS. 66866

3. Peabody Township Carnegie Library
214 Walnut
Peabody, KS. 66866

4 & 5. Peabody Historical Society
c/o Marilyn Jones
RR 2, Box 182
Peabody, KS. 66866

6. Jim & Marilyn Cox
811 N. Walnut
Peabody, KS. 66866

7. City of Peabody
City Hall
300 N. Walnut
Peabody, KS. 66866

8. Doyle Creek Rentals
c/o Peabody State Bank
Peabody, KS. 66866

9, 10 & 11. Peabody State Bank
201 N. Walnut
Peabody, KS. 66866

12 & 13. Doyle Creek Rentals
c/o Peabody State Bank
Peabody, KS. 66866

14. Brock & Sheryl Baker
123 N. Walnut
Peabody, KS. 66866

15. Gary & Lou Ann Bowlin
RR 1, Box 28
Peabody, KS. 66866

16. Sunflower Development Corp.
301 N. Walnut
Peabody, KS. 66866

17. Stanley & Jeanetta Farr
701 Vine
Peabody, KS. 66866

18 & 19. American Legion
Peabody, KS. 66866

20. Senior Center of Peabody
Peabody, KS. 66866

21. Everett Brooks
RR 1
Peabody, KS. 66866

22 & 23. Gary & Sharon Temanson
RR 1
Peabody, KS. 66866

24. Francis & Marilyn Payne
RR 1
Peabody, KS. 66866

25. Steve & Janet Hamous
409 N. Walnut
Peabody, KS. 66866

26. Mitch Moffett
105 N. Walnut
Peabody, KS. 66866

27. Harvey County Rural Water
No. 1
107 N. Walnut
Peabody, KS. 66866

28. C. & J. Lawson
501 Sycamore
Peabody, KS. 66866

29. Gary & Marilyn Jones
RR 2, Box 182
Peabody, KS. 66866

30. Pam Lamborn & Glenda Mah
113 N. Walnut
Peabody, KS. 66866

31 through 35. Brock & Sheryl Baker
123 N. Walnut
Peabody, KS. 66866

36 & 37. Jack & Betty Walker
104 W. Second
Peabody, KS. 66866

38 through 40. Brock &
Sheryl Baker
123 N. Walnut
Peabody, KS. 66866

41. James Taylor
250 North Kansas
Wichita, KS. 66866

42 & 43. Peabody State Bank
201 N. Walnut
Peabody, KS. 66866

44. Shirley Strotkamp
201 Pine
Peabody, KS. 66866

45. Brock & Sheryl Baker
123 N. Walnut
Peabody, KS. 66866

46. Keith Wattson
223 N. Walnut
Peabody, KS. 66866

47. Douglas Porter
227 N. Walnut
Peabody, KS. 66866