

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For NPS use only  
received JUL 13 1983  
date entered

1. Name

historic Robert L. Pease <sup>Home</sup> <sup>HOUSE</sup>  
and/or common N/A

2. Location

street & number 203 North <sup>2nd</sup> Second <sup>St.</sup>  not for publication  
city, town Atchison N/A vicinity of  
state Kansas code 20 county Atchison code 005

3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mr. & Mrs. Paul Adair  
street & number 203 North Second  
city, town Atchison N/A vicinity of Kansas state

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds  
street & number Atchison County Courthouse  
city, town Atchison state Kansas

6. Representation in Existing Surveys

title Atchison Historic Resources Survey has this property been determined eligible?  yes  no  
date August 1982  federal  state  county  local  
depository for survey records Kansas State Historical Society  
city, town Topeka state Kansas

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

### Describe the present and original (if known) physical appearance

The Robert L. Pease Home is located in an older residential neighborhood in Atchison, most of the houses in the vicinity dating from the 1870's through the turn of the century. The ten room brick structure has overall measurements of approximately 80 feet east to west and 35 feet north to south. The front portion of the house is a full two stories and measures about 50 feet by 35 feet. The back portion of the house is only one and a half stories. The narrow east facade reveals the side-hall parlor plan of the house and has a two story projecting bay. There is a full basement under the house.

The roofs on the front and back portions of the house are both hipped. They have recently been reroofed with cedar shingles and copper flashing and guttering. The ridge line of the front roof has new ornamental copper cresting. The boxed cornice has closely spaced ornate brackets and a carved frieze. Chimneys on the north, south and west are coffered and have multiple flues.

The porches on the east and south facades have truncated hip roofs with cornices similar in style to the main body of the house. Some of the wooden porch columns and pilasters are being restored, others are being replaced by duplicates. A small porch on the west has a shed roof.

The double leaf, solid wood entrance door has walnut veneer and glass panels in the upper section. A similar single leaf door opens onto the south porch. It does not have glass panels. The woodwork in the entrance hall is walnut as is the front staircase. Woodwork in the rest of the house is fir and was evidently originally finished in burl painting. This original finish remains on only one door in the house.

Double leaf walnut sliding doors connect the parlors and the entrance hall. The walnut sliding door that had been removed from between the two parlors years ago is being replaced. Single leaf doors veneered in walnut on one side and in fir on the other connect the entrance hall and the rear parlor with the former dining room (currently the kitchen).

The first floor of the two story section was originally centrally heated by a furnace in the basement. The duct work for this heating system is still in evidence. An ornate mantle in the front parlor surmounted a decorative grille which was at the end of one of the ducts from this furnace. The mantle and decorative grille will be reinstalled after the renovation is completed. Between the first and second floor a layer of "slop plaster" provides insulation. The second floor and the back portion of the house were heated by stoves.

The plaster on the walls throughout the home was severely deteriorated and has been removed. It will be replaced with dry wall. The chandeliers in the parlors and entrance hall originally hung from ornate plaster medallions. One whole medallion and part of another remain. Replicas are being cast for replacement. Wide plaster picture mouldings in the parlors and entrance hall will also be replicated.

The back staircase has a walnut balustrade. Closets on the second floor have built-in drawers with the original cast metal pulls still on them. A bathroom was added to the house in 1889, according to water company records.

The ceiling height of the two story section is eleven and a half feet on the first floor and ten and half feet on the second. The rear section of the house has a ten and a half foot ceiling on the first floor and eight and a half foot ceilings on the second. Floors throughout the house are soft pine.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1879-1880 **Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

The Robert L. Pease Home was constructed for Mr. Pease and his bride in late 1879-1880. Pease was a prominent Atchisonian, involved with a variety of commercial ventures in his approximately 40 years there. His house, built in one man's version of the Italianate style, was indicative of his status in the community.

Robert L. Pease arrived in Atchison in 1857 at the age of 25, three years after the town was founded. Atchison was a hub of transportation activity. Early in its history it was the eastern terminus of the overland wagon freighting industry. It did not take long for it to become a thriving railroad center supporting numerous wholesale and retail businesses.

Upon his arrival in Atchison, Pease surveyed the vicinity of Atchison and platted several townsites in the county in partnership with one John J. Pratt. By 1860, Pease was agent for four national fire insurance companies, was selling real estate, and had completed a set of abstract books from the records at the U.S. Land Office in Leavenworth. He had been elected to the position of the City Register in September of 1858.

The Kansas Territorial Legislature chartered the Kansas Valley Bank of Leavenworth in 1857. Intended in this charter were a headquarters bank in Leavenworth with branches at Atchison, Doniphan, Fort Scott, LeCompton, and Shawnee. Only the "branch" at Atchison ever materialized. On January 25, 1861, the Legislature changed the name of the Atchison bank to the Bank of the State of Kansas. Around that time Pease was named cashier. In 1862 Pease went to Denver to manage the office of the Overland State Line. He returned to Atchison in 1864 and reassumed his position as cashier of the bank. On March 16, 1866, Pease sold the capital stock of the bank at auction. The purchaser was William Hetherington, a dry goods merchant and private banker in town.

In 1868, Pease joined James Parker in the National Mail Company. This company, organized in 1867 by Parker and his father, was prime contractor for delivery of the U.S. mail west out of Atchison. The association with Parker lasted until 1886 when Pease was joined by his brothers Washni and Albert. Pease retired from the company in 1897.

On October 19, 1878 Pease married Mrs. Amanda Van Atta Skidmore. The couple moved into the new home on Second street in early 1880. Their home was one of the social centers of the city in the 1880's and 1890's. A history of northeastern Kansas published in 1900 noted that: "Mr. and Mrs. Pease occupy an enviable position in the social circles, and their home is celebrated for its hospitality, which is enjoyed by many of the best people in Atchison and this section of the state."

The large Pease home was adapted to a long narrow city lot in a traditional side-hall parlor plan. Stylistically it tends toward the Italianate with its strong verticality, long narrow ground floor windows, two-story projecting bay and bracketed roof and porch cornices. By 1880 these elements of the Italianate style had become part of the standard architectural vocabulary and for the most part had lost their earlier exuberance. In a town of extremely large mansions, the Robert L. Pease home is a conservative structure. It is an excellent example of upper middle class residential architecture.

## 9. Major Bibliographical References

Anderson, George L. The Widening Stream-A History of the Exchange National Bank.  
Atchison, Kansas: Lockwood Printing Co., 1968

Andreas, A.T. History of the State of Kansas, 2 volumes. Chicago: A.T. Andreas, 1883  
Reprint edition, 1976 (continuation sheet)

## 10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Atchison East

Quadrangle scale 1:24,000

### UTM References

A 

1	5	3	1	8	2	7	5	4	3	8	1	1	9	0
Zone			Easting				Northing							

B 

Zone			Easting				Northing							

C 

Zone			Easting				Northing							

D 

Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

### Verbal boundary description and justification

All of lot 7 and south 1/3 of lot 6, block 9, old Atchison.

### List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

## 11. Form Prepared By

name/title Nora Pat Small, Architectural Historian

organization Kansas State Historical Society

date June 14, 1983

street & number 120 W. 10th

telephone 913 296-5294

city or town Topeka

state Kansas

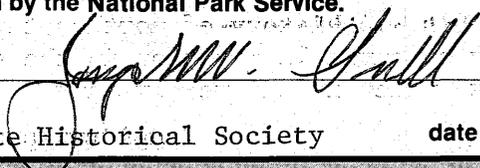
## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



title Executive Director, Kansas State Historical Society

date June 14, 1983

For NPS use only

I hereby certify that this property is included in the National Register

*for*   
Keeper of the National Register

date 8/26/83

Attest:

Chief of Registration

date

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Mr. Pease died in 1901 and his widow in 1903. The home was inherited by Mr. Pease's siblings, who sold the property in 1907. For a number of years the home was owned by persons who did not occupy it, and later by persons who neglected it. It was purchased by the Adairs in 1976 and they are currently renovating it. Parenthetically the bank in which Mr. Pease owned stock and for which he was an officer and director is the same bank in which Mr. Adair is an officer, director, and stockholder.

THIS STATEMENT REFLECTS CURRENT KNOWLEDGE AND IS SUBJECT TO CHANGE.

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Atchison Centennial Committee, compiler. Atchison Centennial a Historic Album of Atchison, Kansas. Atchison, Kansas: Lockwood Printing Co., 1954

Ingalls, Sheffield. History of Atchison County, Illustrated. Lawrence, Kansas: Standard Publishing Co., 1916

Lewis Publishing Co., compiler. Genealogical and Biographical Record of North-Eastern Kansas. Chicago: The Lewis Publishing Co., 1900

Also:

Abstract of ownership for Lot 7 and south 1/3 of Lot 6, Block 9, Old Atchison. In possession of Mr. and Mrs. Paul Adair.

Atchison City Directories for 1859-1860, 1865, 1870-1871, 1872-1873, 1876, 1878-1879, 1880, 1882-1883, 1884, 1885, 1887, 1888, 1894, 1896, 1899-1900.

Map of the Central Portion of the City of Atchison, Atchison County Kansas, undated, on file at the Kansas State Historical Society.

This nomination was prepared from materials submitted by Nancy Sandehn, Mo-Kan Regional Council.

SANTA

FE

ST.

ST.

ST.

KANSAS

AVE.

THIRD

SECOND

COMMERCIAL

ROBERT L. PEASE HOME

203 NORTH SECOND

ATCHISON

KANSAS

Scale: 1:100

