

Peak House
322 South Second
Manhattan
Riley County
Kansas

HABS No. KS-69

HABS
KS-69

PHOTOGRAPHS ~~AND NEGATIVES~~

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Denver, Colorado 80225-0287

HISTORIC AMERICAN BUILDINGS SURVEY
PEAK HOUSE

HABS No. KS-69

Location: The Peak House is located on the northwest corner of the intersection of Colorado and Second streets, Manhattan, Kansas. Historically, the house has been addressed as 200 Colorado Street and 322 North Second Street. Currently, the address is 322 North Second Street.

Date of Construction: Unknown

Present Owner: Clayton J. Umsheid

Significance: The Peak House was determined eligible for the National Register of Historic Places in 1990 because of the building's architectural characteristics reflecting distinctive type, period, and method of construction, and because the structure retains "its integrity of location, design, materials, workmanship, feeling, and association."¹ The building is an example of the National Folk Style built during the building period of ca. 1897. This style is significant because of its association with the nation's history.

¹ Ramon Powers, Topeka, Kansas, to Robert Deatruck, Topeka, Kansas, 15 October 1990. Transcript in the hand of Historic Preservation Office, Kansas State Historical Society, Topeka, Kansas.

Description

The Peak house sits 21.4 feet north of Colorado Street and 13.4 feet west of Second Street. The house is a 1½ T-plan National Folk wood frame building with side-gable roofs clad in asphalt shingles. The house has stone foundations that differ in depths. At least part of the foundation for the south section of the house rests upon a foundation from an earlier structure.² The north one-story section has a limestone foundation at least seven feet deep. The exterior walls of the house are finished with three and five inch lap board. Except for two additions on the northwest corner of the house which are clad in the three inch wood siding, the building is entirely clad in five inch lap board. The two-story main section of the house fronts Colorado Street on the south. This section is accented at the gable level with fish-scale and diamond wood shingles. A beaded cornice board separates the decorated gable from the lower level finished in lap board. The two-story section has a symmetrical front with a centered single entry door flanked by two single double-hung windows with single upper and lower glass panes on the first story and two single glass hopper windows on the upper story. The wood entry door has two panels separated by a single rectangular glass window. The one-story asymmetrically arranged rear section of the house fronts Second Street. The one-story part has a porch added on the east and two additions on the west. The two-story front section of the house has triangular shaped lintels with beaded molding while the one-story part has plain rectangular framing for windows and doors.

The interior of the house exhibits several distinctive features. The wall joining the front and rear sections of the house is 8.75 inches thick. The floor plan of the front (or south) section of the house is a symmetrical room arrangement of two up and two down. The first floor rooms are separated by a center foyer while those on the second floor are divided by a stairwell (See Figures 3 and 4). The rear section of the house has two original rooms arranged on a north-south axis. Additions on the rear section include a bathroom and a rear porch entry that provides basement access. The floor of the basement is dirt; the walls are stone. The basement cement steps are three feet wide. The rise varies from seven to 7.5 inches and the run from 8.5 to nine inches.

Interior decorative features include oak floors and woodwork, except in the rear-section entry room and bathroom where replacement pine tongue-and-groove flooring was used. Woodwork in the south section of the house contains several decorations. This two-story section has seven inch beaded mopboards accented by three-quarter inch half round and twelve inch corner finials. The decorative corner finials extend from the floor, tapering as they rise in front of the base board. Window and door opening molding have beaded molding and corner rosettes. The two interior chimney stacks in the two-story section have decorative oak wall protectors 44.5 inches long set at wainscot height.

The rear one-story part of the house is very utilitarian in its wood treatment. There, the molding and mopboards are plain. The only unique feature is a triangular shaped lintel at the bathroom entrance. The entrance dividing the original two rooms of the rear section is a Tudor arch with no wood molding.

The rear porch and basement stairs were added in the late 1940s, replacing a storm cellar entrance.³ Other changes included extensive repairs and modernization, including the following: replastering; window glass replacements; new flooring; and heating, plumbing, and electrical systems replacements. The entire first floor was replastered ca. 1951. This material was applied over the original lath attached to two-by-four inch studs set sixteen inches on center. Many of the window panes have been replaced on various sides of the house. Part of the rear section of the house had floor joists and oak tongue-and-groove flooring replaced in 1967 with one-inch by six-inch pine tongue-and-groove flooring which was again replaced ca. 1989. At that time, a few floor joists were replaced in the bathroom. The original floor was a one by four inch oak tongue-and-groove floor.

The heating system was repeatedly modernized. About 1952 a gravity furnace was installed, replacing gas and coal heating stoves. Later, a squirrel cage fan was added to more effectively disperse the heat. By 1964 a forced air furnace had been added, replacing the gravity heating system. At some time, the two chimneys that once

²Schoen, "Phase III Text Excavations at 14Y362: A Historic Domestic Site at 322 South Second Manhattan, Kansas." Kansas State Historical Society, Archeology Office, Topeka, Kansas, May 1991, 23.

³Schoen, "Phase III Test Excavations at 14RY362: A Historic Domestic Site at 322 South Second Manhattan, Kansas," 3.

extend from the chimney stacks on the inside of the exterior walls of the east and west walls of the two story section were removed and replaced with flue covers. The removal of the chimneys may date from ca. 1930.

Among changes made in the 1980s, were the installation of new plumbing, replacement electrical wiring, and addition of a drop ceiling. Plumbing alterations included the refitting and adding of new fixtures in the bathroom ca. 1989. At that time, all galvanized plumbing was replaced with copper and a forty gallon gas hot water heater was installed. The entire first floor was rewired, and new outlets added. The electrical changes also included a new breaker box in the basement. A suspended acoustic ceiling was hung beneath a damaged plaster ceiling in the kitchen.

History

The early history of the property is unclear. Unknown is the identification of any architect and/or builder. Owners of the real estate at 322 North Second included Frank Schaubel, 1867 to 1869; Traugot Schaubel, 1870 (taxpayer of the property from 1867 through 1870); Charles Beil, 1872; Fred Rayfield, 1873 to 1896; and Frank Peak from 1897 until his death in 1918. Ownership of the property transferred to Peak's heirs who held title until 6 December 1928.⁴ Other owners included Edward Haugh, and Alfred Umscheid. The current owner is Clayton J. Umscheid, son of the previous owner. According to Clayton J. Umscheid, his family became residents and owners of the property in the mid-1930s. Since the 1980s, the property has been used for rental. The property lies within the boundaries of a Kansas Department of Transportation bridge replacement project that will span the Kansas River.

It is possible the one-story section of the house may predate the two-story section, possibly by as many as thirty-seven years. Riley County tax records indicate improvements were first made on the city lot in 1868.⁵ Sanborn Fire Insurance Maps of the city of Manhattan, Kansas, for the period from 1890 to 1930, show the evolution of the property (See Figures 5 through 10). By 1890, two additions were attached to the one-story dwelling. Within the next seven years, at least one of these had been removed (See Figures 5 and 6). By 1905 the two-story section of the house had been either built or relocated to the property. If the one-story section at the rear of the house is the section that existed from 1868 through 1897, it was moved further north on the property at the time the two-story section came into existence. By 1923 the bathroom had been added. Within the next seven years, both porches were in place on the one-story section.

The house has been named after Frank Peak, owner and resident of the property beginning in 1897. He was the individual selected for this distinction because the house became T-shaped between 1897 and 1905, while Peak owned and resided at the location. Peak was a farmer whose father owned and operated a blacksmith shop and saloon. The house at 322 North Second had a blacksmith shop at the rear of the property in 1890 (See Figure 4). The property remained in the Peak family until at least the 1920s.⁶ During the prohibition period of the 1920s, the Peak family operated a bootleg enterprise from the rear of the property.⁷

The house has been flooded repeatedly and shaken by possibly three earthquakes. During the 1860s and 1880s several floods occurred along the Kansas River, some of these disasters probably included the Manhattan area and the flood plain area where the house stands. Other floods were experienced in 1903, 1908, 1935, and 1951. During 1951, the flood waters inside the house were approximately sixteen inches from the second floor.⁸ The city, and possibly the property, experienced minor flooding again on 24 May 1961. The earthquakes happened on 24 April 1867, (two months after the city experienced a flood) and 2 November 1875.⁹ Twenty years later, another earthquake and after shock struck the community.¹⁰

⁴Sheryll White, "An Interpretive History of 322 South Second Manhattan, Kansas." [Draft] Archeology Department, Kansas State Historical Society, 19 August 1990, 11.

⁵Sheryll White, "An Interpretive History of 322 South Second Manhattan, Kansas." Preservation Office, Kansas State Historical Society, Topeka, Kansas, 3 September 1990, 4.

⁶White, "An Interpretive History of 322 South Second Manhattan, Kansas," 3 September 1990, 19.

⁷Joe Haines. "Peak Property." Interview by Sheryll L. White, 30 July 1990.

⁸Clayton J. Umschied, interviews by author, Manhattan, Kansas, 15 March 1990, 17 November 1994.

⁹Sheryll White & Terry Ward, "K-18 Impact Study Report," Prepared for Kansas Department of Transportation, Topeka, Kansas, 5 May 1990, 18.

¹⁰Ibid.

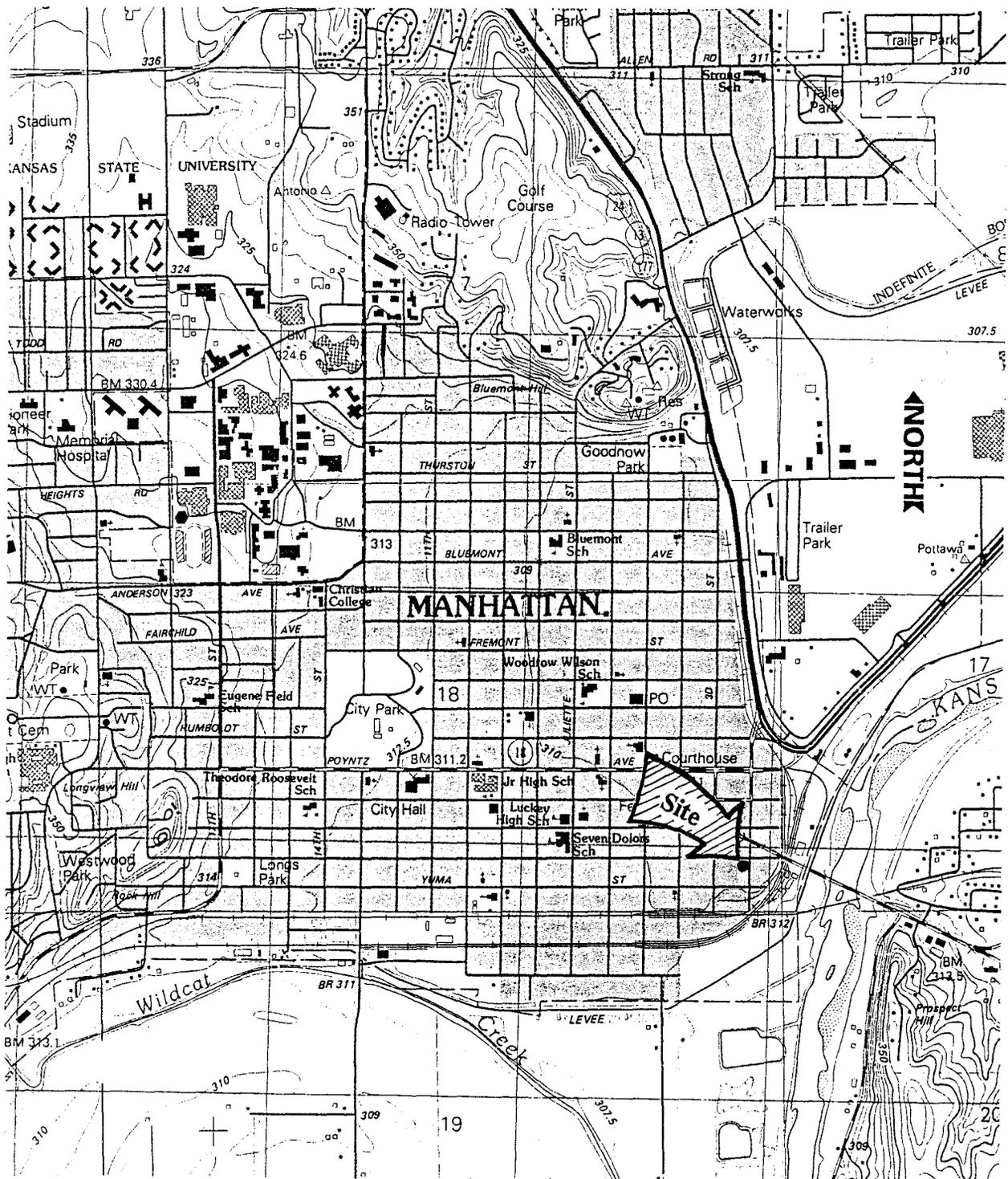


Figure 1 Site Location USGS survey map.

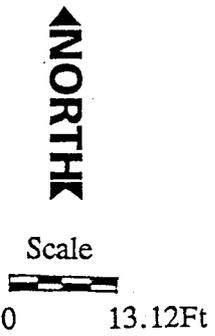
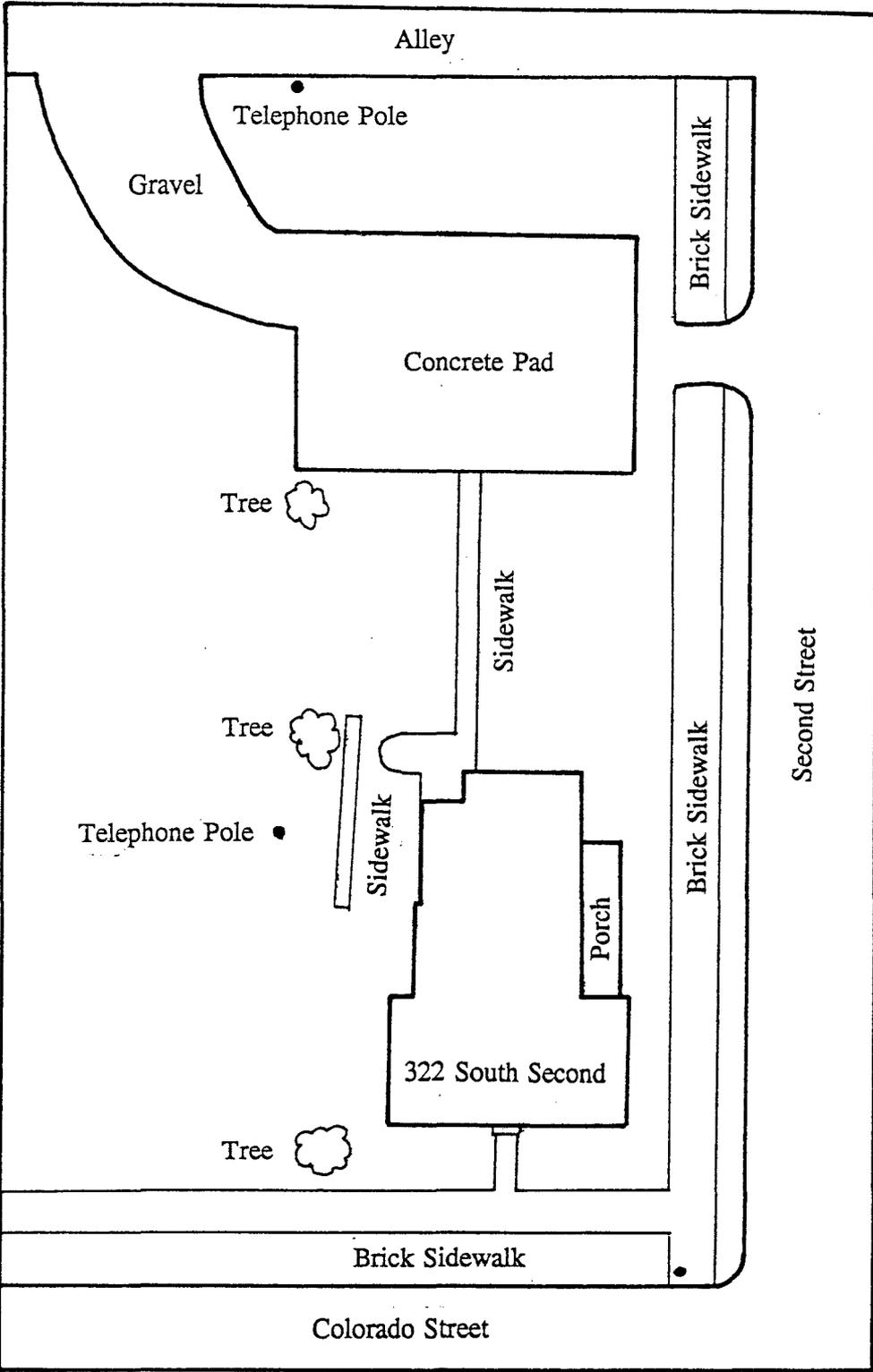


Figure 2 Site plan.

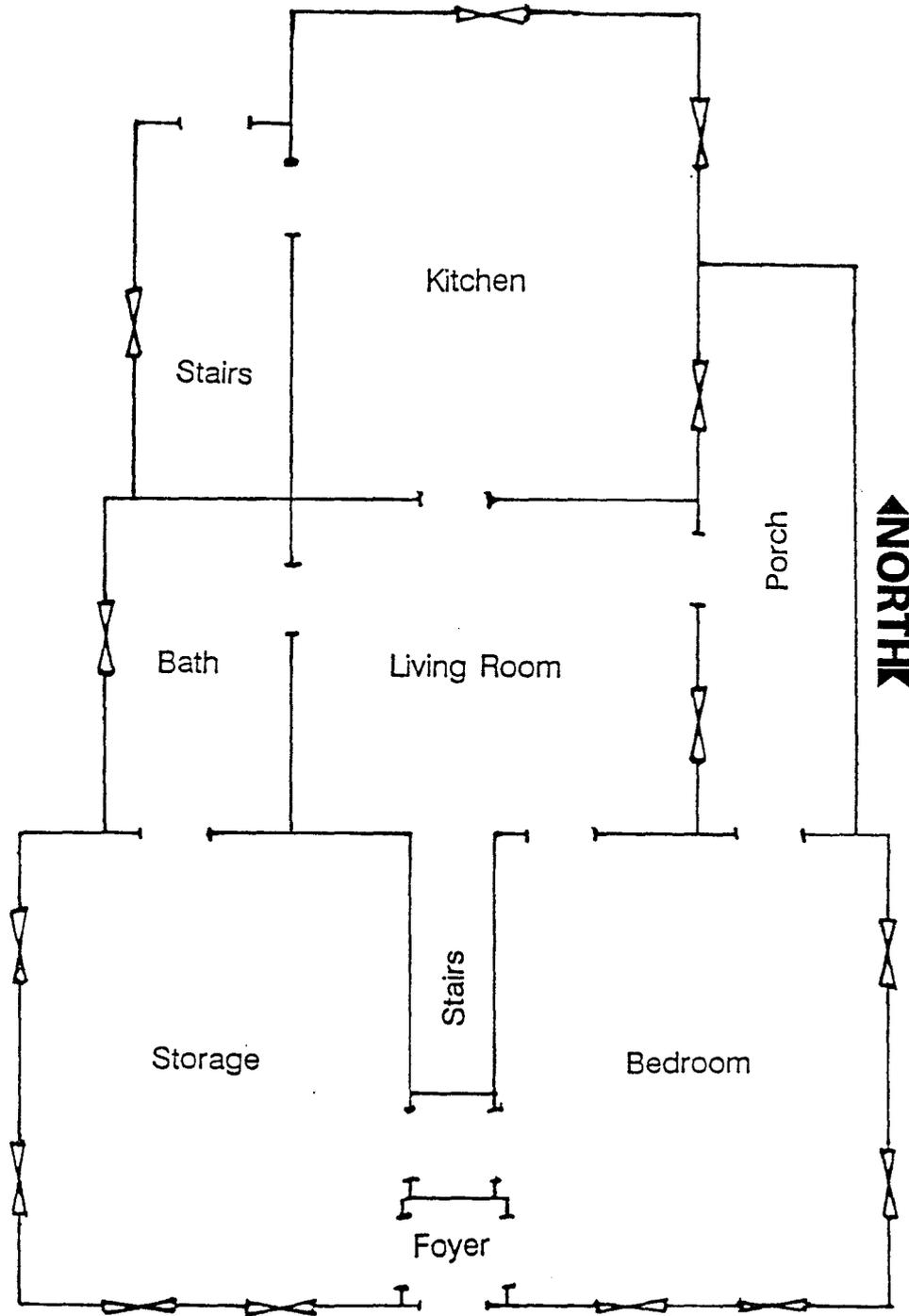


Figure 3 Interior sketch 1st floor.

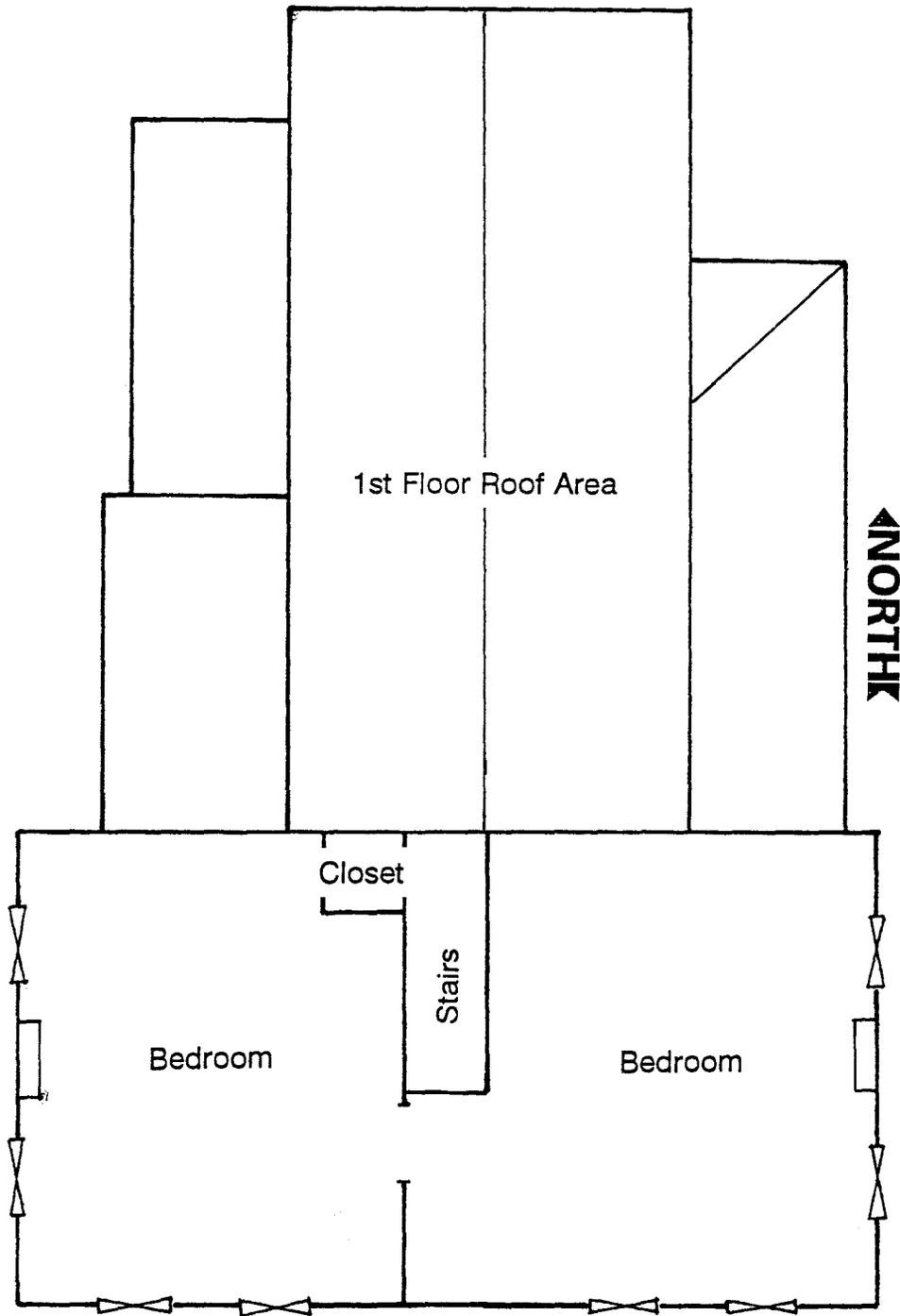


Figure 4 Interior sketch 2nd floor.

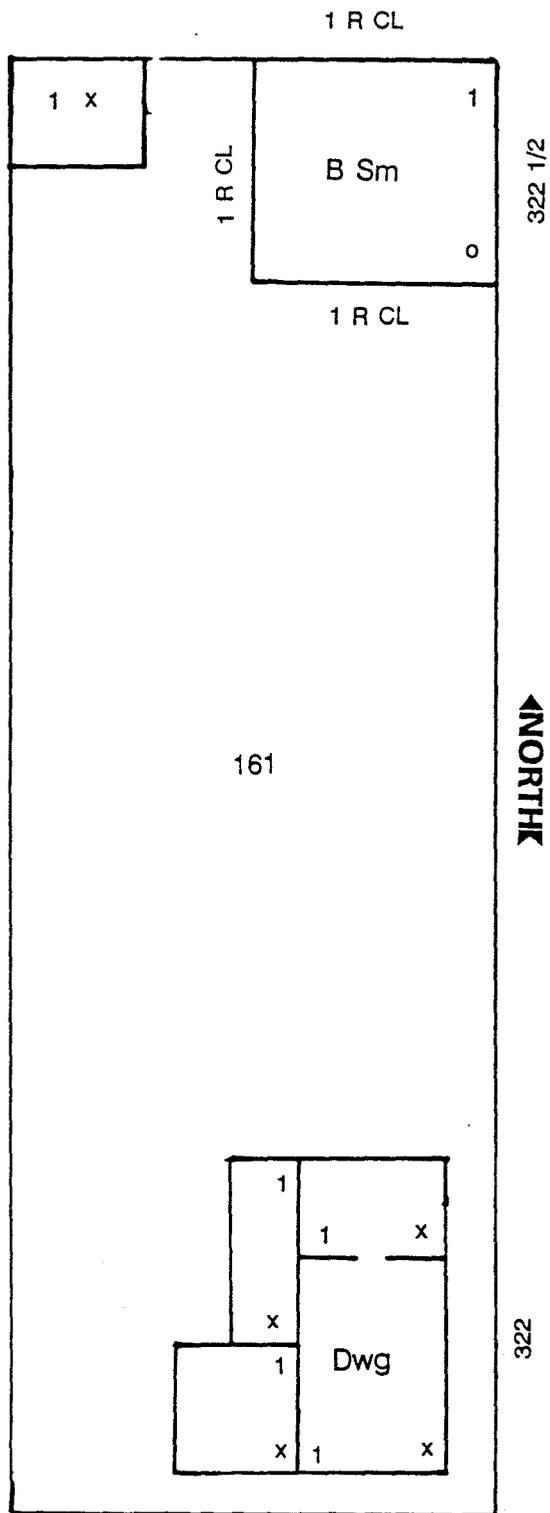


Figure 5 1890 Sanborn Insurance map, Lot 161

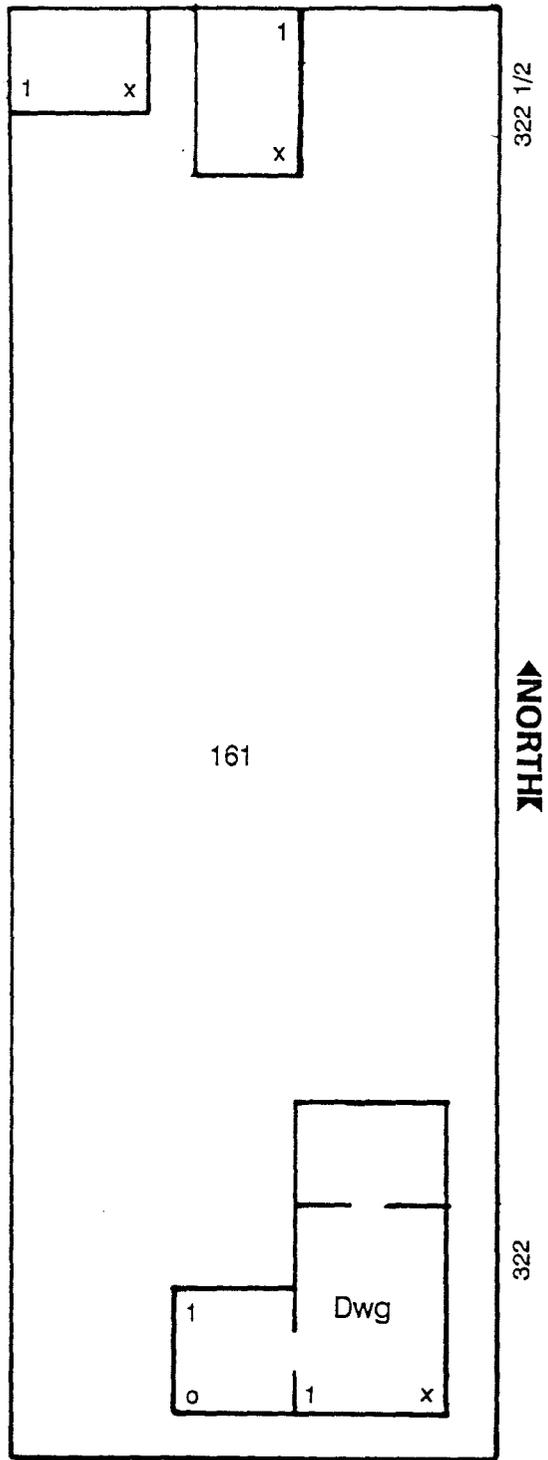


Figure 6 1897 Sanborn Insurance map, Lot 161

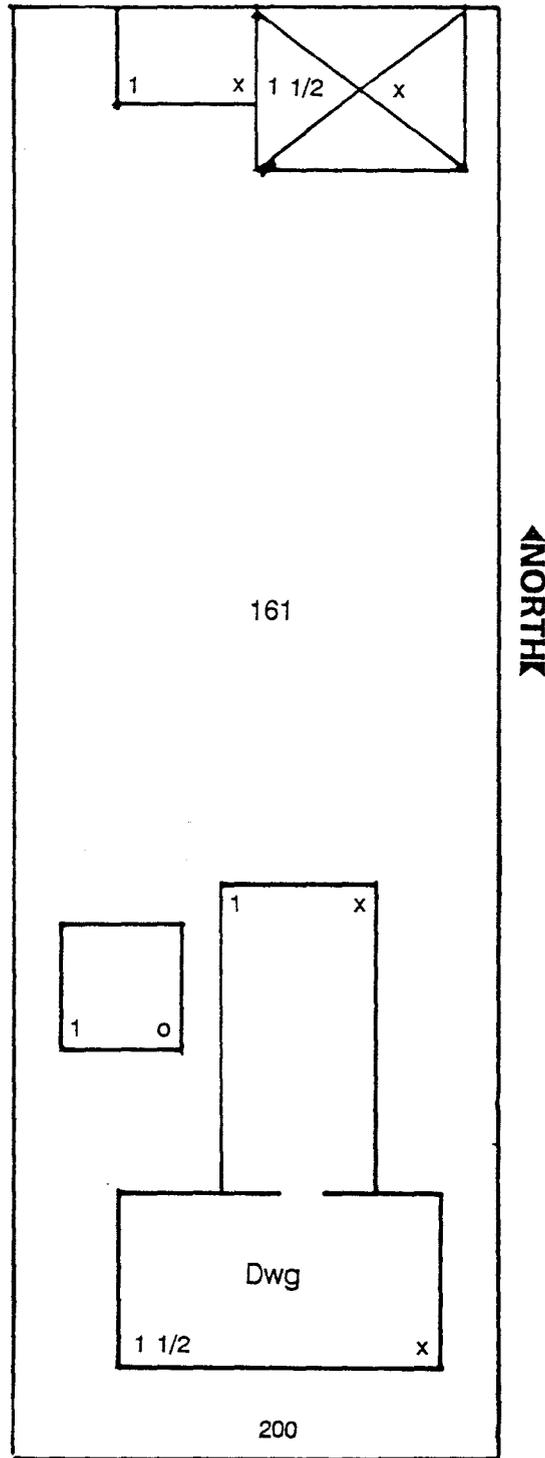


Figure 7 1905 Sanborn Insurance map, Lot 161

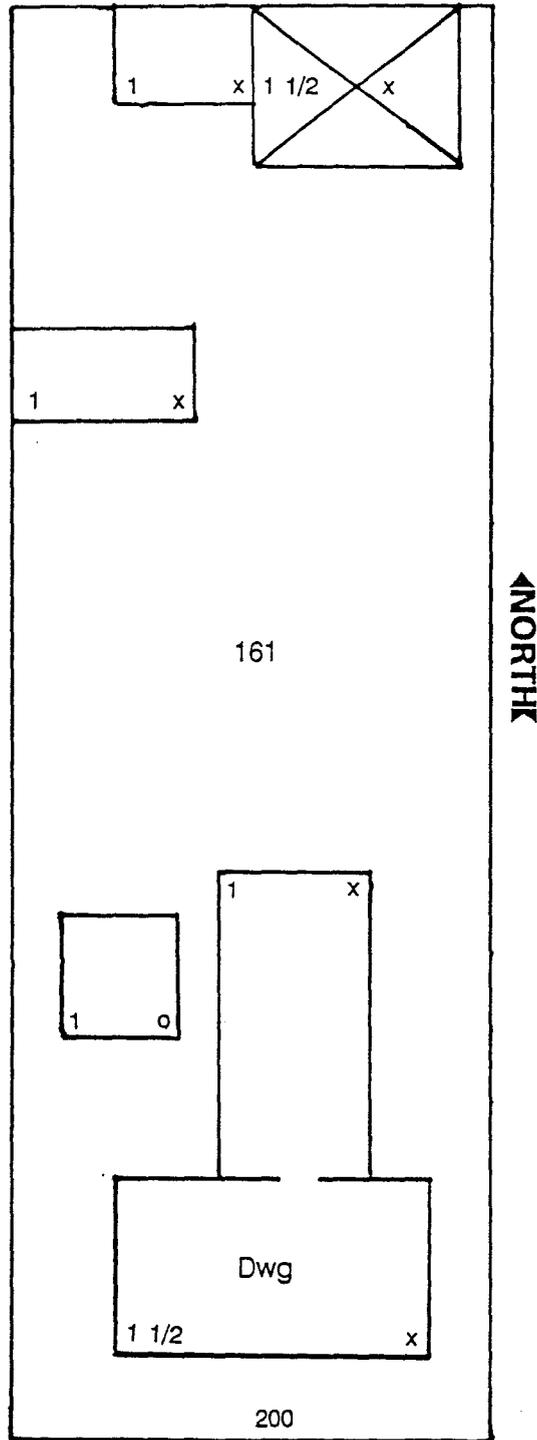


Figure 8 1912 Sanborn Insurance map, Lot 161

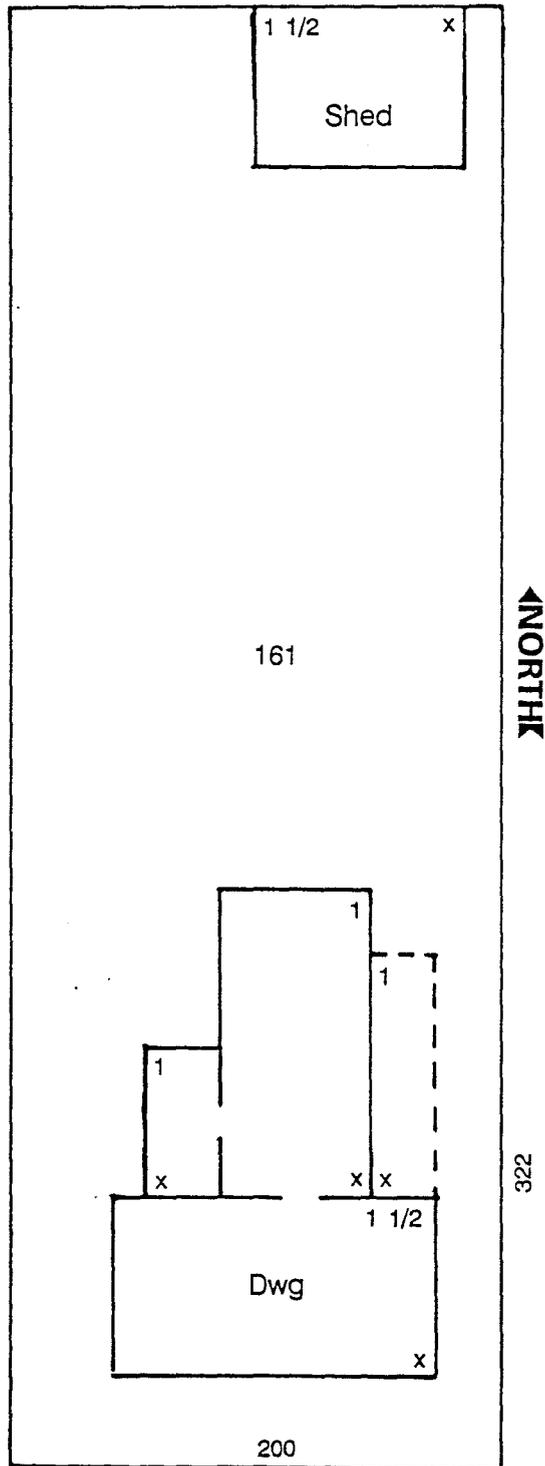


Figure 9 1923 Sanborn Insurance map, Lot 161

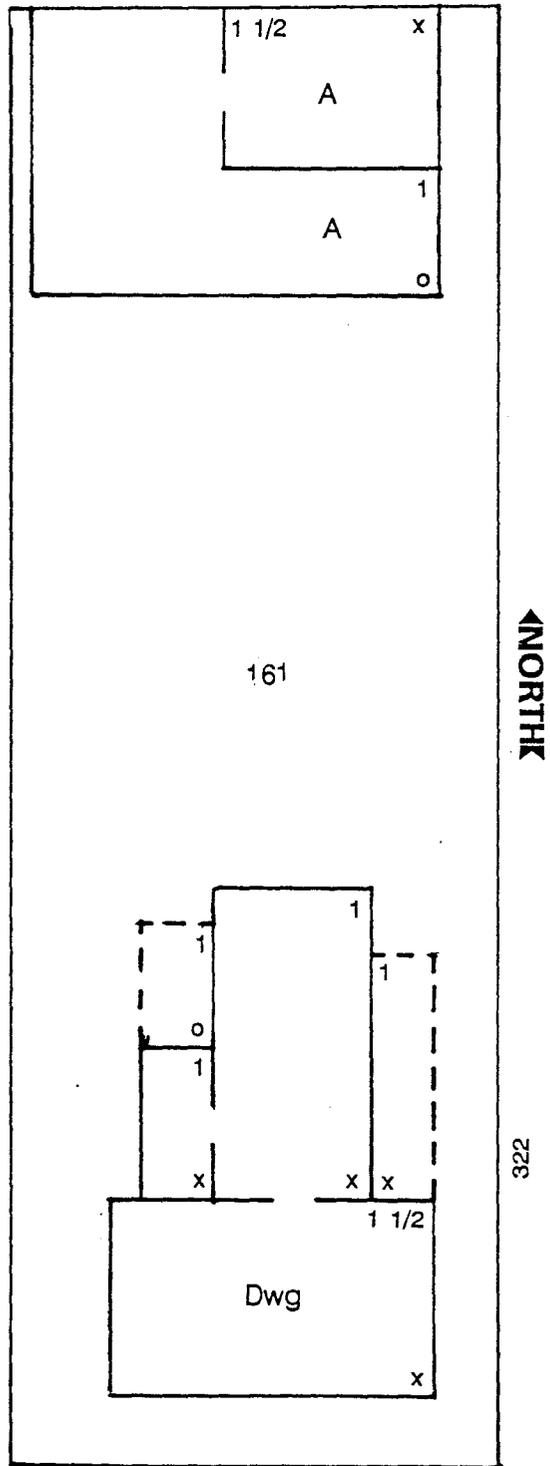


Figure 10 1930 Sanborn Insurance map, Lot 161

BIBLIOGRAPHY

Umscheid, Clayton J., of Manhattan. Interview by author, 15 March 1990, 17 November 1994.

Kansas Preservation Department. Kansas Historic Resources Inventory. Ward, Terry. 322 South Second, Manhattan, Kansas 66507.

Manhattan, Riley County, Kansas. New York: Sanborn Fire Insurance Map & Publishing Company, Limited, 1885; microfilm edition, Chadwyck-Healey, Inc. Microfilmed by Library of Congress Photoduplication Service, 1983.

_____. New York: Sanborn Map Co., June 1905; microfilm edition, Chadwyck-Healey, Inc. Microfilmed by Library of Congress Photoduplication Service, 1983.

_____. New York: Sanborn Map Co., January 1912; microfilm edition, Chadwyck-Healey, Inc. Microfilmed by Library of Congress Photoduplication Service, 1983.

_____. New York: Sanborn Map Co., March 1923; microfilm edition, Chadwyck-Healey, Inc. Microfilmed by Library of Congress Photoduplication Service, 1983.

_____. New York: Sanborn Map Co., January 1930; microfilm edition, Chadwyck-Healey, Inc. Microfilmed by Library of Congress Photoduplication Service, 1983.

Powers, Ramon Topeka, Kansas, to Robert Deatrick, Topeka, Kansas, 15 October 1990, Historic Preservation Office, Kansas State Historical Society. Transcript in the hand of Historic Preservation Office, Kansas State Historical Society, Topeka, Kansas.

Riley County Real Estate Records, Riley County Courthouse. Manhattan, Kansas.

Riley County Real Estate Tax Records, Riley County Historical Museum. Manhattan, Kansas.

Schoen, Christopher M. "Phase III Test Excavations at 14RY362: A Historic Domestic Site at 322 South Second Manhattan, Kansas." May 1991. Archeology Office. Kansas State Historical Society. Topeka, Kansas.

United States Geological Survey. Manhattan Quadrangle Kansas 7.5 Minute Series (Topographic). Denver, Colorado, 1982.

White, Sheryll. "An Interpretive History of 322 South Second Manhattan, Kansas." [Draft] 19 August 1990. Archeology Office. Kansas State Historical Society.

_____. "An Interpretive History of 322 South Second Manhattan, Kansas." 3 September 1990. Kansas Preservation Department. Kansas State Historical Society.

White, Sheryll and Terry Ward. "K-18 Impact Study Report." Prepared for Kansas Department of Transportation, 5 May 1990. Kansas Preservation Department. Kansas State Historical Society, Topeka, Kansas.

Historian: Sheryll L. White, Kansas State Historical Society Historian, 1994.