NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

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

1. Name of Property

historic name J. S. Schroeder Building
other names/site number Same
155-4410-0017

2. Location

street & number 111 N. Walnut ☐ not for publication
city, town Peabody ☐ vicinity
state Kansas code KS county Marion code 115 zip code 66866

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
☒ private	☒ building(s)	1	____ buildings
☐ public-local	☐ district	____	____ sites
☐ public-State	☐ site	____	____ structures
☐ public-Federal	☐ structure	____	____ objects
	☐ object	1	____ Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official — State Historic Preservation Officer — September 20, 1991 (Date)

Kansas State Historical Society
State or Federal agency and bureau

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

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

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

Signature of the Keeper — Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Commerce/Trade: department store
Health Care: clinic

Current Functions (enter categories from instructions)

Commerce/Trade: department store; business

7. Description

Architectural Classification
(enter categories from instructions)

Late Victorian: Italianate

Materials (enter categories from instructions)

foundation Stone: limestone
walls Stone: limestone
roof Asphalt
other Glass
Metal: cast iron

Describe present and historic physical appearance.

The. J. S. Schroeder Building (c. 1884- 1885) is located at 111 N. Walnut in Peabody, Marion County, Kansas (pop. 1,474). The two-story, limestone building has an eastern facade orientation and measures 25 feet from north to south and 102 feet from east to west. A one-story, cinder block addition projects from the building's rear, comprising 52 feet of the building's length. A flat roof covers both the two-story and one-story units of the building. The one-story addition dates from c. 1935, when a meat market was established in the building, the addition served as the slaughterhouse. The building's eastern facade provides the exterior with its major character defining features, thus reducing the impact of the cinder block addition to the rear.

The J. S. Schroeder Building maintains a high degree of architectural integrity as an example of a two-part commercial block. The building stands as part of a block of two-story, masonry buildings along Peabody's main street. The J. S. Schroeder Building's rusticated limestone facade is echoed by its neighbors to the north and south.

The rusticated stone facade is broken on the storefront level by a classically inspired, cast iron storefront. Prism glass fills in the three transom openings provided by the storefront, the prism glass was added in the 1920s or 1930s. 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 roofline. 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.

XX See continuation sheet

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 floorplan 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 stencilling 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 grocery store and mercantile market. In 1935 a meat market and slaughterhouse was established as part of the grocery, the slaughterhouse 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.

Gary and Marilyn Jones purchased the building in 1988 and have restored it as the Mayesville Mercantile. The first floor is used for the mercantile business and the second floor apartment is rented.

8. Statement of Significance

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

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

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

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	1884-1885	1884-1885
Commerce	1885-1941	

Cultural Affiliation: N/A

Significant Person: N/A

Architect/Builder: Gibbs and Sons- masons; A. K. Stewart- carpenter; McLaughlin and Co.- carpenter

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

The J. S. Schroeder Building (c. 1884- 1885) is being nominated to the National Register under criteria A and C for its historical association with the development of Peabody and for its architectural significance as a late nineteenth century Italianate, two-part commercial block. The J. S. Schroeder Building stands as part of a relatively intact late nineteenth and early twentieth century commercial district in Peabody.

Andreas writes of Peabody in his 1883 History of Kansas. "Peabody was platted in 1871, named for F.H. Peabody of Boston, former president of the Atchison, Topeka, and Santa Fe Railroad Company, who erected the .... (old wooden library in the community that is on the National Register). The town was incorporated in 1879. As a market town, it has the advantage of western and eastern markets. Butter, eggs, poultry and baled hay find their way to the mining towns of Colorado and New Mexico, and the half score of elevators and the cattle yards point as evidences of the extensive grain and stock shipments to the east."

"In 1883 Peabody had three hotels, two banks, four drug stores, seven general stores, on flour and feed store, two barber shops, four real estate, insurance, and loan agencies, two meat markets, four blacksmith and wagon shops, two grocery establishments, two bakeries, and confectioneries, two hardware and farm implement establishments, one foundry and machine shop, one carriage and paint shop, three millinery establishments, one livery stable, two dealers in books, periodicals, and stationery, six carpenters and builders, one auctioneer, one photographer, one dentist, three physicians, one merchant tailor, two boot and shoe makers, one mason and contractor, three lumber dealers, two cola dealers, one house painter and paper-hanger, one jeweler, one gunsmith, one furniture dealer and undertaker, one veterinary surgeon, one poultry yard proprietor."

☒ See continuation sheet

John Severn Christian Alexander Schroeder came to Peabody in 1875 or 1878 with his family. Schroeder stared a hardware and general merchandise store in 1879. The business was located where the present day Mayesville Mercantile is located. The store was burned in the January 1884 fire which destroyed the entire block of mostly wooden structures. The entire block was reconstructed using stone or brick.

Schroeder and Alfred H. Hutchings rebuilt the store original site in 1884 and 1885, using stone. Gibbs and Sons laid the stone. Carpenters A. K. Stewart or McLaughlin and Co. may have done the finish work on the building. The stencilling 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.

After Mr. Schroeder's death in 1906 and perhaps before that a series of businesses operated in the building with apparently little change to the interior of the store and until the late 1920s or early 1930s to the exterior. The prism glass across the front was added at this time and the front door was changed somewhat.

The Schroeders rented the building from 1906 for various uses as a grocery, hardware and furniture store, until the McMillen's purchased the building in 1945. J. H. Bender may have operated a grocery business with Mr. Schroeder in 1906. W. S. Hamilton and Co. Grocers is on the canopy front in pictures dated 1908. Glenn Swain apparently took over the grocery business, perhaps in 1908 but definitely by 1910. In 1913 W. E. Schaeffer operated a grocery store at this location. Research remains to be done when the Racket Store was at this location, but sometime between 1910 and 1924. The location then became home of the "M system," run by Ralph Ewert. In 1927 it was the location of J.E. Baker Furniture.

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. Cora Williams operated the Stork's Nest, a maternity hospital from 1927- 1932. Atleast nine babies were born at the Stork's Nest. The Stork's Nest also served as convalescent hospital.

In 1935 Glenn and Chet McMillen opened a grocery store and meat market in the building, and in 1945 bought the building from the Schroeder heirs. They operated a grocery store in the front and a slaughterhouse in the back. They were in operation until 1986.

Gary and Marilyn Jones purchased the building in 1988 and have restored it as the Mayesville Mercantile.

Richard Longstreth writes about the two-part commercial block in The Buildings of Main Street: A Guide to American Commercial Architecture. "The two-part commercial block is the most common type of composition used for small and moderate sized commercial buildings through the country. Generally limited to structures of two to four stories, this type is characterized by a horizontal division into two distinct zones. These zones may be similar while clearly separated from one another; they may be harmonious, but quite different in character; or they may have little visual relationship. The two-part division reflects difference in the use inside. The single-story lower zone, at street level, indicates public spaces such as retail stores, a banking room, insurance or hotel lobby. The upper zone suggest mores private spaces, including offices, hotel rooms or a meeting hall. The type has been used to accommodate a wide range of functions and is readily found in almost all forms of commercial development, dominating the core of small cities and towns as well as many neighborhood commercial areas."

The J. S. Schroeder Building interprets its function as a commercial block quite well. The rusticated stone facade is broken on the storefront level by a classically inspired cast iron storefront. Prism glass fills in the three transom openings provided by the storefront, the prism glass was added in the 1920s or 1930s. Four arched 1/1 double hung windows surmounted by tooled limestone lintels and underscored by tooled limestone sills fenestrate the facade. A classically inspired pressed metal entablature graces the building's roofline. 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 floorplan retains a high degree of original character on both levels.

The J. S. Schroeder Building maintains a high degree of architectural integrity as an example of a two-part commercial block. The building stands as part of a block of two-story, masonry buildings along Peabody's main street.

The J. S. Schroeder Building has served Peaboby almost continually since its construction in 1885, but derives its historical association with commerce from the 1885 to 1900 period. This fifteen year period is a seminal time in Peabody's history, representing the years that the community became firmly established as a farm to market shipping point.

Peabody stands at the edge of German-Russian Mennonite country, almost halfway between Newton, the Harvey County seat, and Marion, the Marion County seat, in a heavily agricultural part of the state. The J. S. Schroeder establishment provided groceries and mercantile goods to people within the community as well as those in the surrounding agricultural areas.

By 1900 Peabody had established its economy firmly and attained a stable population. The building period of the mid-to-late 1880s had established the character of the community, and the J. S. Schroeder Building stands as an intact tribute to the growth and development of Peabody during the late nineteenth century.

9. Major Bibliographical Reference

Andreas, A. T. History of Kansas. (Chicago: Andreas, 1883).

Jones, Marilyn. National Register draft on J. S. Schroeder Building, 1990.

Longstreth, Richard. The Buildings of Main Street: A Guide to American Commercial Architecture. (Washington: Preservation Press, 1987).

Peabody Gazette, 1884-1945.

☐ See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Specify repository: Kansas State Historical Society

10. Geographical Data

Acreage of property Less than 1 acre

UTM References

	Zone	Easting	Northing
A	14	666140	4225615
B			
C			
D			

☐ See continuation sheet

Verbal Boundary Description

The nominated property is located on Lot 39, les wall interest on Walnut Street, North Addition, in Peabody, Marion County, Kansas. The property is bounded to the east by North Walnut Street and to the north, west and south by adjacent property lines.

☐ See continuation sheet

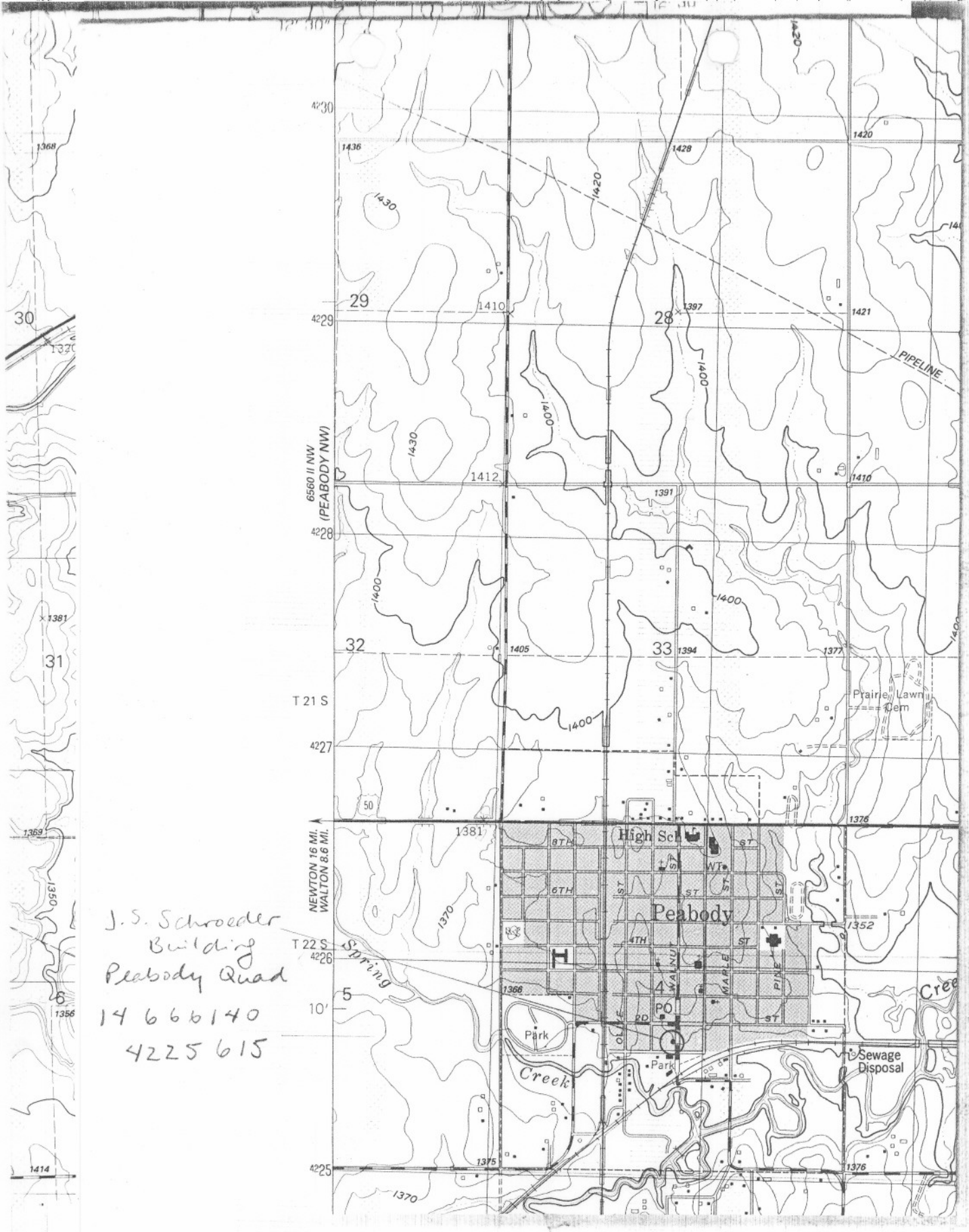
Boundary Justification

The boundary includes all property historically associated with the property.

☐ See continuation sheet

11. Form Prepared By

name/title Martha Hagedorn-Krass, Archiectural Historian
organization Kansas State Historical Society date June 26, 1991
street & number 120 W. Tenth telephone 913-296-5264
city or town Topeka state Kansas zip code 66612



J. S. Schroeder Building
Peabody Quad
14 666140
4225 615