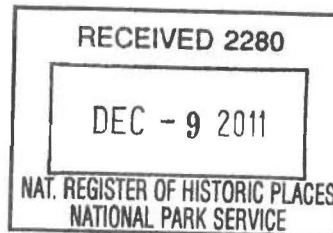


United States Department of the Interior  
National Park Service



1038

## 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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Kansas City, Kansas High School Gymnasium and Laboratory

other names/site number KHRI #209-2820-01782

### 2. Location

street & number 1017 N. 9<sup>th</sup> Street

N/A

not for publication

city or town Kansas City

N/A

vicinity

state Kansas code KS county Wyandotte code 209 zip code 66101

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide X local

Patricia Zolner DSHPO  
Signature of certifying official/Title

11-30-11  
Date

Kansas State Historical Society

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

☒ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain:)

Joe Edison H. Beall  
Signature of the Keeper

1-20-12  
Date of Action

Kansas City High School Gymnasium and Laboratory  
Name of Property

Wyandotte County, Kansas  
Historic Public Schools of Kansas MPDF  
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
	district
	site
	structure
	object
1	<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**

Historic Public Schools of Kansas

0

## 6. Function or Use

**Historic Functions**  
(Enter categories from instructions.)

EDUCATION/education-related

**Current Functions**  
(Enter categories from instructions.)

VACANT/NOT IN USE

## 7. Description

**Architectural Classification**  
(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY  
REVIVAL/Renaissance Revival

**Materials**  
(Enter categories from instructions.)

foundation: STONE

walls: BRICK

roof: ASPHALT

other:

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

The Kansas City High School Gymnasium and Laboratory (Gymnasium) occupies the southeast corner at the intersection of State Avenue and North 9<sup>th</sup> Street near the west end of downtown Kansas City, Wyandotte County, Kansas. One block north of Minnesota Avenue is State Avenue, the city's main commercial thoroughfare. The monumental three-story building was built in 1923. The concrete structure has brick and stone-clad exterior walls capped by a shallow, asphalt shingle mansard roof. The large functional form has Renaissance Revival architectural elements. These include the large arched opening at the center of the symmetrical front façade; the columned entrance within the arched opening; the rusticated stone base topped by coursed brick-work on the first story; and the hierarchy of windows, with bands of larger windows on the first story and progressively smaller window openings on the second and third stories. The balanced, symmetrical facades; the low-pitched mansard roof; the horizontal belt courses between floors; and the multi-light window sashes are also characteristic of the Renaissance Revival style. The gymnasium, the primary character-defining space of this education-related property, retains its historic configuration, features, and materials. The massing, form, materials, and functional features of the Gymnasium clearly illustrate the Education-Related Structure property type described in Section F of the Multiple Property Documentation Form "Historic Public Schools of Kansas." Exterior alterations to the Gymnasium do not diminish one's understanding of the building as an education-related structure from the era of its construction, and the many historic features on the interior confirm this historic function.

### **Narrative Description**

#### **SETTING**

Commercial structures, surface parking lots, and vacant lots dominate the surrounding area. These resources represent a continuum of construction from the turn of the twentieth century through recent years.

Historically, the Kansas City High School sat across 9<sup>th</sup> Street to the west. An underground tunnel connected the Gymnasium to the High School. The tunnel is now closed, but the access stairs remain in the building. The High School burned in 1934. A one-story, mid-twentieth-century building now occupies the high school lot. It has no functional or physical connection to the Gymnasium.

The Gymnasium faces west, fronting 9<sup>th</sup> Street. Concrete sidewalks directly abut the west and north sides of the building. A paved alley runs along the south elevation. There is a paved parking lot east of the building, beyond which a large grassy vacant lot extends to the property line. For security, a non-historic tall metal picket fence on a concrete curb encircles the lots east of the building.

#### **EXTERIOR**

The roof has wide eaves and a dentiled cornice that contains a box gutter. Two sheet metal vents project from the north and south ends of the upper roof slope.

Ornamentation, executed in brick and limestone, is simple and restrained on each of the building's symmetrical elevations. A dressed limestone water table encircles the wall below the first floor windows, topping the rusticated limestone base. On the west, north, and south elevations, the brick between the first and second stories is regularly patterned with a recessed brick course that occurs every seven courses. Another wide, dressed limestone belt course encircles the building above the first story windows. Second story window openings on the front (west) elevation have flat brick arches. Below the limestone window sills, patterned brick rectangles, composed of header and soldier bricks, sit atop a second projecting limestone "sill." The detail varies on the north and south elevations, where the brick patterning tops each opening and is capped by the flat arch. These openings have true limestone sills. A third continuous limestone sill encircles the building under the third story windows. In the large brick fields between the third floor windows, rectangular brick patterns with double-borders are executed with soldier and header courses.

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The projecting central bay on the main (west) façade is one of the most distinguishing architectural features on the stately building. The lower floor of the bay contains the main entrance. It has a three-part form that is capped by a wide arch at the second story. The arch is outlined in limestone and springs from the beltcourse that runs above the first story windows. Dressed limestone Doric columns-in-antis support a stout entablature and frame the entrance. The frieze panel of the entablature is part of the limestone beltcourse that supports the arch. A pair of non-historic doors with a glazed transom sits between the columns. There are single doorways between the columns and the antae. White glazed terra cotta panels with figurative and foliated designs adorn the brick wall above the outer doorways. Within the arch above the entablature are three window openings separated by brick piers. The fixed window sashes are non-historic. Painted decorative metal screens cover these windows. It is unclear if the screens are historic. Two single windows pierce the third story above the arch. These openings are boarded up. A short brick parapet with thick shaped limestone cap rises above the cornice line.

The main entrance is accessed by three limestone steps that rise from the sidewalk. A non-historic concrete ramp with a metal pipe railing also rises along the front of the building just south of the entrance, cutting into the south end of the steps. An entrance in the first story of the southwest stair tower has a pair of historic wood doors with three divided lights atop a solid panel. A four-light transom tops this opening.

On the rear (east) elevation two doorways pierce the center of the rear elevation at both first and second stories. Non-historic metal slab doors fill the openings. Two large steel fire escapes rise from the ground to the two second story doorways. A non-historic wood deck spans between the fire escapes at the first story.

The building is extensively fenestrated. The front (west) and rear (east) elevations each have sixteen bays defined by single window openings on the second and third stories. The north and south elevations have seventeen bays defined by single window openings in the first and third stories. Most of the historic windows have been replaced or modified, but historic six-over-six sashes are extant in most of the second-story windows on the north, east, and south elevations. There are also a few historic nine-over-nine sashes in the first-story of the east elevation. Interestingly, a series of windows on the south and east elevations (first story) retain only the historic lower sash. In these openings, the top sash has been removed and/or covered with a blank panel. The front (west) elevation, the first story of the north elevation, and some of the first story openings on the south elevation have non-historic aluminum windows. These windows have applied muntin grids that approximate the historic six-over-six or nine-over-nine configurations. Plywood covers the interior and exterior of most third-story window openings as well as the second-story openings on the north elevation, although the historic sashes appear to be intact in these openings. Metal security grates cover the first story windows. Brick fills the basement window openings.

A small two-story brick stair tower is attached to the southwest corner of the building. This block is set back from the primary façade and extends east two bays along the south elevation. The stair tower matches the limestone foundation and beltcourses as well as the brick coursing of the main block. The uppermost beltcourse becomes the coping at the roofline of the stair tower. The front of this block is ornamented with a vertical stack of three articulated patches formed by limestone squares ringed with brick and limestone.

#### INTERIOR

There are no historic plans or photographs that show the building's original layout or configuration. Contemporary descriptions indicate that the Gymnasium originally had separate boys' and girls' gyms that could be combined into a single large space, as well as a swimming pool, showers, chemistry and physics laboratories, and classrooms for home economics.<sup>1</sup> The original gymnasium occupies all of the second and third floors, and the swimming pool occupies the center of the first floor. This suggests that the classrooms were on north and south ends of the first floor.

The Gymnasium was refurbished in 1938 using Public Works Administration funds.<sup>2</sup> While the specific scope of work included in this undertaking is unknown, it likely addressed the revised use of the school to house classes for the Junior College, which relocated to the Gymnasium after fire destroyed Kansas City High School.

<sup>1</sup> Ferne Vesecky, Chapter 5, written 1931-32, "A History of Wyandotte High School," page 8, Kansas City Kansas Public Schools website, [www.kckps.org/disthistory/dist-history/wyandotte\\_history\\_vesecky/chapt\\_5.pdf](http://www.kckps.org/disthistory/dist-history/wyandotte_history_vesecky/chapt_5.pdf) (accessed May 18, 2011).

<sup>2</sup> "WPA and the KCKs Public Schools," *The History of Our Public Schools Wyandotte County, Kansas*, Kansas City Kansas Public School website, [www.kckps.org/disthistory/openbuildings/wyandotte.html](http://www.kckps.org/disthistory/openbuildings/wyandotte.html) (accessed May 17, 2011).



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Sometime after 1990 the first floor was extensively remodeled to create offices and training classrooms for the International Brotherhood of Boilermakers. The location and configuration of the entry vestibule and lobby at the center of the front (west) elevation remain unchanged. The finishes were updated, although the historic plaster walls and ceilings and terrazzo floors are likely intact underneath the modern finishes. A secondary partition with glazed doors mimics the configuration of the exterior doors and creates an entry vestibule. A modern free-standing reception counter spans the east side of the lobby. Behind the counter a modern wood credenza lines the east lobby wall. A modern wood wainscot encircles the room. Engaged wood piers accent the walls where the lobby and corridors meet. A combination of dropped grid ceilings with lay-in panels and drywall soffits cover the ceiling. Above the reception counter, there is a contemporary perforated grid at the ceiling.

The swimming pool, east of the lobby, retains its historic volume of space and most historic materials. A plywood deck has been constructed over the swimming pool itself to create a level floor, but below the plywood the historic mosaic tiles are visible lining the pool and pool deck. Above the new floor, the exposed brick walls are painted. Painted steel beams resting on painted brick piers span the room. Composition ceiling tiles are affixed directly to the ceiling. The plywood floor deck is carpeted.

Single-loaded corridors run east-west along the outside walls of the swimming pool room, providing access into the offices and classrooms along the perimeter walls. The north corridor retains a row of historic metal lockers along the south wall. The south corridor retains historic windows from a wood-framed display case. No other historic finishes remain in the corridors. Carpet covers the floors; dropped grids with lay-in panels cover the ceilings; the walls are painted drywall. Non-historic doors in metal frames open into classrooms and offices.

Classrooms and offices have updated finishes. The original finishes in these areas were utilitarian and simple and consisted of painted plaster walls and ceilings and exposed concrete floors. These elements are covered by the modern finishes, including carpet or composition tile on the floors (concrete remains exposed in some areas); painted drywall walls; and suspended ceiling grids with lay-in panels. Some window openings retain historic wood window sills and aprons.

The gymnasium occupies the entire second floor. It is a two-story space, and the third floor windows are high on the gymnasium walls. The historic wood floor dominates the gymnasium. A regulation-sized basketball court fills the floor with ample room on the sidelines. Basketball goals on steel frames are mounted to the ceilings and walls. Wood bleachers line the east and west sides of the court behind a solid concrete retaining wall. The bleachers rise ten rows to the third story windows.

Locker rooms occupy the space below the bleachers. Windows in the east and west elevations provide natural light into the locker rooms. Original features extant in the locker rooms include metal lockers, metal toilet partitions, enameled cast iron sinks and toilets, and built-in showers with glazed tile walls. Walls and ceilings are finished with painted plaster. Floors are concrete.

The Gymnasium has five stairwells. The main stairs flank the entry lobby and meet at a landing in front of the arched window on the west wall. Along the east wall, stairs rise from small lobbies in front of the east locker rooms. All four of these stairwells have terrazzo treads and risers. The stair in the southwest stair tower rises from the first floor to the southwest corner of the gymnasium. These stairs are covered with non-historic carpet.

#### **INTEGRITY**

The Kansas City High School Gymnasium and Laboratory Building retains integrity of location, setting, design, feeling, and association. It clearly communicates its historic function as an Education-Related Structure and reflects the attributes of its property type described in Section F of the MPDF. The Gymnasium was constructed to provide support services to high school students in Kansas City and it had spaces dedicated to specific functions, such as a gymnasium, a swimming pool, and science laboratories. The replacement of some windows and doors and installation of modern finishes on the first floor have partially compromised integrity in the areas of materials and workmanship. However, the historic openings have not been altered and the modern finishes could be removed to expose additional historic fabric, if desired. According to the registration requirements set forth in Section F of the Multiple Property Documentation Form (MPDF) "Historic Public Schools of Kansas," these alterations do not render the property ineligible for register listing. More importantly, the Gymnasium retains the historic configuration of spaces on the interior and original finishes in the gymnasium and pool areas, its key character-defining spaces.

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## 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 old or achieving significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions.)

EDUCATION

### Period of Significance

1923 - 1961

### Significant Dates

1923

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

William Warren Rose & David B. Peterson

### Period of Significance (justification)

The period of significance begins in 1923 with the date of construction. The period ends in 1961, the fifty-year closing date for periods of significance where activities begun historically continue to have importance but no more-specific date can be defined.

### Criteria Considerations (explanation, if necessary)

N/A

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Kansas City Kansas Gymnasium and Laboratory (Gymnasium) at 1017 9<sup>th</sup> Street, Kansas City, Wyandotte County, Kansas, is locally significant under National Register Criterion A for the area of EDUCATION. As defined by the Multiple Property Documentation Form (MPDF) "Historic Public Schools of Kansas," the Gymnasium possesses the distinct characteristics of an Education-Related Structure. An education-related structure is a non-school building that was developed to support educational activities. A majority of these buildings were constructed during the Progressive and New Deal eras and are typically located near the schools they served. The Gymnasium is a prime example of such a property type. Built in 1923 at the height of Progressive Era, it provided specialized classroom and athletic facilities for students at Kansas City High School, which sat across the street to the west.<sup>3</sup> A tunnel under 9<sup>th</sup> Street connected the Gymnasium to the High School. The three-story Gymnasium contained a large athletic gymnasium, a swimming pool, and science laboratories – specialized spaces that the older high school lacked.

The Gymnasium meets all of the registration requirements presented in the MPDF for its property type. It was constructed as an education-related structure between 1884 and 1955; it remains in its original location; and it retains its features that communicate its historic function, specifically its massing, exterior form, primary building materials, pattern of window and door openings, ornamentation and detailing, and gymnasium and swimming pool. The gymnasium, which occupies the second and third floors, is the primary character-defining space in the building and retains all of its historic finishes and features. The building provided athletic and laboratory facilities for the Kansas City High School until the high school burned in 1934. While the loss of the high school weakens its integrity of association, the registration requirements allow for the nomination of an education-related structure without its primary school building. The massing and design of the Gymnasium clearly communicate its historic educational support function.

Like city schools, the architecture of education-related structures followed common trends. Revival styles popular during the early twentieth century were commonly applied to school design. A stately, symmetrical masonry form conveyed the building's significance to the community. Rose and Peterson, architects for the Kansas City, Kansas school district, designed the Gymnasium in the Renaissance Revival style in 1923.

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**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

The Kansas City High School Gymnasium and Laboratory (Gymnasium) is an excellent example of the Education-Related Structure property type constructed for a City High School. According to the MPDF, most education-related structures built for City High Schools in Kansas were gymnasiums or vocational agricultural buildings, although domestic science buildings, shops, garages, stadiums, and district offices were also erected. These facilities were most commonly constructed during the Progressive or New Deal eras.<sup>4</sup> The Progressive Era initiated changes to both the curriculum and organization of high school education that required specialized instructional and activity spaces that older high school buildings often could not physically accommodate. The Kansas City School Board erected the Gymnasium during the Progressive Era to meet evolving education standards.

Gymnasium History

Education in Wyandotte County, Kansas began with the establishment of mission schools for the Delaware, Shawnee, and Wyandot Indians who lived in Wyandotte County.<sup>5</sup> The first local free public school was organized in 1844 when some seven-hundred Wyandot Indians were relocated by the U.S. Government from Upper Sandusky, Ohio to the area that is now Kansas City, Kansas. John M. Armstrong opened a free school on 4<sup>th</sup> Street, between State and Nebraska Avenues to educate both Indian and white children.<sup>6</sup> The school operated in several locations, including in the basement

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<sup>3</sup> The Kansas City High School was lost to fire in 1934.

<sup>4</sup> Brenda Spencer, National Register of Historic Places Multiple Property Documentation Form, "Historic Public Schools of Kansas," Wamego, KS, 2005, F 33.

<sup>5</sup> Perl W. Morgan, editor, "Chapter XXXI: Educational Interests," *History of Wyandotte County Kansas and its People*, (Chicago: The Lewis Publishing Company) 1911, from the KSGenWeb Project website, <http://skyways.lib.ks.us/genweb/archives/wyandott/history/1911/volume1/380.html> (accessed May 13, 2011).

<sup>6</sup> Ibid.



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of a house and in a church, until the church burned in 1856.<sup>7</sup> Several private schools operated in Wyandotte County during this period, but no other public schools opened until after the Civil War.

No school in Kansas City, Kansas was designated a high school until the Consolidation Act of 1886 combined the cities (and school districts) of Wyandotte, Kansas City, and Armourdale into Kansas City. The new school board organized Kansas City (Kansas) High School in 1886. Initially students attended classes at the now demolished Riverview Elementary School (7<sup>th</sup> and Pacific Avenue) or at the principal's house.<sup>8</sup> High school classes then moved to the Palmer Academy building, a former private school that stood at the southwest corner of North 7<sup>th</sup> Street and Ann Avenue (now the location of the Wyandotte County Courthouse).

In 1897 a bond issue approved construction of a new Kansas City High School building.<sup>9</sup> Designed by architect William W. Rose, the new school was built on the west side of North 9<sup>th</sup> Street between Minnesota and State Avenues, just west of downtown. The school opened in 1899 with an enrollment of 535 students.<sup>10</sup> In only five years the school population nearly doubled to 907 students; by 1910 enrollment had reached 1,035 students.<sup>11</sup> To accommodate the burgeoning population, additions housing laboratories, a gymnasium, woodworking, drawing, and home economics rooms were constructed in 1905 and 1910.<sup>12</sup>

The needs of the boys sports teams quickly outgrew the gymnasium that was added in 1910.<sup>13</sup> Compounding the issue, girls were also becoming interested in athletics and starting to organize teams that required athletic facilities. The Girls Athletic Association and the first interscholastic girl's basketball team at Kansas City High School were formed in 1911.<sup>14</sup> The school also lacked an athletic field. Heathwood Park at 10<sup>th</sup> Street and Parallel Avenue was improved in 1917 to provide an athletic field for the school.<sup>15</sup> That same year tennis was introduced to the roster of school sports, and wrestling and boxing began in 1918 as inter-mural activities.<sup>16</sup>

By 1920 the gymnasium had become wholly inadequate for student needs. The high school arranged to use the gym at the new YMCA building while the rest of the YMCA was under construction. The high school invested \$5,000, plus considerable sweat equity from the students, to improve the YMCA gymnasium.<sup>17</sup>

That same year, an education bill passed by the Kansas Legislature gave local school boards the ability to issue bonds with a value equivalent to three percent of all property within the limits of the school district.<sup>18</sup> The Kansas City school board used their new bonding power to build a larger gymnasium and laboratory classrooms for the high school across the street from the school. The district also developed an athletic field with a stadium, locker rooms, tennis courts, football and baseball fields, and a track on the old Carnival Park property at 25<sup>th</sup> Street and Armstrong Avenue.<sup>19</sup>

<sup>7</sup> Nellie McGuinn, "KCKS Public School System, 1819-1961, Copyright USD 500, February 1966," *The History of our Public Schools Wyandotte County, Kansas*, [www.kckps.org/disthistory/publications/mcguinn/mcguinn\\_1856-1867.htm](http://www.kckps.org/disthistory/publications/mcguinn/mcguinn_1856-1867.htm) (accessed May 13, 2011).

<sup>8</sup> Kansas City Kansas Public School website, "Wyandotte High School," *The History of Our Public Schools Wyandotte County, Kansas*, [www.kckps.org/disthistory/openbuildings/wyandotte.html](http://www.kckps.org/disthistory/openbuildings/wyandotte.html) (accessed May 17, 2011).

<sup>9</sup> "Wyandotte High School," *The History of Our Public Schools Wyandotte County, Kansas*, Kansas City Kansas Public School website, [www.kckps.org/disthistory/openbuildings/wyandotte.html](http://www.kckps.org/disthistory/openbuildings/wyandotte.html) (accessed May 17, 2011).

<sup>10</sup> Marjorie Sallee, "A History of Wyandotte High School," Kansas City Kansas Public School website, [www.kckps.org/disthistory/pdf%20files/ww\\_hs\\_history\\_msallee.pdf](http://www.kckps.org/disthistory/pdf%20files/ww_hs_history_msallee.pdf) (accessed May 17, 2011). Both white and African American students attended the school until 1904, when the schools were segregated and Sumner High School was constructed for African Americans students.

<sup>11</sup> Ibid.

<sup>12</sup> "Wyandotte High School," *The History of Our Public Schools Wyandotte County, Kansas*, Kansas City Kansas Public School website, [www.kckps.org/disthistory/openbuildings/wyandotte.html](http://www.kckps.org/disthistory/openbuildings/wyandotte.html) (accessed May 17, 2011).

<sup>13</sup> Ferne Vesecky, Chapter 3, written 1931-32, "A History of Wyandotte High School," page 10-11, Kansas City Kansas Public Schools website, [www.kckps.org/disthistory/dist-history/wyandotte\\_history\\_vesecky/chapt\\_3.pdf](http://www.kckps.org/disthistory/dist-history/wyandotte_history_vesecky/chapt_3.pdf) (accessed May 18, 2011). The school had organized teams for football, basketball, baseball, and track.

<sup>14</sup> Ferne Vesecky, Chapter 4, written 1931-32, "A History of Wyandotte High School," page 2, Kansas City Kansas Public Schools website, [www.kckps.org/disthistory/dist-history/wyandotte\\_history\\_vesecky/chapt\\_4.pdf](http://www.kckps.org/disthistory/dist-history/wyandotte_history_vesecky/chapt_4.pdf) (accessed May 18, 2011).

<sup>15</sup> Ibid, 15.

<sup>16</sup> Ibid 17.

<sup>17</sup> Ibid 19-20.

<sup>18</sup> Ibid.

<sup>19</sup> Sallee, 14. (This is the current site of Wyandotte High School. It is unclear if the old fields are were incorporated into the athletic fields for the new high school.)



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While educational buildings commonly adapted Classical and Tudor Revival architecture, Rose and Peterson chose elements of Renaissance Revival architecture to adorn the Gymnasium.<sup>20</sup> From the rusticated stone water table to the symmetrical treatment of the facades to the mansard roofline, the stately and elegant influences of sixteenth century Italian architecture are seen throughout the design. Particularly noteworthy and unique to the style are the hierarchical arrangement of window openings and the columned front entrance recessed within a large arched opening.

The Gymnasium opened in January 1924. Boys and girls now had their own gymnasium facilities. A moveable partition separated the spaces and could be opened to join the two gyms for large events. It was a fitting space for the boys basketball team, which had won the national basketball championship in 1923.<sup>21</sup> The new Gymnasium also housed a swimming pool, locker rooms with showers, chemistry and physics laboratories, and a home economics department.<sup>22</sup>

On March 3, 1934 a fire broke out in the boiler room of Kansas City High School. It quickly spread through the ventilation system of the wood-frame building. Within an hour the floors were beginning to collapse, and soon the entire building was engulfed in flames. Local media recounted the fire as a spectacular event that could be seen throughout the city. Valiant efforts by the district superintendent, the registrar for the Junior College, and several students rescued some paper records and 300 athletic trophies from the burning building. The next day the building lay in ruins with initial damage estimates of nearly \$400,000. The school board canceled classes for a week to figure out how to proceed. When classes resumed on March 12, the 2,300 high school students were assigned to one of the city's two junior high schools to finish the school year.

At the time of the fire, the school board was already planning to build a new modern high school. The fire accelerated the time line for this work. Within a month an architect was hired and the design for the new school was taking shape. The district used \$2 million in Works Progress Administration (WPA) funds to build the new Wyandotte High School at 25<sup>th</sup> Street and Minnesota Avenue. This grand new school opened in September 1937.<sup>23</sup>

In 1917 the State of Kansas enacted a law that established Junior College programs.<sup>24</sup> The Kansas City, Kansas Public School District began a Junior College program in 1923. Junior College classes were held at the Kansas City High School building, but in separate classrooms from the high school students. Initially, the high school set aside enough classrooms to accommodate two-hundred Junior College students.<sup>25</sup> Enrollment grew steadily, and by 1934 the Junior College had three-hundred students. After fire destroyed the high school building, high school students were transferred to other schools in the district and all Junior College classes moved across the street into the Gymnasium. The high school left the Gymnasium building for good when it moved into the new Wyandotte High School in 1937. The Junior College remained in the Gymnasium for three more decades. Junior College classes expanded into the Horace Mann Elementary School across State Avenue as additional space was needed.<sup>26</sup> The Kansas City, Kansas Junior College moved to a new campus at 7250 State Avenue in 1968.

After the Junior College moved, the Open Door Baptist Church purchased the Gymnasium and the Horace Mann Elementary School to house its elementary education program. In 1990 the International Brotherhood of Boilermakers purchased both buildings for its offices and national training center. The Boilermakers extensively renovated the first floor of the Gymnasium at this time, updating finishes and installing a deck over the empty pool. In May of 2011 the Boilermakers sold the buildings to a developer who has plans to rehabilitate them for use as an indoor sports-training facility.

<sup>20</sup> "Wyandotte High School," *The History of our Public Schools Wyandotte County, Kansas*, Kansas City Kansas Public School website, [www.kckps.org/disthistory/openbuildings/wyandotte.html](http://www.kckps.org/disthistory/openbuildings/wyandotte.html).

<sup>21</sup> Ferne Vesecky, Chapter 5, written 1931-32, "A History of Wyandotte High School," page 4, Kansas City Kansas Public Schools website, [www.kckps.org/disthistory/dist-history/wyandotte\\_history\\_vesecky/chapt\\_5.pdf](http://www.kckps.org/disthistory/dist-history/wyandotte_history_vesecky/chapt_5.pdf) (accessed May 18, 2011).

<sup>22</sup> Ibid 8.

<sup>23</sup> Wyandotte High School was listed on the National Register of Historic Places on 30 April 1986 (KHRI # 209-2820-00106). Wyandotte High School, *the History of Our Public Schools, Wyandotte County, Kansas*, Kansas City, Kansas Public Schools website, <http://www.kckps.org/disthistory/openbuildings/wyandotte.html> (accessed 23 May 2011).

<sup>24</sup> Junior College programs operated as high school extension courses until 1965. "Kansas City Kansas Junior College," *The History of Our Public Schools Wyandotte County, Kansas*. Kansas City Kansas Public Schools website: [www.kckps.org/disthistory/closedbuildings/kcksjrcollege.htm](http://www.kckps.org/disthistory/closedbuildings/kcksjrcollege.htm) (accessed May 13, 2011).

<sup>25</sup> Ibid.

<sup>26</sup> The elementary school students moved out of that building in 1939.

Kansas City High School Gymnasium and Laboratory  
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## ARCHITECTS

### Rose & Peterson

Architects William Warren Rose and David B. Peterson maintained an architectural partnership from 1909-1925. They designed numerous commercial, industrial, residential, religious, and institutional buildings in Kansas City, Kansas during this time. They were the Kansas City Kansas Board of Education architects during their partnership (Rose was the Board architect from 1889 and brought Peterson into it with the partnership). The two shaped the architectural landscape of not only the School District, but the city of Kansas City, designing sixty-one projects in the fifteen years between 1909 and 1925 that encompassed a range of building types and styles. These included twenty new school buildings and additions to sixteen existing schools, as well as civic, recreational, commercial, industrial, residential, and religious properties around the city.<sup>27</sup>

### William Warren Rose<sup>28</sup>

William W. Rose was born in Long Island, New York in 1864. He attended Ogdensburg University in New York, concentrating on architectural studies. After school, he trained with G.A. Schellinger at Ogdensburg and then traveled with Mr. Schellinger to New York City where he remained for five years. In 1885 Rose moved to Birmingham, Alabama and opened his own architectural practice, winning three contracts there. However, he did not remain long in the south, moving to Kansas City, Missouri in 1886. He partnered with James Oliver Hogg for ten years, maintaining offices in both Kansas City Kansas and Missouri. In 1896 Rose left the partnership to live and work on the Kansas side of the border.

Rose had political aspirations as well as architectural. In 1897 he ran for mayor of Kansas City, Kansas and lost by 600 votes. He continued to practice architecture while pursuing politics. He ran for mayor again in 1905 and won. But prohibition was in effect in Kansas and Rose refused to enforce it, so the state brought a suit against him. The case went to the Kansas Supreme Court, which issued an injunction against him serving as mayor. On April 3, 1906 he resigned his mayoral position and announced his candidacy for office in the special election to fill the vacancy. He won the special election and another injunction was imposed on him, which he violated by presiding over the city council. He was forced to resign again in the fall of 1906. He lost the next special election. The winner only held office for five months before the term was up and the next regular election was held. Rose ran in the next regular election in the spring of 1907 but lost and gave up his mayoral ambitions. He also made an unsuccessful bid for state senate in 1916.<sup>29</sup>

Rose designed prolifically during his partnership with Peterson, which lasted until 1925. Rose died at home on May 24, 1931 after suffering a two-year illness.

### David B. Peterson<sup>30</sup>

David B. Peterson was born in Vandalia, West Virginia in 1875. He moved to Kansas City in 1897 at the age of 22. Although he did not have a formal education, he received some architectural training with Professor Gabriel Ferrand, head of the architecture department at Washington University in St. Louis.<sup>31</sup> Peterson worked as a carpenter for the first decade of his residence in Kansas City. In 1906 he joined architect William W. Rose's office as a draftsman and structural superintendent, rising to become a partner in the firm in 1909.

During World War I, Peterson inspected ship construction in Hog Island, Pennsylvania. He returned to Kansas City and his partnership with Rose after the war. Rose and Peterson designed buildings at a blistering pace. Bond issues in 1910,

<sup>27</sup> "Architecture Analysis," *The History of our Public Schools Wyandotte County, Kansas*, [www.kckps.org/disthistory/dist-history/architectural\\_analysis.htm](http://www.kckps.org/disthistory/dist-history/architectural_analysis.htm) (accessed May 3, 2011).

<sup>28</sup> Biographical information on Rose is from two different sources: "W.W. Rose, Architect," biography, vertical file, Rosin Preservation, LLC office and William E. Connelley, "William W. Rose," biography, *A Standard History of Kansas and Kansans*, (Chicago: Lewis Publishing Company), 1918, from the KSGenWeb Project website, <http://skyways.lib.ks.us/genweb/archives/wyandott/history/1911/volume1/380.htm> (accessed May 13, 2011).

<sup>29</sup> William E. Connelley, "William W. Rose," *A Standard History of Kansas and Kansans*, (Chicago: Lewis Publishing Company) 1918. [www.skyways.lib.ks.us/genweb/archives/1918ks/bior/roseww.htm](http://www.skyways.lib.ks.us/genweb/archives/1918ks/bior/roseww.htm) (accessed May 13, 2011)

<sup>30</sup> Unless otherwise noted, the biographical information on David B. Peterson was taken from: "David B. Peterson," biography, *Westheight Manor Historic Survey: Appendix Five – Architects*, Historic Westheight Neighborhood Association website, <http://westheight.tripod.com/architects.html#dbp> (accessed May 18, 2011).

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1914, and 1921 provided funds for the construction of numerous schools. After the partnership ended in 1925, Peterson toured Europe with his wife.

When they returned, Peterson began a solo practice, collaborating occasionally with Rose and with Kansas City, Missouri architect Harry F. Almon. Peterson and Almon eventually formed a partnership in 1927. Most of their work was commercial in nature, with an occasional residence in the mix. During the Great Depression the partnership dissolved and Peterson again worked on commissions by himself. He died in 1937 at the age of 62.

#### **CONCLUSION**

The Kansas City High School Gymnasium and Laboratory Building (Gymnasium) retains the character-defining features of an Education-Related Structure property subtype of a City High School, as described in the Multiple Property Documentation Form (MPDF), "Historic Public Schools of Kansas City." School architects Rose and Peterson designed the 1923 building. The Gymnasium was built within the period of significance and geographical area of the MPDF. It retains integrity of location, setting, design, materials, workmanship, feeling, and association, and clearly communicates its historic function. The building retains all of its Renaissance Revival architectural features and a majority of its historic interior configuration. The history of the building and associated property reflect the typical evolution of educational facilities in Kansas.

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Name of Property

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Historic Public Schools of Kansas MPDF  
County and State

## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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Historic Public Schools of Kansas MPDF  
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**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 # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☒ Other  
Name of repository: Kansas City Public School District (website)

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** Less than 1 acre  
(Do not include previously listed resource acreage.)

**UTM References: NAD 83**

(Place additional UTM references on a continuation sheet.)

1	<u>15</u>	<u>358893</u>	<u>4330952</u>	3	<u>                    </u>	<u>                    </u>	<u>                    </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>                    </u>	<u>                    </u>	<u>                    </u>	4	<u>                    </u>	<u>                    </u>	<u>                    </u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

Lots 21 to 27, inclusive, Block 118, Wyandotte City, Kansas City, Wyandotte County, Kansas.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary includes the parcel of land historically associated with the property.

**11. Form Prepared By**

name/title Elizabeth Rosin, Principal, Kristen Ottesen, Associate  
organization Rosin Preservation, LLC date May 2011  
street & number 215 West 18<sup>th</sup> Street, Suite 150 telephone 816-472-4950  
city or town Kansas City state MO zip code 64108  
e-mail elizabeth@rosinpreservation.com and kristen@rosinpreservation.com

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.

Kansas City High School Gymnasium and Laboratory  
Name of Property

Wyandotte County, Kansas  
Historic Public Schools of Kansas MPDF  
County and State

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Photographs:**

**Name of Property:** Kansas City High School Gymnasium and Laboratory Building  
**City or Vicinity:** Kansas City  
**County:** Wyandotte **State:** Kansas  
**Photographer:** Brad Finch  
**Date Photographed:** May 2011

**Description of Photograph(s) and number:**

*All digital images labeled as follows:*

*KS\_HistoricPublicSchools\_Wyandotte County\_Kansas City High School Gymnasium and Laboratory\_#.tif*

- 1 of 19. Front (west) elevation, view east.
- 2 of 19. Northwest corner, view southeast.
- 3 of 19. Northeast corner, view southwest.
- 4 of 19. Rear (east) elevation from mid-block along State Avenue, view southwest.
- 5 of 19. Rear (east) elevation, view west.
- 6 of 19. Southeast corner, view northwest.
- 7 of 19. West end of south elevation, view northeast.
- 8 of 19. Front (west) elevation, view northeast.
- 9 of 19. Main entrance, west elevation, view east.
- 10 of 19. Historic doors on southwest stair entry, view east.
- 11 of 19. Gymnasium, view southeast.
- 12 of 19. Stair landing/lobby on west side of gymnasium, view west.
- 13 of 19. Lockers rooms at southeast corner of gym (typical), view south.
- 14 of 19. Swimming pool (deck over pool itself), view east.
- 15 of 19. Swimming pool (under non-historic deck), view southwest.
- 16 of 19. Typical corridor, 1<sup>st</sup> floor, view east.
- 17 of 19. Typical classroom, 1<sup>st</sup> floor, view northeast.
- 18 of 19. Entry lobby/vestibule, view southwest.
- 19 of 19. Entry lobby, view south.

**Property Owner:**

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

name KCI Soccer Club, LLC

street & number 8109 NW Hillside Drive

telephone 816-746-9100

city or town Weatherby Lake

state MO

zip code 64152

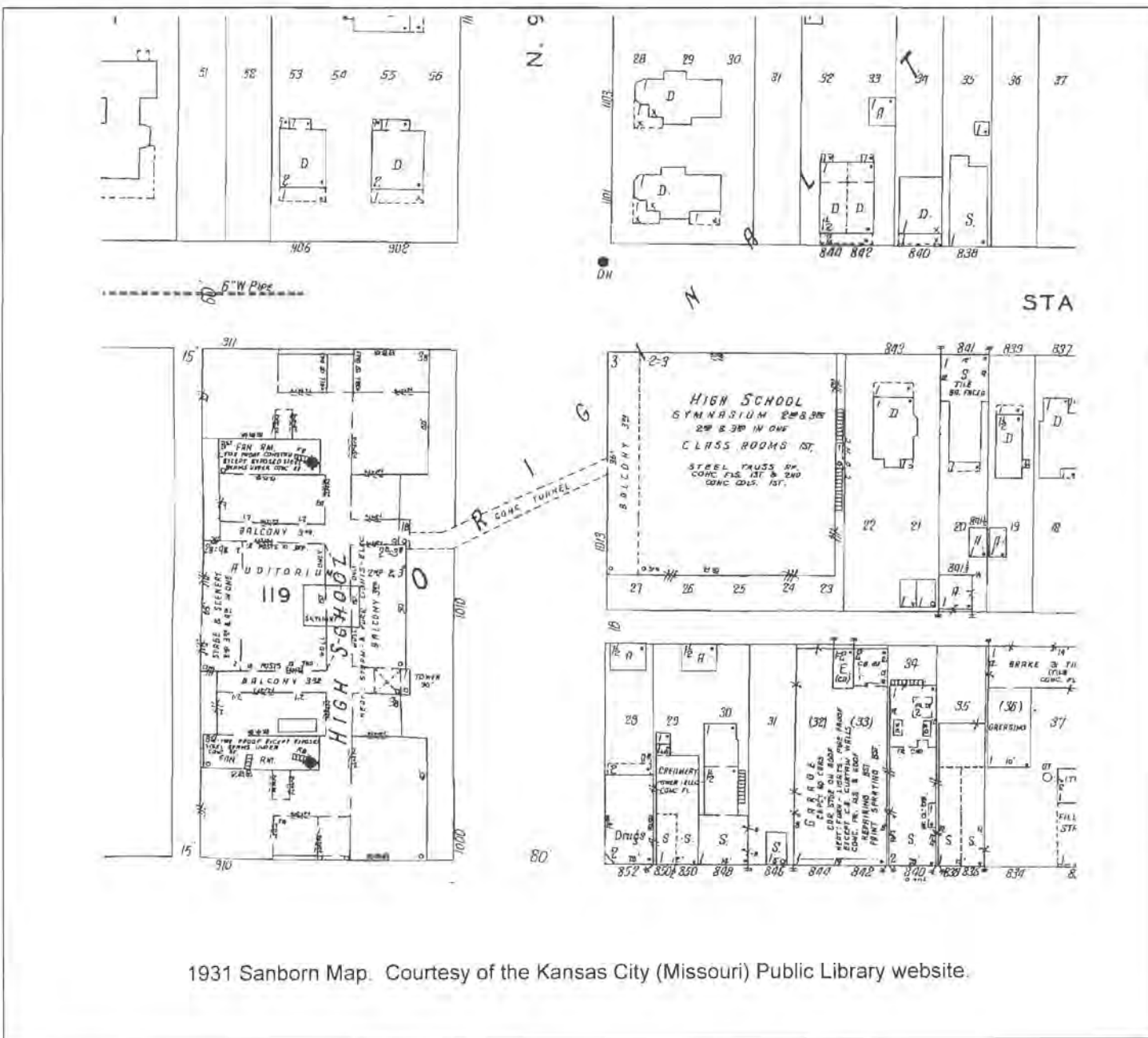
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Kansas City High School Gymnasium and Laboratory  
Name of Property

Wyandotte County, Kansas  
Historic Public Schools of Kansas MPDF  
County and State

Additional Documents:

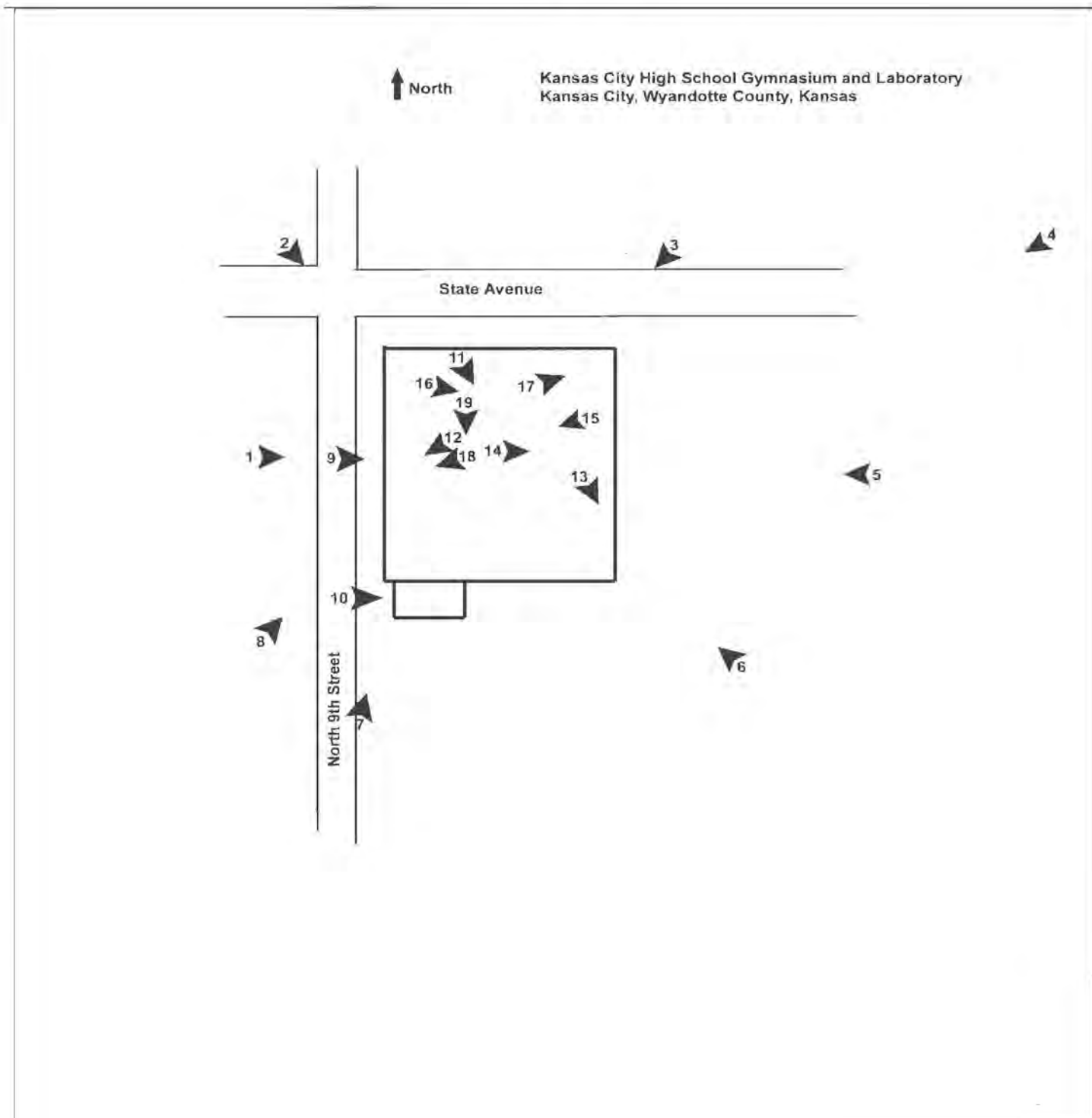


Kansas City High School Gymnasium and Laboratory  
Name of Property

Wyandotte County, Kansas  
Historic Public Schools of Kansas MPDF  
County and State

**Additional Documents:**

**Photo Key Map**





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Kansas City, Kansas High School Gymnasium and Laboratory  
NAME:

MULTIPLE Public Schools of Kansas MPS  
NAME:

STATE & COUNTY: KANSAS, Wyandotte

DATE RECEIVED: 12/09/11 DATE OF PENDING LIST: 1/05/12  
DATE OF 16TH DAY: 1/20/12 DATE OF 45TH DAY: 1/24/12  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11001038

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 1.20.12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.











































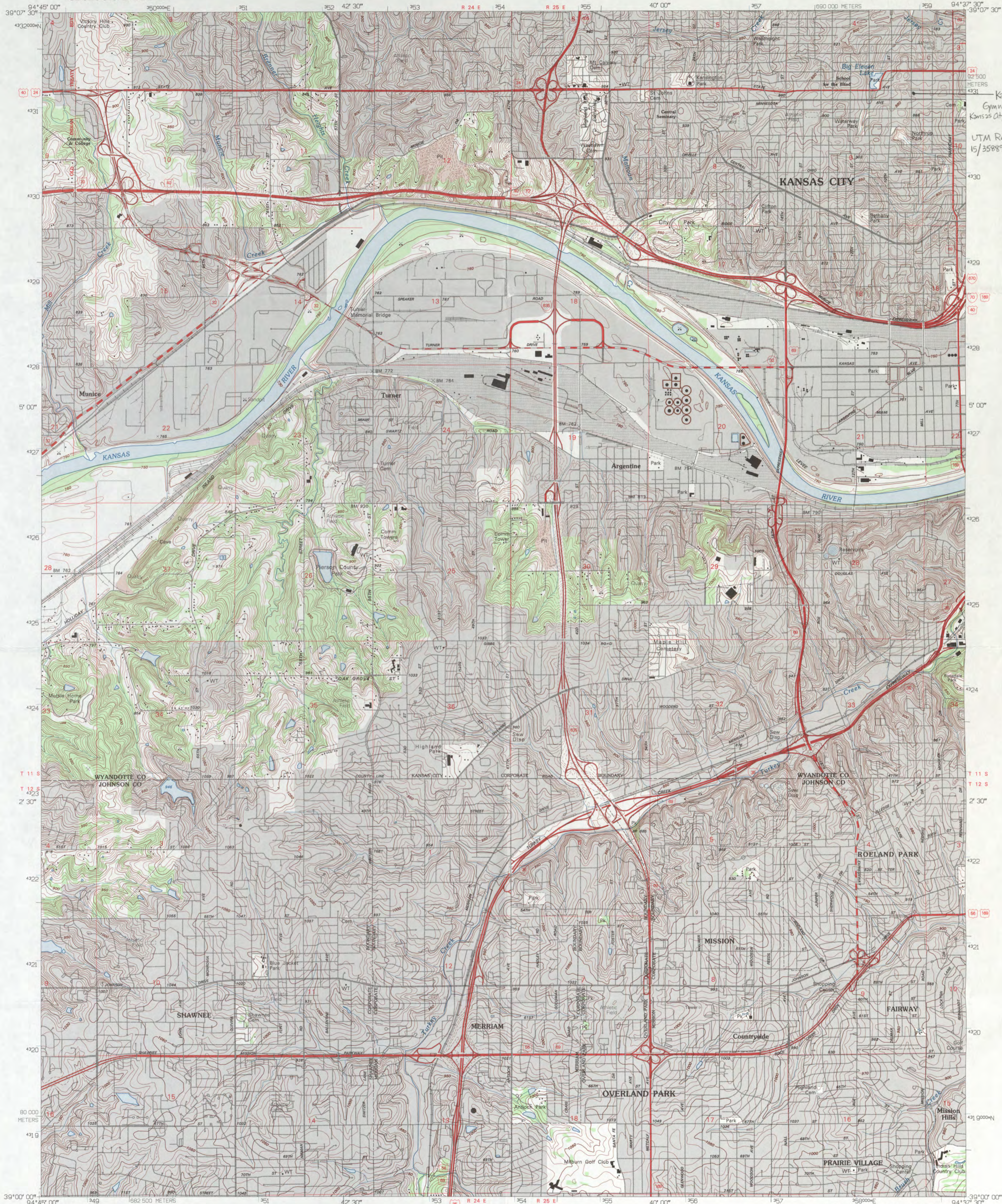






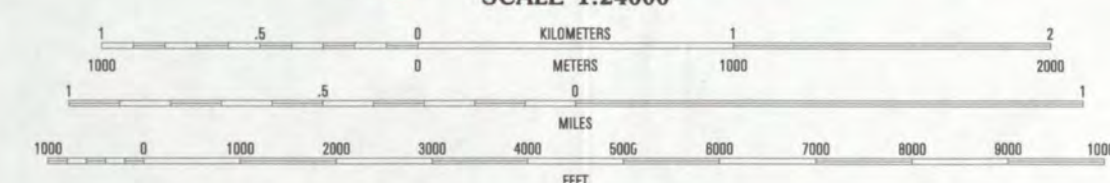
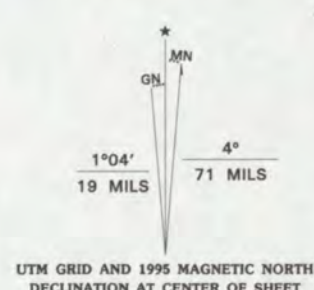
UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

SHAWNEE QUADRANGLE  
KANSAS  
7.5 MINUTE SERIES (TOPOGRAPHIC)



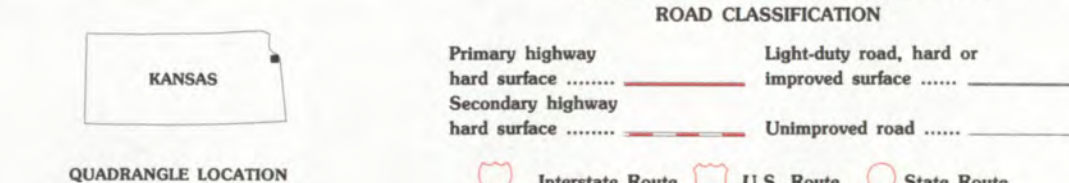
Kansas City High School  
Gymnasium and Laboratory  
Kansas City, Wyandotte County,  
Kansas  
UTM Reference:  
15/358893/4330952

Produced by the United States Geological Survey  
Planimetry by photogrammetric methods from imagery dated 1955  
Topography by planimetric surveys 1933-34. Revised 1964  
Revised from imagery dated 1991. PLSS and survey control  
current as of 1933-34. Map edited 1995. Contours not revised  
Contours that conflict with revised planimetry are dashed  
North American Datum of 1983 (NAD 83). Projection is  
blue 1000-meter ticks: Universal Transverse Mercator, zone 15  
2 500-meter ticks: Kansas Coordinate System of 1983 (north zone)  
North American Datum of 1927 (NAD 27) is shown by dashed  
corner ticks. The values of the shift between NAD 83 and NAD 27  
for 7.5-minute intersections are obtainable from National Geodetic  
Survey NADCON software



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND KANSAS GEOLOGICAL SURVEY, LAWRENCE, KANSAS 66044  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	

1 Wolcott  
2 Paola  
3 North Kansas City  
4 Edwardsville  
5 Kansas City  
6 Olathe  
7 Lenexa  
8 Grandview

ADJOINING 7.5' QUADRANGLE NAMES

SHAWNEE, KS  
39094-A6-TF-024

1991

DMA 7062 II SW-SERIES V878





6425 SW 6<sup>th</sup> Avenue  
Topeka, KS 66615

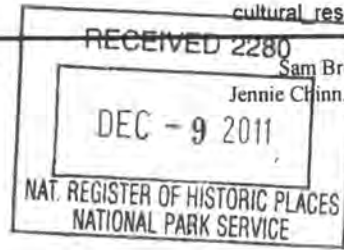


Kansas Historical Society

phone: 785-272-8681

fax: 785-272-8682

cultural\_resources@kshs.org



Sam Brownback, Governor

Jennie Chinn, Executive Director

December 5, 2011

Carol Shull  
National Register of Historic Places  
National Park Service  
1201 Eye Street, N. W.  
8<sup>th</sup> Floor (MS 2280)  
Washington, DC 20005

Dear Ms. Shull:

Please find enclosed the following National Register documents:

- Horace Mann Elementary School – Kansas City, Wyandotte County (new submission)
- Kansas City (KS) High School Gymnasium & Laboratory – Kansas City, Wyandotte County (new submission)
- Winfield National Bank – Winfield, Cowley County (new submission)
- ATSF Motive Power Building – Topeka, Shawnee County (new submission)
- Church of the Holy Name – Topeka, Shawnee County (new submission)
- Harmon House – Topeka, Shawnee County (new submission)
- Rocky Ford School – Riley County (new submission)
- Peabody City Park – Peabody, Marion County (new submission)

Please do not hesitate to contact me if you have any questions. I may be reached at 785-272-8681 ext. 216 or smartin@kshs.org.

Sincerely yours,

Sarah J. Martin  
National Register Coordinator

Enclosures