

State Register  
Listed 5/4/2019



# Register of Historic Kansas Places Registration Form

This form is for use in nominating individual properties and districts. The format is similar to the National Register of Historic Places form. 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. Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

Historic name St. Mary's Hospital / Manhattan YMCA  
Other names/site number Delta Sigma Phi Fraternity  
Name of related Multiple Property Listing \_\_\_\_\_

## 2. Location

street & number 1100 Fremont Street  not for publication  
city or town Manhattan  vicinity  
state Kansas code KS county Riley code 161 zip code 66502

## 3-4. Certification

I hereby certify that this property is listed in the Register of Historic Kansas Places.

Applicable State Register Criteria: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D

SEE FILE

Signature of certifying official/Title Patrick Zollner, Deputy SHPO

Date \_\_\_\_\_

Kansas State Historical Society  
State agency

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only **one** box)

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

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1		<b>Total</b>

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

\_\_\_\_\_

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/Institutional Housing

SOCIAL/Civic

HEALTHCARE/Hospital

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

SOCIAL/Meeting Hall

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY

REVIVALS/Classical Revival

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation: Stone

walls: Stone, Brick

\_\_\_\_\_

roof: Asphalt

other: \_\_\_\_\_

\_\_\_\_\_

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**Narrative Description**

*(Describe the current physical appearance of the property.)*

**Summary Paragraph** *(Briefly describe the overall characteristics of the property and its location, setting, and size.)*

The Classical Revival style Delta Sigma Phi Fraternity house commands a strong presence as the focal point of its large, three-lot site at the northwest corner of the intersection of Fremont and North 11th Streets. The building has two wings: the original 1907 three-story rectangular mass and the 1958 two-story wing that engages the west elevation of the first building. The masonry walls of the original building extend into parapets that conceal its hipped roof. The style is characterized with a tripartite wall division - with base, shaft, and cornice – the symmetrical configuration of all the elevations, and the central entry with porch supported by columns capped with conventionalized carved capitals. The hipped roof, clad with asphalt shingles, is interrupted with three dormers at each façade, providing additional height for all the rooms on the third floor.

The rectangular mass of the 1958 addition extends perpendicularly from the center of the original west elevation. Its two-story walls respectfully meet the original building below the prevalent line of the stone architrave; its windows align with those of the link between the wings. The addition's walls are of brick and stone that rise to a plain parapet with stone coping units, concealing the flat roof behind. A single-story flat-roofed porch angles along the full length of the addition's south façade, distinguishing the entry at the intersection with the original building. While clearly indicative of mid-century architecture, the addition does not detract from the Classical Revival character of the original building.

The interior of the building is currently comprised of communal living spaces on the first floor, with bedrooms at the north and south ends of the east wing. The second and third floors are compactly configured with bedrooms flanking double-loaded corridors, with bathrooms intermixed. The wide main staircase at the west wing of the original building provides the corridor linking both vintages of the building. The original portion of the building has a basement with kitchen, dining area, and boiler/storage room.

The exterior of the building is generally in good condition, yet the interior materials are worn with use. The integrity of the exterior is excellent in terms of location, design, setting, materials, workmanship, feeling, and association; all of these aspects remain intact and generally unchanged. The 1958 addition is considered an evolutionary part of the integrity of the property. The interior integrity is fair, in its representation of prior remodeling efforts.

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**Elaboration** *(Provide a detailed description of the building's exterior, interior, and any associated buildings on the property. Note any historic features, materials, and changes to the building/property.)***1907 Exterior**

The Delta Sigma Phi Fraternity house is comprised of two perpendicular wings. The design of the 1958 wing is respectful of the original 1907 building, with its shorter height, its use of similar tawny-colored brick, simpler use of sandstone, and use of dark window sash and trim in punched openings. The original building facades are classically divided into base, shaft, and capital. The tall base of stone contains the basement windows and is indicative of the building's raised first floor. The base is of rock-faced ashlar above a smooth ashlar course atop a beveled base course. A smooth top course of ashlar provides the transition to the main wall of brick. The standard-sized brick is set in a running bond that is interrupted at the regularly spaced (and stacked) punched window openings. Each first floor window opening has a rock-faced stone lug sill and lintel; whereas the second floor openings are fitted with smooth stone trim. Each opening at all but the east facade contains one one-over-one replacement double-hung window. The windows on the east façade are narrower double-hung units that are in pairs.

The east entry façade is most differentiated with its central porch entry and wall that extends above to a stepped Flemish style parapet above a third-floor dormer. This central dormer is flanked by gable-fronted dormers with wood pediments and cornice returns above flat stone friezes. This central sequence of dormers extends up above the roof, whereas the remaining dormers are part of the hipped roof, with front dormer walls aligned with the main parapet.

The east entry porch is defined by a low-sloped roof and low stone walls. Brick columns, which bear on the stone knee walls and have decorative stone capitals, support the entablature, the frieze of which identifies the current occupant:  $\Delta\Sigma\Phi$ . The porch is nestled between two full-height bays that extend to the gable-fronted dormers that flank the stepped parapet. Six stone steps approach the open porch that has another six steps (of steel construction, covered with carpeting) that lead to the deeply recessed entry landing. Black-painted round pipe railings flank the stair's path of travel. A wide solid

core flush door is centered in the opening and flanked with sidelites infilled with wood. A fixed glass transom spans the entire opening. The configuration is original, yet the door has been replaced.

The north and south facades are generally identical to each other, with three window openings across the width of each façade. The windows of the first floor align with those of the basement, the second, and the third floor windows in the dormers above. A basement window at the south façade has been enclosed to accommodate the air conditioning system and the two west basement window openings at the north façade have been enlarged to fit access doors to the basement dining area and kitchen. Exposed concrete steps lead down to these two entries.

The low-sloped hipped roof extends to cover the top of the brick parapet walls. The wall is distinguished with a stone and metal entablature below the brick parapet, where the architrave and frieze are of smooth sandstone and the cornice above is of painted sheet metal. A course of sheet metal dentils forms the top of the frieze. The lowest course – the architrave – doubles as the lintel of the windows below. The cornice contains the built-in gutter that drains to sheet metal downspouts. This treatment is continued at the east wall, yet is interrupted at the walls below the three central dormers.

Some modifications have been made to the exterior of the original building's front façade, visible upon study of the historic photograph. The stone coping, with cornice, has been removed from the primary chimney; a low balustrade removed from the entry porch roof; elaborate brackets removed from the eaves flanking the center stepped parapet; the black granite YMCA cornerstone (visible in the historic photograph, above the stone base at the southeast corner) concealed behind brick;<sup>1</sup> and the basement kitchen entry relocated from the south to the north side of the building. The first two items were typical features of a Classical Revival style building. The probable wood construction of the balustrade and brackets, at their vulnerable (for water ingress and weathering) locations, most likely prompted their removal. The dates of these alterations are unknown, yet the balustrade and brackets had been removed by 1954.<sup>2</sup>

In addition, the windows were replaced, c.1984, with vinyl sash set in vinyl jamb liners. The original masonry openings and stone trim were retained. The historic photograph depicts the window muntin patterns of the double-hung sash - with four-over-one on the first and second floors, and diamond-pane upper sash (over one) in the dormer openings. The stiles of the upper sash appear to have been finished with an ogee lug detail that extended beyond the check rail. The basement level windows were single pane sash, probably of awning operation.

#### *1958 Exterior*

The mass and detailing of the original building distinguish it from the simple two-story mass of the 1958 addition that engages, and extends perpendicularly from, the original central west wing. The addition has a simple rectangular mass with a flat roof. A single-story angled wall plane extends from the northwest interior corner where the two building parts meet, identifying a deeply covered entry to the housemother's apartment on the first floor of the addition. The brick walls meet the ground, with no differentiated base. The brick is similar in color, size, and bonding, to the original building, yet is more varied in color, with darker and lighter tones. The stone trim is simple, relegated to set-in windowsills – single at the first floor and in a continuous band at the second floor. The window heads are spanned with steel lintels. The north and south second floor walls are distinguished with stone veneer (nine equal square panels) set as the finish wall between the window openings. These veneer panels are complemented by the horizontal extensions of the continuous copings of the parapet walls and the windowsills. The roofing is flashed into the back of the parapet wall and scuppers at the west wall drain to two downspouts. The one-over-one double-hung windows are paired, with aluminum-clad mullions. The windows appear to be replacements, or to have been fitted with vinyl jamb liners.

The north and south facades are primary, with the angled entry at the north and the angled roof-covered entry porch at the south. The west façade is utilitarian, with one pair of second floor windows and a second floor exit door to a metal landing and fire escape. The front, south façade is recessed slightly from the addition's end brick walls, to set off the distinctive splitface strip ashlar stone (or concrete) units.<sup>3</sup> The height of the stone (or concrete brick) matches that of the clay brick, yet the finish and length vary greatly. The porch roof is angled in plan, aligning with the angle of the porch slab. Both follow the full length of the south façade. The porch roof is supported by timber beams that extend into the interior living room. Steel pipe columns support the west exterior beam, while the east end is supported by a stone-clad wall. The roof slopes slightly down from west to east, where it is flashed at the west wall of the original building. Nearly full-height glazing extends the full length of the first floor's south wall, protected by the porch roof. The glazing bears on a low wall finished with the same splitface strip ashlar stone (or concrete brick) used above. The glazing divisions align with the bays between the beams. Each bay has a full-width fixed transom pane set over three equal-width fixed panes. The entry is incorporated

<sup>1</sup> Loren L. Mall, *Bedrock Values: History of Alpha Upsilon Chapter Delta Sigma Phi Fraternity 1915-2010* (Denver: Reef Exchange LLLP, 2012), page 114. The granite cornerstone was revealed by James (Gus) Larkin – a 1954 KSC graduate, member of Delta Sigma Phi, and early promoter of the chapter's purchase of the hospital building – during the 1958 remodeling project, after he removed the St. Mary's brass plaque covering the YMCA cornerstone. He left the cornerstone in place and covered it with salvaged brick to blend with the original walls. See page 12 of this nomination for Larkin's involvement.

<sup>2</sup> Loren Mall, e-mail message to Lesley M. Gilmore, January 27, 2019.

<sup>3</sup> The author was unable to access these units to ascertain if they are stone or concrete brick. Both materials were commonly used in the late 1950s.

into the easternmost glazed opening, with two glazed wood doors flanked by glass sidelites. The middle bay includes a single glazed wood door, in lieu of the center glass panel; this door accesses the porch directly. The porch has a concrete slab floor supported by smooth concrete foundation walls. A square pipe guardrail provides protection at the edges of the slab and a companion railing flanks the path of travel at the five concrete steps to the entry landing.

#### *Site Work / Landscaping*

Wide concrete sidewalks extend the width of both main entries – from the original east and the subsequent south one - to narrower walks that lead to the gravel and concrete parking areas at the northwest portion of the site. These parking areas are concealed by the building and are accessed from the east-west alley that runs along the north property line. A three-foot-wide sidewalk connects the public sidewalk along Fremont Street to the parking lot at the rear.

Deciduous plantings in grade level beds screen the original stone foundation. Some appear to be newly planted with the aim of concealing the condensing units at the south side of the building. Concrete pavers set in arcs that flank the east entry provide elegant beds for the trees that frame the entry. The rest of the relatively flat site is carpeted with a green lawn from the house to the city sidewalk. Established deciduous trees are interspersed throughout the site and on the nine-foot wide planting strip (between the walk and the street curb) along Fremont Street. An abandoned apron cut at Fremont Street, near the west property line, appears to have led to the parking lot previously. A simple shed is aligned with the apron cut and located west of the 1958 addition.

#### *1907 Interior*

The Classical Revival style of the exterior of the original building is reflected in the interior layout of the original portion of the building. The raised entry leads directly to the center of the reception hall and the view of the grand staircase that flanks the passage to the 1958 addition. Living quarters are to the north and south of the central gathering hall. The stairway continues to the second and third floors, to communal lounges. As part of a code-conforming project in the 1980s, the lounge areas were separated from the dormitory hallway with a new wall and hollow metal door.<sup>4</sup> These upper floors utilize a double-loaded corridor to efficiently accommodate bedrooms.

The interior finishes were typical for the period: plaster walls and ceilings, tongue-and-groove wood flooring, wood stile-and-rail doors, and wood trim. Many of these finishes have been covered or removed, most of the doors replaced with hollow-core wood doors, and the trim replaced with simpler 1958-era wood trim. The reception hall retains the original fireplace with red pressed brick and a simple wood slab mantel. Yet the ceiling is covered with 1945-era fiberboard fastened with wood battens. The original wood door trim – with cap and fillet – remains in the reception room. The living quarters north of the reception room have been heavily altered, with plaster removed from some of the exterior walls, exposing the brick. The ceilings are concealed with suspended acoustic tile grids. The original quarter-sawn oak flooring remains exposed in some of these rooms.

The original grand stairway that provides access to the first, second, and third floors of the original building retains its original balustrades, newel posts, treads, and risers. The wood remains unpainted, yet the landings, risers, and treads are fully carpeted. Some of the original trim and paneled doors remain on the second and third floors, yet many have been replaced with hollow core wood doors and 1950s ranch style trim. The original plaster walls in the hallways have been covered with pressed board and the ceilings concealed with suspended acoustic tile grids. The floors have been carpeted. Most of the bedrooms retain original plaster, yet many surfaces have been skimcoated and the dormer ceilings covered with fiberboard.

The finished areas of the basement have either exposed stone walls or walls finished with gypsum board. The ceiling framing is concealed with a suspended grid fitted with 2' by 2' acoustic panels and 2' x 4' lay-in fluorescent lighting fixtures. The concrete floor of the dining area is stained and scored; the kitchen floor is finished with vinyl tile. The mechanical and storage area of the basement has a concrete floor, painted concrete walls, and a plaster ceiling.

#### *1958 Interior*

The interior of the 1958 addition clearly demonstrates the tenets and materials of the mid-century modern style. The low ceiling of the first floor lounge is regulated by the cross beams that extend out to the porch. The wall of glazing brings in natural illumination, with high summer suns blocked by the porch's roof. Yet the primary focal point of the room is the patterned concrete block at the west wall of the room, and its extension into the side end room (known as the "card room"). A deep plaster soffit, with angled fascia, along the north wall effectively points to this west wall. The concrete block of the west wall is laid in six staggered rows of hexagons, flanked by half rows at the top and bottom of the wall. The top half row is effectively a crown, capped with a row of plain block. The base of the wall is protected with a simple wood baseboard.

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<sup>4</sup> Wayne Freeman, conversation with Lesley M. Gilmore, August 24, 2018.

The second floor of the 1958 addition is configured regularly into dormitory rooms and shared bathrooms on either side of the double-loaded corridor. The east end of corridor connects to the original building at the main staircase. The west end of the corridor leads to the fire escape exit at the west end of the building.

The exterior of the property is generally in good condition, benefiting from the longevity of fine masonry construction. The interior features are worn with overuse.

**8. Statement of Significance**

**Applicable Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for State 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)

Architecture

**Period of Significance**

1907-1958

**Significant Dates**

1907, 1926, 1958

**Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

J. C. Holland & Frank C. Squires, 1907

A. K. Bader, 1958

**Period of Significance (justification)**

The period of significance begins with the 1907 design of the original YMCA building and ends with the 1958 design of the addition. This period includes all three user groups of the building, the latter two of which required remodeling to adapt the building to their specific use.

**Criteria Considerations (explanation, if necessary)**

N/A

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**Narrative Statement of Significance**

**Summary Paragraph** *(Provide a summary paragraph that notes under what criteria the property is nominated.)*

The Delta Sigma Phi Fraternity house is locally significant architecturally as an elegantly and functionally designed building that has accommodated three primary users over its lifespan. Originally built in the Classical Revival style with reception and dormitory rooms in its original east wing, its west wing housed a two-story gymnasium. This building configuration was revised to accommodate a hospital use in 1926, and a college fraternity use in 1955. In 1958, the gymnasium was removed and replaced with a modern-era wing that provided individual sleeping rooms on the second floor and a lounge and housemother's quarters on the first floor. The adaptability of this finely built structure is a testimony to its robustness and resiliency.

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**Elaboration** *(Provide a brief history of the property and justify why this property is locally significant.)*

**YMCA**

*Brief History*

The following history of YMCAs in the United States is quoted directly from the Register of Historic Kansas Places nomination for the Argentine ATSF Railroad YMCA in Kansas City, Kansas.

The Young Men's Christian Association (hereafter YMCA) was founded in 1844, when a young George Williams of London was troubled by the social effects and living conditions brought about by industrialization. Williams and eleven friends organized the first YMCA. The organization originally included Bible study and prayer for young men seeking escape from the vulnerabilities of life on the streets.

Several years later, Thomas Valentine Sullivan, a retired sea captain, noticed a similar need in the U.S. for sailors and merchants. Working as a marine missionary at the time and inspired by the stories of the YMCA in England, he led the formation of the first U.S. YMCA in Boston on December 29, 1851.

Starting in the 1860s, the YMCA began offering safe and affordable housing to young men moving to cities from rural areas. In 1867, the first known YMCA dormitory was completed in Chicago, the Chicago Farwell Hall. These new facilities typically included gymnasiums, auditoriums and hotel-like room accommodations. Such lodging grew rapidly and by the mid-1800s, the YMCA had more rooms than any hotel chain at the time.<sup>5</sup>

The strong community-focused YMCA movement eventually made its way to Manhattan, Kansas and led to construction of Manhattan's first YMCA building that would later become Delta Sigma Phi's house. The building was one of more than a thousand built across North American between 1865 and 1929;<sup>6</sup> it was publicly inaugurated on May 22, 1904 and completed in 1908.<sup>7</sup>

*Why in Manhattan and on this site?*

The YMCA's mission of providing housing for young men made it a natural fit for the growing university town of Manhattan, Kansas. Like many rural areas around the country, Manhattan had benefited in 1862 from "...the federal mandates to provide instruction to agriculture and the mechanical arts, conduct agricultural research, and deliver knowledge and

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<sup>5</sup> Jonathan Klocke, *Argentine ATSF Railroad YMCA*, Register of Historic Kansas Places, August 6, 2013, page 7.

<sup>6</sup> Mall, page 112.

<sup>7</sup> "The Y.M.C.A. Building," *Manhattan Nationalist*, June 4, 1908, page 9.

practical information to farmers and consumers.”<sup>8</sup> Implemented as the Morrill Act and signed into law by President Abraham Lincoln on July 2, 1862, it allowed for the creation of land-grant colleges in eligible U.S. territories. On February 16, 1863, the buildings and grounds of the erstwhile Bluemont Central College in Manhattan, Kansas became the site for Kansas’s land grant college. The other universities classified as land grant institutions in 1862, as KSU was, had been established previously – some as early as 1701 (Yale University); thus, KSU was the first institution established after the 1862 classification.<sup>9</sup> The university’s location at Denison Avenue and Claflin Road, just .8 miles northwest of the YMCA’s location, made this a prime location for a building that provided housing and activities for the college students. The YMCA was also on the southeastern edge of the six square block site of “Aggieville” – a student shopping center closer to the university than the city center, which is a mile east of the YMCA building. Aggieville was formed c.1898 to serve the students and named for the school’s mascot. The YMCA site also benefited from lying directly to the north of historic Manhattan City Park. The 45-acre park site has hosted multiple sports activities and gardens since it was established in 1857. Several of the lots immediately adjacent to the YMCA site were filled with wood-framed single-family houses.<sup>10</sup>

### *The Architects*

J.C. Holland and Squires Architects of Topeka, Kansas were a well-established architectural firm when they were commissioned to design the YMCA building. At the time, they were planning the Riley County Courthouse in Manhattan.<sup>11</sup> James C. Holland was born in Lima, Ohio in 1853, and attended Northwestern Ohio Normal University and the School of Architecture at Cornell University. In 1885 he moved to Topeka, Kansas to practice architecture. He was the Kansas state architect from 1895 to 1897; the architect of the Santa Fe Railroad Company from 1897 to 1899, and in 1899 he opened an architectural firm with Frank Squires. Holland designed many “...courthouses, schools, churches, jails, and commercial buildings. He is credited with the design of all but one of the residences in Topeka’s Governor’s Row. He worked in several styles including Richardsonian Romanesque, Queen Anne, and Colonial Revival and he incorporated local building materials in his designs.”<sup>12</sup>

Holland’s business partner Frank C. Squires was of a younger generation. He also born in Ohio (Columbus), on November 8, 1877, yet relocated with his parents to Topeka, Kansas early in life. He was educated in Topeka’s public schools. His career is summarized in the *Biographical Dictionary of American Architects* as follows:

At the age of seventeen Squires entered the office of John G. Holland as a student in architecture, but left there to enter Columbia University’s School of Architecture in New York for a more comprehensive course of study. The young man proved a diligent student, completing a four year course in eighteen months. Following graduation (with a B.S. degree), he remained in New York to work as a draftsman, and during that period participated in several competitions. One that he won was for the City Hall at Cohoes, N.Y.

After 1920 Mr. Squires practiced independently in Topeka, known as the architect of a number of public buildings, among them the Women’s Club, Masonic Temple, also churches, schools and many residences throughout the state. From 1925 until his death he was a member of the Kansas Chapter, A.I.A.<sup>13</sup>

Squires was thirty years old in 1907, when he and Holland designed the YMCA building and the Colby County Courthouse.<sup>14</sup> He might have helped with the design on trips home to Topeka, or have relocated there by this point. In 1917, Squires designed the courthouse in Rooks County.<sup>15</sup>

### *The YMCAs Role*

In 1908, when the YMCA building opened, Manhattan’s population had increased to 5,500 residents, of which 2,190 were students at the university. The university had a vested interest in the YMCA’s gymnasium and living quarters. “Members of the Young Men’s Christian Association headquartered on the campus contributed the substantial sum of \$24,400 to build the structure.”<sup>16</sup> This YMCA building provided an intellectual center for Manhattan residents and visitors, who attended

<sup>8</sup> Committee on the Future of The Colleges of Agriculture in the Landgrant University System, *Colleges of Agriculture at the Land Grant Universities: A Profile* (Washington, D.C.: National Academy Press, 1995), page 1.

<sup>9</sup> Committee on the Future of The Colleges of Agriculture in the Landgrant University System, page 7.

<sup>10</sup> 1912 Sanborn Fire Insurance Map.

<sup>11</sup> “Special Meeting of Commissioners,” April 4, 1907, *Downs Times*, page 6. Holland and Squires plans and specifications for the new courthouse were formally accepted at this meeting.

<sup>12</sup> “James C. Holland,” Kansapedia of the Kansas Historical Society, <https://kshs.org/kansapedia/james-c-holland/16802>. (Accessed November 5, 2018.)

<sup>13</sup> Henry F. Withey and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)*, (Los Angeles: Hennessey & Ingalls, Inc., 1956 & 1970; reprint, Detroit: Omnigraphics, 1996), page 566.

<sup>14</sup> <http://www.courthouses.co/us-states/h-l/kansas/thomas-county>. (Accessed January 13, 2019)

<sup>15</sup> <http://www.courthouses.co/us-states/h-l/kansas/rooks-county>. (Accessed January 13, 2019.)

<sup>16</sup> Mall, page 11.

meetings, lectures, and other activities at what had become a major destination in town. "Most of the individual rooms were rented for a semester at a time by a few dozen students from the college population of 2,190."<sup>17</sup> The YMCA provided – with funding help from Kansas State University – a gymnasium for the college, when the state could not afford to provide one. Upon completion of the gymnasium in 1908, the Kansas State athletic department leased it and several of the first floor rooms for their administrators. The YMCA provided a home for several of the university's sports teams.<sup>18</sup> This arrangement continued until the university constructed Nichols Gymnasium on campus in 1911.<sup>19</sup>

The building was completed as of June 4, 1908, when it was deemed to be "fulfilling the purpose for which it was erected." The greatest attraction was reported to be the gymnasium, as: "The different equipments [sic] are generally in use and occasionally a young man, in his first efforts to do some gymnastic feat, finds himself sprawling on the floor with several extra bruises to nurse...heap big fun." Also, "The reading rooms are always open to the public." The building seems to have been quite well received.<sup>20</sup>

The YMCA building was "fully enclosed and ready for occupancy" as of January 2, 1908.<sup>21</sup> The interior finishes were repaired as early as 1910, indicating that the building had either not been fully ready in 1908, or it required repairs due to overuse. The local paper detailed this work as follows: "Workmen are at work repairing the interior of the Y.M.C.A. building. This is the first repairing that has been done on the building since it was built three years ago. The frescoers will follow the plasterers and a complete renovation will be made before the boys return to their quarters in the fall."<sup>22</sup> It is assumed that the term "frescoers" is used loosely, as there is no indication of murals in the building. The statement from the *Manhattan Nationalist* supports the idea that many of the occupants were male students enrolled at the university, similar to the current fraternity use. During World War I, the building played host to the parents of men who were enlisted in the Student Army Training Corps, which was established on the campus from 1917-1918.<sup>23</sup>

As KSAC built its own gymnasiums and dormitories, and fraternities and clubs provided housing for the college men, the YMCA was needed and used less and less. The YMCA secretary moved his offices to campus and services were held there as well. Thus, with the building's original function supplied elsewhere, the YMCA board negotiated with Parkview's physicians and management to sell the property to the Parkview Hospital Association in April 1926.<sup>24</sup>

## HOSPITAL

### *Brief History*

The following history of hospitals in the United States is quoted directly from the National Register of Historic Places nomination for the Thomas County Hospital in Colby, Kansas.

The history of hospitals in the western world stretches back to ancient times. By the Middle Ages and Renaissance, church-sponsored hospitals constructed elaborate and sprawling structures, replete with voluminous common wards and chapels. By the time the American colonists imported the building type to what would become the United States, hospitals had taken on standard forms. The first American hospitals were Pennsylvania Hospital in Philadelphia (1756), New York Hospital (1791) and Massachusetts General Hospital in Boston (1821), famously designed by premier US architect Charles Bulfinch.

Over time, US hospitals evolved from glorified poor houses and death chambers to places of healing for all classes. Before the late nineteenth century, hospitals were constructed and privately maintained by churches and charitable organizations, which provided indigents with palliative care in open wards by unskilled laborers with limited physician oversight. Successful Americans, such as Benjamin Franklin who raised funds for the Pennsylvania Hospital, saw support of these charity hospitals as a civic duty. Because hospitals offered little more than beds and comfort for the sick and dying, those who could rely on families or private nurses for care convalesced at home.

<sup>17</sup> Mall, page 11.

<sup>18</sup> Mall, page 12.

<sup>19</sup> Mall, page 13.

<sup>20</sup> "The Y.M.C.A. Building," *Manhattan Nationalist*, June 4, 1908, page 9.

<sup>21</sup> "Around the Town," *Manhattan Nationalist*, January 2, 1908, page 9.

<sup>22</sup> *Manhattan Nationalist*, July 21, 1910, page 4.

<sup>23</sup> Louis E. Nemeth and James D. Sullivan, "Delta Sigma Phi Fraternity: The Fraternity of Engineered Leadership" memorandum with typewritten building history, 1982. In the files of Delta Sigma Phi's Alpha Upsilon Chapter at Kansas State University. Loren Mall relayed that these two authors were architectural students at KSU and, as members of Delta Sigma Phi, they "prepared the study as a class project to determine the improvements necessary to preserve the building." Loren Mall, e-mail message to Lesley M. Gilmore, January 29, 2019.

<sup>24</sup> "Crowds at Opening: Almost 200 [sic] People Visit Parkview Hospital Sunday," *Manhattan Republic*, October 28, 1926, page 3. *Manhattan Nationalist*, July 21, 1910, page 4.

The industrial age ushered in scientific advances and social changes that affected the operation and design of hospitals. Mass immigration contributed to overcrowded cities, which became hotbeds of infectious disease. Industrialization also increased the number of traumatic injuries requiring treatment. With advances in anesthesia, surgeons could successfully treat such traumatic injuries with relatively little pain. Without extended family networks or money for private nurses, immigrants and the burgeoning middle class turned to hospitals for care.

To cater to an increasing number of paying customers, hospitals added well-appointed private rooms and a broad range of new services, from x-rays to laboratory tests to obstetric and pediatric care. New advances created a new role for hospitals, beginning with Johns Hopkins, as research institutions and businesses. By the early twentieth century, hospitals were hiring administrators to guard the bottom line. Between 1880 and 1930, the number of hospitals increased by 2500%. During the same time, the US population doubled. In 1930, hospitals were the nation's third-largest industry.<sup>25</sup>

#### *Why in Manhattan and this site?*

The YMCA building was chosen so that the Catholic Sisters of Saint Joseph, who operated Saint Mary's Hospital could move into a larger facility and utilize the building, specifically the west wing, for patients with contagious diseases. Until this point in time, Manhattan had no special provisions for such cases.<sup>26</sup> As the Parkview hospital planned for their move into the YMCA building, they contracted for remodeling, renovation, and purchase of equipment and furnishings. "The equipment will be of forest wood walnut finish, beautiful in design and serviceable."<sup>27</sup> It was believed that the building would help the hospital care for its clientele.<sup>28</sup> The YMCA building was "completely remodeled and refinished."<sup>29</sup>

The remodeling project also included provision of patient access from the parking lot to the upper floors of the building. The extensive work required to accomplish this is described in Loren Mall's book *Bedrock Values: History of Alpha Upsilon Chapter Delta Sigma Phi Fraternity 1915-1920*: "Near the northeast corner of the building, a contractor constructed a concrete ramp that led from the parking lot to open space in the basement, and then enclosed the incline against inclement weather. That enabled ambulance crews to roll patients on a gurney down the slope and into the basement. To transport them to the upper floors, workmen constructed an elevator shaft. They cut an opening in the basement ceiling and continued opening floors all the way through the roof. Above the roofline, they built a sturdy head house with overhead joists... The cab had metal accordion doors that kept passengers inside as they traveled up and down."<sup>30</sup>

The Parkview Hospital moved into the remodeled building on August 7, 1926.<sup>31</sup> In October 1928, the hospital hosted an open house for 1,180 visitors and spoke to the sustaining power of the building, as follows:

"When the people of Manhattan gave of their substance toward the erection of a Y.M.C.A. building, many years ago they builded [sic] for the future better than they realized or dreamed at the time. For many years the large brick structure at the corner of Eleventh and Fremont served as a center for the religious and social activities of the young men of the community and the thousands of students who came here to attend the Kansas State Agricultural college. The great building has ceased to serve the purpose for which it was originally planned. But it has not ceased to minister to humanity's needs. It serves, if possible, a still greater purpose in alleviating suffering and distress."<sup>32</sup>

This statement demonstrates the building's significance as an example of adaptive reuse and flexibility.

## **DELTA SIGMA PHI**

### *Brief History*

The formation of fraternities at Kansas State Agricultural College was based upon need. "In the years after 1900, most students at Kansas State ate breakfast and dinner in one of the private homes next to campus where the housewife operated a boarding table. In 1915, a dozen men who ate in one of these homes formed friendships during their meals. They organized as a boarding club to select those who shared the table with them. Then, to combine their efforts not only financially but also academically and socially, they formally organized as a co-operative club in 1916. To perpetuate their

<sup>25</sup> Brenda Spencer & Christy Davis, *St. Thomas Hospital* National Register of Historic Places Registration Form, July 6, 2012, page 9.

<sup>26</sup> "Old 'Y' Soon to Be New Hospital," *The Morning Chronicle*, June 1, 1926, page 1.

<sup>27</sup> "Let Hospital Contract: Durland Co., to Equip New Parkview Hospital," *Manhattan Republic*, June 3, 1926, page 6.

<sup>28</sup> *Ibid.* June 3, 1926, page 6.

<sup>29</sup> "Parkview Hospital Moves," *Manhattan Republic Times*, August 5, 1926, page 4.

<sup>30</sup> Mall, page 42.

<sup>31</sup> *Ibid.*, page 4.

<sup>32</sup> "Crowds at Opening: Almost 200 [sic. Intended to say 2,000] People Visit Parkview Hospital Sunday," *Manhattan Republic*, October 28, 1926, page 3.

group, they elected officers, adopted a constitution, and wrote rules to regulate payments and encourage high standards of conduct. The reputation of each one affected all the others.”<sup>33</sup>

Beginning in 1916, increasingly larger numbers of club members rented first rooms, then the entirety, of the home of John Edgerton at 906 Fremont Street. From 1920 to 1922, most of the members lived in the Edgerton house and renamed their group the “Edgerton Club.”<sup>34</sup> This club became the Delta Sigma Phi chapter at Kansas State Agricultural College.

An online publication by Delta Sigma Phi provides the following synopsis of the chapter’s founding:

The Edgerton Club was installed as a chapter of  $\Delta\Sigma\Phi$  during a four-day weekend of gala events at the end of January in 1925. Dr. Ryan organized the events.  $\Delta\Sigma\Phi$ ’s General Secretary Arthur W. Defenderfer arrived by train from Washington, D.C. Twenty-eight students, two faculty members, and five Edgerton alums took the oath to  $\Delta\Sigma\Phi$  Friday afternoon at the chapter house. At the Elks’ Hall at 322 Houston Street, the charter of AY was delivered to the 35 new Delta Sigs, creating the 39th extant chapter of  $\Delta\Sigma\Phi$ . It was January 30, 1925, a Friday. Alpha Upsilon was the first chapter of  $\Delta\Sigma\Phi$  in the Missouri Valley Conference and its first chapter in Kansas.

The traditional chartering banquet followed at the Gillette Hotel, then standing at Fourth and Houston. The new Delta Sigs surprised the visiting members with an exact reproduction they had made of the membership badge. About 30 inches in length and hanging behind the head table, it was lighted by pearl tinted light bulbs that lined the beveled edges and cast a soft glow about the banquet room. The chapter’s student president, Lyle Cushing, presented a jeweled Delta Sig pin to Hugh Ryan in appreciation “for his kindness and services to the Edgerton Club,” naming him the father of Alpha Upsilon.

At Fort Riley on Saturday, the base commander honored Cap Ryan, as he was affectionately known, with a horse show presented by its famous Cavalry School. The commander invited all the Delta Sigs. While the members watched, the riders and their horses competed for places on the U.S. Olympic team. For the next 50 years, members marveled as they remembered the grand display of stadium jumps. That evening the new chapter hosted an installation ball at the Elks Hall for their dates, visiting Delta Sigs, Kansas State officials and representatives of the other Greek-letter groups.<sup>35</sup>

The purchase of and move into the old YMCA building is described in the fraternity’s history chapter entitled “Blossoming in the College YMCA at 1100 Fremont – 1955 to 1957,” quoted below:

An Alpha Upsilon member named James R. ‘Gus’ Larkin graduated from Kansas State in 1954. He opened a construction business in Manhattan with another Delta Sig classmate named Edward Murray. Larkin guided the chapter for several years. When the Sisters of Saint Joseph moved from the Saint Mary’s Hospital to the new Riley County Hospital in 1954, they left their former building vacant. At 11<sup>th</sup> and Fremont, it had been constructed in 1907 as the College YMCA. Designed for housing college men, it presented an excellent opportunity for the chapter. Larkin persuaded the religious order to sell the building for \$32,000.

To raise the purchase price, the alumni corporation sold its real estate holdings. Beta Theta Phi purchased the Sunset Avenue parcel to enlarge its parking lot. Gamma Phi Beta bought the Todd Road lots and constructed its chapter house on the site. A real estate agent bought the chapter house at 1642 Fairchild, and it eventually became the site of an office building owned by Southwestern Bell. Profits from the three sales raised nearly all the money for purchase of the YMCA building. The building fund provided the rest.

The chapter’s 56 undergraduates moved into the YMCA building in September 1955. Many town residents remembered it as the St. Mary’s Hospital, especially those who were born there. The Delta Sigs, all of them under one roof for the first time since 1941, painted the walls, laid ceramic tiles, and made other upgrades to their spacious chapter house. They campaigned to add more members to fill their large home.

Pat Wilkerson was the classic Big Man on Campus, and he was elected president of the student body in 1956 by a two-to one vote. He led a slate of other students against a long-entrenched political alliance. In a resounding sweep, 16 of the slate were elected to the 22 open offices. Three other Delta Sigs were among them. Paul Hatfield

<sup>33</sup> Delta Sigma Phi – Alpha Upsilon, Kansas State University. *Boarding Group to Co-Operative Club, 1915-1916*. <http://aydsp.org/about/history/>. (Accessed October 28, 2018.)

<sup>34</sup> *Ibid.*, page 3. (Accessed January 25, 2019).

<sup>35</sup> Delta Sigma Phi – Alpha Upsilon, Kansas State University. *Installation of Alpha Upsilon Chapter – 1925*. <http://aydsp.org/about/history/>. (Accessed October 28, 2018.)

was elected president of student council; Ray Lippe won a seat on the Board of Student publications; and Larry Karlen gained a spot on the cheerleading squad.

James Larkin's work in securing the YMCA as a chapter house attracted the attention of  $\Delta\Sigma\Phi$ 's Executive Secretary, Francis Wacker, and Larkin was elected to the national fraternity's 18-man Board of Governors at  $\Delta\Sigma\Phi$ 's national convention in 1957. A year later, Larkin organized a national leadership conference in Manhattan for Delta Sigs from around the North American continent. National officers and 70 delegates came from 40 chapters for seminars on chapter management. They took rooms in the Wareham Hotel where the meetings were held.

In 1957, the chapter reached its high point of occupancy with 74 men living in the chapter house.<sup>36</sup>

In the summer of 1954, Alpha Upsilon had capitalized on an opportunity to purchase the building from Saint Mary's to provide space for more than double their current members; it seemed fitting that the original functions of the building supported the objectives of Delta Sigma Phi.<sup>37</sup> Delta Sigma Phi supplemented their building fund of \$25,000 with a \$50,000 loan that was co-signed by the national fraternity, in exchange for the deed for the property.<sup>38</sup> Delta Sigma Phi moved into their new home in November 1955, noting that the fraternity had purchased the building the fall before and converted it into a "home for its members."<sup>39</sup> Several other fraternities were either constructing new houses or additions to their existing buildings as well, to accommodate their burgeoning memberships.<sup>40</sup> This expansion followed the growth in fraternity popularity and the general population (at approximately 7,000 in 1957) at Kansas State. In 1955, the twenty-three fraternities at the school boasted 484 pledges, an increase over the 397 men the year before.<sup>41</sup> Pi Kappa Alpha fraternity built an \$80,000 three-story addition to their house in 1956.<sup>42</sup> Delta Sigma Phi followed suit with a \$70,000 addition designed by A.K. Bader of Junction City, Kansas.

#### *The Architect*

Delta Sigma Phi's records indicate that the architect for the 1958 addition was Albert K. Bader of Junction City, Kansas. Hired by the building committee who was: "Always conscious of costs...Bader laid out the floor plan, and as he always did, assigned the task of drawing the architectural rendering to his student assistant, who was Bob Goodin. The Delta Sig's drawing gave the proposal visual life, and Bader charged \$29 for it, his standard price."<sup>43</sup>

Albert K. Bader was born on May 1, 1911 in Junction City, Kansas and died in Salina, Kansas, at the age of 94, on July 9, 2005.<sup>44</sup> Albert's grandfather, Anton, had emigrated from Germany in the 1850s and become one of the earliest settlers and most successful farmers in Geary County (the county immediately south of Riley County). One of his eight children was Albert K.'s father, Albert.<sup>45</sup>

Albert K. (A.K.) Bader enrolled in KSAC's Architectural Engineering Department in 1930<sup>46</sup> and graduated in 1934.<sup>47</sup> Albert was active in school, serving as the acting president, then vice president, of the student council, while also a member of the Sigma Nu fraternity.<sup>48</sup> A.K.'s architectural career began slowly, stalled presumably by the Great Depression. His first job after graduation was at the Federal Land Bank in Wichita.<sup>49</sup> By the 1950s, A.K. was practicing architecture, designing the King of Clubs building in Salina in the 1950s, a multi-housing complex in Ogden (KS),<sup>50</sup> and a two-story addition to the

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<sup>36</sup> "Blossoming in the College YMCA at 1100 Fremont – 1955 to 1957," from the fraternity's website <http://aydsp.org/about/history/>. (Accessed January 24, 2019.)

<sup>37</sup> *Ibid.*, page 107 & 111.

<sup>38</sup> The national fraternity returned title to Alpha Upsilon in 1979, after years of loans and payments that represent the typical relationship of a chapter to the national entity. This is discussed in depth throughout Loren Mall's book: *Bedrock Values: History of Alpha Upsilon Chapter Delta Sigma Phi Fraternity 1915-2010*.

<sup>39</sup> "Delta Sigma Phi Invites Public to Open House, *Manhattan Republic*, Nov. 23, 1955, page 3.

<sup>40</sup> "Frat, Sorority Expansions Meet K-State Housing Needs," *The Manhattan Mercury*, September 8, 1957, page 13.

<sup>41</sup> "Fraternities Pledge 89 More," *Manhattan Republic*, December 26, 1956, page 1.

<sup>42</sup> "Frat Building Continues With New House; Addition Slated," *Manhattan Republic*, October 3, 1955, page 3.

<sup>43</sup> Mall, page 144.

<sup>44</sup> "A.K. Bader" obituary, *The Salina Journal*, July 12, 2005, page 4.

<sup>45</sup> "Anton Bader Passes Away: Was One of the Earliest Settlers of This County," *The Junction City Weekly Union*, Jan. 29, 1904.

<sup>46</sup> *The Junction City Republic*, September 11, 1930, page 7. Albert's middle name might have been "Kilian," reflecting his mother's maiden name. ("Bader-Kilian" marriage announcement in *The Junction City Republic*, January 27, 1910, page 1 and Trust notice for Albert Kilian & Mildred Bader in *The Salina Journal*, August 26, 2005, page 22).

<sup>47</sup> *Manhattan Republic*, December 19, 1935, page 3.

<sup>48</sup> *The Manhattan Mercury*, May 4, 1934, page 1. "Greeks Add 279 to Membership," *The Manhattan Mercury*, March 8, 1930, page 5.

<sup>49</sup> "Engagement Announced," *Manhattan Republic*, December 19, 1935.

<sup>50</sup> Loren Mall, e-mail message to Lesley M. Gilmore, January 15, 2019.

Salina YMCA in 1954.<sup>51</sup> He was an active member in the Kansas Chapter of the American Institute of Architects, serving as secretary-treasurer in 1952<sup>52</sup> and remaining actively involved in 1956.<sup>53</sup>

AK Bader teamed with engineers Vurges, Latimer and Miller of Topeka to complete the construction plans for Delta Sigma Phi's addition. The Ira Wheeler Company, a local builder, agreed to do the work for \$70,000. To save funds, the fraternity requested a simple rectangular two-story design and Bader recommended that the brick from the gymnasium demolition be used for the addition.<sup>54</sup> "The more dedicated pledges and actives spent evenings after class and on weekends at the tedious task of chipping mortar from the bricks and making them new again."<sup>55</sup> The bricks were ready for the contractor when needed in the fall of 1958. The exterior construction was completed in the late spring of 1959 and the interior was finished that summer.<sup>56</sup>

A November 1959 article in the local newspaper announced the dedication of the addition, noting that: "The new wing will contain rooms for the housemother, a living room, study, and sleeping facilities for 14 men."<sup>57</sup>

Delta Sigma Phi has remodeled portions of the building since their first occupancy. They had the basement kitchen and dining area remodeled in 1963, at which time the "unreliable" elevator and its head house were decommissioned.<sup>58</sup> In 2010, the elevator and head house were removed and the roof restored to its original configuration.<sup>59</sup> Over the years, the fraternity has maintained the building and made minor interior modifications in response to conditions and use needs.

#### *Why this site?*

In the summer of 1954, Alpha Upsilon took advantage of the opportunity to purchase the building from Saint Mary's in order to provide space for more than double their current members. It seemed fitting that the original functions of the building supported the objectives of Delta Sigma Phi.<sup>60</sup> The site's proximity to Kansas State University remained an asset.

#### **Significance**

The Delta Sigma Phi fraternity is locally significant for its architecture as a uniquely designed community facility. The property has maintained a community or civic use throughout its life beginning as a YMCA, and through its transformation into a hospital, and finally as a fraternity. The building retains a high degree of integrity for both the original and 1958 portions. The building is an excellent example of both the twentieth century revival style and the mid-century modern style in Manhattan, Kansas. The period of significance for the fraternity begins in 1907 with its original construction and ends in 1958 with the construction of the addition. The building is currently used by the fraternity.

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<sup>51</sup> "Breaking Ground," *The Salina Journal*, September 23, 1954, page 1.

<sup>52</sup> "He's the President," *The Salina Journal*, February 10, 1952.

<sup>53</sup> "State Architects to Meet in Salina," *The Salina Journal*, February 5, 1956, page 21.

<sup>54</sup> Mall, page 144-145.

<sup>55</sup> Ibid., page 146.

<sup>56</sup> Ibid., page 148.

<sup>57</sup> "Delta Sigma Phi To Dedicate New \$70,000 Addition," *The Manhattan Mercury*, November 5, 1959, page 1.

<sup>58</sup> Mall, page 172.

<sup>59</sup> Mall, page 325.

<sup>60</sup> Mall, page 107 & 111.

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## 9. Major Bibliographical References

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

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**10. Geographical Data**

**Acreage of Property** 0.5 acres

**Provide latitude/longitude coordinates OR UTM coordinates.**

(Place additional coordinates on a continuation page.)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1 39.184197 96.573818 3 \_\_\_\_\_  
Latitude: Longitude: Latitude: Longitude:

2 \_\_\_\_\_ 4 \_\_\_\_\_  
Latitude: Longitude: Latitude: Longitude:

**OR**

**UTM References**

\_\_\_\_\_ NAD 1927 or \_\_\_\_\_ NAD 1983

1 \_\_\_\_\_ 3 \_\_\_\_\_  
Zone Easting Northing Zone Easting Northing

2 \_\_\_\_\_ 4 \_\_\_\_\_  
Zone Easting Northing Zone Easting Northing

**Verbal Boundary Description** (describe the boundaries of the property)

The boundary of the Delta Sigma Phi fraternity house property is defined by the combination of lots 449, 450, and 451 in Ward 4 of the City of Manhattan, Riley County, Kansas.

**Boundary Justification** (explain why the boundaries were selected)

Located in the center of Manhattan, north of Manhattan City Park, the nominated property boundary includes the footprint of the building and its additions, and the entirety of the original and current urban site for the property. The boundary includes all the surrounding parking and landscaped areas defined in the lots mentioned above. Due to the many uses of the property, the inclusion of the surrounding parking and landscape is important to understanding the history of the site.

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**11. Form Prepared By**

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name/title Lesley M. Gilmore & Chelsea N. Holling  
organization CTA Architects Engineers date January 31, 2019  
street & number 411 East Main Street, Suite 101 telephone 406-556-7100  
city or town Bozeman state MT zip code 59715  
e-mail lesleyg@ctagroup.com

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**Property Owner:**

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name Alpha Upsilon, Delta Sigma Phi Alumni Control Board (Christopher D. Kellenbarger, President)  
street & number 1618 17<sup>th</sup> Street NW, #3 telephone (316) 570-3296  
city or town Washington, D.C. state D.C. zip code 20009

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**Additional Documentation**

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Submit the following items with the completed form:

**Photographs**

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photograph Log**

Name of Property: Delta Sigma Phi Fraternity  
City or Vicinity: Manhattan  
County: Riley State: Kansas  
Photographer: Lesley M. Gilmore  
Date Photographed: August 24, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera. See Photograph Key Plans on the pages that follows:

- 1 of 29: East entry elevation.
- 2 of 29: North elevation, east (original) portion.
- 3 of 29: North elevation, west (1958) addition at right.
- 4 of 29: North elevation, west (1958) addition.
- 5 of 29: West elevation, north (original) portion, with 1958 addition to the right.
- 6 of 29: West elevation, from the northwest.
- 7 of 29: West elevation of 1958 addition.
- 8 of 29: West & south elevation of 1958 addition, from southwest.
- 9 of 29: West & south elevation from southwest.
- 10 of 29: South elevation of 1958 addition.

- 11 of 29: Close-up of stone (or concrete) work at upper story of south elevation of 1958 addition, looking up from the southwest.
- 12 of 29: South elevation of original building.
- 13 of 29: East elevation of entry to original building.
- 14 of 29: South elevation of entry to 1958 addition.
- 15 of 29: Interior - Reception Hall, looking south. Original building.
- 16 of 29: Interior - Reception Hall, looking west. Original building.
- 17 of 29: Interior - Reception Hall, looking northeast toward entry. Original building.
- 18 of 29: Interior - Third floor landing, looking up and northeast. Original building.
- 19 of 29: Interior - Main stair, from second floor landing looking southwest. Original building.
- 20 of 29: Interior - Main Stair, balustrade. Original building.
- 21 of 29: 1958 Addition – Lounge, looking west toward patterned concrete block wall.
- 22 of 29: 1958 Addition – Lounge, looking northwest toward patterned concrete block wall and the Card Room.
- 23 of 29: 1958 Addition – Lounge, looking east.
- 24 of 29: 1958 Addition – Lounge, looking southwest.
- 25 of 29: Basement Dining Area, looking northeast. Original building.
- 26 of 29: Basement Dining Area, looking south. Original building.
- 27 of 29: Basement Kitchen, looking northwest. Original building.
- 28 of 29: Basement Mechanical Room, looking northwest. Original building.
- 29 of 29: Basement Mechanical Room, looking southwest. Original building.

## Figures

### Photograph Key Plans

- ~ Basement floor plan
- ~ First floor plan
- ~ Second floor plan
- ~ Third floor plan

### USGS Topographical Map

Sanborn Fire Insurance Map, 1912 (Sheet 1)

Sanborn Fire Insurance Map, 1912 (Sheet 10)

Historic Photograph, c.1908

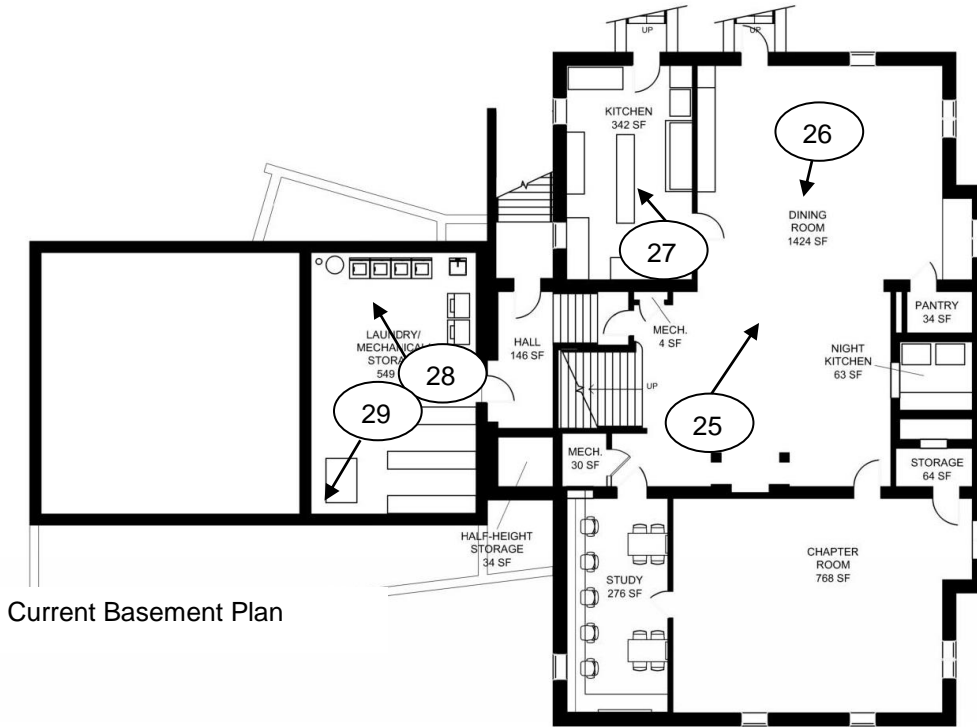
### Original 1907 floor plans

- ~ Basement floor plan
- ~ First floor plan
- ~ Second floor plan
- ~ Third floor plan

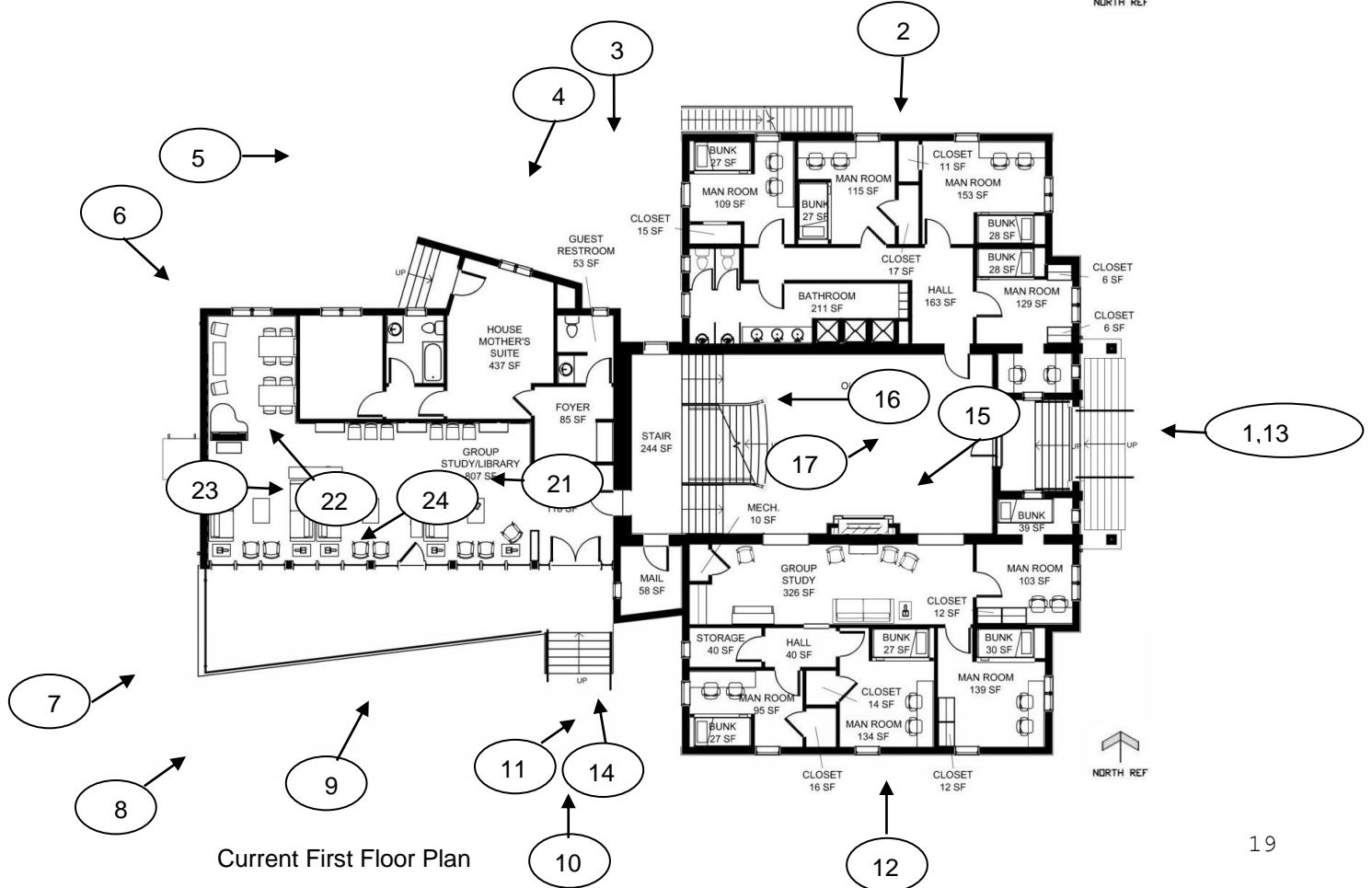
### Current floor plans (provided by BBN Architects)

- ~ Basement floor plan
- ~ First floor plan
- ~ Second floor plan
- ~ Third floor plan

Photograph Key Plans



Current Basement Plan



Current First Floor Plan





1 of 29:



East entry elevation.

2 of 29:



North elevation, east (original) portion.

3 of 29:



North elevation, west (1958) addition at right.

4 of 29:



North elevation, west (1958) addition.

5 of 29:



West elevation, north (original) portion, with 1958 addition to the right.

6 of 29:



West elevation, from the northwest.

7 of 29:



West elevation of 1958 addition.

8 of 29:



West & south elevation of 1958 addition, from southwest.

9 of 29:



West & south elevation from southwest.

10 of 29:



South elevation of 1958 addition.

11 of 29:



Close-up of stone (or concrete) work at upper story of south elevation of 1958 addition, looking up from the southwest.

12 of 29:



South elevation of original building.

13 of 29:



East elevation of entry to original building.

14 of 29:



South elevation of entry to 1958 addition.

15 of 29:



Interior - Reception Hall, looking south. Original building.

16 of 29:



Interior - Reception Hall, looking west. Original building.

17 of 29:



Interior - Reception Hall, looking northeast toward entry. Original building.

18 of 29:



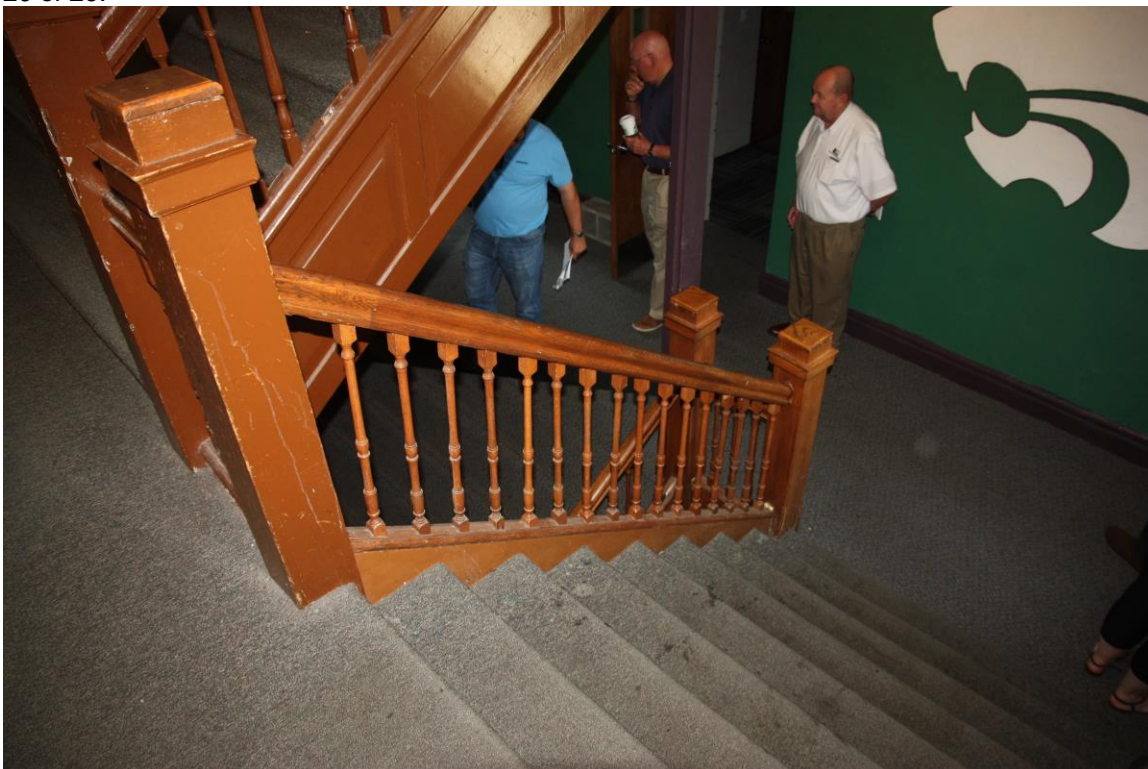
Interior - Third floor landing, looking up and northeast. Original building.

19 of 29:



Interior - Main stair, from second floor landing looking southwest. Original building.

20 of 29:



Interior - Main Stair, balustrade. Original building.

21 of 29:



1958 Addition – Lounge, looking west toward patterned concrete block wall.

22 of 29:



1958 Addition – Lounge, looking northwest toward patterned concrete block wall and the Card Room.

23 of 29:



1958 Addition – Lounge, looking east.

24 of 29:



1958 Addition – Lounge, looking southwest.

25 of 29:



Basement Dining Area, looking northeast. Original building.

26 of 29:



Basement Dining Area, looking south. Original building.

27 of 29:



Basement Kitchen, looking northwest. Original building.

28 of 29:



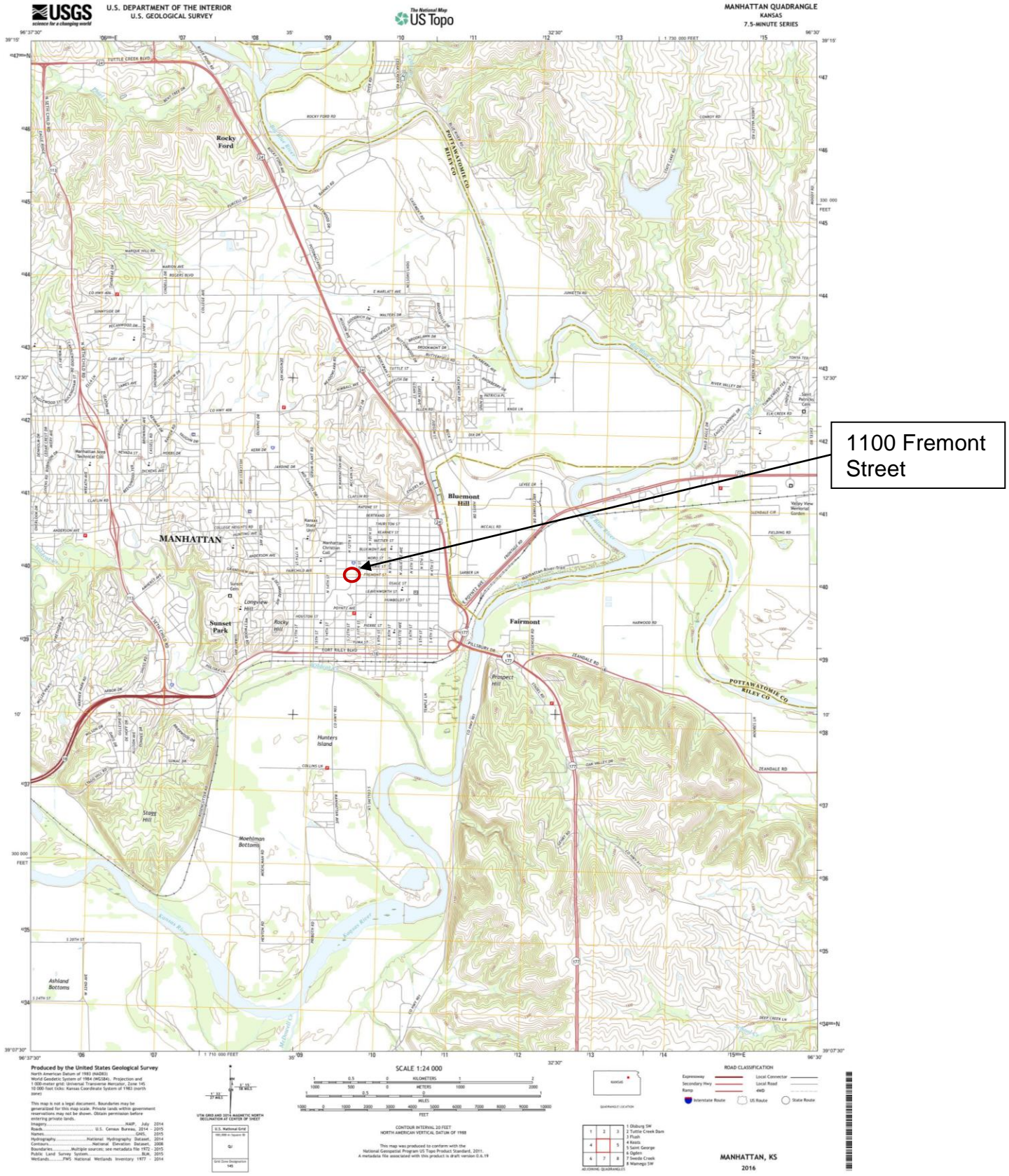
Basement Mechanical Room, looking northwest. Original building.

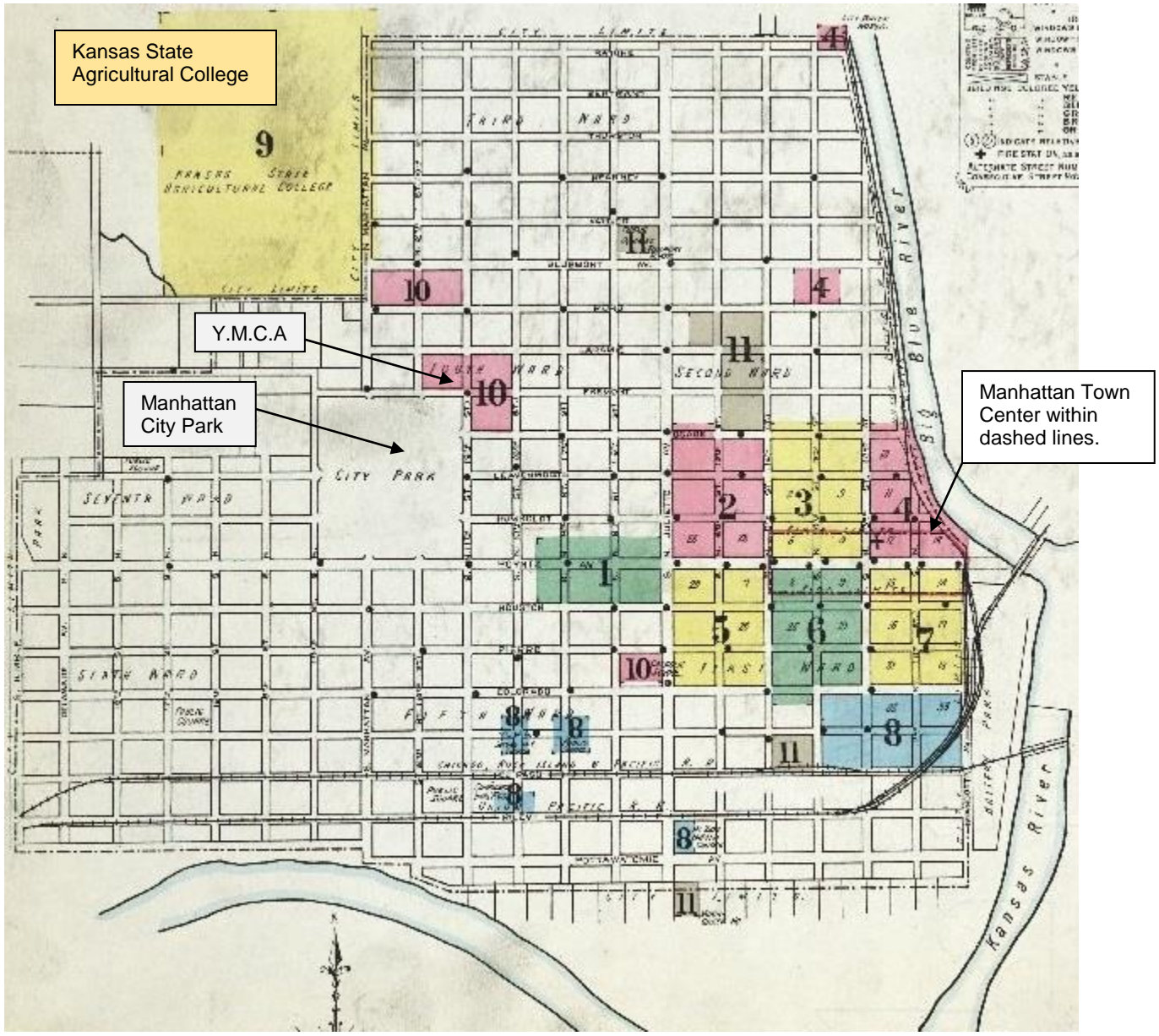
29 of 29:



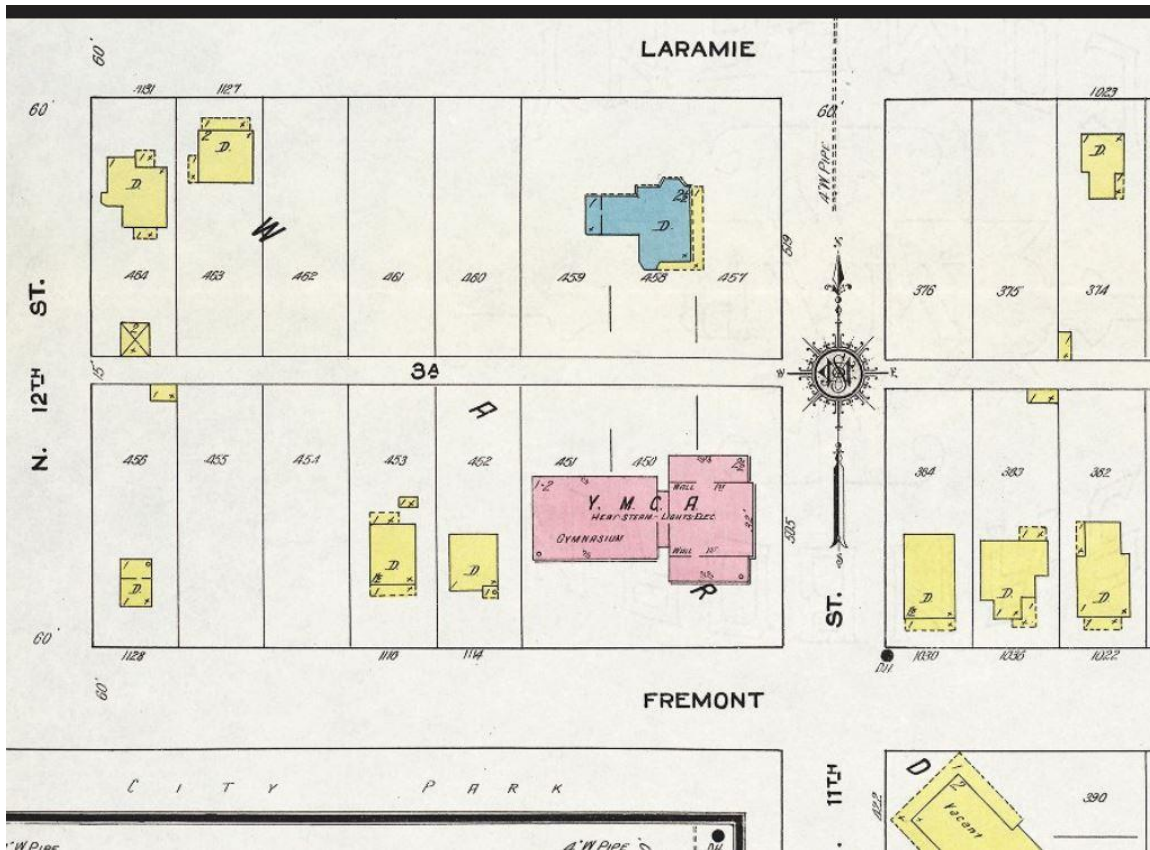
Basement Mechanical Room, looking southwest.

Figures





1912 Sanborn Fire Insurance Map of Manhattan, Kansas. Portion of Sheet 1 showing the proximity of Kansas State Agricultural College and Aggieville to the YMCA. Map courtesy of the Kenneth Spencer Research Library of the University of Kansas .

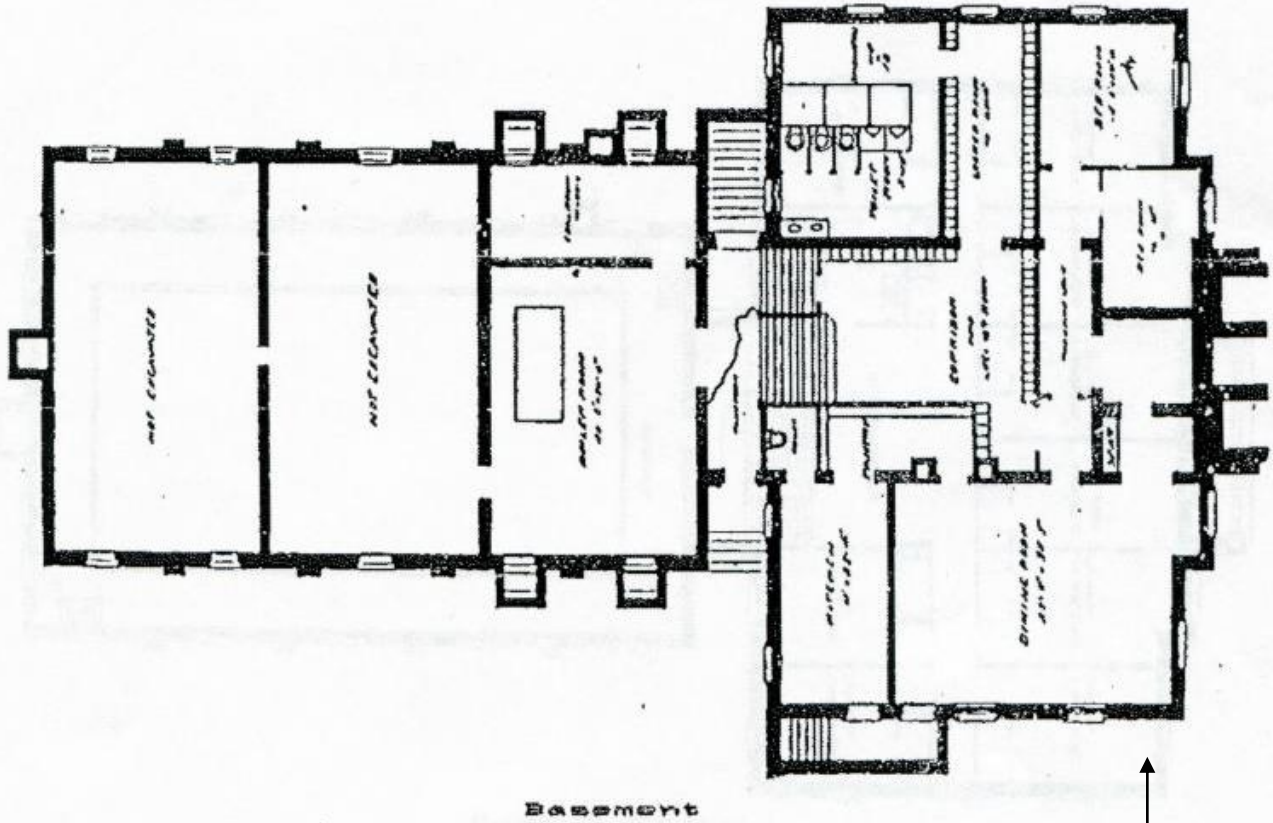


1912 Sanborn Fire Insurance map of Manhattan, Kansas. This portion of Sheet 10 shows the YMCA and the smaller wood-framed dwellings on the surrounding lots. Map courtesy of the Kenneth Spencer Research Library of the University of Kansas.

Historic Photograph:

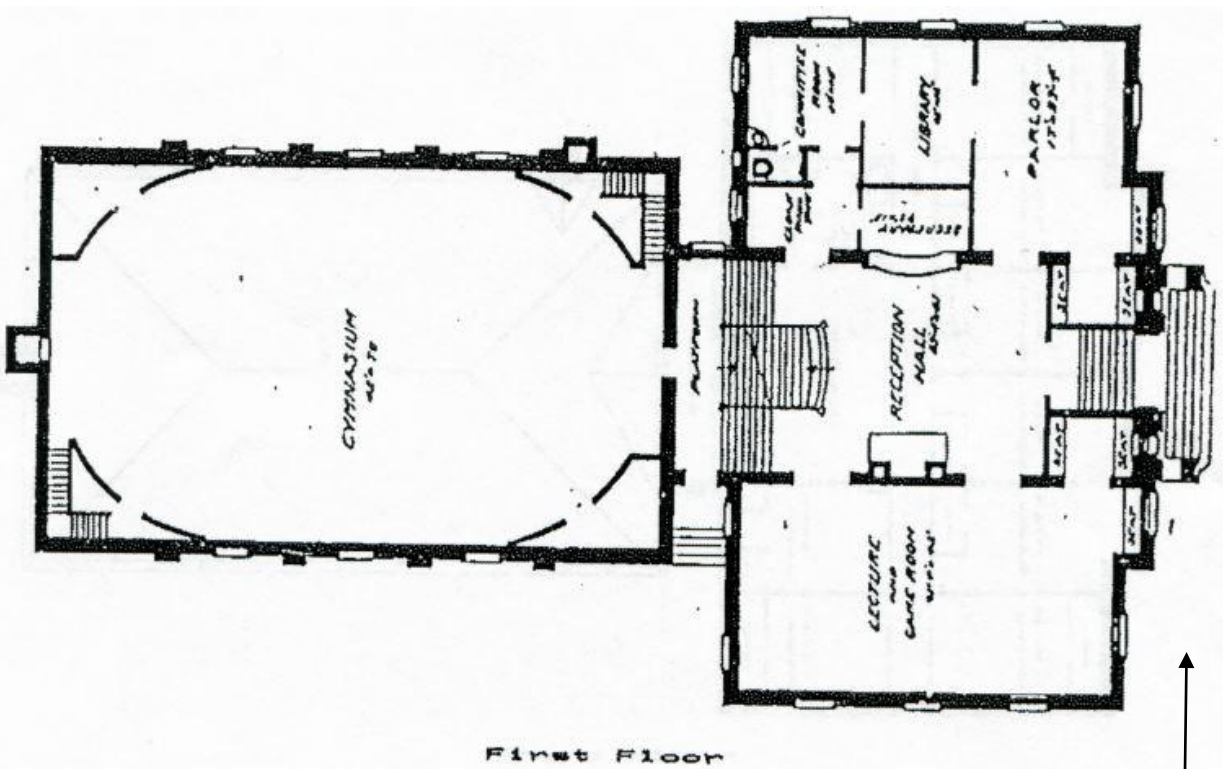


Front (east) elevation of the College YMCA, c. 1908. The gymnasium is visible at the rear, west side (at left). Postcard image courtesy of Loren L. Mall.



Original Basement Floor Plan

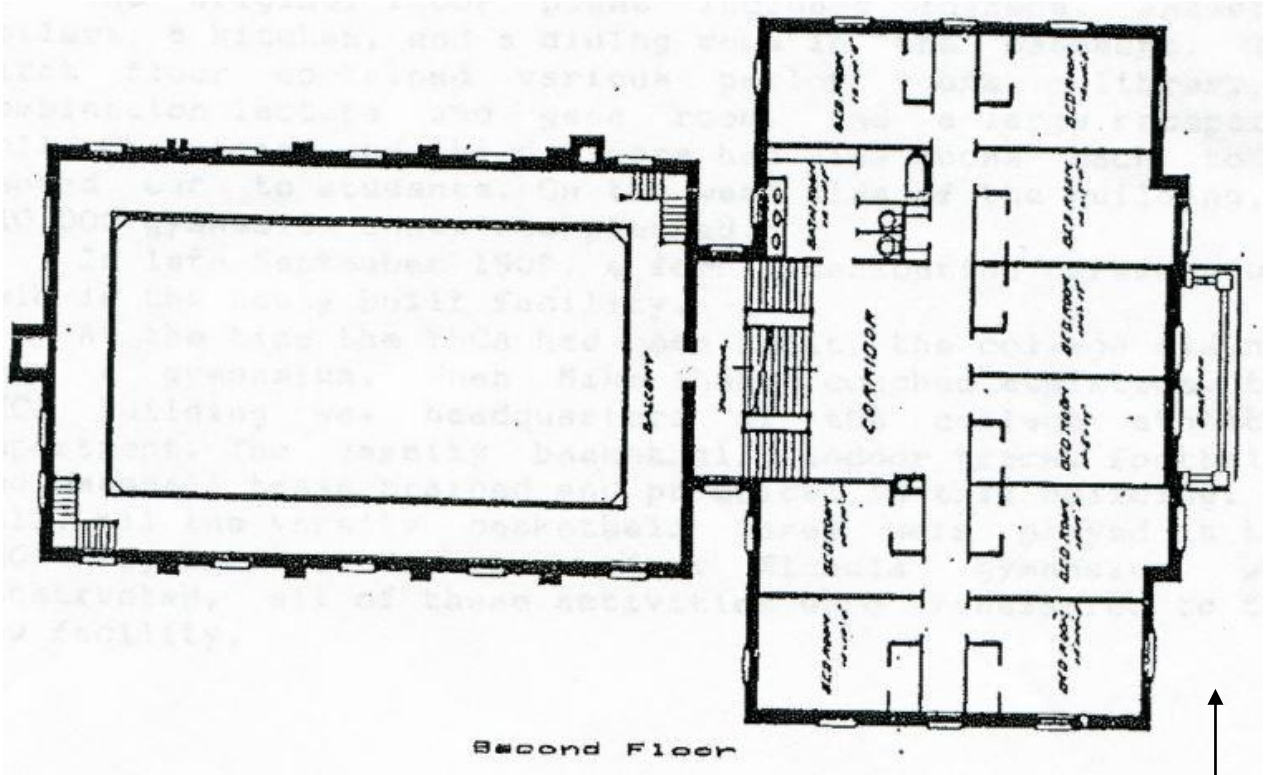
North



Original First Floor Plan

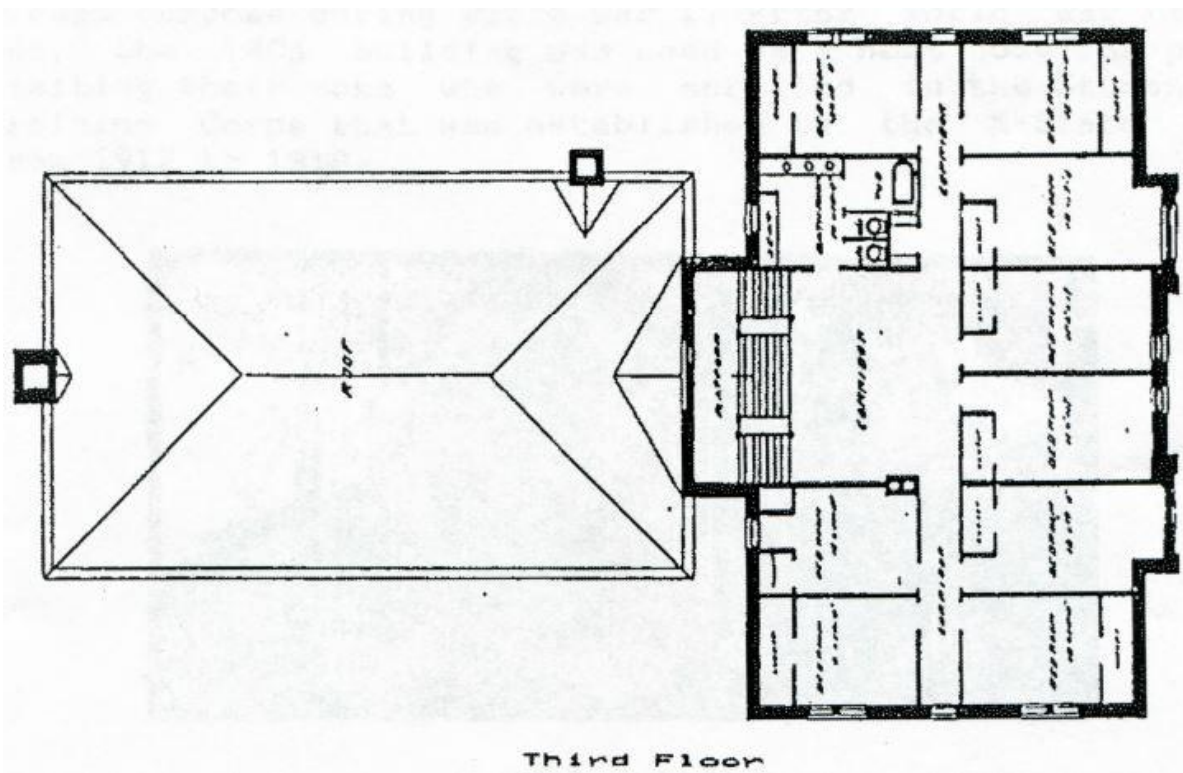
North





Original Second Floor Plan

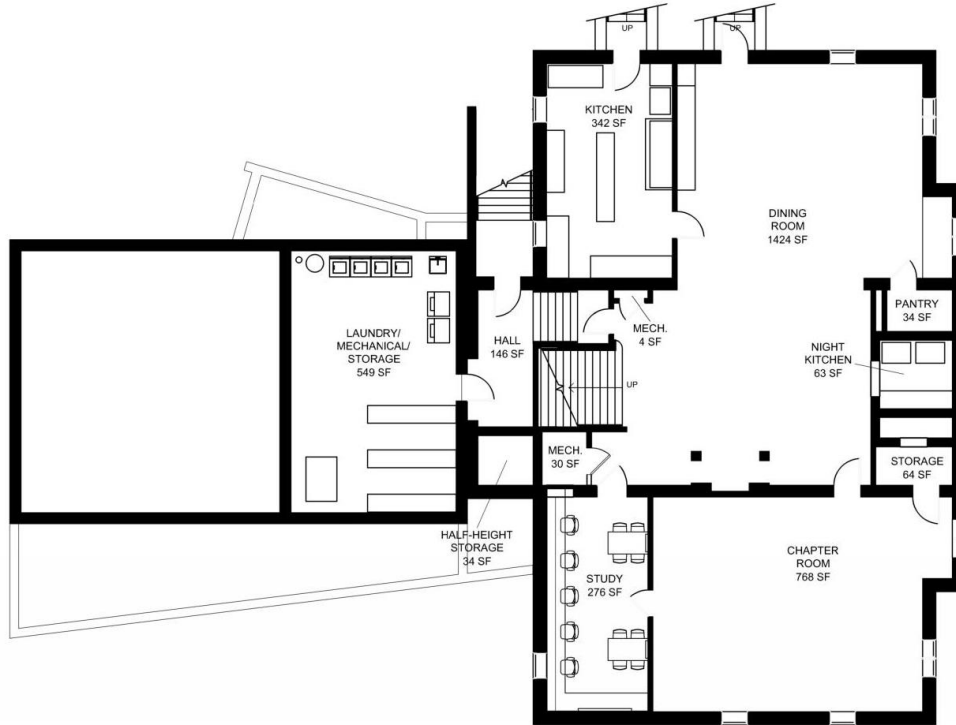
North



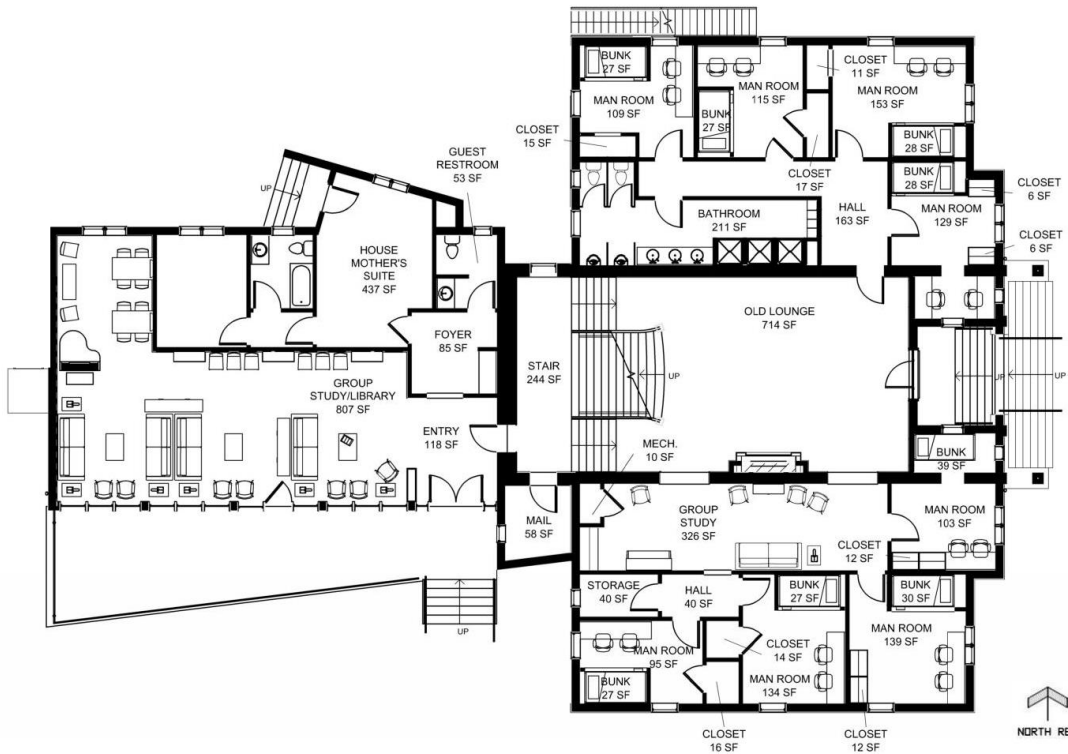
Original Third Floor Plan

North

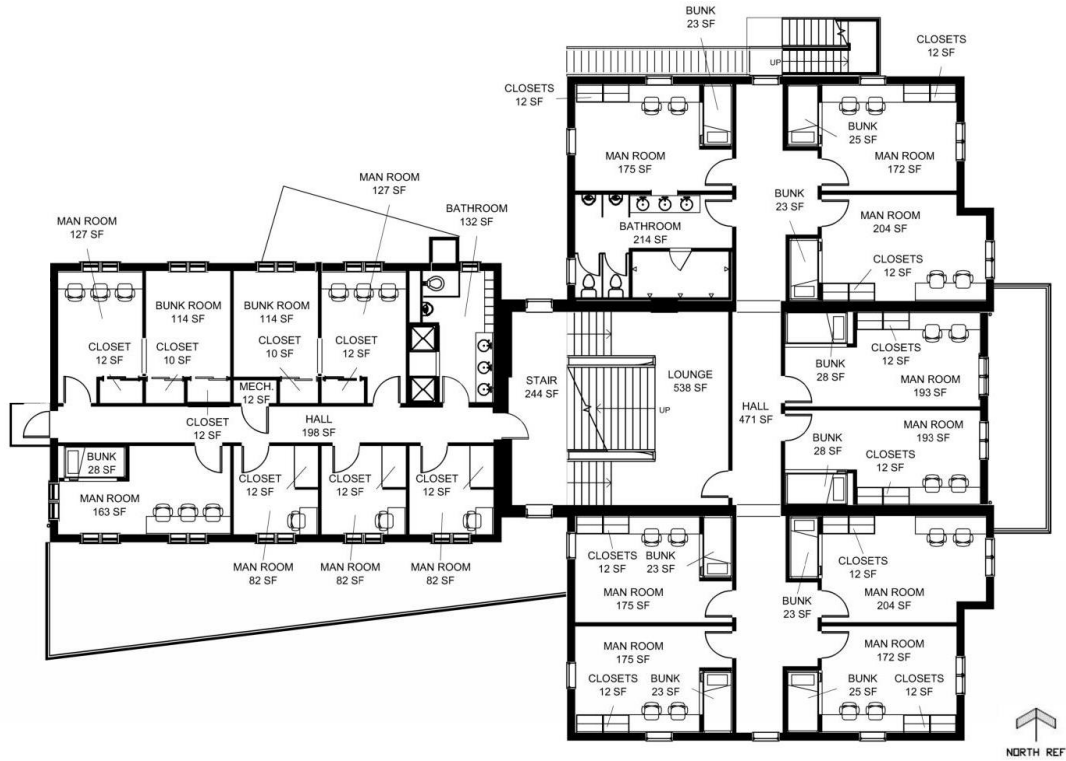




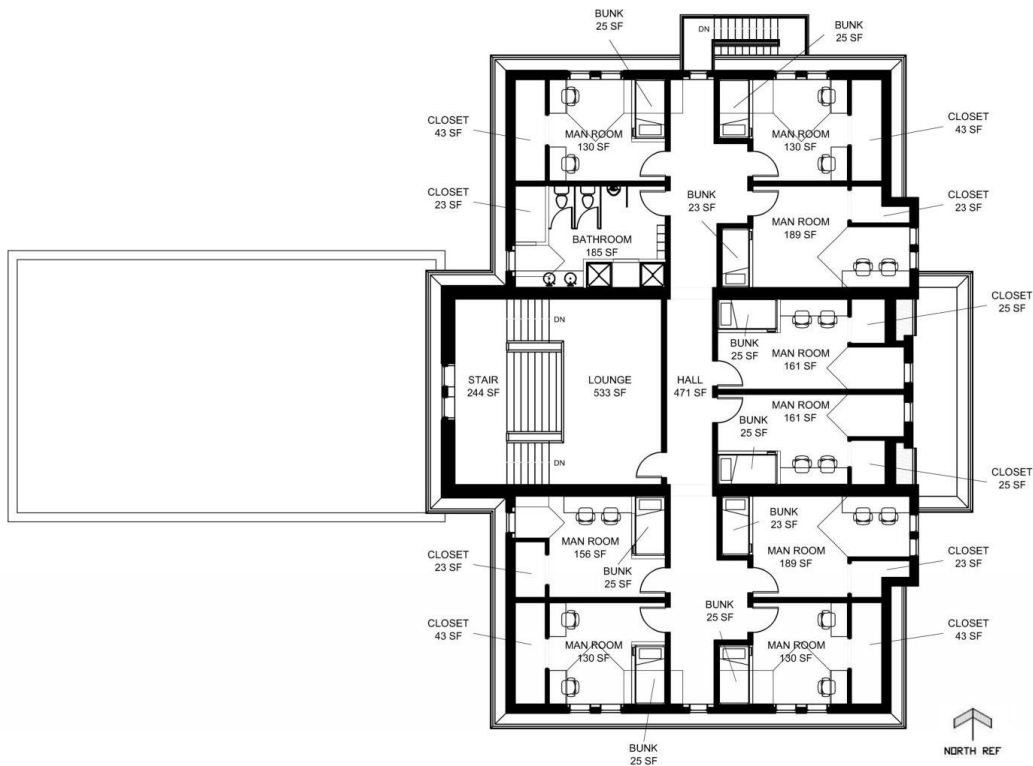
Current Basement Floor Plan



Current First Floor Plan



Current Second Floor Plan



Current Third Floor Plan