

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 W.H. Morgan House

other names/site number 115-4410-0025

2. Location

street & number 212 North Walnut ☐ not for publication

city or town Peabody ☐ vicinity

state Kansas code KS county Marion code 115 zip code 66861

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 A. Rankin
Signature of certifying official/Title

D-SHPO

11/28/95
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:)

W.H. Morgan House
Name of Property

Marion County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing
1	
	buildings
	sites
	structures
	objects
1	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic; Single Dwelling

Current Functions
(Enter categories from instructions)

Recreation & Culture: Museum

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian; Italianate

Materials
(Enter categories from instructions)

foundation Stone; Limestone

walls Wood; Clapboard

roof Metal

other _____

Narrative Description

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

W.H. Morgan House
Name of Property

Marion 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.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Architecture

Communications

Period of Significance

c. 1881-1908

Significant Dates

c. 1881

Significant Person

(Complete if Criterion B is marked above)

W.H. Morgan

Cultural Affiliation

N/A

Architect/Builder

Stewart, A.K.;

Contracting Carpenter

Primary location of additional data:

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

Name of repository:

Kansas State Historical Society

W.H. Morgan House
Name of Property

Marion County, Kansas
County and State

10. Geographical Data

Acreage of Property Less than an acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	4
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6	6	5	8	8	0
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4	2	2	5	8	2	3
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Zone Easting Northing

3

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Zone Easting Northing

☐ See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Michele M. Risdal; National Register Assistant

organization Kansas State Historical Society date June 30, 1995

street & number 6425 SW 6th Avenue telephone (913) 272-8681

city or town Topeka state Kansas zip code 66615-1099

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 Peabody Historical Society c/o Mrs. Marilyn Jones; President

street & number R.R. 2, Box 182 telephone _____

city or town Peabody state Kansas zip code 66866

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

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

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The W. H. Morgan House (c. 1881) is located at 212 North Walnut in Peabody, Marion County, Kansas (pop. 1,349). The 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 Italianate style dominated American houses constructed between 1850 and 1880. It was particularly common in the expanding towns and cities of the Midwest as well as many older but still growing cities of the northern seaboard." (McAlester, p. 212) The building's Italianate style is interpreted through its two-story, rectangular form; low-pitched hipped roof with overhanging eaves; tall, narrow windows; and asymmetrical facade.

The W. H. Morgan House maintains a high degree of architectural integrity. The building stands on Walnut Street, which is the main street in Peabody. The house is located on the northern fringe of downtown, historically next to the Peabody Gazette offices. A hallway extension built on the north side of the house linked the house to the Peabody Gazette newspaper office next door. The Gazette building and hallway were removed in 1892.

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 is not included in the 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.

A. K. Stewart was the contracting carpenter for the house. 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.

Additions to the house can be chronicled through the 1899, 1905, 1914 and 1922 Sanborn maps. The 1899 Sanborn map shows a shed roof addition off the northeast corner of the house. The porch is also much larger, beginning over the door on the west facade and covering the south and east elevations. In 1905 and 1914 the east elevation of the shed roof addition was added on to with another shed roof addition, slightly smaller in height. The 1922 Sanborn map indicates that the wrap around porch was removed and a small entrance porch was located on the west facade and east elevation. The shed roof additions were removed in 1992 for structural reasons.

The overall rectangular form of the house is surmounted by a metal, hipped roof that is flattened at the top. A brick chimney rises from the center of the hipped roof. Clapboard siding sheathes the building. A c. 1883 photograph indicates that shutters were located on both sides of each window.

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The asymmetrical facade is defined by a two-story bay window on the north bay and a entrance porch on the south bay. Wooden panels surmount and underscore each window on the bay. Four square columns support a gently sloping porch 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 spans the space between the two north columns. A tongue and groove ceiling surmounts the porch. A c. 1883 photograph indicates 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. Date porch removed is unknown.

The east elevation is defined by a one-story full length porch. Five square columns support a gently sloping roof. Brackets uphold a plain frieze. A tongue and groove ceiling surmounts the porch. A wooden staircase is located on the second story of the south bay of the east elevation.

Fenestration is comprised of 1/1 double hung sash windows in singular configurations. A two-story bay window fenestrates the north elevation of the facade. A gable topped trim surrounds each window.

The interiors of the first and second floors retain their original floorplan and detailing. Each floor is comprised of three rooms and a hallway. A straight staircase rises to the second floor.

Entry into the house occurs on the west wall of the hallway through a wooden door surmounted by a transom. The narrow ell-shaped hallway contains a straight staircase on the south wall and access the kitchen on the east wall and the parlor on the north wall. The parlor is entered through a square entry on the west wall of the hallway. The woodwork is defined with a bead and cove profile. The parlor was originally the library and had a hallway extension built on the north side of the house to link the library to the Peabody Gazette newspaper office next door. The Gazette building and hallway were removed in 1892. The dining room is accessed either through a entry on the east wall of the parlor or the north wall of the kitchen. A door surmounted by a transom pierces the east wall of the dining room and leads to the porch.

A straight staircase rises to the second floor. The narrow staircase is defined with a turned banister and turned balusters. An ell-shaped hallway provides access to three bedrooms. Each bedroom door is surmounted by a transom. The woodwork is defined with a bead and cove profile.

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 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.

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The W. H. Morgan House (c. 1881) is being nominated to the National Register under criteria B for its historical association with W. H. Morgan (1840-1918), a newspaper man and under criteria C for its architectural significance as a Italianate house. In 1871, W. H. Morgan moved to Osage City to established the first newspaper, the Osage City Shaft. In the spring of 1874, while still publishing the Osage City newspaper, Morgan established the Peabody Gazette. Six months later he sold out to his partner only to move to Peabody in 1880 to purchase the Peabody Gazette.

William Henry (W. H.) Morgan was born on September 23, 1840 in Euclid Ohio. He attended a college in Urbana, 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, W. H. Morgan and his family were living in Elkhart, Indiana. He "enlisted at the first call for volunteers in the Ninth Indiana Infantry as a musician. After three years of service, William re-enlisted with others in the same regiment....William was promoted, for bravery on the battlefield, to be Principle Musician of the Regiment." (Peabody Gazette, July 4, 1918) W. H. Morgan re-enlisted again 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, W. H. Morgan moved to La Porte, Indiana, where he married his first wife, Kathleen. The couple had five children. In January of 1871, Morgan and his family moved to Osage City, Kansas where he established the first newspaper, the Osage City Shaft. 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 moved Peabody where he purchased the Peabody Gazette.

In the October 13, 1881 edition of the Peabody Gazette Morgan used his newspaper as a forum to announce the construction of his new residence, located next to the newspaper office. "The dwelling is connected with the office building by a hall, and the editorial library room, or *sanctum sanctorum* is in the front of the dwelling-the parlor being over the library. The building is a pleasant one and, although not very expensive, yet we feel reasonably proud of it-proud because that, together with our office building and printing material, represent many years of hard work, patient, and persistent, and privation endured."

"The Italianate style dominated American houses constructed between 1850 and 1880. It was particularly common in the expanding towns and cities of the Midwest as well as many older but still growing cities of the northern seaboard." (McAlester, p. 212) The building's Italianate style is interpreted through its two-story, rectangular form; low-pitched hipped roof with overhanging eaves; tall, narrow windows; and asymmetrical facade.

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The W. H. Morgan House maintains a high degree of architectural integrity. The building stands on Walnut Street, which is the main street in Peabody. The house is located on the northern fringe of downtown, historically next to the Peabody Gazette offices. A hallway extension built on the north side of the house linked the house to the Peabody Gazette newspaper office next door. The Gazette building and hallway were removed in 1892.

The W. H. Morgan House is an example of the Italianate style. The house is a two-story, wood frame structure with a metal covered, hipped roof. The house sits on a cut limestone foundation and exhibits a polygonal bay window. Wooden panels surmount and underscore the windows on the bay. The building maintains a high degree of exterior and interior architectural integrity.

A. K. Stewart was the contracting carpenter for the house. 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.

Additions to the house can be chronicled through the 1899, 1905, 1914 and 1922 Sanborn maps. The 1899 Sanborn map shows a shed roof addition off the northeast corner of the house. The porch is also much larger, beginning over the door on the west facade and covering the south and east elevations. In 1905 and 1914 the east elevation of the shed roof addition was added on to with another shed roof addition, slightly smaller in height. The 1922 Sanborn map indicates that the wrap around porch was removed and a small entrance porch was located on the west facade and east elevation. The shed roof additions were removed in 1992 for structural reasons.

When the newspaper was first printed, W. H. Morgan used a Washington hand press. Morgan had the unique distinction of using the Washington hand press longer than any man living. In a March 3, 1917 article of the Peabody Gazette, Morgan recollected using the Washington hand press. "It was brought to Peabody in the early part of 1874, and was then discarded by a country printer in Illinois from who I purchased it second hand....Its speed was usually, under my management, about three hundred papers per hour, and could only be run that fast by the system I discovered in conducting another printing office previously. My system enabled the pressman and roller boy to print at that speed and at the same time fold the papers ready for mailing. This will explain why we used the press a long time after our neighbor publishers felt compelled to discard theirs and buy power presses."

By August 23, 1883, the Peabody Gazette printed its 11th volume. In an article in the newspaper, Morgan modestly referred to it as "a very substantial, healthy newspaper." Twenty years later, with business prospering, Morgan brought his son, George, into the business. "The Peabody Gazette last week closed its thirteenth year, and during all this time almost without interruption, W. H. Morgan, the present editor and proprietor has been at the head of the excellent paper. Mr. Morgan's son

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George, Recently of Rock Island, Ill. will be associated with him on the Gazette from now on. If the son is as good as newspaper man as his dad, they'll make a mighty good team." (Burns Citizen, August 6, 1903) On January 31, 1907, W. H. Morgan's second wife, Arthemise, died.

When the paper converted to electric printing in 1908, Morgan boasted to his readers in a May 14, 1908 edition of the Peabody Gazette. "The GAZETTE office has the most complete printing plant in Marion county. Among its acquisitions in the past year are: three electric motors, two of them individual small motors, each to run a job press separate from the others, and the other two a two-horse motor that will run the big newspaper press or all the jobbers; these in addition to the gasoline engine give us exceptional advantages in the choice of power; the new Challenge job press, printing a form 12x18 inches, has been added to the other two good jobbers we have in active use, then we installed a new paper cutter, the largest in the country, and now have one of the latest improved newspaper folders. Our assortment of type, most of it new, comprises some three hundred different styles."

In June of 1908, Morgan purchased one of the twelve automobiles in the city. "The editor of this great moral sheet, who has often wondered how close he would come to breaking his neck in one, has this week induced the owner of one of twelve, Mr. Davison, to sell his." (Peabody Gazette, June 4, 1908)

In addition to his newspaper, Mr. Morgan was the city clerk for approximately twenty years. "Mr. Morgan has held this position so long largely as a matter of public duty and Mayor Holmberg voiced the sincere appreciation of the city in regretfully receiving the resignation." (Peabody Gazette, July 9, 1908) In addition to this, W. H. Morgan's obituary stated that "Mr. Morgan was a Past Commander of the Grand Army of the Republic, a Past Chief Patriarch of I. O. O. F. Encampment, a Past Grand of the Subordinate Lodge and Past Noble Grand of the Rebeka Degree. He was known among the Odd Fellows of Kansas for much useful work he had done among them." (Peabody Gazette, July 14, 1918)

In July of 1908, Mr. Morgan and his daughter, Ivy, moved to a fruit and alfalfa farm in Artesia, New Mexico. On January 21, 1909, W. H. Morgan sold Lots 74-78 Walnut Street for \$2,500 to G. E. Morgan. Four years later, Morgan moved back to Peabody where he died in his home on June 29, 1918. The business and house were owned by George Morgan until 1918. 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 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.

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SELECTED BIBLIOGRAPHY

Peabody Gazette, 13 October 1881, 28 December 1882, 23 August 1883, 7 February 1907, 14 May 1908, 4 June 1908, 9 July 1908, 16 July 1908, 21 January 1909, 30 May 1912, 3 March 1917, 4 July 1918, 11 July 1918, 15 December 1918.

Burns Citizen, 6 August 1903.

Jones, Marilyn. "Morgan House." State Register nomination draft, 1992.

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

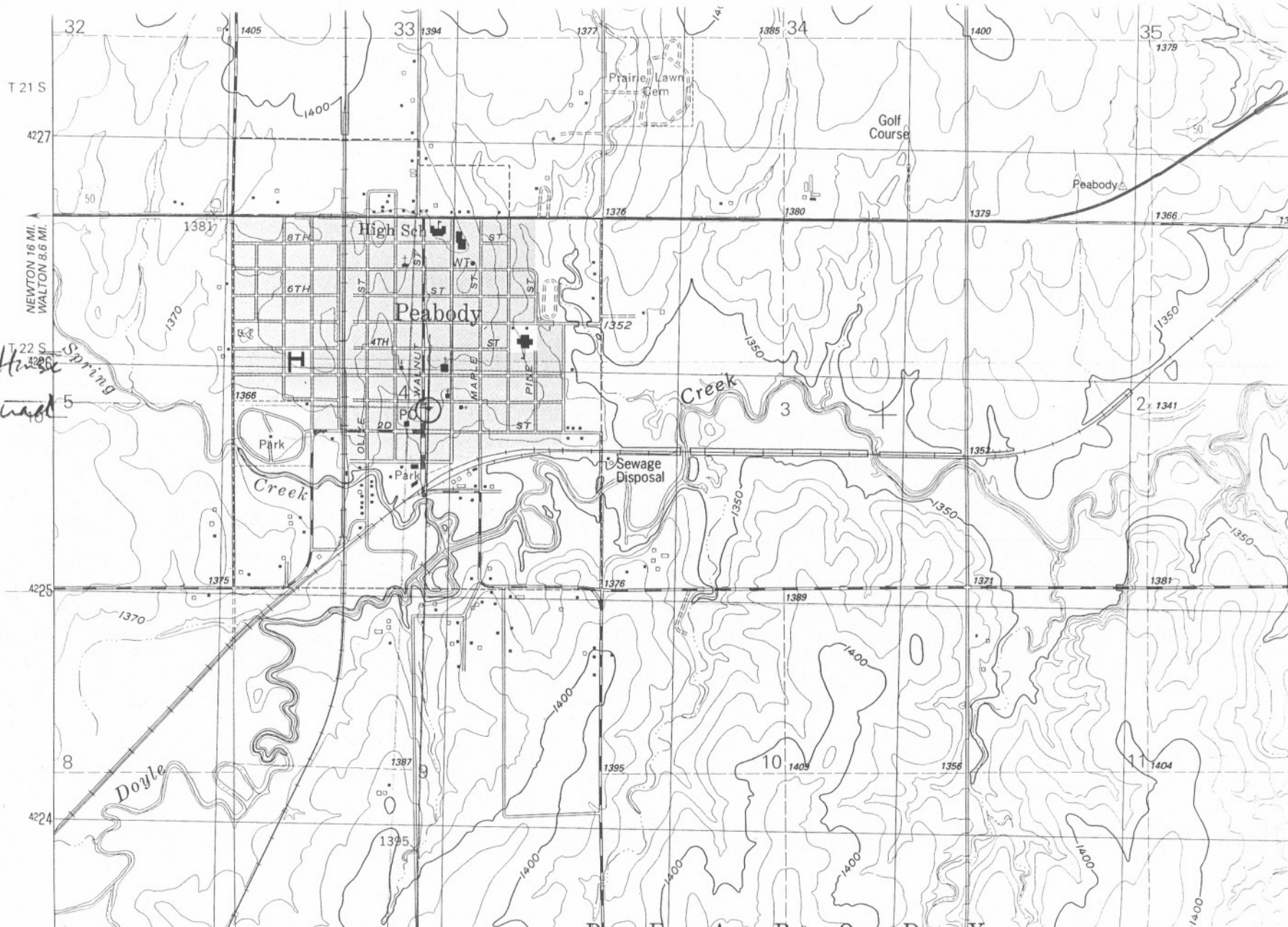
Sanborn Maps; 1899, 1905, 1914, 1922.

VERBAL BOUNDARY DESCRIPTION

The nominate property is located on Lot 76 and 78 on North Walnut Street in Peabody, Marion County, Kansas. The property is bounded to the west by North Walnut Street, the east by an alley and to the north and south by adjacent property lines.

BOUNDARY JUSTIFICATION

The boundary includes the property historically associated with the house. A 1905 barn to the east not included in the nomination.



A Morgan House
Peabody Quail
14 665850
4225823