

United States Department of the Interior  
National Park Service

**National Register Listed  
1-20-2012**

# 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 Horace Mann Elementary School  
other names/site number KHRI #209-2820-01741

## 2. Location

street & number 824 State Avenue

N/A
N/A

 not for publication  
city or town Kansas City 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  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
 national  statewide  local

### SEE FILE

Signature of certifying official/Title \_\_\_\_\_ 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:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

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**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.)

- private
- public - Local
- public - State
- public - Federal

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

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.)

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

EDUCATION/School  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VACANT/NOT IN USE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

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

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

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY  
REVIVAL/Classical Revival  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

foundation: STONE  
walls: BRICK  
\_\_\_\_\_  
roof: ASPHALT  
other: TERRA COTTA  
\_\_\_\_\_

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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 Horace Mann Elementary School at 824 State Avenue lies just west of downtown Kansas City, Wyandotte County, Kansas. The property includes four interconnected building components. The original three-story red brick building was constructed in 1909. It has a concrete structure clad with red brick and quarry-faced limestone accents. A three-story addition was added to the east end of the original school in 1939. The addition sits back slightly from the façade of the original block, but otherwise matches the form, massing, materials and architectural details of the original construction. A one-story detached metal butler building was added to the west end of the school property in the late twentieth century, and a one-story metal garage was constructed in the early twenty-first century. It connects the historic building to the butler building. The two end bays of the 1909 block project slightly from the facade. Shaped parapets top the projecting bays, and the parapet between the bays is lightly crenellated. A projecting cornice encircles the 1909 and 1939 blocks below the parapet. Restrained Classical Revival styling is communicated by engaged pilasters, multi-light windows, and the cornice details. The massing, form, materials, and functional features of the building clearly illustrates the modern elementary school variant of the City Graded Schools property subtype described in Section F of the Multiple Property Documentation Form "Historic Public Schools of Kansas." The Horace Mann Elementary School has experienced some alterations. The most notable has been the replacement of historic windows and doors and the in-fill of some window openings. The brick used to fill these openings complements the field brick, yet is visually distinctive, and the historic openings remain legible. The two non-historic one-story additions on the west end of the building lack architectural distinction. Attached to the side of the building, they neither obstruct the front façade nor significantly detract from the character of the historic building. The cumulative effect of these changes does not diminish one's understanding the building as a public school from the era of its construction.

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### **Narrative Description**

#### **SETTING**

Horace Mann Elementary School occupies the center of the block on the north side of State Avenue between 8<sup>th</sup> and 9<sup>th</sup> Streets on the west side of downtown Kansas City, Kansas. State Avenue is one block north of Minnesota Avenue, the city's main commercial thoroughfare. Commercial structures, surface parking lots, and vacant lots dominate the area surrounding the school. These resources represent a construction period from the turn of the twentieth century through recent years. The block immediately north of the school retains a few single-family residences, a reminder of the residential neighborhood that existed when the school was constructed.

The rectangular school building faces south, with the long main facade fronting State Avenue. It is surrounded by asphalt and gravel parking areas. A low historic stone wall lines the lot in front of the school and along the east side, wrapping around the north side of the property. A north-south alley bisects the block east of the school.

#### **EXTERIOR**

##### 1909 Building

The original Horace Mann Elementary School is a three-story building with symmetrical massing and restrained Classical Revival architectural details. The building has tapestry brick walls and limestone and terracotta ornamentation. Squared quarry-faced limestone clads the water table, which covers the first story walls. Projecting bays flank the center of the building. These are distinguished by low, stepped gable parapets and engaged corner pilasters. The parapet above the central bay has a crenellated form. Projecting cornices, brackets, and pilaster capitals of terracotta ornament the façade.

Masonry details distinguish the appearance of the school. Squared quarry-faced limestone blocks clad the first story. They rest on a dressed limestone base and are topped by a continuous dressed limestone belt course. A field of tapestry brick rests atop the limestone base to clad the second and third stories. Rusticated limestone beltcourses separate the window openings from the transoms on the second and third floors.

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The upper stories have dark red, unglazed terracotta ornament. Foliated capitals top the engaged pilasters. A projecting beltcourse with egg-and-dart motif spans the width of the front (south) elevation. More prominent cornices ornamented with scrolled brackets project from the top of the east and west bays. Finally, the shaped parapets have terracotta coping.

The main entrance is centered in the south elevation. Situated atop three limestone stairs, a non-historic aluminum-framed storefront door/window system fills the historic doorway. Paired glazed doors surrounded by glazed sidelights and transom comprise the modern assembly. One-and-a-half-story high engaged brick pilasters topped with terracotta capitals flank the main entry. A projecting terra cotta cornice topped with the name of the school, "Horace Mann," spans the entry.

There are secondary entrances on the north and west elevations. The west entrance is now within the adjacent garage addition and no longer provides direct exterior access. Non-historic paired aluminum-framed glazed doors topped by a transom fill the historic doorway. A doorway on the rear (north) elevation opens into the boiler room. A wood plank door topped by a large transom fills the opening.

Single window openings define fifteen bays on the front (south) elevation. The rear (north) elevation has eight bays of paired windows. The west end of the school is minimally fenestrated, with paired window openings piercing the second and third stories only. The 1939 addition covers the original east façade.

On the front elevation the historic double-hung wood sashes have a two-over-two configuration. A number of windows have been covered with plywood or brick on the exterior. The covered openings include the transoms over the second and third story windows, the paired windows flanking the central bay, and five openings in the parapet. Where there is brick in-fill, it differs in color from the field brick of the walls, so the size, shape and placement of the original window openings remains readily apparent.<sup>1</sup> The heavily fenestrated rear (north) elevation retains all of its historic windows openings. The first-story windows have historic two-over-two and four-over-four wood sashes. Aluminum replacement sashes fill the second and third-story window openings. Opaque panels fill the transoms above these openings.

1939 Addition

The 1939 addition matches the height of the 1909 building and has similar massing, materials, and fenestration pattern, although the details are simpler, reflecting the era of its construction. Set back slightly from the façade of the original block, the addition has quarry-faced limestone cladding on the first story of the south and east elevations to match the original building, although the limestone is slightly more yellow in color. Limestone beltcourses and a terra cotta cornice align with those of the original building, but are more-restrained in design.

There are bands of fenestration at the first and second stories of the south elevation and at all three stories on the north elevation. The east elevation has a single paired window opening at the second story and a row of windows spanning the third story. The window openings on the third story of the south elevation are in-filled with brick. The brick is inset from the face of the building, revealing the original window openings. A tall, vertical two-story window pierces the wall above the main entrance, illuminating the stair well. It has historic three-over-three triple-hung wood sashes topped by a three-light transom. The first and second stories have non-historic one-over-one aluminum sashes with opaque transom panels that fill the historic openings. Windows on the east and north elevations are non-historic one-over-one double-hung sashes.

The addition has an exterior entry on the west end of the south elevation, next to the original building. Set deep within a limestone surround is a pair of non-historic aluminum-framed doors topped by a glazed transom. Metal panels cover another doorway on the first floor of the east elevation.

**INTERIOR**

1909 Building

The interior of the Horace Mann Elementary School retains its original configuration of corridors and classrooms, as well as many of its simple historic finishes. Double-loaded corridors span the length (east-west) of the building on each floor. A central staircase at the front of the building provides vertical circulation. A second stairwell at the west end of the building connects only the first and second floors. Classrooms flank the corridor on the second and third floors. On the

<sup>1</sup> From the interior sashes are visible in some of these locations. Other openings, however, are covered with plywood on the interior or are located within an airshaft that is not accessible, so it was not possible to determine exactly how many historic windows are extant.

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first floor, classrooms occupy the south side of the building and mechanical rooms and restrooms occupy the north side. The office is in a former classroom on the second floor, just east of the central staircase.

The spacious classrooms have high ceilings and large windows that admit an abundant amount of natural light. A separate narrow cloak room, accessible via doorways at each end of the classroom wall, adjoins each classroom. The south cloakrooms are perpendicular to the exterior wall. Each has an exterior window (now bricked up). The north cloakrooms parallel the corridor and have high windows that admit natural light from the hallways. Each cloakroom has a built-in cupboard. Wall-mounted chalkboards in varnished wood frames with integral chalk rails line the classroom walls.

Throughout the building, the plaster walls and ceilings are painted. The third floor corridor, some classrooms, and the office have non-historic grid ceilings with lay-in panels that hang below the historic plaster ceilings. The second floor corridor has a non-historic curved metal ceiling and non-historic panels on the walls.<sup>2</sup> The third floor corridor retains historic trim, consisting of a simple, high wood chair rail and a wood base. The corridors have concrete floors. The second floor corridor is carpeted. The classrooms have tongue-and-groove wood floors.

Interior doorways have varnished jambs and wood doors with a combination of painted and varnished finishes. Classroom entry doors are three-panel doors with a light in the upper panel. Large glazed transoms top each doorway. Closet doors within the classroom are solid paneled wood doors. Most classrooms retain historic wood window casings. Historic wood window frames remain where historic windows are intact. Other wall trim includes high wood baseboards and a simple, painted wood picture rail. In some classrooms, non-historic metal ductwork and fluorescent light fixtures hang from the ceiling.

Inside the main entrance on the first floor, a central run of wide stairs rises from the entry to the second story. The stairs split, flanking the central stairs in runs from the entry to the lower level, and from the second story to the landing between the second and third stories. At that landing, the stairs meet again to form a central run to the third story. The stairs have steel stringers, balusters, and newel posts and are simply ornamented with paneled stringer, squared spindle balusters, and squared newel posts topped with a ball. Ornament in the stair well includes a wood chair rail and decorative foliated scrolled brackets at the wall/ceiling junction. The secondary west stairwell is less decorative. It has steel stairs with a painted, wood solid wall railing.

The restrooms are located on the lower level along the north wall. There is one restroom for boys and one for girls. They have historic sinks and toilets, but all of the fixtures are in poor condition.

1939 Addition

The interior of the addition also retains its original configuration of corridors and classrooms. A single doorway connects the double-loaded corridor in the addition to the main corridor. Classrooms flank the corridors on the first and second floors. A large library occupies nearly the entire third floor. A stair hall aligns with the front entry and provides vertical circulation from the first to the third stories.

Like the original building, the addition has painted plaster walls and ceilings. The library ceiling is a suspended grid with lay-in panels. Carpet covers the concrete corridor floors on the second and third floors and the library floor. The first and second floor classrooms have tongue-and-groove wood plank floors.

Interior doorways have varnished jambs/casing and painted multi-light wood doors with operable glazed transoms. The wood doors have a solid panel in the lower half and nine glazed lights in the upper portion. Just inside each classroom are built-in wood storage closets with varnished two-panel paired wood doors. Historic chalkboards in varnished wood frames with integral chalk rails line the classrooms walls. Other trim includes a varnished wood baseboard and a narrow painted crown molding. The window openings retain historic wood mullion caps and wood sills. The window openings are uncased, with plaster returns back to the windows. Non-historic metal ductwork and fluorescent fixtures hang from the ceilings in some classrooms.

The stair well has a wainscot of yellow glazed tiles. The concrete stairs and landings are painted. A simple painted steel pipe railing lines the stairs.

<sup>2</sup> During ownership by the International Brotherhood of Boilermakers, this corridor served as an archives and display area. The Boilermakers remodeled the corridor with a curved ceiling to resemble the interior of a boiler.

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**MODERN STRUCTURES**

The one-story rectangular (north-south axis) butler building at the west end of the building was constructed sometime after 1968 by the Open Door Baptist Church as a kitchen facility when they operated the property a school. The utilitarian structure has corrugated metal walls, a corrugated metal gable roof, and minimal window openings. It does not have any significant architectural styling or details.

A one-story garage fills the area between the butler building and the 1909 school. It was constructed in the early twenty-first century by the Boilermakers. It has a flat roof and painted metal walls. Wide doorways filled with overhead doors pierce the center of the front (south) and rear (north) elevations. The garage attaches to the school building at the roofline with flashing. The west wall of the school is visible within the garage structure. The garage could easily be removed without damaging the integrity of the historic school building.

**INTEGRITY**

The Horace Mann Elementary School retains integrity of location, design, feeling, and association. The replacement of windows and doors and the installation of modern finishes in the second floor corridor have weakened integrity in the areas of materials and workmanship. Likewise, changes in the surrounding area have altered the original residential character of the setting. However, 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 automatically render the property ineligible for register listing. More importantly, the Horace Mann Elementary School retains a majority of its historic masonry openings and historic interior configuration and finishes. The building clearly communicates its historic function as a public elementary school and reflects the attributes of the City Graded School property subtype described in Section F of the MPDF. The Horace Mann Elementary School was constructed to educate children in an established residential neighborhood of the city of Kansas City (unlike earlier country schools), and it had space devoted to specific functions, such as manual training, assembly, and play. These elements are character-defining features of City Schools. While the non-historic additions to the property do not enhance its historic character, they sit to the side of the building and are constructed in a fashion that is easily reversible.

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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.)

ARCHITECTURE

EDUCATION

**Period of Significance**

1909-1939

**Significant Dates**

1909

1939

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Rose, W.W. (Architect, 1909 building)

Radotinsky, Joseph W. (Architect, 1939 addition)

Hibbs, A.J. (Contractor, 1909 building)

**Period of Significance (justification)**

The period of significance is 1909 – 1939, which represents the dates of construction and encompasses the years during which it functioned as an Elementary School.

**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 Horace Mann Elementary School at 824 State Avenue, Kansas City, Wyandotte County, Kansas, is locally significant under National Register Criterion A for the area of EDUCATION and under Criterion C for the area of ARCHITECTURE. As defined in the Multiple Property Documentation Form (MPDF) "Historic Public Schools of Kansas," the Horace Mann Elementary School possesses the distinct characteristics of a City School, specifically the City Graded School sub-type. A City School is a public school constructed for a city with a population over 2,000. The City Graded School provides separate classroom facilities for each grade within the same building. In the nineteenth century, graded schools in Kansas incorporated all grades into one building. As the concept of building separate high schools and junior high schools developed, the City Graded School evolved into the modern elementary school, housing only students in kindergarten through fifth or sixth grade. The Horace Mann Elementary School illustrates this evolution of educational facilities. Constructed in 1909, the nominated property exemplifies a city grade school from the pre-World War I era. It is a three-story, symmetrical masonry structure with classrooms arranged around a central stair tower and specialized rooms for manual training and assembly. Horace Mann Elementary School was located in a historically residential neighborhood near downtown Kansas City, which is also an essential characteristic of a City School.

The Horace Mann Elementary School meets all of the registration requirements presented in the MPDF for its property type. It was constructed as a public school prior to 1955. It remains in its original location, although the neighborhood has lost much of its historic residential character. The building also retains its massing, exterior form, original primary building materials, pattern of window and door openings, original ornamentation and detailing, and interior corridor and classroom configuration. Most of the historic interior finishes also remain intact. The building functioned as an elementary school through 1939 when it was converted to use by the Kansas City Junior College. The Junior College occupied the building until 1968.

City school design followed accepted architectural trends. Revival styles popular during the early 20<sup>th</sup> century were commonly used for school design. The school's significance to the community was often conveyed with its stately, formal, symmetrical, forms constructed of solid masonry. William W. Rose, architect for the Kansas City, Kansas School District, designed the Horace Mann Elementary School in a restrained Classical Revival style in 1909. Joseph Radotinsky, Rose's successor with the school district, designed the 1939 addition to complement the 1909 building.

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

The Horace Mann Elementary School is an excellent example of a City Graded School, an elementary school property sub-type. According to the MPDF, early City Graded Schools in Kansas housed all grades from first through high school in one building with multiple classrooms. After high school instruction was removed to its own building, City Graded Schools included only first through eighth grades. The Progressive Era initiated changes to the curriculum and organization of primary education. There was an increased demand for specialized spaces, not just at the high school level, but for the lower grades as well, including designated spaces for art, music, kindergarten, and physical activity. Horace Mann Elementary School had specialized classrooms for manual training, assembly, and had a boy's playroom (although not one for the girls). Further separation of grades into junior high and middle schools increased during the Progressive Era, resulting in the development of the modern elementary school. An elementary school educated kindergarteners through fifth or sixth graders, with each grade in a separate classroom, incorporating many of the specialized spaces encouraged during the Progressive Era.<sup>3</sup> As an early City Graded School, Horace Mann Elementary School educated grades 1-6 when it opened in 1909.<sup>4</sup>

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<sup>3</sup> Brenda Spencer, National Register of Historic Places Multiple Property Documentation Form, "Historic Public Schools of Kansas," Wamego, KS, 2005, F 31.

<sup>4</sup> Kansas City Kansas Public School District, "Horace Mann School," *The History of our Public Schools Wyandotte County, Kansas*, [www.kckps.org/disthistory/closedbuildings/horacemann.html](http://www.kckps.org/disthistory/closedbuildings/horacemann.html) (accessed May 3, 2011).

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**SCHOOL 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<sup>6</sup> to educate both Indian and white children. The school operated in several locations, including the basement of a house and 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.

The City of Wyandotte constructed two public schools in 1867. One was at the corner of 6<sup>th</sup> Street and Kansas (now State) Avenue; the other was the Central School building located at Huron Place (now Huron Park) in the block bounded by Minnesota Avenue, 6<sup>th</sup> Street, Ann Avenue, and 7<sup>th</sup> Street. Local residents approved \$15,000 to construct two new school buildings in 1881, and the following year approved an additional \$15,000 to improve Central school and build a third new school, bringing the number of schools in Wyandotte to five.<sup>8</sup> The adjacent Kansas communities of Kansas City and Armourdale were building schools during this period as well. These three Wyandotte County communities (Wyandotte, Kansas City, and Armourdale) merged in 1886 to become Kansas City, Kansas. The resulting consolidated school district operated nine schools.<sup>9</sup> The population boomed over the coming decades. School enrollment grew from 3,643 in 1886, when the new city formed, to 13,951 in 1910.<sup>10</sup>

Horace Mann Elementary School was one of many new schools constructed during this boom period. Two bond issues, in 1904 and in 1908, funded the construction of new schools and additions to existing school buildings. In 1909 the school board decided that a new school was needed near downtown. After considering a site at 11<sup>th</sup> Street and Washington, the board decided to purchase a lot on State Avenue between 8<sup>th</sup> and 9<sup>th</sup> Streets, based on a recommendation from attorney William Wood.<sup>11</sup> Five one- and two-story single-family houses occupied these lots and were demolished for the new building.<sup>12</sup> School district architect William W. Rose designed the twelve-room school building. Contractor A.J. Hibbs received the construction contract in April of 1909.<sup>13</sup> The building opened for class in January of 1911.<sup>14</sup>

The design for Horace Mann Elementary School by architect W.W. Rose expresses features espoused by Progressive Era reformers as well as elements of Classical Revival architecture, both of which were common for early-twentieth century schools. The Progressive Era of school reform ushered in efforts to improve the health and safety of students. This movement standardized some functional elements of school design, particularly in terms of layout and the use of fireproof materials. Plan books for school buildings published during this period promoted H, T, I, and U-shaped plans with double-loaded corridors, large bands of windows, and symmetrical facades with prominent entrances.<sup>15</sup> Rose adopted all of these features for Horace Mann. Architects enhanced these functional plans with elements that referenced popular architectural styles of the period. School designs inspired by Classical Revival, Beaux-Arts, Colonial Revival, and Mission/Spanish Revival architecture became especially popular in the early twentieth century.<sup>16</sup> The engaged pilasters, multi-light windows, rusticated stone base, and classical cornice elements convey the Classical Revival design of Horace Mann Elementary School.

<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.  
<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> Morgan.  
<sup>9</sup> "History Overview," *The History of our Public Schools Wyandotte County, Kansas*, Kansas City Kansas Public School website, [www.kckps.org/disthistory/history\\_overview.htm](http://www.kckps.org/disthistory/history_overview.htm). (accessed May 13, 2011).

<sup>10</sup> Morgan.  
<sup>11</sup> McGuinn, [www.kckps.org/disthistory/publications/mcguinn/mcguinn\\_1909.htm](http://www.kckps.org/disthistory/publications/mcguinn/mcguinn_1909.htm).

<sup>12</sup> Sanborn Map Company, *Insurance Maps of Kansas City, Kansas*. Volume 1, Sheet 39, (New York: Sanborn Map Company), 1907. Database online at Kansas City Missouri Public Library. [www.kclibrary.org](http://www.kclibrary.org). (accessed May 13, 2011).

<sup>13</sup> McGuinn, [www.kckps.org/disthistory/publications/mcguinn/mcguinn\\_1909.htm](http://www.kckps.org/disthistory/publications/mcguinn/mcguinn_1909.htm).

<sup>14</sup> "Horace Mann School," *The History of Our Public Schools Wyandotte County, Kansas*, [www.kckps.org/disthistory/closedbuildings/horacemann.htm](http://www.kckps.org/disthistory/closedbuildings/horacemann.htm).

<sup>15</sup> Spencer, E-21.

<sup>16</sup> Brenda Spencer, National Register of Historic Places Multiple Property Documentation Form, "Historic Public Schools of Kansas," Wamego, KS, 2005, E-20.

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Horace Mann Elementary School operated as an elementary school for nearly three decades. In 1939, the Horace Mann students were transferred to the old Central School, and the Kansas City Junior College took over the building.<sup>17</sup> A five-room three-story addition was constructed on the east end of the Horace Mann School to accommodate the new programmatic needs. Architect Joseph Radotinsky, the new school district architect, designed the addition to sensitively blend with the massing and materials of the 1909 building. The Kansas City Junior College occupied the property until 1968, when the current campus was constructed at 7250 State Avenue. During its thirty-three year term at Horace Mann Elementary School, the Junior College also occupied the old Kansas City High School gymnasium at the southeast corner of State Avenue and 9<sup>th</sup> Street.

Horace Mann Elementary School was sold to the Open Door Baptist Church after the Junior College moved. They operated a school for several years before selling the property to the International Brotherhood of Boilermakers in 2000. The Boilermakers housed their national training center on the property and also occupied both the Horace Mann Elementary School and the Kansas City High School Gymnasium. The Boilermakers sold both buildings in 2011. The new owner plans to rehabilitate the Horace Mann Elementary School into housing.

### ARCHITECTS

William W. Rose<sup>18</sup>

Architect William Warren Rose designed the original Horace Mann Elementary School in 1909. Rose was the architect for the Kansas City, Kansas Board of Education for thirty-five years, from 1889-1925.

William Rose was born in Long Island, New York in 1864. He attended Ogdensburg University in New York, where he concentrated on architectural studies. After school, he trained with architect 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. Although he quickly won three design contracts, Rose did not stay long in Alabama, moving to Kansas City, Missouri in 1886. In Kansas City, he partnered with James Oliver Hogg for ten years, maintaining offices on both sides of the state line. In 1896 Rose left the partnership to live and focus his work in Kansas.

Rose had political aspirations as well as architectural goals. He first ran for mayor of Kansas City, Kansas in 1897, losing by just 600 votes. He ran for mayor again in 1905 and won. Rose refused to enforce Prohibition laws, in place at the time, and the State brought suit against him. The case went to the Kansas Supreme Court, which issued an injunction against Rose serving as mayor. On April 3, 1906 Rose resigned his mayoral position, and immediately announced his candidacy for the same office in the special election to fill the vacancy. He won the special election, and the State filed another injunction, which he violated by presiding over the City Council. Rose 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 expired. In the spring of 1907 Rose ran, unsuccessfully, in the next regular election. He gave up his mayoral ambitions, but did make an unsuccessful bid for state senate in 1916.<sup>19</sup>

During his political career, Rose practiced architecture as a sole proprietor. He received contracts to design two very prominent public buildings in his adopted hometown - the Kansas City High School in 1899 and the Carnegie Library in 1904.<sup>20</sup> Rose designed Horace Mann Elementary School near the end of his solo career.

In 1909 he entered into partnership with David B. Peterson. The two practiced together until 1925 and made a significant impact on the architectural landscape of Kansas City, Kansas. During this fifteen-year period they designed sixty-one

<sup>17</sup> "Kansas City, Kansas Junior College," *The History of our Public Schools Wyandotte County, Kansas*, [www.kckps.org/disthistory/closedbuildings/kcksjrcollege.htm](http://www.kckps.org/disthistory/closedbuildings/kcksjrcollege.htm).

<sup>18</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.html>, (accessed May 13, 2011).

<sup>19</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.html](http://www.skyways.lib.ks.us/genweb/archives/1918ks/bior/roseww.html) (accessed May 13, 2011)

<sup>20</sup> the Carnegie Library, constructed in 1902, was demolished in 1962 for construction of a new public library and school administration building.

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projects 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>21</sup> The firm's most well-known designs include the Scottish Rite Temple (1908)<sup>22</sup>, the Kansas City City Hall (1910)<sup>23</sup>, and the Soldiers' and Sailors' Memorial Building (1923).<sup>24</sup>

Rose died at home on May 24, 1931 after suffering a two-year illness.

#### Joseph Radotinsky<sup>25</sup>

Joseph W. Radotinsky was born in Kirkwood, Missouri in 1902 to Hungarian immigrant parents. In 1909 the family moved to Kansas City, Kansas. Radotinsky showed an early interest in architecture and drawing. He worked his way through school, milking cows and delivering milk before and after classes at Kansas City High School. He also worked part time as a draftsman for the firm of Rose and Peterson.

Radotinsky attended architecture school at the University of Kansas. After graduating in 1924, he traveled through Florida, North Carolina, and Ohio before landing in New York. There he joined the architectural firm of Thomas W. Lamb. Lamb was a prolific designer of theaters across the United States, particularly for the Loew's company. Working with Lamb, Radotinsky designed the Loew's Midland Theater in Kansas City, Missouri (1926-27)<sup>26</sup>.

In 1928 Radotinsky returned to Kansas City, Kansas and obtained a job with the architectural firm Archer and Gloyd. Shortly thereafter, he was appointed to the position of Kansas State Architect. While he performed his duties as State Architect, he continued his private practice. In 1931 he became a partner in the firm Archer, Gloyd, and Radotinsky. Gloyd dropped out of the partnership in 1932, and Radotinsky and Archer parted ways in 1935. In 1934, during Radotinsky's fourth term as State Architect, the Kansas City High School (Radotinsky's alma mater) burned down. Hoping to land the commission to design the new high school, Radotinsky resigned as State Architect. The School Board selected the Chicago architecture firm of Hamilton, Fellows and Nedved to design the new high school and hired Radotinsky as the local liaison architect.

This began a long career of designing public education structures. Radotinsky designed several school buildings (and other notable public, commercial, and residential buildings) in Kansas City, Kansas between 1934 and 1938. In 1938 he was selected to be the official architect for the Kansas City, Kansas Board of Education. He also worked for the Turner, Shawnee Mission, and Kansas City, Missouri school districts, designing schools in Prairie Village, Merriam, Lenexa, and Overland Park, Kansas and Kansas City, Missouri.

In 1957 Radotinsky formed the firm Radotinsky, Meyn and Deardorff with partners Raymond E. Meyn and Fred M. Deardorff. They had offices in Kansas City, Kansas and Kansas City, Missouri. The partnership lasted for nine years before it dissolved. Radotinsky resumed his solo practice until he retired in 1970. He died in 1983 of a heart attack at the age of 81.

#### **CONCLUSION**

The Horace Mann Elementary School retains the character-defining features of a City School, specifically the modern elementary school version of the City Graded School Property Subtype, as described in the Multiple Property Documentation Form (MPDF) "Historic Public Schools of Kansas City." Prolific Kansas City, Kansas Board of Education architects William W. Rose and Joseph Radotinsky designed the 1909 building and the 1939 addition, respectively. The Horace Mann Elementary School was built within the period of significance and geographical area of the MPDF. It retains

<sup>21</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>22</sup> The Scottish Rite Temple (KHRI #209-2820-00103), located at 803 N. 7th Street, Kansas City, KS, was listed in both the Register of Historic Kansas Places and the National Register of Historic Places in 1985.

<sup>23</sup> The old Kansas City City Hall (KHRI #209-2820-00105), located at 805 N. 6th Street, Kansas City, KS, was listed in both the Register of Historic Kansas Places and the National Register of Historic Places in 1985 and 1986 respectively as the Old Kansas City Hall & Fire Headquarters.

<sup>24</sup> The Soldiers & Sailors Memorial Hall (KHRI #209-2820-00013), located at 600 N. 7th Street, Kansas City, KS, listed in both the Register of Historic Kansas Places and the National Register of Historic Places in 1985.

<sup>25</sup> Biographical information on Joseph Radotinsky was taken from: "Joseph W. Radotinsky, Architect," biography, vertical file, Rosin Preservation, LLC office, document faxed from the Kansas History Center on December 20, 2000.

<sup>26</sup> The Loew's Midland Theater, located at 1232-34 Main Street in Kansas City, Missouri, was listed in the National Register of Historic Places in 1977.

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integrity of location, design, materials, workmanship, feeling, and association, and clearly communicates its historic function. The building retains its subtle Classical Revival architectural features and its historic interior configuration. The history of the building and associated property reflect the evolution of educational facilities in Kansas from ward school to grade school to elementary school.

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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 one 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>358912</u>	<u>4330778</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 38 to 48, both inclusive, Block 107, Wyandotte City, Kansas City, Wyandotte County, Kansas.

The current legal property also includes several lots north of the alley that have no historic association with the property. They are excluded from the National Register boundary.

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

The boundary includes the parcel of land historically associated with Horace Mann Elementary School.

**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](mailto:elizabeth@rosinpreservation.com) and [kristen@rosinpreservation.com](mailto: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.

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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.)

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Horace Mann Elementary School  
**City or Vicinity:** Leavenworth  
**County:** Leavenworth **State:** Kansas  
**Photographer:** Brad Finch  
**Date Photographed:** May 2011

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

*All digital images labeled as follows:*

*KSHistoricPublicSchools\_Wyandotte County\_HoraceMannElementarySchool\_#.tif*

- 1 of 16.** Front (south) elevation, view north.
- 2 of 16.** Front (south) elevation, view northeast.
- 3 of 16.** Rear (north) elevation, view southwest.
- 4 of 16.** Rear (north) and east elevation, view southwest.
- 5 of 16.** East elevation, view west.
- 6 of 16.** Front (south) and east elevations, view northwest.
- 7 of 16.** State Avenue passes in front of the school. The former KC High School Gym is visible on the left, view west.
- 8 of 16.** Center and east bay of 1909 building, view north.
- 9 of 16.** 1939 addition on the east end of the school, view north.
- 10 of 16.** Central stair at main entry, view northeast.
- 11 of 16.** Central stair at third floor, view southwest.
- 12 of 16.** Stairwell in 1939 addition, view south.
- 13 of 16.** Third floor corridor, view east.
- 14 of 16.** Typical classroom, view northwest.
- 15 of 16.** Typical classroom, view southeast.
- 16 of 16.** Typical cloak room within the classroom, view south.

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**Property Owner:**

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

name HM Apartments, LC  
street & number c/o Foutch Brothers, LLC 8109 Hillside Drive telephone 816-746-9100  
city or town Weatherby Lake state MO zip code 64152

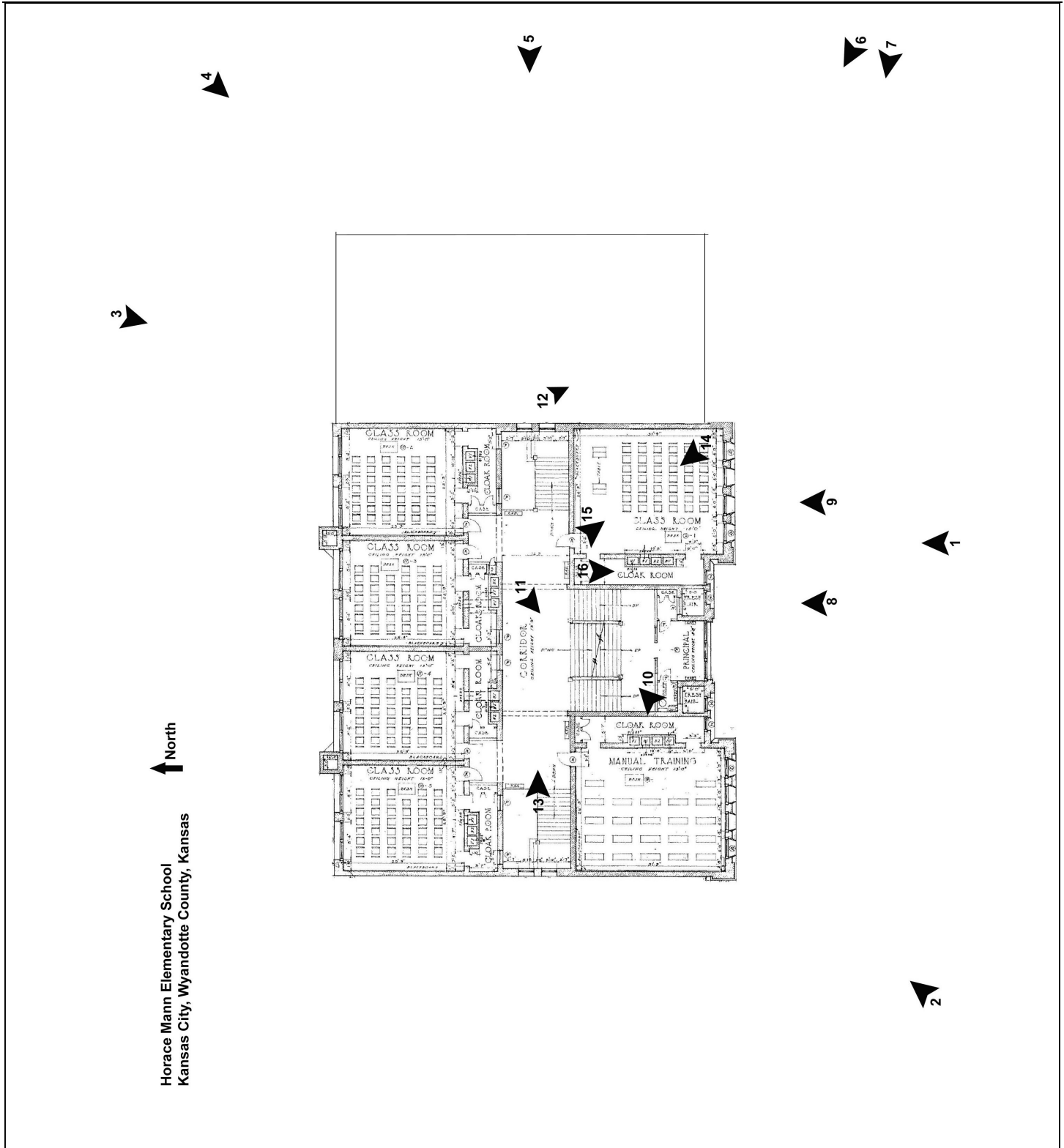
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to 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.

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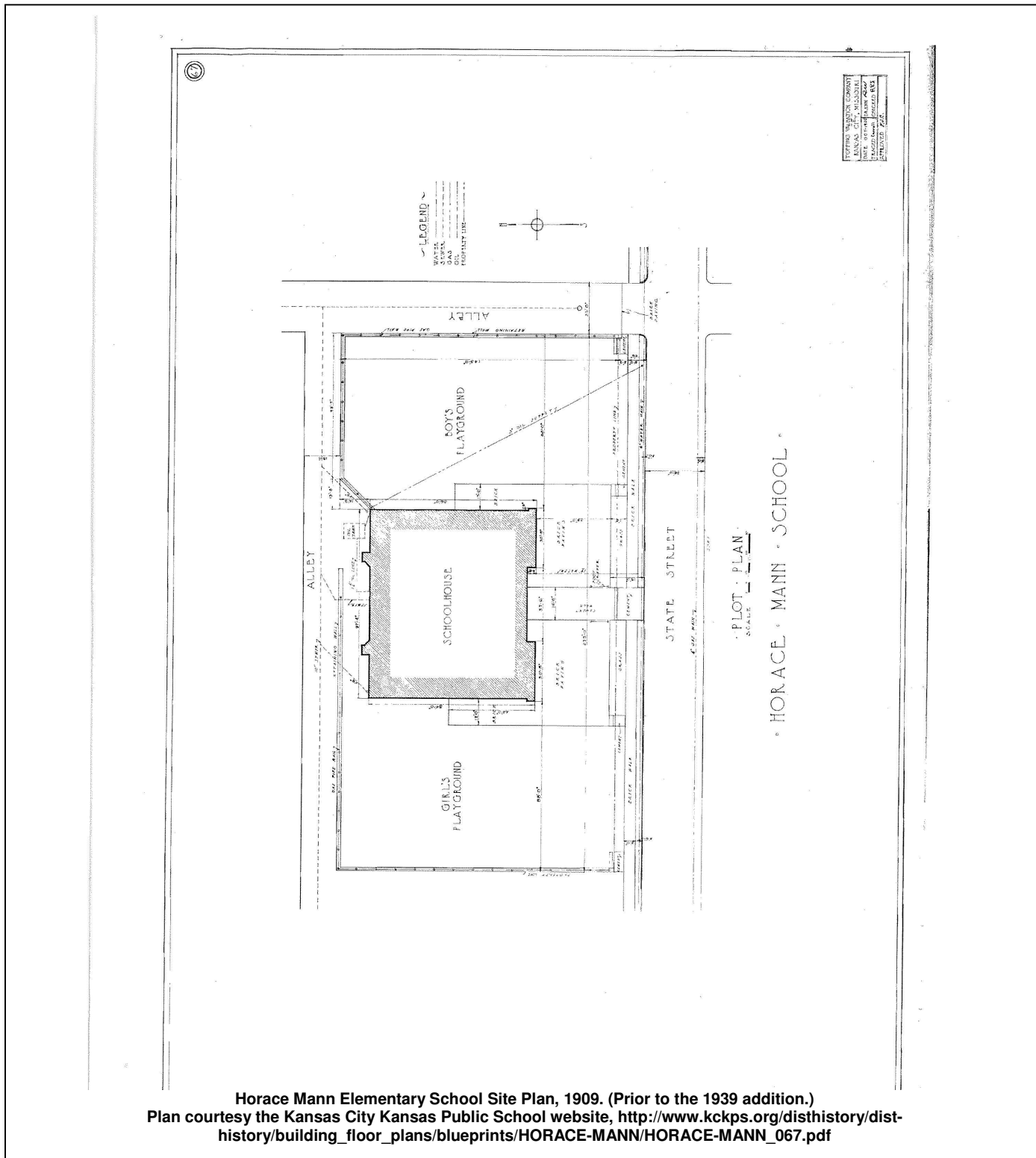
**Additional Documents:**



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Additional Documents:

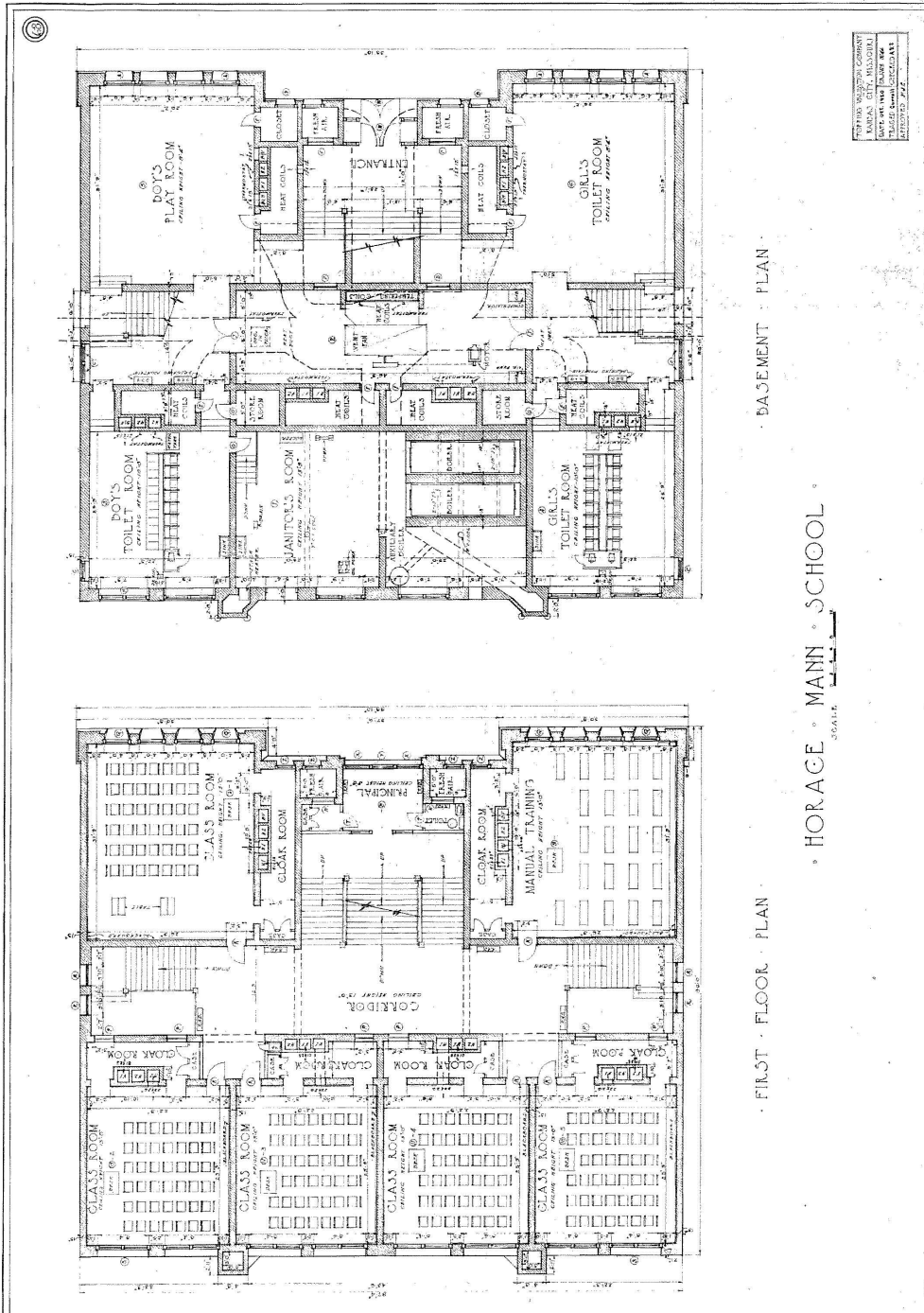


Horace Mann Elementary School Site Plan, 1909. (Prior to the 1939 addition.)  
Plan courtesy the Kansas City Kansas Public School website, [http://www.kckps.org/disthistory/dist-history/building\\_floor\\_plans/blueprints/HORACE-MANN/HORACE-MANN\\_067.pdf](http://www.kckps.org/disthistory/dist-history/building_floor_plans/blueprints/HORACE-MANN/HORACE-MANN_067.pdf)

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Additional Documents:

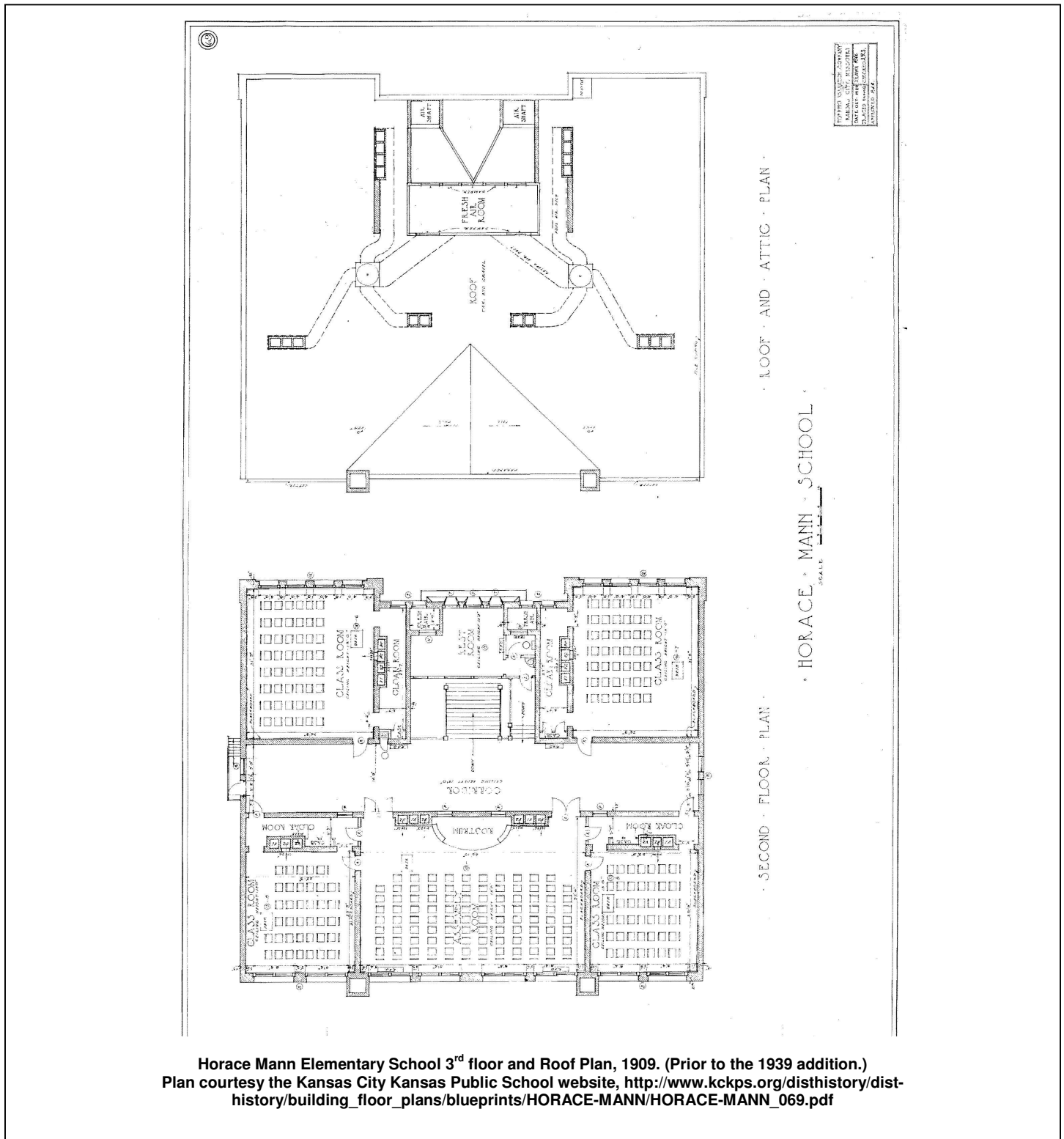


Horace Mann Elementary School 1<sup>st</sup> and 2<sup>nd</sup> floor Plan, 1909. (Prior to the 1939 addition.)  
Plan courtesy the Kansas City Kansas Public School website, [http://www.kckps.org/disthistory/dist-history/building\\_floor\\_plans/blueprints/HORACE-MANN/HORACE-MANN\\_068.pdf](http://www.kckps.org/disthistory/dist-history/building_floor_plans/blueprints/HORACE-MANN/HORACE-MANN_068.pdf)

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Additional Documents:



Horace Mann Elementary School 3<sup>rd</sup> floor and Roof Plan, 1909. (Prior to the 1939 addition.)  
Plan courtesy the Kansas City Kansas Public School website, [http://www.kckps.org/disthistory/dist-history/building\\_floor\\_plans/blueprints/HORACE-MANN/HORACE-MANN\\_069.pdf](http://www.kckps.org/disthistory/dist-history/building_floor_plans/blueprints/HORACE-MANN/HORACE-MANN_069.pdf)

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Additional Documents:

CROSS - SECTION

HORACE MANN SCHOOL

SCALE

WINDOW NO.	SIZE	TRANSOM	GLASS	TRANOM	CGS
A	3'-0" x 6'-0"				
B	3'-0" x 6'-0"				
C	3'-0" x 6'-0"				
D	3'-0" x 6'-0"				
E	3'-0" x 6'-0"				
F	3'-0" x 6'-0"				
G	3'-0" x 6'-0"				
H	3'-0" x 6'-0"				
I	3'-0" x 6'-0"				
J	3'-0" x 6'-0"				
K	3'-0" x 6'-0"				
L	3'-0" x 6'-0"				
M	3'-0" x 6'-0"				
N	3'-0" x 6'-0"				
O	3'-0" x 6'-0"				
P	3'-0" x 6'-0"				
Q	3'-0" x 6'-0"				
R	3'-0" x 6'-0"				
S	3'-0" x 6'-0"				
T	3'-0" x 6'-0"				
U	3'-0" x 6'-0"				
V	3'-0" x 6'-0"				
W	3'-0" x 6'-0"				
X	3'-0" x 6'-0"				
Y	3'-0" x 6'-0"				
Z	3'-0" x 6'-0"				

DOOR NO.	SIZE	GLASS	TRANOM
A	3'-0" x 6'-0"		
B	3'-0" x 6'-0"		
C	3'-0" x 6'-0"		
D	3'-0" x 6'-0"		
E	3'-0" x 6'-0"		
F	3'-0" x 6'-0"		
G	3'-0" x 6'-0"		
H	3'-0" x 6'-0"		
I	3'-0" x 6'-0"		
J	3'-0" x 6'-0"		
K	3'-0" x 6'-0"		
L	3'-0" x 6'-0"		
M	3'-0" x 6'-0"		
N	3'-0" x 6'-0"		
O	3'-0" x 6'-0"		
P	3'-0" x 6'-0"		
Q	3'-0" x 6'-0"		
R	3'-0" x 6'-0"		
S	3'-0" x 6'-0"		
T	3'-0" x 6'-0"		
U	3'-0" x 6'-0"		
V	3'-0" x 6'-0"		
W	3'-0" x 6'-0"		
X	3'-0" x 6'-0"		
Y	3'-0" x 6'-0"		
Z	3'-0" x 6'-0"		

Horace Mann Elementary School Section, 1909. (Prior to the 1939 addition.)  
 Plan courtesy the Kansas City Kansas Public School website, [http://www.kckps.org/disthistory/dist-history/building\\_floor\\_plans/blueprints/HORACE-MANN/HORACE-MANN\\_070.pdf](http://www.kckps.org/disthistory/dist-history/building_floor_plans/blueprints/HORACE-MANN/HORACE-MANN_070.pdf)

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