



Brotherhood Block  
Name of Property

Wyandotte County, Kansas  
County and State

## 5. Classification

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

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

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

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	<b>Total</b>

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

0

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

COMMERCE/Organizational

COMMERCE/Financial Institution

COMMERCE/Business

### Current Functions

(Enter categories from instructions.)

COMMERCE/Organizational

COMMERCE/Financial Institution

COMMERCE/Business

VACANT/NOT IN USE

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Classical Revival

International

### Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Brick

Glass

roof: EPDM

other: Stone

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

---

## Narrative Description

### Summary

The Brotherhood Block occupies the entirety of six lots bounded by State Avenue (north), North Allis Court (east), Minnesota Avenue (south), and North Eighth Street (west) in downtown Kansas City, Wyandotte County, Kansas (*Figures 1 & 2*).<sup>1</sup> The Block is comprised of two buildings integrally connected into one resource. The south quarter of the Block is a five-story early twentieth century Classical Revival brick office building, addressed 754-756 Minnesota Avenue. The first two levels of the building were constructed in 1910 as the Wahlenmaier Building; the top three floors were added when the International Brotherhood of Boilermakers moved to this location in 1921 (*Figures 3 through 5*). In 1948-1949, an International style office building was constructed to the north of the Wahlenmaier Building, and the two were connected at the main level (*Figures 6 & 7*).<sup>2</sup> The 1949 construction is a vertical stepped mass, ranging from one to ten stories, and is characterized by horizontal bands of cream-colored brick and window walls. Aluminum and green marble adorn the main level, and dark brown brick banding caps the tallest portion of the building. The building retains a high level of integrity from the period of significance associated with the International Brotherhood of Boilermakers occupancy.

---

## Elaboration

Although the two buildings are connected into one integral block, the following description divides the Block into two parts: the south five-story building along Minnesota Avenue and the ten-story building facing State Avenue.

### Wahlenmaier/Old Brotherhood Building (754-756 Minnesota Avenue)

The south building of the Brotherhood Block is a glazed brick (now painted) early twentieth century Classical Revival building, facing south toward Minnesota Avenue.<sup>3</sup> The three-part vertical commercial block has five stories plus a basement. The basement and first floors are rectangular; the upper four stories are E-shaped in plan. The building has a flat roof with parapet. The building's exterior retains a high level of integrity from the building's period of significance. The street level of the south and west elevations date to 1949 when the New Brotherhood Building was constructed. The second story dates to the building's 1910 construction, while the upper three stories date to its 1921 construction. The two major alterations to this building's exterior are the removal of the building's cornice sometime between 1951 and 1957 (*Figures 8 & 9*) and the replacement of historic windows on all but the north elevation at an unknown date after 1963.<sup>4</sup> These operable aluminum-framed insulated glass windows fill the full historic masonry openings on the upper stories.<sup>5</sup>

#### South (Minnesota Ave) Façade (Photos 1 & 2)

The south façade displays the building's three major construction eras. The street level dates to 1949 when the building was connected to the New Brotherhood Building to the north. Aluminum storefronts with pink granite bulkheads span the façade.<sup>6</sup> EIFS panels replaced the former prism glass transoms above the current storefronts; the covering of the prism glass occurred prior to 1949 (*Figure 10*). Green marble veneer frames the main entrance, which is offset to the west of center. The entry vestibule is inset from the façade, as it was historically, but the doors date to circa 1990.<sup>7</sup> At the west end of the façade is an inset entrance (with non-historic door) into the bank. A historic aluminum deposit box is to the east of the door. A non-historic cloth awning currently spans the storefront level. Above this awning is a Classical Revival band of brick and stone, separating the street level from the second story. Along the west side of the building, a formerly open stair to the basement was enclosed in 1949; the south elevation of this one-story, flat-roofed enclosure features an aluminum corner window surrounded by pink granite.

<sup>1</sup> Unless otherwise noted, in this document Kansas City refers to Kansas City, Kansas.

<sup>2</sup> The connection between the two basements is not noted on the plans for the new building.

<sup>3</sup> The building material is described in "Brotherhood Building Nearing Completion," *The Kansas City [Kansas] Kansan* (8 November 1921): 16. The brick was painted at an unknown date.

<sup>4</sup> An undated historic photo, of a similar view to Figure 8, shows the historic windows and Harper's Rugs in the east end of first floor; this store is listed at this location in the 1963 city directory, the last available directory for the city.

<sup>5</sup> The EPA occupied the building in the 1990s and made alterations to the Block's windows. The historic windows may have been replaced at this time. Seals on several of these insulated panes have failed.

<sup>6</sup> An inset entrance into the store(s) to the east of the main entrance was formerly removed at an unknown date. The entrance is visible in Figure 8.

<sup>7</sup> The entry was located one bay to the east prior to the 1949 redesign, as is seen in Figures 4 & 5.

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

The upper four stories of the south façade are symmetrical and divided into three parts. The center section is four bays wide and is inset from the building plane. Three bays are to the east and west of the center section. The second story dates to 1910 and is the most decorative of the five stories. Square brick pilasters separate the east and west window bays, and vertically stacked brick, imitating rusticated stone, emphasizes each inset masonry opening. Each of the center section's four bays contains two arched-top masonry openings. The east and west two openings have prominent stone jack arch lintels with keystones. At the center of the elevation is a stone entablature supported by three square pilasters with decorative capitals. In the frieze are metal letters dating to the 1920s and spelling "BROTHERHOOD BLOCK" (Figure 5). The center pilaster separates the two center bays of windows; the four masonry openings are surrounded by stone. A continuous stone belt course (the former cornice level of the two-story building) separates the second story from the upper three stories.

The upper stories, which date to 1921, have no decorative separations between floors. The masonry openings have stone sills and lintels with prominent keystones; the lintels of the third story's center four bays are taller than the others of the façade. As previously mentioned, the cornice and a portion of the parapet were removed in the 1950s. Only a narrow band of stone trim remains above the third-story windows in the east and west sections of the façade; above this band are four evenly-spaced roundels. Above the center four bays are a series of stone medallions; the center medallion is the crest of the International Brotherhood of Boilermakers. The parapet, though shortened, is stepped and has stone coping.

#### West (Eighth Street) Elevation (Photos 2 & 3)

The street level of the west elevation is obscured by the 1949 basement stair enclosure. A series of four square masonry openings on this façade were infilled when the stair enclosure was constructed. The west elevation of the one-story stair enclosure spans the entire first story of the building. The majority of the wall is brick; the south quarter is pink granite with a corner window. A pink granite base runs the remainder of the elevation. Three groups of three vertical glass block windows penetrate the brick wall. The north wall of this enclosure formerly contained a louvered vent (Figure 7); this vent was removed at an unknown date and the masonry opening infilled with brick. An aluminum awning that covered this corner window was also removed at an unknown date.

The upper four stories are six bays wide and similar to the south elevation in that the second story is more ornamented than the upper three stories. At the second story, the windows are inset; square pilasters are located at the corners of the elevation, between bays two and three, and between bays four and five. A continuous belt course separates the second story from the upper stories. The masonry openings on the third through fifth stories have stone sills and lintels; keystones are located in the lintels of the third and fourth stories. The cornice line matches the south elevation and contains a series of four roundels.

#### East (Allis Court) Elevation (Photo 1)

The east elevation is six bays wide. The first story contains a single bay of 1949 storefront at the south; the second bay to the north is blank. The north four bays consist of evenly-spaced arched masonry openings with stone sills located in the upper portion of the story; no window units are visible. An entrance to the first story is located below the masonry opening of bay five (second from the north). A stone belt course separates the first and second stories only at the southern two bays.

At the second story, the southern two windows are inset, and a square pilaster is located on either side of the windows. The remaining four bays are simple rectangular masonry openings with stone sills. A continuous stone belt course separates the second story from the upper stories. The third through fifth stories are similar with rectangular masonry openings with stone sills and lintels with keystones. The cornice line above the southern two bays matches the south façade; the wall above the north four bays is blank.

#### North Elevation (Photo 4)

The first story of the north elevation is completely obscured by the 1949 construction. The remainder of the façade is stepped in a symmetrical E-shaped plan. Each of the protruding bays of the E contains four evenly-spaced windows at each of the four exposed stories. The upper three stories have historic (1921) steel two-over-two, single-hung sash windows (some with wire glass), stone sills, and steel lintels. A continuous band of brick two courses tall that protrudes

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

slightly from the wall plane separates the second story from the upper stories; the third story sills are aligned with this brick band. The second story contains one-over-one aluminum windows also with stone sills and steel lintels. A narrow octagonal chimney is located at the east corner of the west bay.

The inset portions of the north elevation are nearly identical. Both contain a fire escape at the center of the south wall that empties onto the roof of the 1949 building. Likely dating to 1921, the east stair is reinforced concrete and is in deteriorated condition;<sup>8</sup> the west stair is a contemporary metal structure. Doors to the third through fifth stories are non-historic. Aluminum one-over-one windows flank the doors. Three aluminum one-over-one windows are located in the second story; all have brick round-arch lintels and stone sills. The east and west walls of the insets have three bays, separated by plain brick pilasters. Each bay contains at least one window of a mix of sizes and sash materials; some are small square aluminum units (single or in pairs) while others are historic two-over-two steel windows, but the majority are aluminum one-over-one units.

#### Interior

The pre-1949 design of the building's interior is currently unknown. The 1931 Sanborn map shows a series of commercial spaces on the first floor anchored by the Brotherhood State Bank at the west and a double-width store at the east. The main entrance to the building was in the east-center bay on the south, opening into the elevator and stair lobby (*Figure 3*). In 1949 the entrance was moved one bay to the west to align with the State Street entrance into the New Brotherhood Building, but the elevator and stair core remain intact (discussed below). The new entrance corridor continues to seamlessly connect to the 1949 building in an interior arcade, containing terrazzo floors with integral cove base, travertine wainscoting, and acoustic ceilings with cove lighting (*Photo 11*). The bank remains on the west side of the arcade and is accessed both from the street and this interior arcade. Aside from the 1920s-era vault in the bank lobby (*Figure 11*), no historic finishes are visible. A non-historic controlled entrance on the east side of the corridor now leads into the elevator lobby; the east wall of this lobby is an aluminum-framed storefront that leads into a single business, occupying the east half of the first floor (*Photo 12*).<sup>9</sup>

The upper floors have been largely altered. Although historic configurations are not currently known, each floor likely had a main corridor, running east-to-west to the south of the elevator and stair core. Offices occupied the east, south, and west portions of the floors with mechanical and storage to the north of the circulation core. Today, the second, third, and fifth floors have mostly open floor plans with predominantly non-historic finishes and partition walls (*Photo 15*).<sup>10</sup> Only the fourth floor has an east-west corridor; although, finishes are non-historic. The date of the alterations is unknown, but they likely post-date 1963, as city directories up through that year list a number of businesses throughout the building. Additional stairs were added between upper floors at unknown dates.

The basement is divided into two sections on either side of a narrow corridor. A diagonal ramp, running northwest from the corridor, leads down into the basement of the 1949 building. The west side of the basement is a mixture of offices for the bank. Most of the spaces have non-historic finishes. At the northwest corner of the basement is a large historic safe deposit box vault (*Figure 11*). In 1963 a pool and spa were installed in the east side of the basement (*Figure 12*); the pool room retains its 1963 finishes, including a scalloped pool and tile walls (*Photo 16*).

#### *Circulation Core*

The building's main circulation core retains excellent material and design integrity. The main floor elevator lobby retains terrazzo floors and terrazzo walls from 1949, and each of the four elevator doors contains the letter B (*Photo 12*). Each floor has a rotary floor indicator between the elevators and a wood trim surround. At the second floor, one-inch checkerboard tile is visible at the elevators under later flooring, and marble baseboard is present around the walls of the elevator core (*Photo 14*). A historic mail chute runs from the fifth to the first floor to the east of the elevators. To the north of the elevator bank is the stair core, accessed from the main corridor on the first floor. The first two floors have marble wainscoting and steps from the 1910 construction (*Photo 13*); the landings between the first two floors have one-inch checkboard tile insets. The stairs leading from the second to the fifth floor are concrete.

<sup>8</sup> Both fire escapes were reinforced concreted, according to "Brotherhood Building Nearing Completion," 16.

<sup>9</sup> This space was not accessed during a recent site visit; however, finishes (floors, walls, ceilings) observed through the storefront are non-historic.

<sup>10</sup> Asphalt tile floors overlay wood floors; drop-ceilings cover smooth plaster ceilings and ceilings with mid-century applied acoustical tiles and light fixtures.

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

### New Brotherhood Building (753 State Avenue)

Constructed between 1948 and 1949, the New Brotherhood Building makes up the majority of the Block. This International style building has a steel structural frame with concrete floors, roof, and foundation (*Figure 13*); the roofs are flat with parapets. The building has three public entrances, facing State Avenue, Eighth Street, and Allis Court. The building is a stepped vertical mass with a total of ten stories plus a basement. The first floor and basement are rectangular in plan; floors two through five have a square H-shaped plan; floors six through nine are rectangular, and the tenth floor is T-shaped. The building's exterior retains a high level of integrity from its construction in 1949. Green marble and aluminum storefronts accent the ground level while the upper stories have bands of cream brick and aluminum window walls. Minor alterations to the exterior include the following: replaced glazing in some fifth-story windows;<sup>11</sup> replaced public entrance doors; a one-story enclosed walkway constructed in the 1990s between the second stories of the nominated building and the Grubel Building across Allis Court; and installation of roof-mounted telecom antennae. Apart from these, no additions or major alterations have occurred. See Figures 15 through 22 for historic drawings.

#### North (State Ave) Façade (Photos 5, 6, 7, & 9)

The north façade is symmetrical. The street level contains eight bays set within green marble veneer. The east four bays consist of aluminum-framed storefronts of three vertical windows; each bay has mirrored glass. The west three bays have aluminum-framed storefronts with three evenly-spaced windows with cross members.<sup>12</sup> A smooth aluminum band surmounts the storefronts. A flat aluminum awning covers the center two bays;<sup>13</sup> the west center bay contains the building's north entrance inset from the wall plane. This door system dates to circa 1990.<sup>14</sup> A band of cream-colored brick above the storefronts separates the first and second stories.

The second through fifth stories are identical and contain eight bays each. The center two bays are inset from the façade while the east and west bays are within the wall plane of the first story. The eastern three bays and western three bays each contain four pairs of historic windows; these aluminum bi-fold casement windows are double-glazed (typical) and are only operable at the sixth story (*Photo 25*).<sup>15</sup> Ribbed aluminum panels (Kawneer 30-117) that cover the building's steel framing separate the window bays; these panels accent the building corners at the windows (typical). The inset two center bays each contain three pairs of windows. The perpendicular walls to the east and west of the center two bays each have two bays that contain four pairs of windows. Tall bands of brick at the spandrels separate each story and cap the fifth story.

The north façade of stories six through nine are nearly identical and are within the wall plane of the center two bays of stories two through five. Each story is eight bays wide and has brick-clad spandrels. The center two bays contain three windows; the other bays contain two sets of two windows. The easternmost and westernmost bays of the ninth story have corner windows instead of aluminum panels, and the bays are capped by a thin aluminum band instead of the brick band that caps the center six bays. A simple metal railing surmounts the brick at the ninth-floor roof.

The tenth story is inset from the north façade. The T-shaped roof mass is brick, with brown brick bands. A single door opening at the east end provides access to the roof from the east stair. A one-story flat-roofed conference room projects from the north façade of the brick mass. The north, west, and east façades of the conference room are storefronts with brick bulkheads and an aluminum band at the roof; the east and west facades have a single door allowing access to the roof.

#### West (Eighth Street) Façade (Photos 2, 3, 5, & 9)

The west façade faces Eighth Street and is a T-shaped vertical mass. Floors one through nine are within the same wall plane; floor ten is inset from the façade, as is a portion of the ninth floor roof. The first level is eight bays wide and is set within green marble veneer; the southernmost bay is a one-story flat-roofed "connector" between the new and old

<sup>11</sup> The historic aluminum frames remain; however, the horizontal cross piece was removed when the new glazing was installed.

<sup>12</sup> The cross members may have been added at a later date. Historic images like Figure 7 do not show them; however, the muntin spacing and width are historic, and the jambs, sills, and headers are original.

<sup>13</sup> The underside of the awning is missing and reveals the red brick substrate of the façade onto which the green marble veneer is attached.

<sup>14</sup> This system contains four framed glass doors with transom; the door system is the same on the west, north, and east with the transoms of different heights.

<sup>15</sup> The EPA screwed closed the remainder of the windows in the 1990s.

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

Brotherhood buildings. From the north, bays two and three match the westernmost bays of the north façade. Bay three is similar except that the storefront contains a single door. Bay four contains the building's main west entrance inset from the wall plane. Bays five and seven are aluminum storefront systems with a pair of historic aluminum double doors (*Figure 14*). Bay eight contains a double-width storefront with a historic double-door at the south end. Like the north façade, a smooth aluminum band surmounts the storefronts. A flat aluminum awning covers the inset entrance in bay four. A band of cream-colored brick above the storefronts separates the first and second stories; this band continues south, framing bay eight.

The second through fifth stories are identical and are each seven bays wide. Bays one through three and five through seven contain four pairs of typical casement windows; the center bay, bay three, contains three windows. Ribbed aluminum panels separate each bay and also accent the corners.

The sixth through ninth stories are three bays wide and are centered on the façade. The sixth, seventh, and eighth stories are identical. Bays one and three contain four pairs of windows; the center bay contains three pairs. The ninth story is a continuous window wall without aluminum panels. A thin aluminum band caps the windows. The tenth story is set back from the roof of the ninth story; it is a brick mass with no openings.

#### East (Allis Court) Façade (Photos 7 & 8)

The east façade faces Allis Court and is nearly identical to the west façade with differences at the first story. At this level, green marble frames the first six bays from the north, and a smooth aluminum band surmounts the bays, like on the north and west elevations. Bay four contains the building's main east entrance; the other bays are aluminum storefronts without cross members. Bays seven and eight are set within brown brick. Bay seven contains a single pedestrian door with a garage door to its south; this door leads down into the basement. Bay eight contains a large window wall with translucent colored glass. Above this bay is the one-story elevated walk, built in the 1990s to connect the Brotherhood Block to the Grubel Building across Allis Court. As with the north and west façades, a band of cream-colored brick runs the length of the façade, separating the first and second stories. At the ground level, the New Brotherhood Building is inset about two feet from the east elevation of the Old Brotherhood Building.

#### South Façade (Photos 2, 3, & 10)

The south façade is similar to the north elevation in massing. The first story is covered by the roof of the building's south one-story portion. The second through fifth stories are identical and contain seven bays each. The center bay is inset and is within the wall plane of the sixth to tenth stories. The eastern three and western three bays each contain four pairs of historic windows. Unlike the north façade, the center bay does not contain the building's typical casement windows; in place of the windows is a band of brown brick. A single narrow window pierces the brown band at each story. The perpendicular walls to the east and west of the center two bays each have two bays that contain two sets of windows. A band of cream-colored brick separates each floor and caps the fifth story.

The south façade of the sixth through ninth stories are nearly identical. Each story is six bays wide and is separated from each other by a band of brick. The east two bays and west three bays consist of four pairs of windows. The center bay is a band of brown brick with a single narrow window punched in the brown band at each story. The easternmost and westernmost bays of the ninth story have corner windows instead of aluminum panels, and a thin aluminum band caps the outer bays instead of the brick band that caps the center six bays. A simple metal railing surmounts the brick at the ninth-story roof.

The south façade of the tenth story is aligned with the stories beneath it. The T-shaped roof mass is cream-colored brick, with four brown brick bands at the top. The tenth story itself is a triple-height volume, housing mechanical equipment. At the floor level are four equally-spaced masonry openings. Above these openings are four narrow windows within the first brown brick band; within the top brown-brick band are two windows.

#### Interior

The historic design of the building's interior is highly intact. Because the building was designed to accommodate multiple professional tenants, most floors contain offices accessed from a central corridor. The circulation core and restrooms are

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

grouped together and centrally located along the south side of each floor's main corridor.<sup>16</sup> Material integrity varies per floor, but the corridor width is consistent on each floor. Three elevators access the basement through ninth floors; only one of these three accesses the tenth floor. A continuous stair provides access to all levels (basement to the roof of the ninth floor) and is located adjacent to the east of the elevators (*Photo 24*). This stair retains its historic finishes, including terrazzo floors, aluminum handrails, and painted brick walls. At the first floor, the elevators have metal surrounds, and the metal doors have an incised design; elevator doors on upper levels and basement are painted metal (except the fifth floor where the doors have been brush-finished). Another continuous stair, located to the west of the elevators and restrooms, accesses the first through ninth floors and retains its historic finishes.

#### *First Floor*

As mentioned previously, when the New Brotherhood Building was constructed in 1948-1949, the first floor of the old building was integrally connected to the new building. The continuous north-south arcade, as it is labeled on the original blueprints, connects the entrances on State Street and Minnesota Avenue; a cross arcade connects the North Eighth Street and Allis Court entrances. The north-south arcade slopes up from north to south; the east-west arcade slopes up from west to east. Material and design integrity are excellent in these arcades: terrazzo floors; laid-in ceiling with cove lighting along the perimeter of corridors; plate glass, metal framed storefront windows in corridors; and travertine wainscoting throughout (*Photo 17*).

The cross-arcade design divides the first floor into four quadrants. The northeast, northwest, and southwest quadrants contain offices; the southeast quadrant contains the elevator core and former restaurant space, which also has terrazzo floors. To the south of the restaurant is the upper portion of the basement boiler room. A window in the east side of the south corridor formerly looked down into the boiler room to view the building's boilers; the window opening is currently infilled with drywall and covered with artwork.<sup>17</sup> The elevator bank is in the south wall of the east arcade; a historic mail chute (closed) is located in the wall to the west of the westernmost elevator (typical on floors one through nine).

#### *Second through Fifth Floors*

The second through fifth floors are H-shaped in plan with central double-loaded corridors (*Photo 18*). The second-floor corridor has plaster walls and drop-ceiling; the third-, fourth-, and fifth-floor corridors have non-historic finishes, including vinyl wall covering. In the 1990s, a one-story enclosed walkway was constructed to connect the New Brotherhood Building with the Grubel Building (736-742 Minnesota Avenue) to the east across Allis Court. The walkway connects through a door at the east end of the south wall. Today, the opening between the walkway and the Grubel Building is barricaded shut, obstructing access between the buildings.<sup>18</sup> The International Brotherhood of Boilermakers (IBB) currently occupies the fifth floor. This level has been recently updated. Most of the north corridor wall was removed to provide space for the IBB museum and reception desk across from the elevators. At the east and west ends of the corridor are the IBB offices with new finishes, including carpet, gypsum board walls, and dropped ceiling.

#### *Sixth through Ninth Floors*

The sixth through ninth floors are rectangular in plan. These floors are centered within the vertical mass of the building. The main corridors of the sixth, seventh, and eighth floors retain their historic metal panel walls and corridor doors (*Photo 19*). On the eighth floor are a historic green porcelain drinking fountain and a metal ashtray along the south corridor wall. The ninth-floor corridor finishes are non-historic and include carpeting and gypsum board walls with vinyl wallcovering.

#### *Tenth Floor*

The tenth floor is a T-shaped penthouse surrounded by the ninth-floor roof. A one-story conference room occupies the north portion of the floor (*Photo 20*); a triple-height mechanical space occupies the southern portion of the floor. Only the westernmost elevator accesses this floor and opens directly into the one-story conference room. The conference room has window walls at the west, north, and east; the south wall has wood paneling. A door at the west end of south wall leads to the small hall. At the west end of this hall are small restrooms; to the south of the hall/elevators is a mechanical room with a large metal water tank (*Photo 21*).

<sup>16</sup> Restrooms are stacked to west of elevators on floors two through nine; there are no restrooms on the first floor, as the restrooms are directly above the south corridor.

<sup>17</sup> This feature is not on the blueprints.

<sup>18</sup> The walkway is owned by the owner of the Brotherhood Block while the City of Kansas City, Kansas owns the Grubel Building.

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

### *Basement*

The basement is an industrial space with parking. Storage and maintenance offices are located around the perimeter of part of the north, west, and part of the east walls. Mechanical rooms are located to the south of the elevator core. Floors, walls, and ceiling are concrete. A steep ramp from the basement up to Allis Court (*Photo 22*) separates the mechanical room and elevator core from the double-height boiler room. The boiler room is located between the main portion of the New Brotherhood Building and the Old Brotherhood Building. Three Kewanee boilers, installed on site, are housed in this space (*Photo 23*), and a skylight provides natural light.

### **Integrity**

The Brotherhood Block retains a high level of integrity from its period of significance, 1921 to 1969. The largest portion of the Block is the 1949 Brotherhood Building. Because the building was designed to house offices, each of the upper floors has been used as offices throughout the decades with various tenant improvements, but the floor configuration (design) remains intact on each level. Public spaces, including circulation cores and the main level, are highly intact with historic finishes on the main level and at least three upper floors. Exterior materials and design are excellent, and apart from the 1990s walkway, no non-historic additions have been constructed. The Old Brotherhood Building's historic connection to the IBB is its most important aspect of integrity (association). The building's location and setting are retained, and overall material integrity is good on the exterior, as the 1949 design is discernible. The most public portion of the building is the main floor, which retains its mid-century configuration and materials. Although the upper floors' historic configurations are unknown, the building continues to house office space as it did historically.

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

## 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.

### Areas of Significance

Social History

### Period of Significance

1921-1969

### Significant Dates

1921

1949

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Rose & Peterson (1921 architect)

Maultsby, John D., Jr. (1949 architect)

Finney & Turnipseed (1949 struct. engineer)

S. Patti Construction Company (1949 builder)

### 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.

### Period of Significance (justification)

While headquartered in the Brotherhood Block, significant moments related to the administration and continuation of the Brotherhood occurred. Therefore the period of significance begins in 1921 when the International Brotherhood of Boilermakers moved their headquarters into the Wahlenmaier Building and added three stories, extends through 1949 with the construction of the New Brotherhood Building, and ends in 1969, due to the union's continued operation out of this Block.

### Criteria Considerations (justification)

N/A

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

---

## Narrative Statement of Significance

---

### Summary

The Brotherhood Block is locally significant under Criterion A for its association with the International Brotherhood of Boilermakers, Iron Ship Builders, Blacksmiths, Forgers and Helpers (Brotherhood), the only national union headquartered in Kansas. The Brotherhood formed during an era when organized labor as a movement began to effect real change in the form of better working conditions and higher wages for the industrial and skilled workers of the United States. Kansas City and Wyandotte County have been strong pro-labor centers in Kansas since the late 1800s, mostly due to their associations with the railroad industry. Both the Coopers' International Union of North America and the Brotherhood operated headquarters out of downtown Kansas City, Kansas, but only the Brotherhood has been headquartered in Kansas City since its founding in 1893. Prior to 1921, the Brotherhood rented offices in various buildings in downtown Kansas City, moving to larger spaces as the union grew. The Brotherhood purchased the two-story Wahlenmaier Building at the northeast corner of Eighth and Minnesota in the fall of 1920 after convention delegates reaffirmed Kansas City, Kansas as international headquarters. Three stories were immediately added to the building to allow the Brotherhood to both expand their office space and profit from renting offices to other professionals. The Brotherhood moved into the fifth floor in 1921. After World War II when the union's membership peaked, the Brotherhood looked to expand their property holdings and relocate into a larger space, so between 1948 and 1949 they built a ten-story modern office building to the north of and integrally connected with the Wahlenmaier Building, creating the New Brotherhood Block. The Brotherhood Block is the only remaining building in Kansas associated with this national union and represents the pinnacle of Brotherhood's prominence; although, the Brotherhood continued its mission in the decades after the building's construction, adapting itself to its members' needs. The period of significance begins in 1921 when the International Brotherhood of Boilermakers moved their headquarters into the Wahlenmaier Building and added three stories, extends through 1949 with the construction of the New Brotherhood Building, and ends in 1969, due to the union's continued operation out of this Block. While headquartered here, significant moments related to the administration and continuation of the Brotherhood occurred. When the Brotherhood moved into its new building in 1921, the union was one of the largest associated with the AFL. The creation of the Brotherhood State Bank in 1924, the Boilermakers National Health and Welfare Fund in 1954, and the Boilermaker-Blacksmith National Pension Trust in 1960 occurred while headquartered here, and the Brotherhood presidents served on national commissions and committees to further the interest of labor and their members.

---

### Elaboration

#### Organized Labor in Kansas

The late 1870s and 1880s saw the rise of organized labor in the United States. The Industrial Revolution led to fast-paced technological advances, escalating industrial power, and increased productivity. For some, namely company owners, this meant a higher living standard and increased wealth. The workers, on the other hand, often lived in poverty and toiled in dangerous conditions.<sup>19</sup> Earlier efforts to organize were mostly unsuccessful. Unions were not unlawful in the United States, but striking was often considered illegal because of the interruption to commerce. As a result, unions tended to operate in secret as individual units (locals) unconnected from a larger organization (nationals) or even other like-minded units.<sup>20</sup> In the decades following the Civil War, cyclical periods of nationwide economic prosperity and depression affected millions of laborers, who negotiated or struck against wage reductions brought on by the economic turmoil.<sup>21</sup> Although not always successful in achieving all of their requests, "this turbulent period brought a growing recognition of the nationwide

<sup>19</sup> Kevin Hillstrom, *Workers Unite! The American Labor Movement, Defining Moments Series* (Detroit: Omnigraphics, Inc., 2011), 35-36.

<sup>20</sup> Grace Under Pressure: A History of the International Brotherhood of Boilermakers, Iron Ship Builders, Blacksmiths, Forgers, and Helpers, AFL-CIO (Kansas City, KS: International Brotherhood of Boilermakers Archives, 2007), 17.

<sup>21</sup> US Department of Labor, "Brief History of the American Labor Movement," Bicentennial Edition, Bulletin 1000 (Washington, DC: US Government Printing Office, 1976), 8 [digitized on-line]; available from FRASER [https://fraser.stlouisfed.org/files/docs/publications/bls/bls\\_1000\\_1976.pdf](https://fraser.stlouisfed.org/files/docs/publications/bls/bls_1000_1976.pdf) (accessed 30 October 2018); Hillstrom, *Workers Unite!*, 27.

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

significance of the labor movement and of the social and economic ills which it was attempting to remedy."<sup>22</sup> Significantly, the federal government acknowledged the impact of labor when in 1884 Congress established a Bureau of Labor within the Department of the Interior.<sup>23</sup> The Bureau of Labor Act tasked a Commissioner of Labor to "collect information upon the subject of labor, its relation to capital, the hours of labor, and the earnings of laboring men and women, and the means of promoting their material, social, intellectual, and moral prosperity."<sup>24</sup> Emboldened, new locals organized openly and championed the idea of national federations of local unions.<sup>25</sup> Local trade union membership reached approximately three hundred thousand by 1885, and the Knights of Labor, which existed as a nationwide federation of disparate workers, had a membership of over seven hundred thousand in 1886.<sup>26</sup> Thirteen distinct craft unions founded the American Federation of Labor (AFL) in the fall of 1886, choosing a twenty-three-year-old New York cigar maker, Samuel Gompers, as its president.<sup>27</sup>

Organized labor became an important movement in Kansas beginning in the early 1880s.<sup>28</sup> While agriculture was by far the largest industry in the state, the railroad, mining, and manufacturing industries also had a large presence.<sup>29</sup> By April 1882 at least eight railroads owned and operated 3,718 miles of track in the state.<sup>30</sup> In 1885 the Kansas Legislature established the Kansas Bureau of Labor and Industry within the Department of Agriculture. When the Bureau compiled its first statistics in 1885, Kansas hosted several locals affiliated with national labor unions, including the Brotherhood of Locomotive Engineers, the Brotherhood of Locomotive Firemen, the Order of Railway Conductors, the International Typographical Union, the Cigar Makers' International Union of America, the Cigar Makers' Progressive Union of America, and the Knights of Labor. Those unions pertaining to the railroad industry were organized in towns across the state where that industry had a large impact: Atchison, Dodge City, Ellis, Emporia, Fort Scott, Kansas City, Neodesha, Nickerson, Ottawa, Parsons, and Topeka.<sup>31</sup>

The Knights of Labor was the largest labor union in Kansas—and the United States—in the late 1880s. The union represented workers from what they termed the "producing classes" regardless of occupation, gender, religion, nationality, and to a large extent, race.<sup>32</sup> When established in the state in 1879, the union was concentrated in the coal regions of southeastern Kansas. The Knights were instrumental in persuading the Kansas Legislature to create a bureau of labor in 1885.<sup>33</sup> At the height of their popularity between 1885 and 1886, strikes on the Missouri Pacific Railway consolidated several disparate striking groups into an established branch of the Knights of Labor at Armourdale, Kansas. Armourdale, now a part of Kansas City, Kansas, was (and still is) a hub of railroad traffic, and the Knights of Labor was already an influential union within the Union Pacific Railway, which had a large presence in Armourdale. The Missouri Pacific strike led to the establishment of local Knight assemblies along the railway, five in Wyandotte County alone. Other assemblies established in Downs (Osborne County), Greenleaf (Washington County), Lenora (Norton County), Muscotah (Atchison

<sup>22</sup> US Department of Labor, "Brief History of the American Labor Movement," 9.

<sup>23</sup> US Department of Labor, "Brief History of the American Labor Movement," 8. This bureau evolved into what is now the Bureau of Labor Statistics within the US Department of Labor.

<sup>24</sup> Forty-eighth U.S. Congress, first session. Chapter 127: *An Act to Establish a Bureau of Labor*, June 27, 1884 (Washington, DC: US Government Printing Office, 1884), 60-61 [digitized on-line] available from the Library of Congress <https://www.loc.gov/law/help/statutes-at-large/48th-congress/Session%201/c48s1ch127.pdf> (accessed 4 December 2018).

<sup>25</sup> US Department of Labor, "Brief History of the American Labor Movement," 9.

<sup>26</sup> US Department of Labor, "Brief History of the American Labor Movement," 9; *Grace Under Pressure*, 17.

<sup>27</sup> Hillstrom, *Workers Unite*, 32; Philip Dray, *There is Power in a Union: The Epic Story of Labor in America* (New York: Doubleday, 2010), 4. Craft, trade, and skilled each denote specialized manual work such as carpentry, steelmaking, boiler making, etc.

<sup>28</sup> Edith Walker & Dorothy Liebengood, "Labor Organizations in Kansas," *Kansas History* 4 (August 1935): 283 [transcription on-line] available from the Kansas Historical Society <https://www.kshs.org/p/labor-organizations-in-kansas/12649> (accessed 30 October 2018).

<sup>29</sup> Edith Walker, "Labor Problems During the First Year of Governor Martin's Administration," *Kansas History* 5 (February 1936): 33 [transcription on-line]; available from Kansas Historical Society <https://www.kshs.org/p/labor-problems-during-the-first-year-of-governor-martin-s-administration/12671> (accessed 30 October 2018).

<sup>30</sup> William Cutler, *History of the State of Kansas* (Chicago: A.T. Andreas, 1883), n.p. [transcribed on-line] available from Kansas Collection Books <http://www.kancoll.org/books/cutler/eraop/era-of-peace-p1.html#RAILROADS> (accessed 7 December 2018).

<sup>31</sup> Walker & Liebengood, "Labor Organizations in Kansas," 284; *First Annual Report of the Bureau of Labor and Industrial Statistics* (Topeka, KS: Kansas Publishing House, 1886), 88-100 [digitized on-line]; available from the Hathi Trust <https://hdl.handle.net/2027/njp.32101074945732> (accessed 26 November 2018).

<sup>32</sup> David Brundage, "Knights of Labor," in Mari Jo Buhle, Paul Buhle, and Dan Georgakas, eds., *Encyclopedia of the American Left*, 2<sup>nd</sup> edition (New York: Oxford University Press, Inc., 1998), 418.

<sup>33</sup> Walker, "Labor Problems During the First Year of Governor Martin's Administration," 33.

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

County), and Stockton (Rooks County).<sup>34</sup> Additional strikes in Kansas in 1886 were not as successful. For instance, in Argentine (now part of Kansas City) workers at the Kansas City Smelting and Refining Company struck to reduce their workday from twelve to eight hours; the company did not accede to the grievances, and the laborers went back to work.<sup>35</sup>

Laborers fared better in the 1890s. By the end of 1897, the Kansas Bureau of Labor reported that Kansas had forty-six distinct labor organizations operating in twenty-four counties with over twenty-one hundred members.<sup>36</sup> These unions were focused on eight different railroads and mechanical trades, and all were locals affiliated with an international organization. The 1897 report indicates that 118, or 89.3 percent, of all grievances during the year had been "settled satisfactorily or favorably compromised" by the labor organizations.<sup>37</sup> In 1898 Wyandotte County had more local unions than any other county in the state; further, the two unions headquartered in Kansas, the Brotherhood and the Coopers' International Union of North America, were within a few blocks of each other in downtown Kansas City.<sup>38</sup>

In the years prior to World War I, the AFL was active in politics, and organized labor benefited from legislation advocated by the AFL. Several states passed legislation "regulating the employment of women and children in industry and providing for protection against industrial hazards."<sup>39</sup> In 1920, 1.06 million children between the ages of ten and fifteen were employed.<sup>40</sup> After farming, the manufacturing and mechanical industries employed the most children, nearly one hundred ninety thousand nationwide.<sup>41</sup> Kansas enacted its first comprehensive child-labor law in 1905 with an amendment in 1909, but the Kansas Industrial Welfare Law of 1915 further helped reduce the number of children employed in hazardous occupations.<sup>42</sup> Kansas employed 7,270 children in 1920 down from 18,730 in 1910.<sup>43</sup> Kansas was also one of the first states to enact a workers' compensation law; although, "there had been practically no agitation in Kansas for a compensation act" until 1910.<sup>44</sup> Passed by the legislature in the spring of 1911, the law went into effect in January 1912.<sup>45</sup> Two pro-labor Congressional bills passed in the 1910s. In 1914, the Clayton Anti-Trust Act protected unions during disputes, and the Adamson Act of 1916 established an eight-hour workday for railroad workers.<sup>46</sup> Unions had agitated for the eight-hour workday for all workers for decades, so this was a major milestone. Another benefit to organized labor came in 1913. Although a Bureau of Labor existed under the US Department of the Interior, President Woodrow Wilson established the US Department of Labor in 1913 to enable labor to be represented within the president's cabinet.<sup>47</sup> Following suit, Kansas removed the Bureau of Labor from the Department of Agriculture and created a separate Department of Labor in 1913.

The early twentieth century saw improvements for workers. Labor disputes generally decreased from 1916 to 1925 as wages increased and weekly hours decreased.<sup>48</sup> Between 1914 and 1923, average hourly wages for manufacturing workers, including boilermakers, jumped from fifteen cents to fifty-two cents, and in 1923 the average weekly hours were

<sup>34</sup> Walker & Liebengood, "Labor Organizations in Kansas," 284-286.

<sup>35</sup> Edith Walker, "Labor Problems During the Second Year of Governor Martin's Administration," *Kansas History* 5 (May 1936): 191-193 [transcription on-line]; available from Kansas Historical Society <https://www.kshs.org/p/labor-problems-during-the-second-year-of-governor-martin-s-administration/12676> (accessed 30 October 2018).

<sup>36</sup> The number of organized workers in 1897 represented about 0.2 per cent of the state's population of around 1.4 million.

<sup>37</sup> *Thirteenth Annual Report of the Kansas Bureau of Labor and Industrial Statistics* (Topeka: The Bureau, 1898-1899), 361-363 [digitized on-line]; available through the Hathi Trust <https://hdl.handle.net/2027/hvd.hl4py8> (accessed 26 November 2018).

<sup>38</sup> *Fourteenth Annual Report of the Kansas Bureau of Labor and Industrial Statistics* (Topeka: The Bureau, 1899), 172-173 [digitized on-line]; available from the Hathi Trust <https://hdl.handle.net/2027/hvd.hl4py9> (accessed 27 November 2018).

<sup>39</sup> US Department of Labor, "Brief History of the American Labor Movement," 16.

<sup>40</sup> *The American Labor Year Book* 1923-1924, Vol. V (New York: Rand School of Social Science, 1924), 70-71 [digitized on-line]; available from Internet Archive <https://archive.org/details/americanlaboryea00rand/page/h5> (accessed 30 October 2018).

<sup>41</sup> *The American Labor Year Book* 1923-1924, 70-71.

<sup>42</sup> Domenico Gagliardo, "A History of Kansas Child-Labor Legislation," *Kansas Historical Quarterly* 1 (August 1932): 389 [transcribed on-line] available from the Kansas Historical Society <https://www.kshs.org/p/kansas-historical-quarterly-a-history-of-kansas-child-labor-legislation/12553> (accessed 7 December 2018).

<sup>43</sup> Gagliardo, "A History of Kansas Child-Labor Legislation," 380.

<sup>44</sup> Domenico Gagliardo, "First Kansas Workmen's Compensation Law," *Kansas Historical Quarterly* 9 (November 1940): 385 [transcribed on-line] available from the Kansas Historical Society <https://www.kshs.org/p/first-kansas-workmen-s-compensation-law/12846> (accessed 7 December 2018).

<sup>45</sup> Gagliardo, "First Kansas Workmen's Compensation Law," 385.

<sup>46</sup> US Department of Labor, "Brief History of the American Labor Movement," 16-17.

<sup>47</sup> *Grace Under Pressure*, 61.

<sup>48</sup> *The American Labor Year Book* 1926, Vol. VII (New York: Rand School of Social Science, 1926), 204-205 [digitized on-line]; available from Internet Archive <https://archive.org/details/americanlaboryea01rand/page/h3> (accessed 30 October 2018).

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

forty-six, down from sixty in 1890.<sup>49</sup> Among those unions affiliated with the AFL, fifty-three disputes occurred in Kansas in 1917, four in 1922, and eight in 1925.<sup>50</sup>

During a special session in January 1920, the Kansas legislature created the Kansas Court of Industrial Relations. Governor Henry Allen called for a better solution to wage disputes after a series of coal mine strikes at the end of 1919 attempted to "make the public the helpless victim of a fuel famine."<sup>51</sup> The court, comprised of three judges, was to handle all disputes between unionized workers and their employers without disrupting the industry or endangering the public, meaning no strikes.<sup>52</sup> The AFL and their affiliated unions, such as the International Brotherhood of Boilermakers, adamantly opposed the Court, holding that workers have a right to strike.<sup>53</sup> The Kansas Court gained national attention, even bringing together Governor Allen and AFL president, Samuel Gompers, for a debate in Carnegie Hall in May 1920.<sup>54</sup> Ultimately, the United States Supreme Court declared the Court to be unconstitutional, and it was disbanded in 1925.<sup>55</sup>

During the Great Depression, union membership declined from five million to slightly over 3.5 million. The building and transportation industries fared better than others.<sup>56</sup> In the 1930s, fifty-two national organizations were represented in Kansas; although, by 1936 the Coopers' International Union of North America had relocated their headquarters to Boston, Massachusetts. As in the previous decades, the largest organized industries included the mining and railroad industries.<sup>57</sup> A series of Congressional bills passed in the 1930s helped organized workers across the country. One of the most significant of these was the National Labor Relations (Wagner) Act passed in 1935. The Wagner Act guaranteed workers' rights to organize and join in collective bargaining. It also created the National Labor Relations Board to mitigate employers' interference with the rights of workers to organize and engage in collective bargaining. In 1938, Congress passed the Fair Labor Standards Act (FLSA), which set the maximum number of hours worked in a week to forty-four (reduced to forty in 1941) with guaranteed overtime pay, established the first national minimum wage standard, and ended the shipment of goods produced by child labor.<sup>58</sup> The pro-labor legislation at this time helped encourage unions through the 1930s and into World War II.<sup>59</sup>

During World War II, many unions agreed not to strike in order to support the war effort. After the war, inflation rates skyrocketed, but wages remained at the same levels. Consumer prices rose faster within six months of 1946 than they did during the war. Further factories cut hours or temporarily closed. Several strikes occurred across industries to advocate for wages consistent with the cost of living.<sup>60</sup> In response to the interruption to work, Congress passed the Taft-Hartley Act in 1947 over the veto of President Harry Truman and the aggressive objection of organized labor. Seen as an anti-labor bill by labor leaders, including Brotherhood President Charles MacGowan, the Taft-Hartley Act, among other things, prohibited unions from educating members about or advocating for political candidates, gave employers the right to campaign against organized labor, banned the union-only shop, and gave employers more control of how unions are run

<sup>49</sup> US Department of Labor, "Brief History of the American Labor Movement," 19. The wages equate to \$3.76 and \$7.60 in 2018.

<sup>50</sup> *The American Labor Year Book 1926*, 205.

<sup>51</sup> *The Court of Industrial Relations*, (Topeka: State Printer, 1920), 5 [digitized on-line] available from the Kansas Historical Society, *Kansas Memory* <https://www.kansasmemory.org/item/223663> (accessed 7 December 2018).

<sup>52</sup> *The Court of Industrial Relations*, 20.

<sup>53</sup> International Brotherhood of Boilermakers and Iron Ship Builders and Helpers of America and Governor Henry Allen Correspondence. January 5-11, 1920. Governors Office Correspondence Governor Henry Allen Box 12 Folder Court of Industrial Relations N. [digitized on-line]; available from Kansas Memory <https://www.kansasmemory.org/item/213491> (accessed 30 October 2018). In his remarks before the Kansas legislature, Governor Allen stated that "those most active in leading the fight against the bill are the officials of the four railway brotherhoods," calling them the "aristocracy of organized labor" (*The Court of Industrial Relations*, 4). The Brotherhood was one of the four railway brotherhoods, and members from locals across the state wrote letters to the governor to oppose the legislation.

<sup>54</sup> Domenico Gagliardo, "The Gompers-Allen Debate on the Kansas Industrial Court," *Kansas History* 3 (November 1934): 385-386 [transcription on-line]; available from Kansas Historical Society <https://www.kshs.org/p/the-gompers-allen-debate-on-the-kansas-industrial-court/12622> (accessed 30 October 2018).

<sup>55</sup> *The American Labor Year Book 1926*, 9.

<sup>56</sup> US Department of Labor, "Brief History of the American Labor Movement," 21.

<sup>57</sup> Stewart, "Handbook of American Trade-Unions."

<sup>58</sup> Randy Storch, *Working Hard for the American Dream: Workers and Their Unions, World War I to the Present*, The American History Series (Chichester, UK: Wiley-Blackwell, 2013), 64-65.

<sup>59</sup> US Department of Labor, "Brief History of the American Labor Movement," 22-23.

<sup>60</sup> US Department of Labor, "Brief History of the American Labor Movement," 29-30; *Grace Under Pressure*, 165. According to IBB President MacGowan, Boilermaker strikes were "virtually nil" during the war.

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

within their business.<sup>61</sup> The Taft-Hartley Act was a direct repudiation of the Wagner Act and signaled a significant turning point in the progress of American unions.

### History of the International Brotherhood of Boilermakers, Iron Ship Builders, Blacksmiths, Forgers and Helpers<sup>62</sup>

Boiler making involves assembling, installing, and repairing large vessels containing liquids and gases used to power machinery and heat buildings. Similarly, boilermakers also built vessels like ship hulls. The work is physically demanding, often dangerous, and rooted in the Industrial Revolution. As early as the 1780s, steam-powered machines drastically increased the manufacture of goods. These early steam boilers, at first built by blacksmiths, were simple inventions with low-pressure settings. Boiler making quickly evolved into its own specialized and highly-skilled craft as boiler-design became more complex and tolerances narrowed to meet industry demands for increased productivity. Complex designs for higher-powered machines created the need for skilled workers able to build safe, practical units and keep them in working order. The higher the pressure, the more dangerous—and deadly—a faulty boiler became.<sup>63</sup> By the mid-1800s, steam powered not only factory machinery but also the locomotives and ships that transported the mass-produced goods. Railroads became the largest employer of boilermakers, but these specialized workers also built steam-powered iron ships. Specifically, boilermakers working in shipyards built the ships' boilers and riveted the hulls.<sup>64</sup> Because of the widespread industrial uses of boilers, the skilled workers building and operating them were dispersed throughout the country and concentrated in areas where railroads and shipbuilding were prevalent.

Boilermakers sensed a need to organize by the mid-1800s to ensure they were fairly compensated for their specialized skills. A typical boilermaker at this time made just under \$1.50 (\$38 in 2018) for a ten-hour day without any other benefits. "Job-site accidents were considered acts of God, and they were so frequent that insurance companies would insure the railroad, the train, the contents of the train" but not the workers.<sup>65</sup> Although steam-powered machines were common at this time, the number of men employed in the making and maintaining of boilers was quite small. In 1850, there were sixty-eight boilermakers per million people; in contrast, for the same year there were 4,308 blacksmiths per million. By 1870, the number of boilermakers had risen to 180.<sup>66</sup> Boilermakers established small, local unions across the country, but without a larger national federation, the workers had little influence with employers. Attempting to remedy this, several small, independent boilermaker unions petitioned for membership in the Knights of Labor in 1874, but not until 1878 did the Knights agree to represent them.<sup>67</sup>

In the decades immediately following the Civil War, three national boilermaker unions formed before the creation of the modern-day Brotherhood in 1893. San Franciscan boilermakers created the first known national union in 1876; the Boilermakers' League of the Pacific Coast established branches in San Francisco, Sacramento, and Portland (Oregon). Efforts to extend further were not successful, so in 1884 the League merged with a national group headquartered in Chicago. In October 1880 representatives from nine independent boilermaker locals met in Chicago to form the National Boilermakers Protective and Benevolent Union. Between the end of 1880 and 1893, the national union boasted forty local lodges established across the United States—from Boston to Cleveland to Portland, Oregon and from Chicago to New Orleans—with one lodge in Mexico and at least three in Canada. With the first Canadian lodge's inclusion in 1884, the union voted to change the name of the organization to the International Brotherhood of Boiler Makers and Iron Ship Builders Protective and Benevolent Union. The third national union, the National Brotherhood of Boiler Makers, formed in

<sup>61</sup> Grace Under Pressure, 166-167; Hillstrom, *Workers Unite!*, 85; US Department of Labor, "Brief History of the American Labor Movement," 31-32.

<sup>62</sup> Most of this section is based on the IBB Archives book, *Grace Under Pressure: A History of the International Brotherhood of Boilermakers, Iron Ship Builders, Blacksmiths, Forgers, and Helpers*, AFL-CIO (Kansas City, KS: International Brotherhood of Boilermakers Archives, 2007).

<sup>63</sup> For instance, a January 1889 *Newton [Kansas] Weekly Journal* listed newspaper headlines from around the country, documenting at least sixty-seven deaths from boiler explosions in 1888. "During 1888, Some of the Important Events of the Past Year," *The Newton Journal* (4 January 1889): 3.

<sup>64</sup> Grace Under Pressure, 9, 11-12, 14-15, 129.

<sup>65</sup> Grace Under Pressure, 16.

<sup>66</sup> Based on US population statistics, there were approximately sixteen hundred boilermakers in 1850, thirty-two hundred in 1860, and sixty-nine hundred in 1870. In contrast, for the same years there were approximately ninety-nine thousand, one hundred twelve thousand, and one hundred forty-two thousand blacksmiths. US Bureau of Labor Statistics, "Handbook of Labor Statistics 1924-1926," Bulletin No. 439 (Washington, DC: US Government Printing Office, June 1927), 419 [digitized on-line] available from FRASER <https://fraser.stlouisfed.org/title/4025/item/493213> (accessed 5 December 2018).

<sup>67</sup> Grace Under Pressure, 15-17. It is unknown why it took four years to decide.

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

Atlanta in 1888 to provide a fund for sick and distressed workers and to encourage continued education among the members. Although primarily concentrated in the southern United States (Atlanta, Birmingham, Richmond), the National Brotherhood also established lodges in Canada and Mexico; by 1893, the National Brotherhood included ninety-four lodges.<sup>68</sup> With a louder voice, strikes in the 1880s led to better wages and working conditions for the nearly thirteen thousand boilermakers in the United States; although, only a fraction of these were unionized.<sup>69</sup>

Today's International Brotherhood of Boilermakers, Iron Ship Builders, Blacksmiths, Forgers and Helpers (Brotherhood) was formed as the Brotherhood of Boiler Makers [sic] and Iron Ship Builders in the fall of 1893 at a special meeting in Chicago. The new national federation consolidated Chicago's International Brotherhood of Boiler Makers and Iron Shipbuilders and Atlanta's National Brotherhood of Boilermakers.<sup>70</sup> The preamble to the Brotherhood's constitution states that "Organization being necessary to protect the wage workers and institute better conditions with the assistance of progressive, intelligent combination, therefore, in order to emancipate our fellow craftsmen from the oppressive burdens they are now suffering under we have organized this [Brotherhood]."<sup>71</sup> Talks of merging the two organizations are traced to early 1893 when Lee Johnson, then-president of the National Brotherhood, announced in the July 1, 1893 *National Brotherhood of Boiler Makers Official Journal* that a plan was in the works. The merger strengthened the voice of the nation's unionized boilermakers and iron shipbuilders with 130 lodges representing nearly sixteen hundred workers.<sup>72</sup> This number is only about 8 percent of the estimated total number of boilermakers in the United States at the time.<sup>73</sup> From the beginning, members were provided death, disability, and strike benefits.

At the 1893 merger meeting, the union delegates selected their officers and headquarters. The delegates chose Lee Johnson, president of the National Brotherhood, as president of the new organization, and he convinced the delegates to select Kansas City, Kansas for the headquarters. While the reasons for selecting Kansas City are not concretely known, several factors were in the city's favor. Johnson, a native of nearby Leavenworth, had relocated the National Brotherhood's headquarters from Atlanta to Kansas City earlier in 1893,<sup>74</sup> and the National Brotherhood's membership was higher than the International Brotherhood's. Further, Kansas City is centrally located nearly equidistant from the Gulf Coast and both the Atlantic and Pacific oceans; as such, since the end of the Civil War, the area quickly became a railroad hub, connecting all parts of the country and attracting numerous workers. Wyandotte County and Kansas City were also strong pro-labor areas in a state where unions were active and influential in the late 1800s.<sup>75</sup>

Lee Johnson (1863-1933) served as president of the Brotherhood from 1893 to 1897. Born in Leavenworth, one of Johnson's first jobs was with the Diamond Boiler Works in Kansas City, Missouri, at a time when boilermakers were beginning to organize. Johnson joined the Knights of Labor, which influenced his leadership style focused on negotiation and arbitration rather than striking. After the Brotherhood's creation in the fall of 1893, Johnson located the union's headquarters to the Wyandotte Building at Fifth and Minnesota (no longer extant) in downtown Kansas City, Kansas. Under his evenhanded leadership, the Brotherhood affiliated with the American Federation of Labor (AFL) in 1896 and membership grew to about five thousand by the time he resigned to become chief of the Kansas Bureau of Labor and Industry in 1897. The Brotherhood credits Johnson more than any other with the creation of the consolidated union.<sup>76</sup>

<sup>68</sup> Grace Under Pressure, 17-20.

<sup>69</sup> US Bureau of Labor Statistics, "Handbook of Labor Statistics 1924-1926," 419. In 1890 there were 339 boilermakers per million people.

<sup>70</sup> Preamble to the *Constitution and By-Laws of the International Brotherhood of Boiler Makers, Iron Ship Builders and Helpers of America* (Kansas City, KS: International Brotherhood of Boilermakers, Iron Ship Builders and Helpers of America, 1908), 1 [digitized on-line]; available from Hathi Trust <https://hdl.handle.net/2027/uiug.30112105338450> (accessed 29 October 2018). The special meeting was held September 1, but the new union was not effective until November 1 (Grace Under Pressure, 36).

<sup>71</sup> 1908 *Constitution and By-Laws*, n.p. This remained the mission statement throughout the decades.

<sup>72</sup> Grace Under Pressure, 36, 43. Compared to other specialized trade unions of the time period, the Brotherhood was a relatively small organization. For instance, the International Brotherhood of Electrical Workers had two thousand members in 1892 and ten thousand members in 1893 (<http://www.ibew.org/Portals/31/documents/Form%20169%20-%20History%20and%20Structure.pdf> accessed 5 December 2018), and the International Association of Machinists were four thousand members strong in 1890 (<https://www.goiam.org/about/history-of-the-iam/> accessed 5 December 2018).

<sup>73</sup> US Bureau of Labor Statistics, "Handbook of Labor Statistics 1924-1926," 419. In 1890, there were 339 boilermakers per million people, and the US population that year was 62.9 million.

<sup>74</sup> According to the Brotherhood, Johnson operated out of a small brick commercial building at 412 N. Fifth Street, which is still standing (Grace Under Pressure, 171).

<sup>75</sup> Grace Under Pressure, 35, 42; Joe H. Vaughan, *Kansas City, Kansas*. Images of America series (Mount Pleasant, SC: Arcadia Publishing, 2012), 70.

<sup>76</sup> Grace Under Pressure, 42-43.

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

Between 1897 and 1908 two influential leaders directed the union. John McNeil (1854-1920) led the Brotherhood from 1897 to 1905. During his tenure, the first western Canadian lodge was established, membership grew, and workers were well represented. Well-paid boilermakers earned \$2.50 (\$74 in 2018) a day. McNeil also championed the inclusion of a helpers division into the union. The helpers assisted the tradesmen and made less money, but they were integral to the work of shipbuilding, especially. As the union grew, the headquarters were relocated in 1903 to a larger space within the Portsmouth Building in downtown Kansas City (no longer extant). From 1905 to 1908, the Boilermakers were led by George Dunn. Dunn's short tenure restored "a sense of purpose to the Brotherhood" by the stabilization of the organization's finances. In 1905, twelve thousand of the approximately thirty-two thousand total American boilermakers claimed membership in the Brotherhood, but only five thousand paid dues.<sup>77</sup> Dues in 1908 included \$1 initiation fee with monthly fees of fifty cents; a portion of the local dues went to the national organization.<sup>78</sup> Dunn worked hard to increase the collection of dues, constantly traveling to locals. During his tenure, boilermakers descended to Panama to help with the construction of the canal; in 1907 three lodges were organized in the canal zone. The Brotherhood also established two closed-shop (union members-only) companies, the Nooter Company in St. Louis and the Missouri Boiler Works Company in Kansas City, Missouri, that employed a significant number of boilermakers and shipbuilders. Near the end of his tenure, the union adopted the name International Brotherhood of Boilermakers [sic], Iron Shipbuilders and Helpers of America to represent the fact that membership extended beyond the United States; they also relocated offices to five suites within the Law Building at 721 Minnesota in downtown Kansas City (no longer extant), where they remained until 1919.<sup>79</sup>

Joseph Franklin (1868-1948) was the longest serving Brotherhood president. From 1908 to 1944, Franklin steered the union through several transformations and periods of both prosperity and difficulty. The early twentieth century saw increased wages and fewer weekly hours. Technological advances and economic forces altered the type of work accomplished by boilermakers and shipbuilders, and strikes were called "to maintain union conditions."<sup>80</sup> Railroads continued to grow, and iron and steel almost exclusively were being used in the construction of merchant and naval vessels. Boilermakers continued to craft larger and more powerful steam locomotives, and as cities expanded, demands for electrical power and waterworks increased. These new necessities expanded the work of boilermakers into the construction of these systems since the construction techniques were similar. When Franklin became the Brotherhood's president, there were approximately forty-five thousand boilermakers in the United States.<sup>81</sup>

Prior to World War I and during the 1920s-1930s, the Brotherhood was primarily a railroad union; during both world wars, Franklin gently shifted the union to focus on shipbuilding while also keeping the union's finances stable and robustly increasing membership.<sup>82</sup> When he took office, over thirteen thousand members belonged to the union. In 1916, membership increased to 18,200, and by the time World War I ended in 1918, the Brotherhood represented over fifty-five thousand boilermakers and shipbuilders.<sup>83</sup> Franklin's connection with railroad and shipbuilding unions and employers led to President Wilson appointing him as assistant director of labor for the United States Railroad Administration (USRA) in 1918. Wilson established the USRA in 1917 when he nationalized the country's railroads during the war; USRA oversaw the railroad's business administration. As assistant director of labor, Franklin safeguarded labor's interest and promoted labor's cooperation, especially during the war; the agency disbanded in 1920 when the railroads returned to private ownership.<sup>84</sup> In 1920, the Brotherhood was one of the AFL's largest of its 110 affiliated unions, with a membership of 103,000 boilermakers and iron shipbuilders.<sup>85</sup>

<sup>77</sup> US Bureau of Labor Statistics, "Handbook of Labor Statistics 1924-1926," 419. In 1900 there were four hundred ten boilermakers per million people; the total US population that year was 76.2.

<sup>78</sup> 1908 *Constitution and By-Laws*, 17. In 2018 the fees equate to about \$28 for the initiation fee and \$14 a month.

<sup>79</sup> *Grace Under Pressure*, 52-55, 171.

<sup>80</sup> *The American Labor Year Book 1926*, 131.

<sup>81</sup> *Grace Under Pressure*, 61-63; US Bureau of Labor Statistics, "Handbook of Labor Statistics 1924-1926," 419.

<sup>82</sup> *Grace Under Pressure*, 61-63.

<sup>83</sup> The helpers division had been dissolved in 1912. *Grace Under Pressure*, 49, 63; *The American Labor Year Book 1923-1924*, 48.

<sup>84</sup> *Grace Under Pressure*, 65.

<sup>85</sup> *The American Labor Year Book 1923-1924*, 48-50. Only ten had higher membership: Carpenters & Joiners (331,500), Railway Carmen (182,100), Railway Clerks (186,000), Electrical Workers (139,200), Ladies' Garment Workers (105,400), Machinists (330,800), United Mine Workers (393,600), Painters (103,100), Chauffeurs Teamsters (110,800), and United Textile Workers (104,900).

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

It was also during Franklin's tenure that the Boilermakers reaffirmed their commitment to Kansas City, Kansas. At the September 1920 union convention in Kansas City, Missouri, delegates debated the permanent location of the Brotherhood's headquarters. Chicago, New York, Denver, Washington, DC, New Orleans, and Kansas City, Missouri were all seriously considered. Kansas City, Kansas was selected, most likely because the Brotherhood had been operating out of that town since its formation in 1893.<sup>86</sup> The Kansas City area also remained a major national railroad hub and a stronghold of labor organization; the Brotherhood continued to be surrounded by likeminded people and organizations. Following the convention, the Brotherhood's executive council approved the purchase of the two-story Wahlenmaier Building at the northeast corner of Eighth Street and Minnesota Avenue in October 1920.<sup>87</sup> Money for this purchase came from a designated building fund established by union delegates at their 1914 convention. The organization was quickly outgrowing its space in the Wyandotte Building, into which they had relocated in 1919, and Franklin believed that the Brotherhood should discontinue renting offices and purchase a building out of which to operate. Further, the building should be large enough to provide office space to other professionals thereby allowing the union to benefit economically from the investment. This proved particularly wise during economic downturns like the Great Depression or when strike pay was necessary. Money from rentals floated the union during these times.<sup>88</sup> The purchase and subsequent remodeling of the Wahlenmaier Building, renamed the Brotherhood Block, cemented the Brotherhood's commitment to staying in Kansas City, Kansas.<sup>89</sup>

Franklin was also the largest proponent of the Brotherhood State Bank's creation in 1924. According to the Brotherhood's historians, "During the 1920s, many labor unions, especially those in the railroad and metal trades, founded their own banks. This trend started in 1920 with the Brotherhood of Locomotive Engineers and the Machinists."<sup>90</sup> Thirty-six union banks existed across the country by 1926 with assets over \$126 million (\$1.8 billion in 2018). The Brotherhood and its members prospered during World War I, and Franklin wanted to provide a safe place to store the profits. At the time, banks were used by the country's most wealthy, but the union banks provided a place for workers to safeguard their money and apply for loans. The Brotherhood State Bank was a joint venture of three Kansas City-area based unions, the Brotherhood, the Coopers' International Union of North America, and the Brotherhood of Railway Carmen based in Kansas City, Missouri. The Boilermaker's union had a majority share, and as the Brotherhood's president, Franklin served as chairman of the bank's board. The bank opened in September 1924 in the first floor of the Brotherhood Block with \$100,000 (\$1.5 million in 2018) in capital and \$200,000 (\$2.9 million in 2018) in reserve. During the Great Depression, the Brotherhood State Bank was one of only four of the thirty-six union-owned banks to survive.<sup>91</sup>

In the 1930s welding began to replace riveting as the primary construction technique in large-scale construction. The use of welds dramatically decreased death and injury associated with the explosion of boilers, especially on locomotives. Welding allowed for the construction of larger boilers; by increasing heat and pressure, the systems became more efficient. This meant faster trains and higher-capacity power plants.<sup>92</sup> Boilermakers were able to adapt their specialized skills into more than constructing boilers. The US Department of Labor's 1936 *Handbook of American Trade-Unions* gives a detailed description of the Brotherhood's trade jurisdiction. The work done by boilermakers had expanded to include an entire page's worth of tasks beyond "the construction, erection, assembling, and repairing of" boilers. Boilermakers constructed, assembled, and repaired all of the following iron or steel products: containers for "steam, air, gas, oil, water or other liquid" that required tight joints from water towers to beer vats; stacks associated with large plants; ships; and numerous parts of heavy-duty trucks, machinery, and motor-cars.<sup>93</sup>

<sup>86</sup> "Brotherhood Building Nearing Completion," 16.

<sup>87</sup> The author of the November 1921 article "Brotherhood Building Nearing Completion" states that the Wahlenmaier Building was originally intended to be five stories.

<sup>88</sup> *Grace Under Pressure*, 65, 172. When air-conditioning was added in 1936, it was one of a handful of buildings with this luxury. Franklin capitalized on this and raised rental rates 11 per cent.

<sup>89</sup> "Avenue Building Now Two-Story, is Going Higher," *The Kansas City Kansan* (16 February 1921): 1.

<sup>90</sup> *Grace Under Pressure*, 110.

<sup>91</sup> *Grace Under Pressure*, 110-111.

<sup>92</sup> *Grace Under Pressure*, 115-117.

<sup>93</sup> Estelle M. Stewart, "Handbook of American Trade-Unions," US Department of Labor Bulletin No. 618 (Washington, DC: US Government Printing Office, 1936), 179 [digitized on-line] available from FRASER [https://fraser.stlouisfed.org/files/docs/publications/bls/bls\\_0618\\_1936.pdf](https://fraser.stlouisfed.org/files/docs/publications/bls/bls_0618_1936.pdf) (accessed 5 December 2018).

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

Even with the advances in technology and the expanded work, the Great Depression of the 1930s greatly affected boilermakers. For instance, between 1931 and 1935 new shipping dropped from 356,000 tons a year to 49,054 tons, the lowest amount since 1820.<sup>94</sup> Nationwide the shipyards employed only sixty-four thousand total workers in 1935, and membership in the Brotherhood had dropped to nineteen thousand in 1936; although, locals remained disbursed across the country, Canada, Hawai'ian Islands, and the Panama Canal Zone.<sup>95</sup> That same year, President Franklin Roosevelt appointed the Brotherhood's vice-president, William Calvin, to the Industrial Relations Commission for the Shipbuilding and Shiprepairing [sic] Industry. As part of the Commission, Calvin drafted the Merchant Marine Act of 1936 aimed at developing and maintaining the nation's merchant marines. Within a year a new shipbuilding program was in effect. The program modestly expected fifty new ships a year for ten years, but by the end of 1940, the Commission awarded almost \$5 billion (\$84.4 billion in 2018) for the construction of two hundred ships; in 1943 American workers, many of whom were boilermakers, constructed 369 warships. By the end of Joseph Franklin's presidency in 1944, the Brotherhood was once again a strong organization with an estimated four hundred thousand members, including a number of women, who were formally allowed to join in 1942.<sup>96</sup>

When President Franklin retired in 1944, he selected Charles MacGowan as his successor. MacGowan (1887-1960) had worked for the Brotherhood since 1918 with a brief interruption during the 1930s. He spent most of his time in Washington, DC, representing the Brotherhood's railroad employees before the Railroad Labor Board. In 1936, President Franklin named him the Brotherhood's vice-president. MacGowan was known as a fierce negotiator but one who brought all sides to the table, attempting to reach an agreement beneficial to all. His ability to successfully and effectively negotiate led to his appointment to the AFL's Executive Council in 1947. One year after his retirement from the Brotherhood, the AFL appointed MacGowan as one of three on the committee that negotiated the merger of the Congress of Industrial Workers (CIO) with the AFL in 1955.<sup>97</sup>

One example of MacGowan's negotiating prowess was his ability to accomplish the merger of the International Brotherhood of Blacksmiths, Drop Forgers, and Helpers with the Boilermakers Brotherhood in 1953. Nationwide, union membership peaked during and immediately after World War II. Closely allied professionally, the Blacksmiths were almost exclusively associated with the railroads, and over the decades, the two unions had collaborated on a number of railroad-related labor issues. The unions began merger discussions in May 1950, and after approvals from both union conventions, the merger became official in July 1953; at that time the union's name changed to the International Brotherhood of Boilermakers, Iron Ship Builders, Blacksmiths, Forgers and Helpers.<sup>98</sup>

MacGowan also oversaw the construction of the new Brotherhood headquarters between 1947 and 1949. He estimated in the 1940s that the Brotherhood had saved over \$200,000 (\$2.2 million in 2018) by owning their building and renting offices to other professionals. As World War II came to a close, the Brotherhood decided to construct a new office building as an investment of funds received from dues paid by the hundreds of thousands of members in the 1940s. These dues had risen to \$10 for the initiation fee and \$1.75 a month.<sup>99</sup> The Executive Council wanted to take advantage of the shift to a peacetime economy where additional office space would be needed. Revenue from the rental of their new building was seen as a safeguard against future economic downturns.<sup>100</sup>

Upon MacGowan's retirement, he recommended William Calvin to succeed him. Calvin (1898-1962) had served the Brotherhood as vice-president from 1930 to 1946 and served as president from 1954 until his death in 1962. In the few years of his presidency, Calvin was busy. During this period, railroads and shipyards declined, which affected membership; for example, by 1956 only seven railroad-focused locals remained within the Brotherhood. On the other hand, the construction industry, including large industrial construction, was increasing. He understood change was

<sup>94</sup> *Grace Under Pressure*, 134.

<sup>95</sup> Stewart, "Handbook of American Trade-Unions," 177-179.

<sup>96</sup> Florence Peterson, *Handbook of Labor Unions* (Washington, DC: American Council of Public Affairs, 1944), 49 [digitized on-line]; available from Hathi Trust <https://hdl.handle.net/2027/uc1.b3902430> (accessed 30 October 2018); *Grace Under Pressure*, 159.

<sup>97</sup> *Grace Under Pressure*, 161-162.

<sup>98</sup> *Grace Under Pressure*, 181-183.

<sup>99</sup> Peterson, *Handbook of Labor Unions*, 52. In 2018 dollars, initiation fees equaled \$143 and monthly dues were \$25.

<sup>100</sup> *Grace Under Pressure*, 173, 175.

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

inevitable and sought ways to encourage the union to remain relevant. The year he became president, he also became director of the Fund for Peaceful Atomic Development, "a nonprofit group that promoted President Eisenhower's 'Atoms for Peace' program." Under Calvin's directorship, the Fund was one of the voices urging Congress to support the production of nuclear-powered ships. In 1959, the *Savannah* was the first and one of only four nuclear-powered merchant ships built in the world. Boilermakers from New Jersey constructed both the ship and its nuclear power plant. He also grew the union's apprenticeship and continuing education programs. Calvin's other milestones include overseeing the establishment of the Boilermakers National Health and Welfare Fund in 1954 and the Boilermaker-Blacksmith National Pension Trust in 1960. Union members often worked for multiple employers at this time, which made acquiring employee-provided health care and pensions impossible. The Fund and Trust, which combined into one office for efficiency, provided a solution to those workers by allowing them to purchase their health care and pension plans from the Trust.<sup>101</sup>

Russell Berg (1905-1973) served as Brotherhood president between 1962 and 1970. Berg had worked out of the Kansas City Brotherhood office since 1954. He helped President Calvin oversee the creation of the Health and Welfare Fund and pension and promoted the apprenticeship program. It was also under Berg's tenure that the pool and spa were constructed in the basement of the Old Brotherhood Building. During the 1960s boilermakers were involved in the creation of everything from earth movers to offshore drilling rigs. Wages significantly increased, especially for those involved in industrial construction. However the continued decline of the railroad and shipping industries, due in part to increased automation, significantly decreased membership in the Brotherhood. One of President Berg's initiatives was expanding the union's political influence to attempt to effect changes in favor of labor at the national level. The Brotherhood created the Legislative Education Action Program (LEAP) in 1965 "to systematize the Brotherhood's political education and provide a year-round presence in the nation's capital." Since its creation in 1965, LEAP has educated members on bills and candidates who are sympathetic to the Brotherhood.<sup>102</sup>

The Brotherhood continues to serve the interests of its members. Since 1970, other unions have merged into the Brotherhood who still headquartered in the Brotherhood Block. Between 1920 when the Brotherhood purchased the Wahlenmaier Building and 1970 when President Berg's term ended, significant moments related to the administration and continuation of the International Brotherhood of Boilermakers, Iron Ship Builders, Blacksmiths, Forgers and Helpers occurred while the Brotherhood was headquartered at Eighth and Minnesota. When the Brotherhood moved into its new building in 1921, the union was one of the largest associated with the AFL. The creation of the Brotherhood State Bank, the Boilermakers National Health and Welfare Fund, and the Boilermaker-Blacksmith National Pension Trust occurred while headquartered here, and Brotherhood presidents served on national commissions and committees to further the interest of labor and their members.

### The Brotherhood Block

After purchasing the Wahlenmaier Building in October 1920, the Brotherhood hired the local architectural firm Rose & Peterson to design the vertical addition. The addition was completed without a general contractor, as the Brotherhood reserved the right to hire all labor and secure materials for the work.<sup>103</sup> Work was expected to begin at the end of March 1921. The building itself cost the Brotherhood between \$125,000 and \$150,000, and they were expected to invest \$200,000 into the remodeling for a total investment of between \$325,000 and \$350,000.<sup>104</sup>

The two-story Wahlenmaier Building, also designed by Rose & Peterson, was constructed in 1910 atop a solid concrete foundation that could withstand additional floors. Further, the roof system was reinforced concrete, which was easily adapted into the third floor without disturbing the tenants of the second floor during construction.<sup>105</sup> Features of the 1921 remodeling included oak throughout, reinforced concrete fire escapes, an icebox on the fifth floor to supply ice water to the building, and a compressed air system for doctors and dentists officed in the building. A low-pressure vacuum heating

<sup>101</sup> *Grace Under Pressure*, 188-193.

<sup>102</sup> *Grace Under Pressure*, 202-203, 208.

<sup>103</sup> "Brotherhood Building Nearing Completion," 16; *The Kansas City [Kansas] Labor Bulletin* (20 April 1921): 3.

<sup>104</sup> "Avenue Building Now Two-Story, is Going Higher," 1; "Change Skyline Soon," *The Kansas City Kansan* (10 March 1921): 1.

<sup>105</sup> "Avenue Building Now Two-Story, is Going Higher," 1.

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

system was also installed. This system included an automatic regulator invented by Arthur C. Dole, a steamfitter and boilermaker member from Kansas City, Missouri.<sup>106</sup> This invention's first use was in the Brotherhood Building. In 1936 air conditioning was added to the building, and in 1942 the bank expanded to double its footprint on the ground floor.<sup>107</sup>

Prior to the addition, the first floor was occupied by stores, and the second floor housed lawyers, physicians, and dentists. After the 1921 construction, the third floor was dedicated to lawyers, and the fourth floor was "exclusively for members of the medical profession."<sup>108</sup> The Brotherhood occupied the entire fifth floor with "a clerical force of fifty during normal periods, and at certain seasons many more are employed."<sup>109</sup> With the expanded office space and modern facilities, the Brotherhood's investment in downtown was expected to "stimulate the trade interests of this now extreme section of the main business thorofare [sic]...." Additional commercial construction west of Eighth Street was anticipated as there was a demand for more and better office space.<sup>110</sup> Although commercial development extended west, the Brotherhood Block remained the largest building at the west end of downtown.

Eager to invest funds received from members during World War II, the Brotherhood's Executive Council and President MacGowan decided to construct the largest development in downtown Kansas City, Kansas up to that date. The Brotherhood hired a local architect, John D. Maultsby (who happened to office in the same building), in 1947 to design what MacGowan described as the "crowning event of [the Brotherhood's] financial history as well as one of the most noteworthy achievements of the Brotherhood...."<sup>111</sup> Groundbreaking occurred in January 1948, and the new building was finished eighteen months later. Kansas City, Missouri's S. Patti Construction Company acted as general contractor, employing all-union workers, including numerous Boilermakers in the building's construction. Local 195 out of Kewanee, Illinois, built the building's three Kewanee boilers; East Stroudsburg, Pennsylvania's Local 397 built the six heat exchangers; and Kansas City, Missouri's Local 83 constructed the heating system's breechings and stack. No work stoppages or strikes occurred during the entire construction.<sup>112</sup>

The Brotherhood dedicated the \$3 million (\$31.7 million in 2018) modern office building in a ceremony on September 12, 1949. Among the guests were AFL president William Green, US Secretary of Labor Maurice Tobin, and Kansas Governor Frank Carlson. Prior to the ceremony, the building was open to the public; union members and the architect were stationed around the building to act as guides.<sup>113</sup> During his ceremonial remarks, William Green described the building as "typical of the American concepts of growth, expansion and progress" and a symbol of labor's success in the Midwest.<sup>114</sup> The Brotherhood occupied the fifth floor and rented the remainder of the block. The August 26, 1949, *Iola [Kansas] Register* noted that all available space in the Brotherhood Block was occupied by its dedication.<sup>115</sup>

## Architects & Builders

### Rose & Peterson

Architects William Warren Rose (1864-1931) and David B. Peterson (1875-1937) maintained an architectural partnership from 1909 to 1925. They designed numerous buildings in Kansas City, Kansas, operating out of suites 432-440 in the Brotherhood Building in the last few years of their partnership.<sup>116</sup> The two shaped the architectural landscape of the city of Kansas City, Kansas, designing sixty-one projects together that encompassed a range of building types and styles. Some of their most well-known local projects include City Hall (1911), Argentine Carnegie Library (1917), Soldiers & Sailors

<sup>106</sup> "Brotherhood Building Nearing Completion," 16. The article states that the building was "finished in oak thruout [sic]" without specifying where the oak was used (trim, floors, wainscot). Dole and son, Arthur Dole, Jr., filed their patent for a "Draft Regulator for Steam Boilers" on March 19, 1921; patent number US1485330A was issued February 26, 1924. Patent accessed at <https://patents.google.com> (15 November 2018).

<sup>107</sup> *Grace Under Pressure*, 111, 173.

<sup>108</sup> "Avenue Building Now Two-Story, is Going Higher," 1.

<sup>109</sup> "Avenue Building Now Two-Story, is Going Higher," 1; *Classified Buyer's Guide of the City of Kansas City, Kansas and Catalog Section 1924* (Kansas City, MO: Gate City Directory Co., 1924), 110-111 [digitized on-line]; available from ancestry.com (accessed 31 October 2018).

<sup>110</sup> "Avenue Building Now Two-Story, is Going Higher," 1.

<sup>111</sup> As quoted in *Grace Under Pressure*, 175.

<sup>112</sup> *Grace Under Pressure*, 23, 175, 272, 275.

<sup>113</sup> "Green Slips in Early," *The Kansas City [Missouri] Times* (12 September 1949): 1.

<sup>114</sup> "Dedicate 10-Story Union Building in Kansas City, Kas." *The St. Joseph [Missouri] Union Observer* (16 September 1949): 1.

<sup>115</sup> "Green to Speak at Kansas City Dedication Sept. 10 [sic]," *Iola Register* (26 August 1949): 4.

<sup>116</sup> *Polk's Kansas City (Wyandotte County, Kansas) Directory* for 1924 & 1925.

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

Memorial Hall (1925), and Kansas City High School Gymnasium & Laboratory (1923), as well as numerous other school buildings for the Kansas City Board of Education.<sup>117</sup>

#### John D. Maultsby & Co.<sup>118</sup>

Architect John David Maultsby, Jr. (1918-1974) was born in North Carolina. He studied architectural engineering at North Carolina State University,<sup>119</sup> and in 1940 worked as an architect in Greensboro, North Carolina. How and why he settled in Kansas City, Kansas is currently unknown, but he and wife, Pauline, first appear in the Kansas City area in 1943, living in Johnson County, and by 1945 in Kansas City, Kansas.<sup>120</sup> He remained in the Kansas City area throughout his career, operating out of the Old Brotherhood Building (suite 242) as early as 1947 and out of the New Brotherhood Building (suite 266) throughout the 1950s.<sup>121</sup> Maultsby received architecture license number 38 from the state of Kansas in 1949, but he does not appear to have been a member of the American Institute of Architects.<sup>122</sup> Other built works by Maultsby include two 1947 apartment buildings at 1613-1617 Everett Avenue in Kansas City and a commercial building at 36<sup>th</sup> and Main streets in Kansas City, Missouri.<sup>123</sup> He also designed a Le Corbusier-esque residential redevelopment for Kansas City's Armourdale district in 1951 (unbuilt).<sup>124</sup> The Brotherhood Building is his largest realized work in the Kansas City area.

#### S. Patti Construction Company<sup>125</sup>

Sebastian Patti founded the general contracting firm of S. Patti Construction Company in Kansas City, Missouri, in 1915 and incorporated in 1934. His son, Salvatore, studied architectural engineering at the University of Kansas, graduating in 1939. Salvatore joined the firm after his service in World War II, and in 1952 assumed control of the firm when Sebastian died. The firm closed in 1976. S. Patti Construction Company employed tradesmen from every construction industry instead of subcontracting work. A prolific construction company, some of their other Kansas City, Kansas projects include Sumner High School (1939), several structures at the University of Kansas Hospital in Kansas City (1940s), and the residential development of Fairfax Hills (1944-1945).

## Conclusion

The Brotherhood Block in downtown Kansas City, Kansas, represents the crowning achievement of the International Brotherhood of Boilermakers, Iron Ship Builders, Blacksmiths, Forgers and Helpers. From its organization in 1893, the Brotherhood has advocated for acceptable wages, better working conditions, and the overall welfare of its members from its headquarters in Kansas City. The union began as an organization of traditional boilermakers (mostly related to railroads) and iron shipbuilders. As technology and industry progressed, the boilermakers adapted their skills to be able to branch into industrial construction. The Brotherhood's membership peaked in the 1940s, allowing for the construction of the union's new building in 1949. The nominated building is the best and only extant resource associated with the national

<sup>117</sup> Elizabeth Rosin & Kristen Ottensen, "Kansas City High School Gymnasium and Laboratory," National Register of Historic Places nomination form (2011): 10; Kansas Historic Resources Inventory [www.kshs.org/khri](http://www.kshs.org/khri) (accessed 1 November 2018).

<sup>118</sup> Little information is known of Maultsby. Biographical information extrapolated from various records available on Ancestry.com, including *Kansas, City and County Census Records, 1919-1961; U.S. Find A Grave Index, 1600s-Current; U.S. WWII Draft Cards Young Men, 1940-1947; 1940 United States Federal Census; and Polk's Kansas City (Wyandotte County, Kansas) Directory* for years 1942, 1945, 1947, 1950, 1952, 1954, 1955, 1957 through 1961, and 1963.

<sup>119</sup> Maultsby is in the 1937, 1938, and 1939 *Agromeck*, North Carolina State University's yearbook. North Carolina State University. *Agromeck* (LD3928 .N75), Special Collections Research Center at NCSU Libraries [digitized on-line] available from <https://d.lib.ncsu.edu> (accessed 1 November 2018).

<sup>120</sup> He and his wife are listed in the city directory from this year, but neither his profession nor his company name are listed.

<sup>121</sup> Neither he nor his company are listed in the Kansas City directories in 1959, 1960, or 1961; in 1963 he is listed as an architect, but no company name or address is listed.

<sup>122</sup> John D. Maultsby, Jr., 7/9/1949, *Kansas Board of Technical Professions Licensee Details* [database on-line]; available from Kansas State Board of Technical Professions [https://licensing.ks.gov/VERIFICATION\\_KBTP/Details.aspx?result=dacf56eb-9b47-40cd-80bb-02eb6003bed6](https://licensing.ks.gov/VERIFICATION_KBTP/Details.aspx?result=dacf56eb-9b47-40cd-80bb-02eb6003bed6) (accessed 1 November 2018); *The AIA Historical Directory of American Architects* <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/Find%20Names.aspx> (accessed 1 November 2018).

<sup>123</sup> Kansas Historic Resources Inventory and information from Rachel Forester, archivist, The State Historical Society of Missouri Research Center-Kansas City.

<sup>124</sup> Daniel Serda, *Planning, Community, and Renewal: Harland Bartholomew Associates and the 1951 Armourdale Redevelopment Plan*, Masters Thesis, Massachusetts Institute of Technology, Department of Urban Studies and Planning, 1996 [digitized on-line]; available from DSpace@MIT <http://hdl.handle.net/1721.1/70275> (accessed 1 November 2018).

<sup>125</sup> Information provided by The State Historical Society of Missouri Research Center-Kansas City, S. Patti Construction Company Records (K0021), Finding Aid, <https://shsмо.org/manuscripts/kansascity/k0021.pdf> (accessed 1 November 2018).

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

labor organization, who headquartered here from 1921 to today. Its period of significance spans from 1921 to 1969. This date range includes the year the Brotherhood moved into the building, 1921, continues through 1949 when the new building opened, and ends in 1969, fifty years ago, due to the union's continued operation out of this building.

Brotherhood Block  
Name of Property

Wyandotte County, Kansas  
County and State

## 9. Major Bibliographical References

### Bibliography

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

*The American Labor Year Book 1923-1924.* Vol. V. New York: Rand School of Social Science, 1924 [digitized on-line]; available from Internet Archive <https://archive.org/details/americanlaboryea00rand/page/n5> (accessed 30 October 2018).

*The American Labor Year Book 1926.* Vol. VII. New York: Rand School of Social Science, 1926 [digitized on-line]; available from Internet Archive <https://archive.org/details/americanlaboryea01rand/page/n3> (accessed 30 October 2018).

Aransen, Eric, Alan Derickson, James Green, Walter Licht, Marjorie Murphy, and Susan Cianci Salvatore. "American Labor History Theme Study." National Historic Landmark Theme Study. Washington, DC: National Park Service, 2003 [digitized on-line]; available from <https://www.nps.gov/subjects/tellingallamericansstories/developingamericanstudy.htm> (accessed 30 October 2018).

Buhle, Mari Jo, Paul Buhle, and Dan Georgakas, eds. *Encyclopedia of the American Left.* 2<sup>nd</sup> edition. New York: Oxford University Press, Inc., 1998.

*Constitution and By-Laws of the International Brotherhood of Boiler Makers, Iron Ship Builders and Helpers of America.* Kansas City, KS: International Brotherhood of Boilermakers, Iron Ship Builders and Helpers of America, 1908 [digitized on-line]; available from Hathi Trust <https://hdl.handle.net/2027/uiug.30112105338450> (accessed 29 October 2018).

*Constitution of the International Brotherhood of Boilermakers, Iron Ship Builders, Blacksmiths, Forgers, and Helpers.* Kansas City, KS: International Brotherhood of Boilermakers, 2016; downloaded from <https://boilermakers.org/leadership/constitution> (accessed 29 October 2018).

*The Court of Industrial Relations.* Topeka: State Printer, 1920. [digitized on-line] available from the Kansas Historical Society, *Kansas Memory* <https://www.kansasmemory.org/item/223663> (accessed 7 December 2018).

Cutler, William. *History of the State of Kansas.* Chicago: A.T. Andreas, 1883. [transcribed on-line] available from Kansas Collection Books <http://www.kancoll.org/books/cutler/> (accessed 7 December 2018).

Dray, Philip. *There is Power in a Union: The Epic Story of Labor in America.* New York: Doubleday, 2010.

*First Annual Report of the Bureau of Labor and Industrial Statistics.* Topeka: Kansas Publishing House, 1886 [digitized on-line]; available from the Hathi Trust <https://hdl.handle.net/2027/njp.32101074945732> (accessed 26 November 2018).

*Fourteenth Annual Report of the Kansas Bureau of Labor and Industrial Statistics.* Topeka: The Bureau, 1899 [digitized on-line]; available from the Hathi Trust <https://hdl.handle.net/2027/hvd.hl4py9> (accessed 27 November 2018).

Forty-eighth U.S. Congress, first session. Chapter 127: *An Act to Establish a Bureau of Labor, June 27, 1884.* Washington, DC: US Government Printing Office, 1884 [digitized on-line] available from the Library of Congress <https://www.loc.gov/law/help/statutes-at-large/48th-congress/Session%201/c48s1ch127.pdf> (accessed 4 December 2018).

Gagliardo, Domenico. "A History of Kansas Child-Labor Legislation." *Kansas Historical Quarterly* 1 (August 1932): 379-401 [transcribed on-line] available from the Kansas Historical Society <https://www.kshs.org/p/kansas-historical-quarterly-a-history-of-kansas-child-labor-legislation/12553> (accessed 7 December 2018).

Gagliardo, Domenico. "First Kansas Workmen's Compensation Law." *Kansas Historical Quarterly* 9 (November 1940): 384-397 [transcribed on-line] available from the Kansas Historical Society <https://www.kshs.org/p/first-kansas-workmen-s-compensation-law/12846> (accessed 7 December 2018).

Gagliardo, Domenico. "The Gompers-Allen Debate on the Kansas Industrial Court." *Kansas History* 3 (November 1934): 385-395 [transcription on-line]; available from Kansas Historical Society <https://www.kshs.org/p/the-gompers-allen-debate-on-the-kansas-industrial-court/12622> (accessed 30 October 2018).

Governor Records – Frank Carlson, 1947-1950. Box 27-13-07-02, Folder 34: Boilermakers, International Brotherhood of, n.d. Kansas Historical Society, State Archives.

*Grace Under Pressure: A History of the International Brotherhood of Boilermakers, Iron Ship Builders, Blacksmiths, Forgers, and Helpers, AFL-CIO.* Kansas City, KS: International Brotherhood of Boilermakers Archives, 2007.

Hillstrom, Kevin. *Workers Unite! The American Labor Movement. Defining Moments Series.* Detroit: Omnigraphics, Inc., 2011.

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

International Brotherhood of Boilermakers and Iron Ship Builders and Helpers of America and Governor Henry Allen Correspondence. January 5-11, 1920. Governors Office Correspondence Governor Henry Allen Box 12 Folder Court of Industrial Relations N. [digitized on-line]; available from Kansas Memory <https://www.kansasmemory.org/item/213491> (accessed 30 October 2018).

*John Maultsby and Company, Brotherhood Building Architectural Drawings (K0021)*. The State Historical Society of Missouri Research Center-Kansas City.

Peterson, Florence. *Handbook of Labor Unions*. Washington, DC: American Council of Public Affairs, 1944 [digitized on-line]; available from Hathi Trust <https://hdl.handle.net/2027/uc1.b3902430> (accessed 30 October 2018).

Rosin, Elizabeth & Kristen Ottensen. "Kansas City High School Gymnasium and Laboratory." National Register of Historic Places nomination form (2011).

*S. Patti Construction Company Records (K0021)*. The State Historical Society of Missouri Research Center-Kansas City. Box 003, Folder 172 (Photographs).

Stewart, Estelle M. "Handbook of American Trade-Unions." US Department of Labor Bulletin No. 618. Washington, DC: US Government Printing Office, 1936 [digitized on-line] available from FRASER [https://fraser.stlouisfed.org/files/docs/publications/bls/bls\\_0618\\_1936.pdf](https://fraser.stlouisfed.org/files/docs/publications/bls/bls_0618_1936.pdf) (accessed 5 December 2018).

Storch, Randy. *Working Hard for the American Dream: Workers and Their Unions, World War I to the Present*. The American History Series. Chichester, UK: Wiley-Blackwell, 2013.

*Thirteenth Annual Report of the Kansas Bureau of Labor and Industrial Statistics*. Topeka: The Bureau, 1898 [digitized on-line]; available through the Hathi Trust <https://hdl.handle.net/2027/hvd.hl4py8> (accessed 26 November 2018).

Trachtenberg, Alexander, ed. *The American Labor Year Book 1917-18*. Vol. II. New York: Rand School of Social Science, 1918 [digitized on-line]; available from Internet Archive <https://archive.org/details/americanlaboryea1718rand/page/n5> (accessed 30 October 2018).

Trachtenberg, Alexander, ed. *The American Labor Year Book 1919-20*. Vol. III. New York: Rand School of Social Science, 1920 [digitized on-line]; available from Internet Archive <https://archive.org/details/americanlaboryea1920rand/page/n3> (accessed 30 October 2018).

US Department of Labor. "Brief History of the American Labor Movement." Bicentennial Edition, Bulletin 1000. Washington, DC: US Government Printing Office, 1976 [digitized on-line]; available from FRASER [https://fraser.stlouisfed.org/files/docs/publications/bls/bls\\_1000\\_1976.pdf](https://fraser.stlouisfed.org/files/docs/publications/bls/bls_1000_1976.pdf) (accessed 30 October 2018).

US Bureau of Labor Statistics. "Handbook of Labor Statistics 1924-1926." Bulletin No. 439. Washington, DC: US Government Printing Office, June 1927 [digitized on-line] available from FRASER <https://fraser.stlouisfed.org/title/4025/item/493213> (accessed 5 December 2018).

Vaughan, Joe H. *Kansas City, Kansas*. Images of America series. Mount Pleasant, SC: Arcadia Publishing, 2012.

Walker, Edith & Dorothy Leibengood. "Labor Organizations in Kansas." *Kansas History* 4 (August 1935): 283-290 [transcription on-line]; available from Kansas Historical Society <https://www.kshs.org/p/labor-organizations-in-kansas/12649> (accessed 30 October 2018).

Walker, Edith. "Labor Problems During the First Year of Governor Martin's Administration." *Kansas History* 5 (February 1936): 33-53 [transcription on-line]; available from Kansas Historical Society <https://www.kshs.org/p/labor-problems-during-the-first-year-of-governor-martin-s-administration/12671> (accessed 30 October 2018).

Walker, Edith. "Labor Problems During the Second Year of Governor Martin's Administration." *Kansas History* 5 (May 1936): 191-207 [transcription on-line]; available from Kansas Historical Society <https://www.kshs.org/p/labor-problems-during-the-second-year-of-governor-martin-s-administration/12676> (accessed 30 October 2018).

#### Newspapers

"Avenue Building Now Two-Story, is Going Higher," *The Kansas City [Kansas] Kansan* (16 February 1921): 1.

"Brotherhood Building Nearing Completion." *The Kansas City Kansan* (8 November 1921): 16.

"Change Skyline Soon," *The Kansas City Kansan* (10 March 1921): 1

Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

"Dedicate 10-Story Union Building in Kansas City, Kas.," *The St. Joseph [Missouri] Union Observer* (16 September 1949): 1.

"During 1888, Some of the Important Events of the Past Year," *The Newton Journal* (4 January 1889): 3.

"Green Slips in Early," *The Kansas City [Missouri] Times* (12 September 1949): 1.

"Green to Speak at Kansas City Dedication Sept. 10 [sic]," *Iola Register* (26 August 1949): 4.

City Directories

*Classified Buyer's Guide of the City of Kansas City, Kansas and Catalog Section 1924*. Kansas City, MO: Gate City Directory Co., 1924 [digitized on-line]; available from ancestry.com (accessed 31 October 2018).

*Forty-Fourth Annual Issue 1916 Kansas City, Kansas Directory including Rosedale, Kansas*. Kansas City, MO: Gate City Directory Co., 1916 [digitized on-line]; available from ancestry.com (accessed 31 October 2018).

*Polk's Kansas City, Kansas Directory 1925*. Kansas City, MO: Gate City Directory Co., 1925 [digitized on-line]; available from ancestry.com (accessed 31 October 2018).

*Polk's Kansas City, Kansas Directory 1927*. Kansas City, MO: Gate City Directory Co., 1927 [digitized on-line]; available from ancestry.com (accessed 31 October 2018).

*Polk's Kansas City, Kansas Directory 1929*. Kansas City, MO: Gate City Directory Co., 1929 [digitized on-line]; available from ancestry.com (accessed 31 October 2018).

*Polk's Kansas City, Kansas Directory 1930*. Kansas City, MO: Gate City Directory Co., 1930 [digitized on-line]; available from ancestry.com (accessed 31 October 2018).

*Polk's Kansas City, Kansas Directory 1936*. Kansas City, MO: Gate City Directory Co., 1936 [digitized on-line]; available from ancestry.com (accessed 31 October 2018).

*Polk's Kansas City (Wyandotte County, Kansas) Directory 1947-48*. Kansas City, MO: R.L. Polk & Co., 1948 [digitized on-line]; available from ancestry.com (accessed 31 October 2018).

*Polk's Kansas City (Wyandotte County, Kansas) Directory 1952*. Kansas City, MO: R.L. Polk & Co., 1952 [digitized on-line]; available from ancestry.com (accessed 31 October 2018).

*Polk's Kansas City (Wyandotte County, Kansas) Directory 1963*. Kansas City, MO: R.L. Polk & Co., 1963 [digitized on-line]; available from ancestry.com (accessed 31 October 2018).

**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: **IBB Archives**

Historic Resources Survey Number (if assigned): N/A

Brotherhood Block  
Name of Property

Wyandotte County, Kansas  
County and State

---

## 10. Geographical Data

---

Acreage of Property 1.03

**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	<u>39.116000</u>	<u>-94.629250</u>	3	<u>Latitude:</u>	<u>Longitude:</u>
Latitude:	Longitude:				
2	<u>Latitude:</u>	<u>Longitude:</u>	4	<u>Latitude:</u>	<u>Longitude:</u>

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

The Brotherhood Block is located on the following parcel described as: Wyandotte City, Block117, Lots 22 to 27

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

The selected boundary encompasses the entire block that contains the Brotherhood Block.

---

## 11. Form Prepared By

---

name/title Amanda K. Loughlin  
organization Rosin Preservation, LLC date December 2018  
street & number 1712 Holmes telephone 816.472.4950  
city or town Kansas City state MO zip code 64108  
e-mail [amanda@rosinpreservation.com](mailto:amanda@rosinpreservation.com)

---

**Property Owner:** (complete this item at the request of the SHPO or FPO)

---

name KDG, LLC (attn: Patrick Kearns)  
street & number 605 SW US Highway 40, Ste 337 telephone 858.342.1770  
city or town Blue Springs state MO zip code 64014

**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 100 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.

Brotherhood Block  
Name of Property

Wyandotte County, Kansas  
County and State

### Additional Documentation

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: **Brotherhood Block**

City or Vicinity: **Kansas City**

County: **Wyandotte** State: **Kansas**

Photographer: **Brad Finch**

Date

Photographed: **October 23, 2018**

Description of Photograph(s) and number, include description of view indicating direction of camera:

##### Exterior

- 001 of 025:** Old Brotherhood Building. South façade, view NW.
- 002 of 025:** View NE of the entire Brotherhood Block from the SW corner of Eighth & Minnesota.
- 003 of 025:** View east of west façades of Brotherhood Block.
- 004 of 025:** View SW from NE corner of connector roof, showing partial north façade of Old Brotherhood Building and 1949 skylight above boiler room.
- 005 of 025:** New Brotherhood Building. View SE of north and west façades from NW corner of Eighth & State.
- 006 of 025:** New Brotherhood Building. North façade, view south.
- 007 of 025:** New Brotherhood Building. View SW of partial west and north façades.
- 008 of 025:** View SW from intersection of Allis Court and State Avenue.
- 009 of 025:** New Brotherhood Building. View SE from NW corner of roof, showing north and west façades of penthouse.
- 010 of 025:** View NW from east side of connector roof, showing south elevation of New Brotherhood Building and 1949 skylight above boiler room.

##### Interior

- 011 of 025:** Old Brotherhood Building. First floor, view north from main entrance.
- 012 of 025:** Old Brotherhood Building. First floor, view NE of elevator lobby.
- 013 of 025:** Old Brotherhood Building. First floor, view east into main stair.
- 014 of 025:** Old Brotherhood Building. Second floor, view NW of elevator lobby and corridor (typical).
- 015 of 025:** Old Brotherhood Building. Fifth floor, view NW from south of elevator lobby (typical).
- 016 of 025:** Old Brotherhood Building. Basement, view SW of 1963 pool room.
- 017 of 025:** New Brotherhood Building. First floor, view SE showing main corridors and elevators.
- 018 of 025:** New Brotherhood Building. Second floor, view WSW of main corridor and elevators (typical of floors two through four and nine).
- 019 of 025:** New Brotherhood Building. Sixth floor, view WSW of main corridor and elevators (typical of floors six through eight).
- 020 of 025:** New Brotherhood Building. Conference room at 10<sup>th</sup> floor, view NE from SW corner of room.
- 021 of 025:** New Brotherhood Building. Water tank in 10<sup>th</sup> floor mechanical room, view east.
- 022 of 025:** New Brotherhood Building. Basement, view NE from SW corner at opening into connector.
- 023 of 025:** New Brotherhood Building. Boiler room (within one-story connector between buildings), showing 1949 Kewanee boilers. View SSE from north entrance.
- 024 of 025:** New Brotherhood Building. View SE of historic east stair (typical each floor).
- 025 of 025:** New Brotherhood Building. Sixth floor, NE office, view north, showing operable windows.

#### Figures

Include GIS maps, figures, scanned images below.

## Brotherhood Block

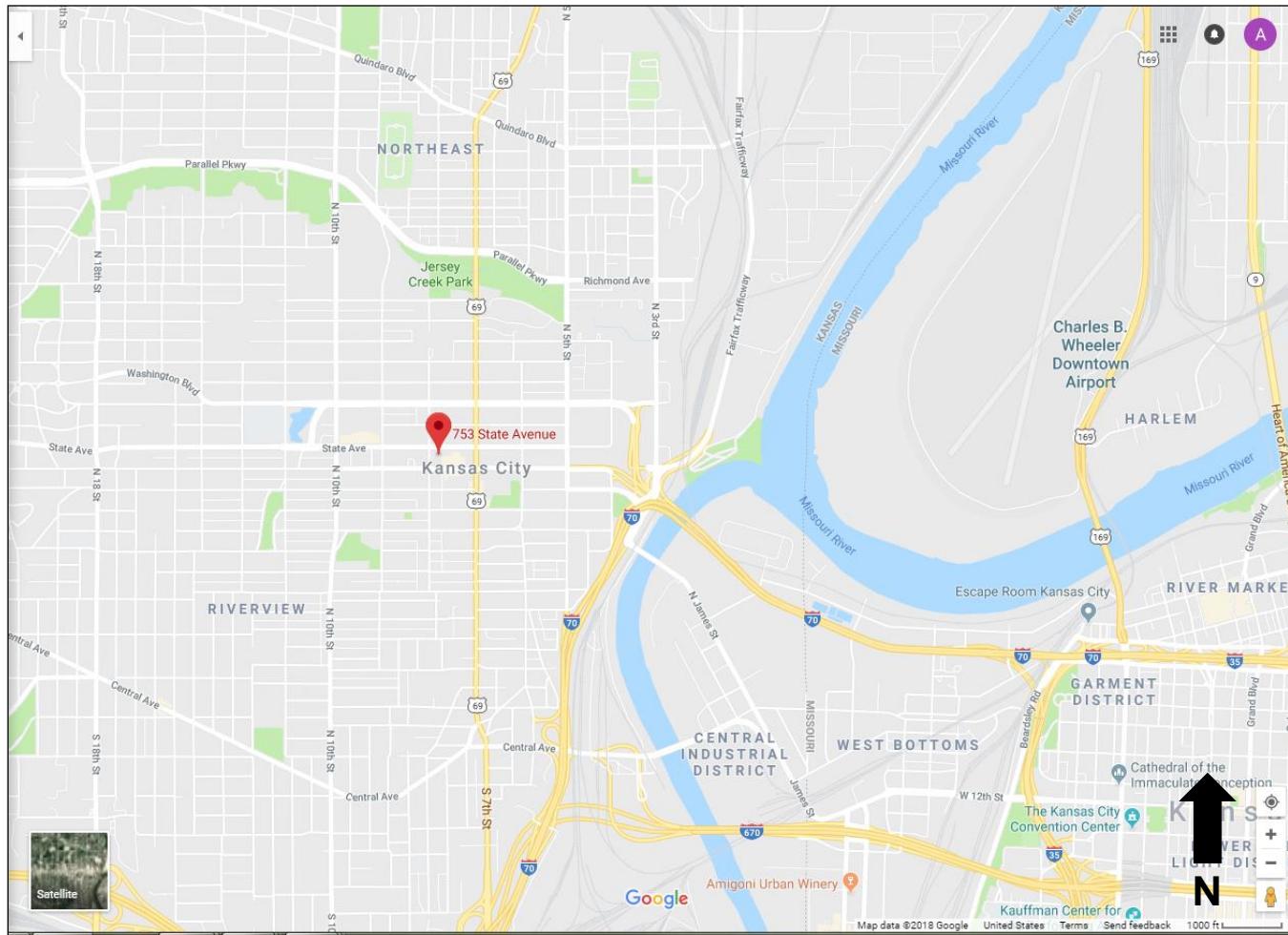
---

Name of Property

## Wyandotte County, Kansas

**County and State**

**Figure 1.** Contextual map, showing Brotherhood Block (753 State Ave) [Source: Google maps].



Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

Figure 2. 2018 Aerial image, showing boundary of Brotherhood Block in dashed outline [Source: Google Earth].



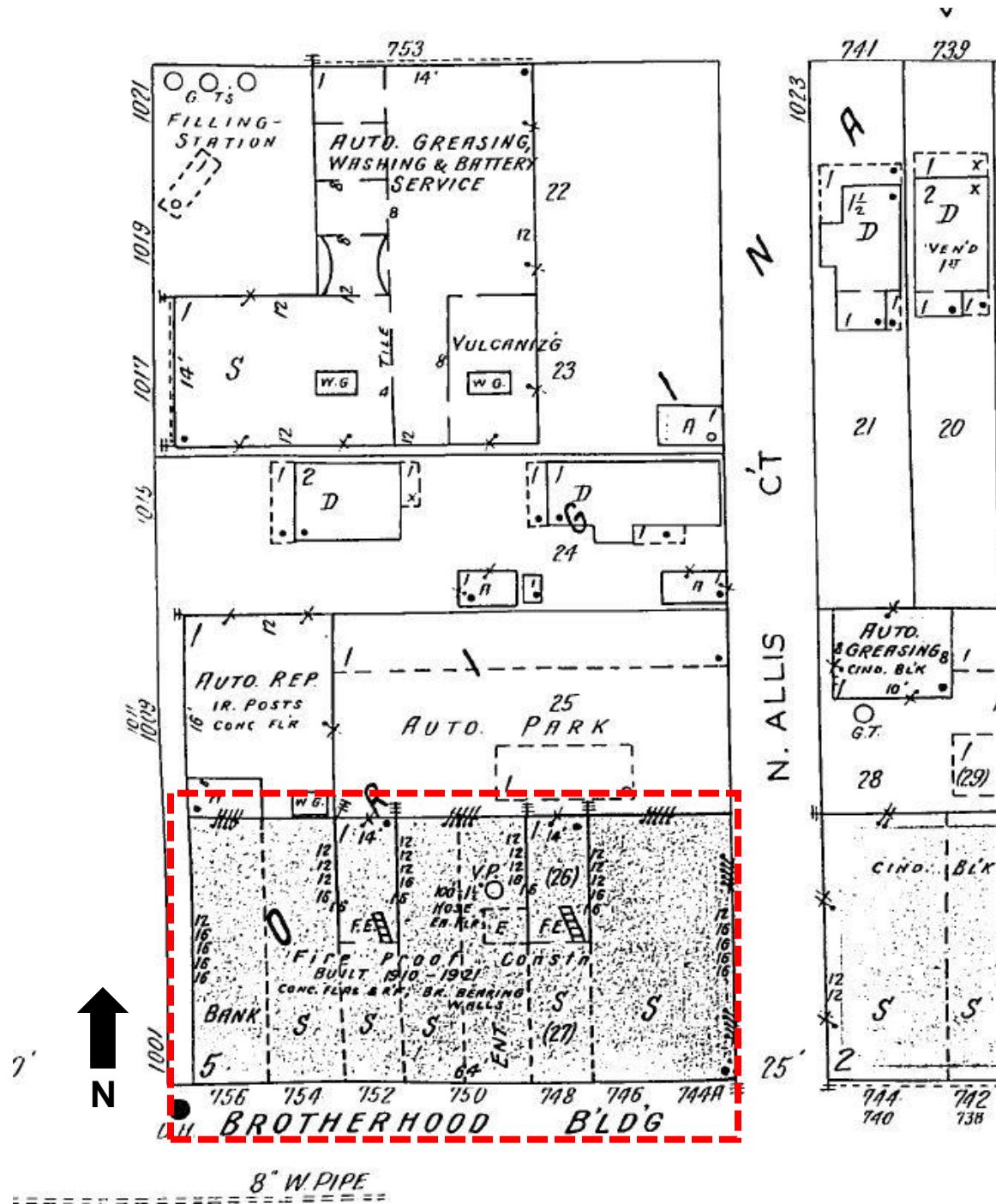
Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

**Figure 3.** Snippet of 1931 Sanborn Insurance Map, showing the Wahlenmaier/Brotherhood Building [Source: "Kansas Sanborn Fire Insurance Maps: Kansas City, 1931," Vol. 1 (Pelham, New York: Sanborn Map Company, 1931), 3 [digitized online] ProQuest "Digital Sanborn Maps, 1867-1970."]



Brotherhood Block  
Name of Property

Wyandotte County, Kansas  
County and State

**Figure 4.** Two-story Wahlenmaier Building prior to 1921 [Source: *Grace Under Pressure*, 173].



**Figure 5.** Five-story Brotherhood Building, unknown date between 1921 and 1925 (Jennings Service was listed at this address in the 1924 and 1925 city directories and on State Ave in 1927; the building currently to the east of the Brotherhood Building was constructed in 1925 and is not shown in this photo) [Source: Building owner].

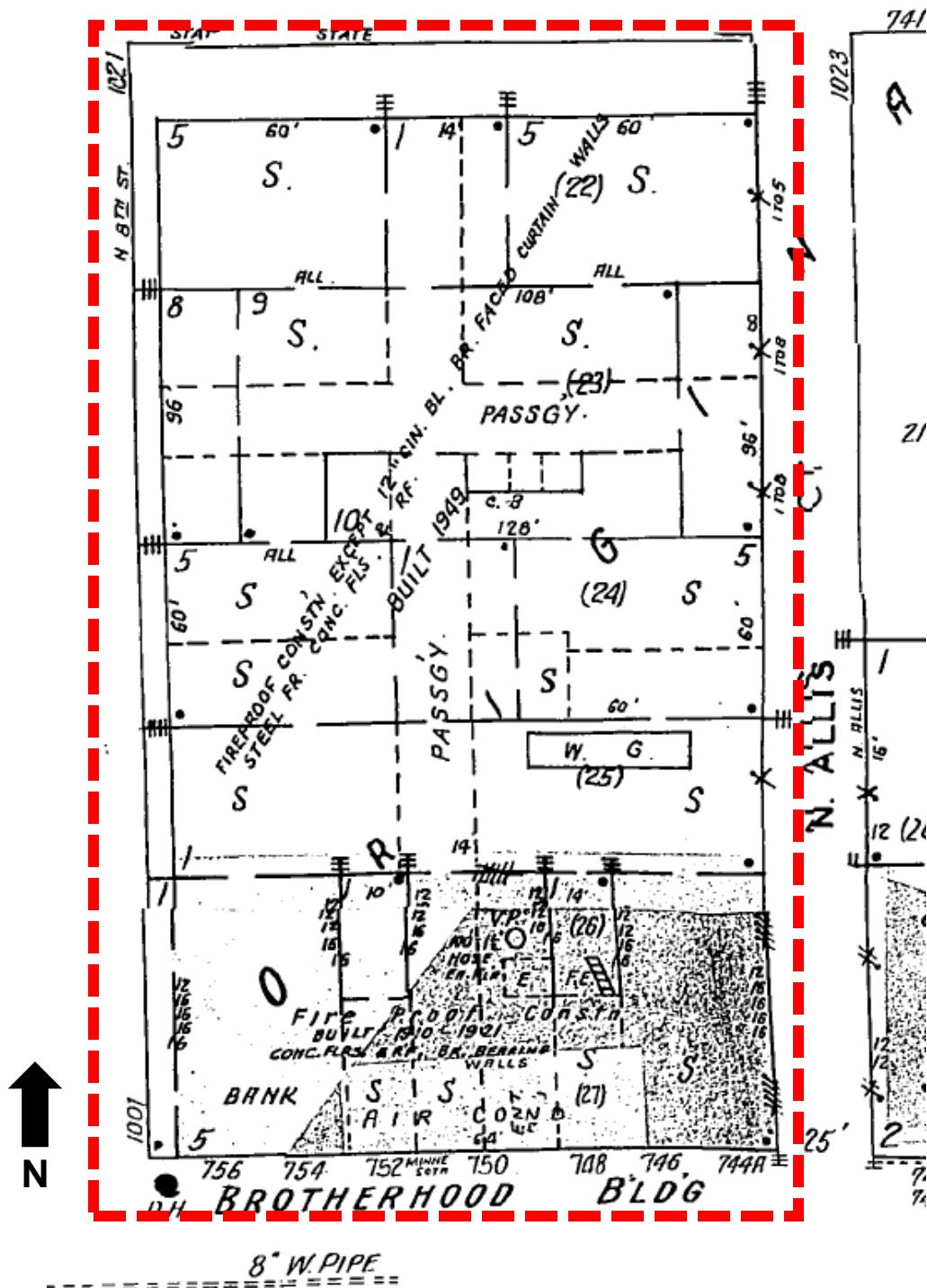


## Brotherhood Block

## Wyandotte County, Kansas

**County and State**

**Figure 6.** Snippet of 1957 update to 1931 Sanborn Insurance Map, showing the Brotherhood Block [Source: "Kansas Sanborn Fire Insurance Maps: Kansas City, 1931-1957," Vol. 1 (Pelham, New York: Sanborn Map Company, 1931), 3 [digitized online] ProQuest "Digital Sanborn Maps, 1867-1970."]



Brotherhood Block  
Name of Property

Wyandotte County, Kansas  
County and State

**Figure 7.** Brotherhood Block, view SE from the intersection of Eighth & State. 1951. [Source: Missouri Valley Special Collections, Kansas City (Missouri) Public Library]



Brotherhood Block  
Name of Property

Wyandotte County, Kansas  
County and State

**Figure 8.** Brotherhood Block, view NE from the intersection of Eighth & Minnesota. 1951. Notice cornice of Old Brotherhood Building is in place and street level has been altered. [Source: Missouri Valley Special Collections, Kansas City (Missouri) Public Library]



Brotherhood Block  
Name of Property

Wyandotte County, Kansas  
County and State

**Figure 9.** Minnesota Avenue, looking east in 1957. Old Brotherhood Building is at left and shows building's cornice has been removed and a new flat awning installed at first floor [Source: Kansas Memory, State Archives, Kansas Historical Society].



Brotherhood Block  
Name of Property

Wyandotte County, Kansas  
County and State

**Figure 10.** Five-story Brotherhood Building, unknown date between late 1930s and 1949, based on the car model (Western Auto was listed here beginning in the 1929 city directory) [Source: *Grace Under Pressure*, 173].



Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

**Figure 11.** Historic bank vaults in the Old Brotherhood Building. Left photo is vault on first floor; right photo is safety deposit box vault in basement [Brad Finch, photographer. October 2018].



Brotherhood Block  
Name of Property

Wyandotte County, Kansas  
County and State

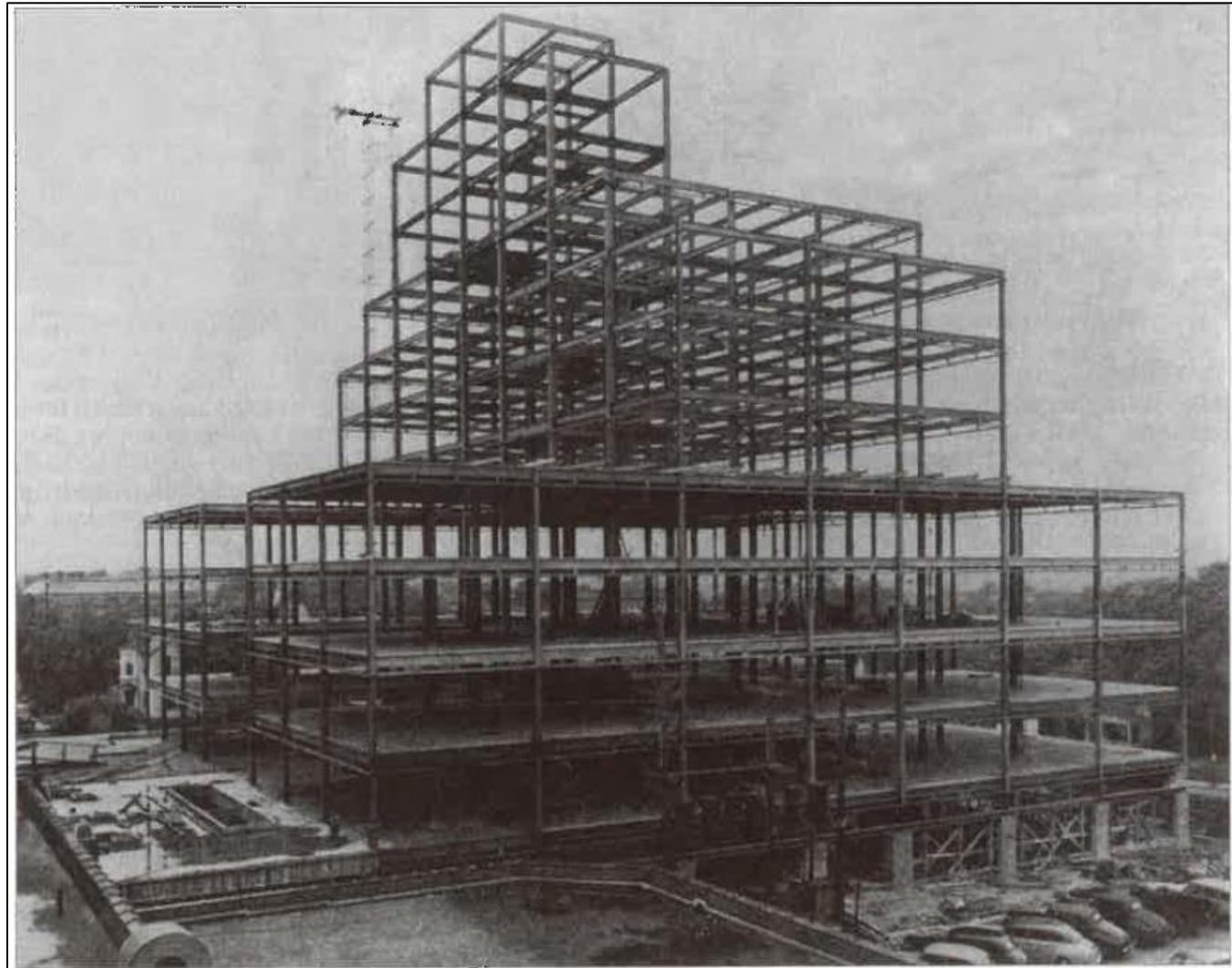
**Figure 12.** Pool in basement of Old Brotherhood Building, 1963 [Source: *Grace Under Pressure*, 177].



Brotherhood Block  
Name of Property

Wyandotte County, Kansas  
County and State

**Figure 13.** Steel skeleton of the New Brotherhood Building in 1948, view looking NW [Source: *Grace Under Pressure*, 176].



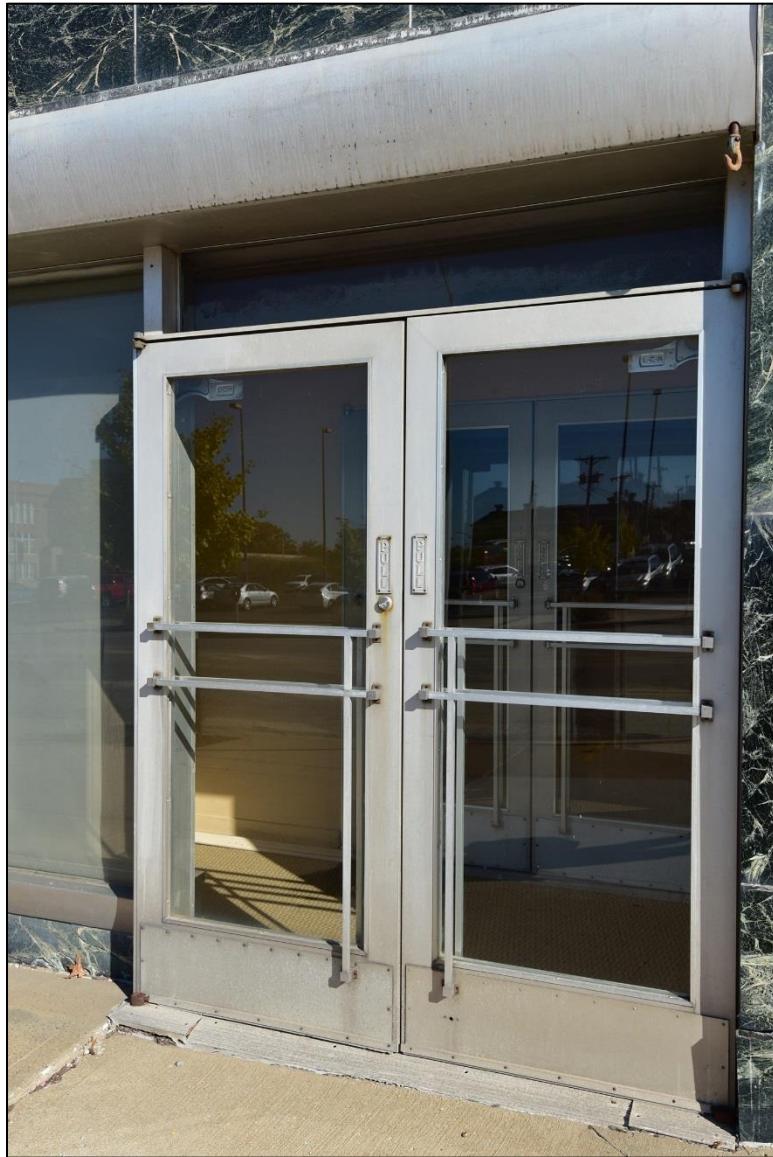
Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

**Figure 14.** Historic aluminum doors on west façade [Brad Finch, photographer. October 2018].



Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

**Figure 15.** State Street (North) Elevation. September 1947. John D. Maultsby & Co. [Source: *John Maultsby and Company, Brotherhood Building Architectural Drawings (K0021)*. The State Historical Society of Missouri Research Center-Kansas City.]



## Brotherhood Block

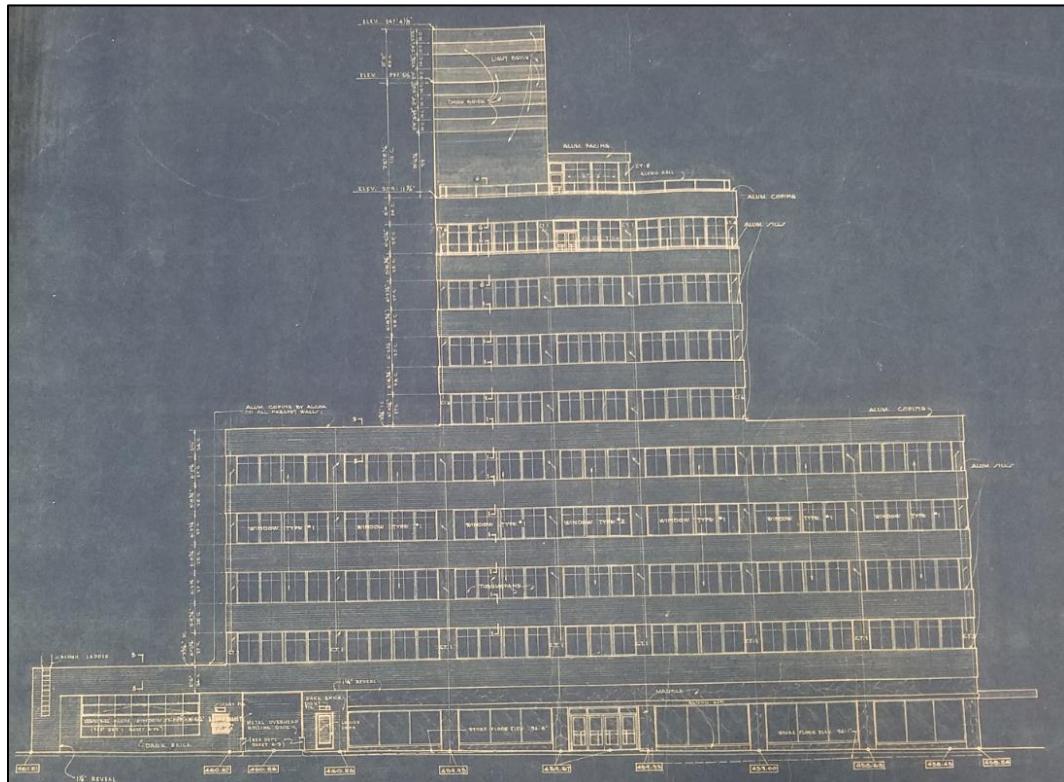
---

Name of Property

## Wyandotte County, Kansas

**County and State**

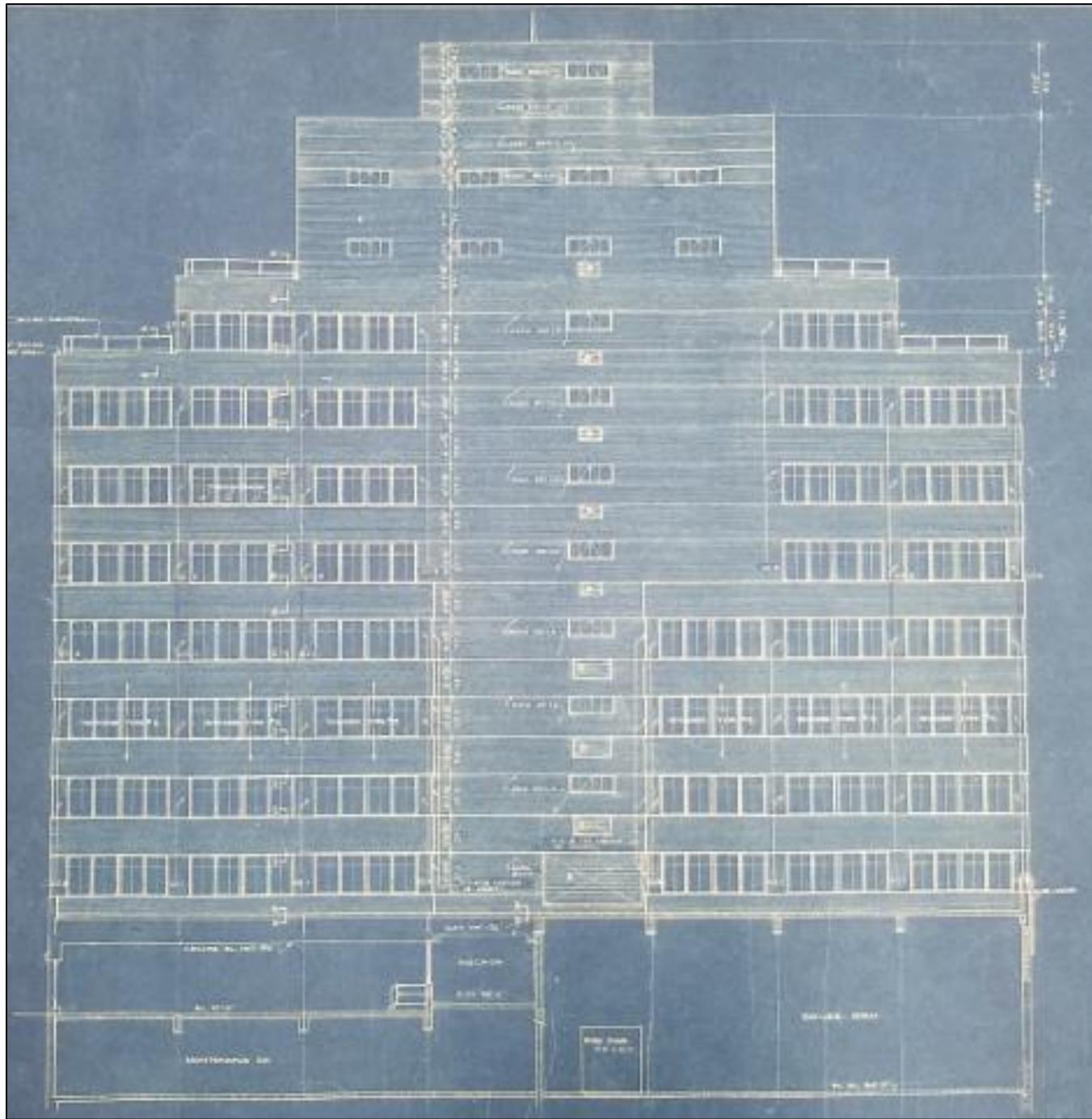
**Figure 16.** Eighth Street (West) Elevation (Top); Allis Court (East) Elevation (Bottom). September & October 1947. John D. Maultsby & Co. [Source: *John Maultsby and Company*, (K0021).]



Brotherhood Block  
Name of Property

Wyandotte County, Kansas  
County and State

**Figure 17.** South Elevation. September 1947. John D. Maultsby & Co. [Source: *John Maultsby and Company, (K0021)*.]



## Brotherhood Block

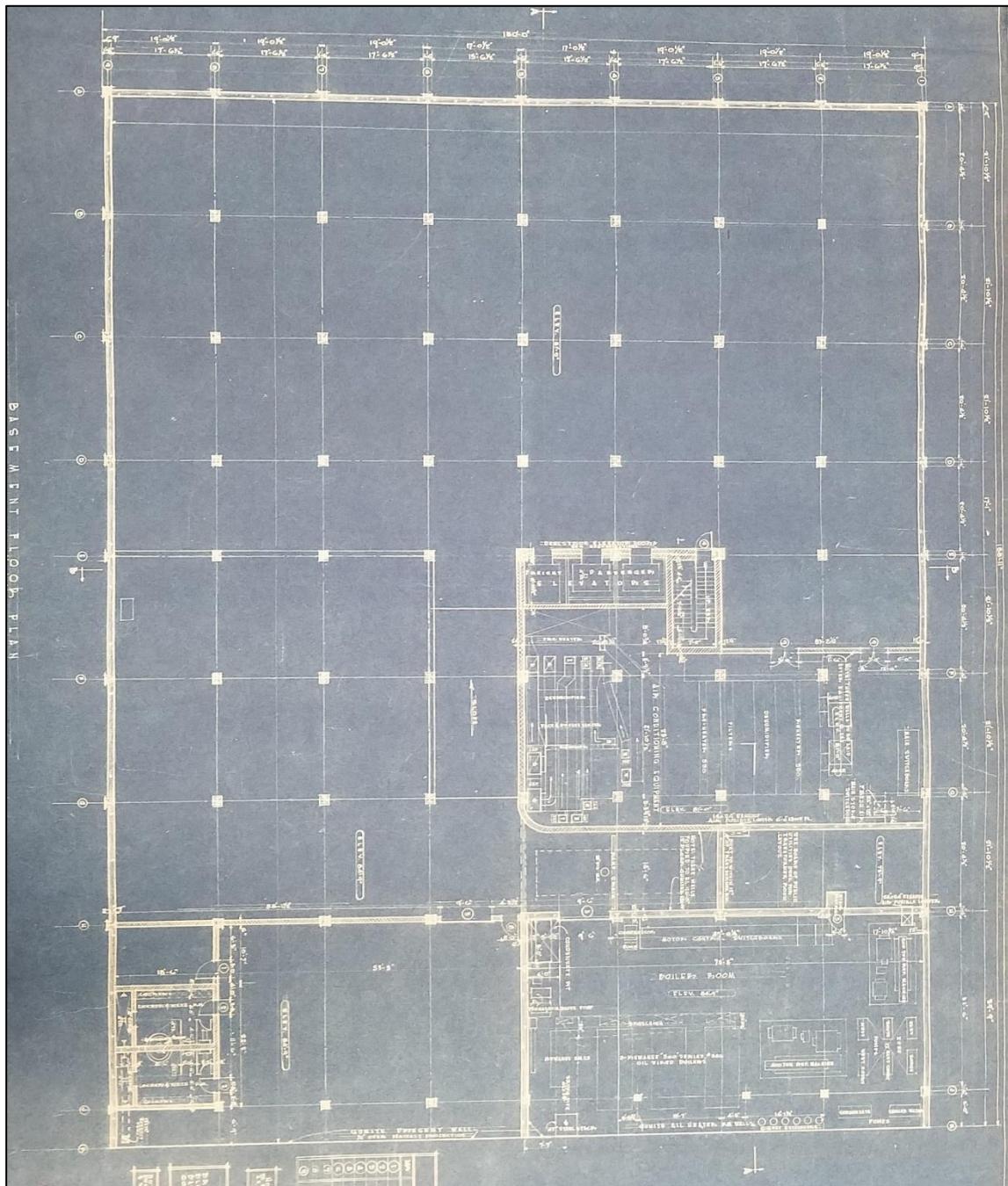
---

**Name of Property**

## Wyandotte County, Kansas

**County and State**

**Figure 18.** Basement Floor Plan. October 1947. John D. Maultsby & Co. [Source: *John Maultsby and Company*, (K0021).]



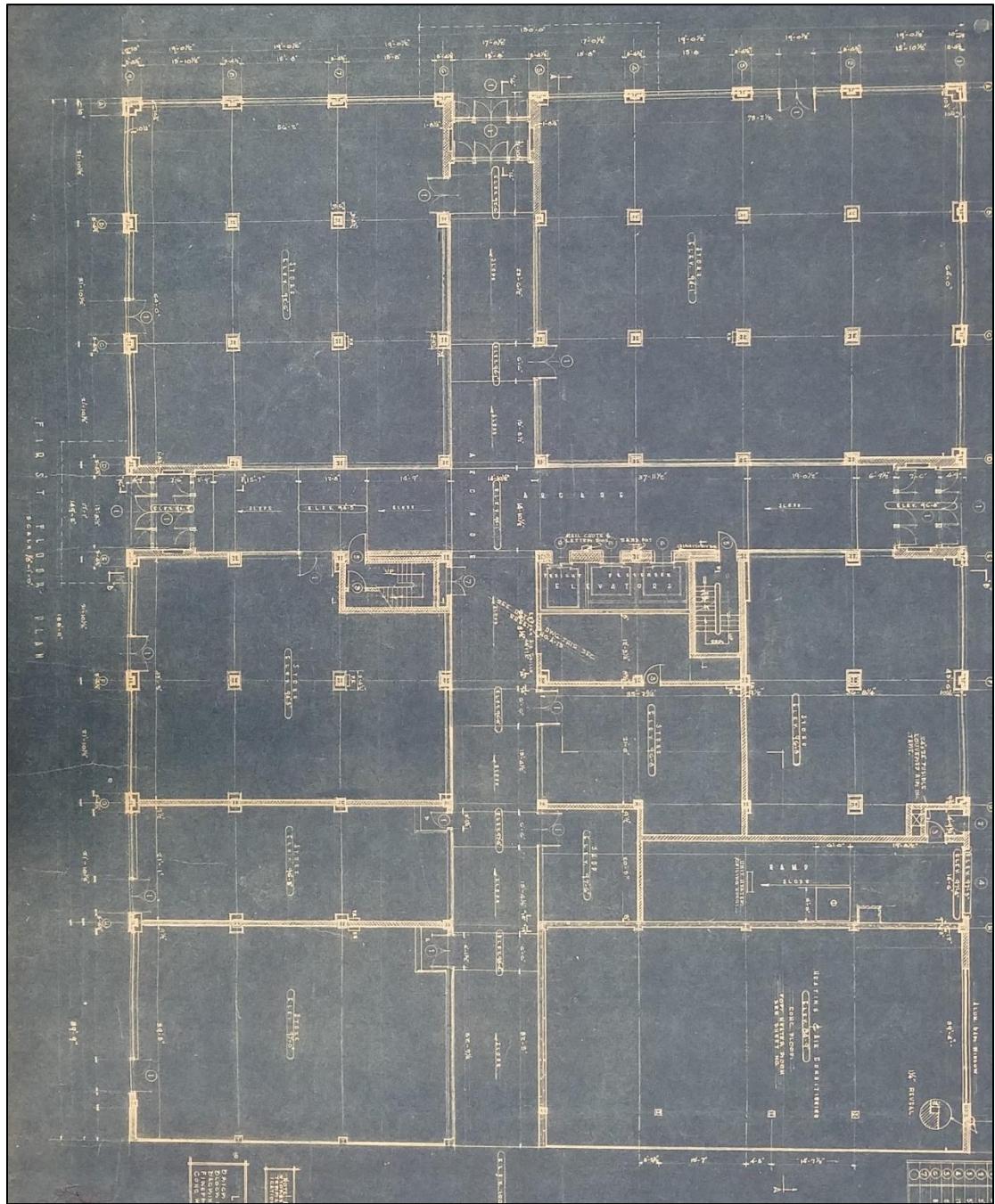
## Brotherhood Block

Name of Property

## Wyandotte County, Kansas

**County and State**

**Figure 19.** First Floor Plan. October 1947. John D. Maultsby & Co. [Source: *John Maultsby and Company*, (K0021).]



## Brotherhood Block

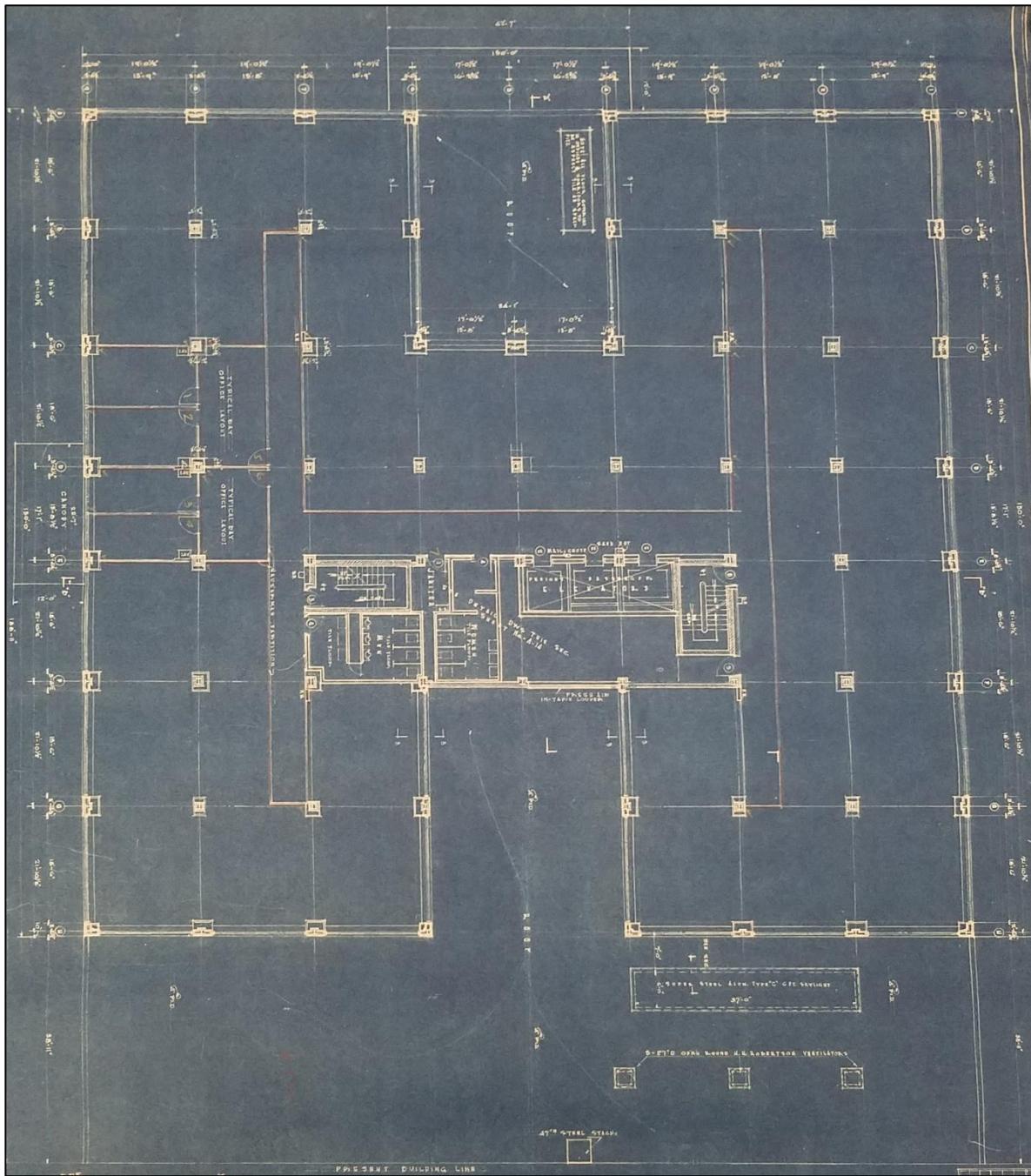
---

Name of Property

## Wyandotte County, Kansas

**County and State**

**Figure 20.** Second through Fifth Floor Plans. October 1947. John D. Maultsby & Co. [Source: *John Maultsby and Company, (K0021)*.]



## Brotherhood Block

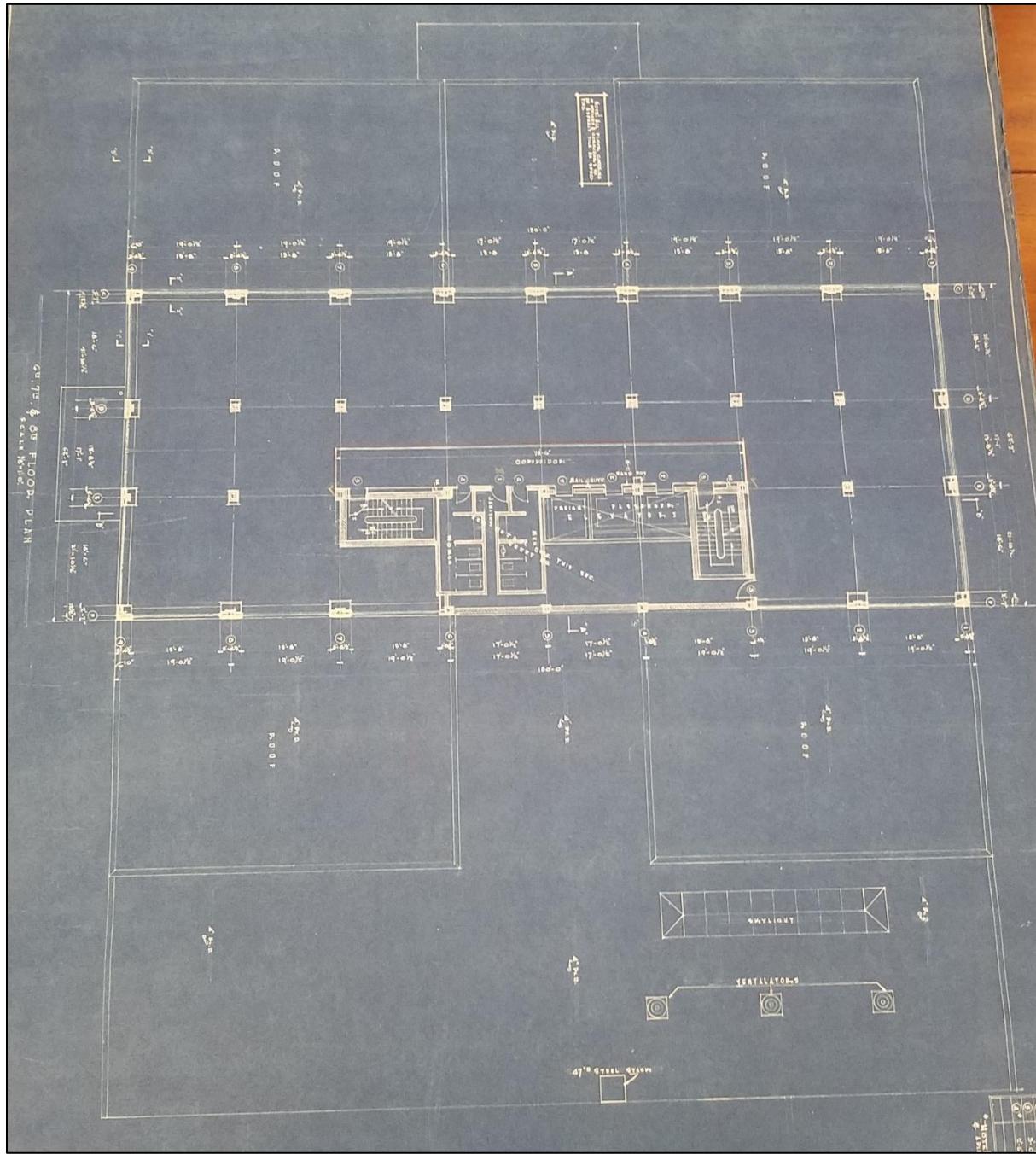
---

Name of Property

## Wyandotte County, Kansas

**County and State**

**Figure 21.** Sixth through Eighth Floor Plans. October 1947. John D. Maultsby & Co. [Source: *John Maultsby and Company*, (K0021).]



## Brotherhood Block

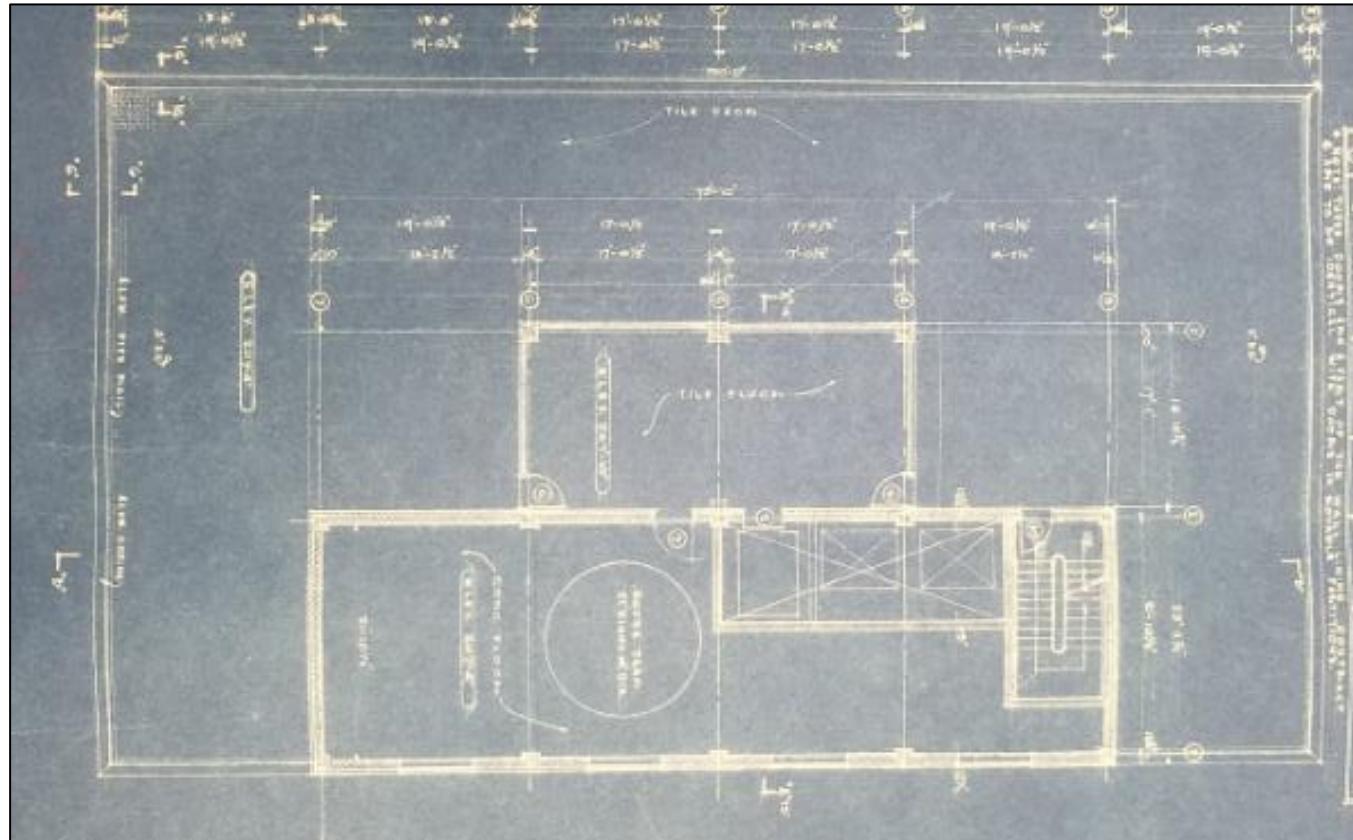
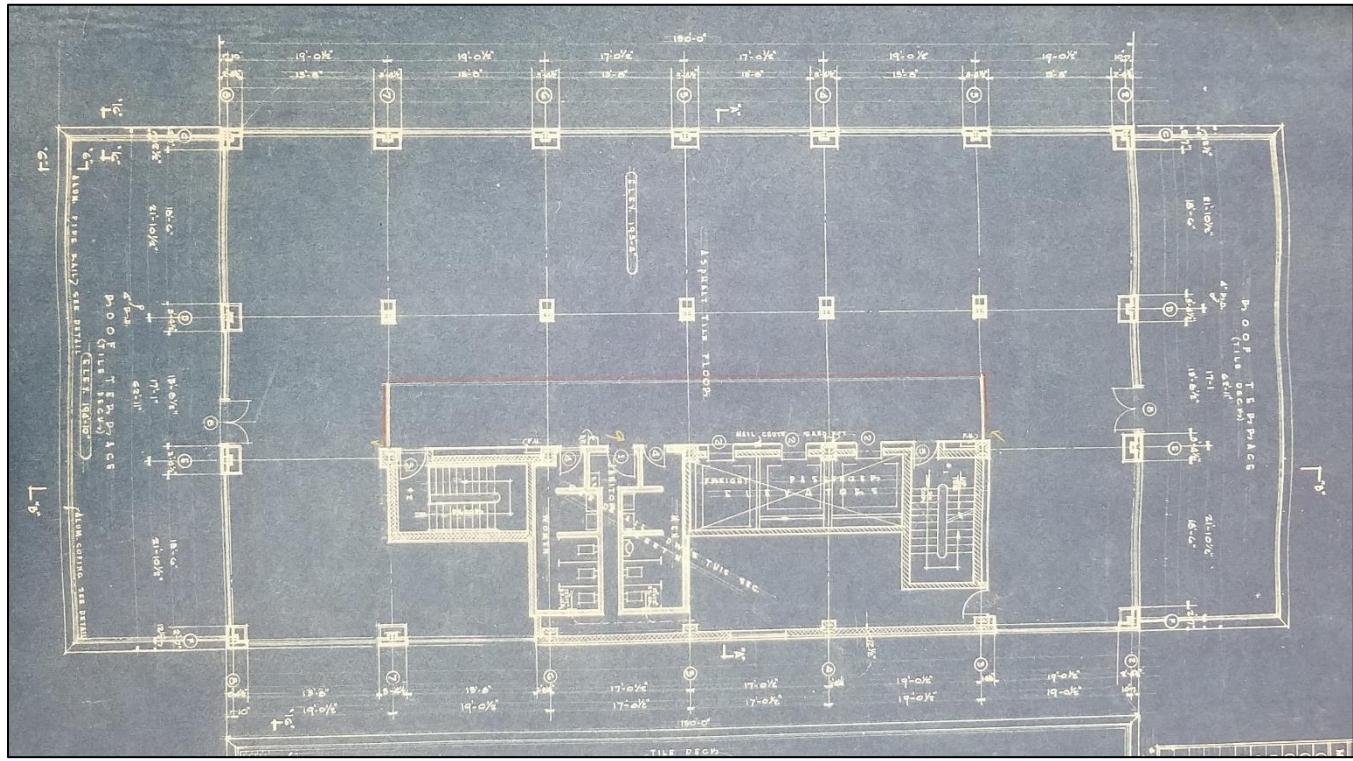
---

Name of Property

## Wyandotte County, Kansas

**County and State**

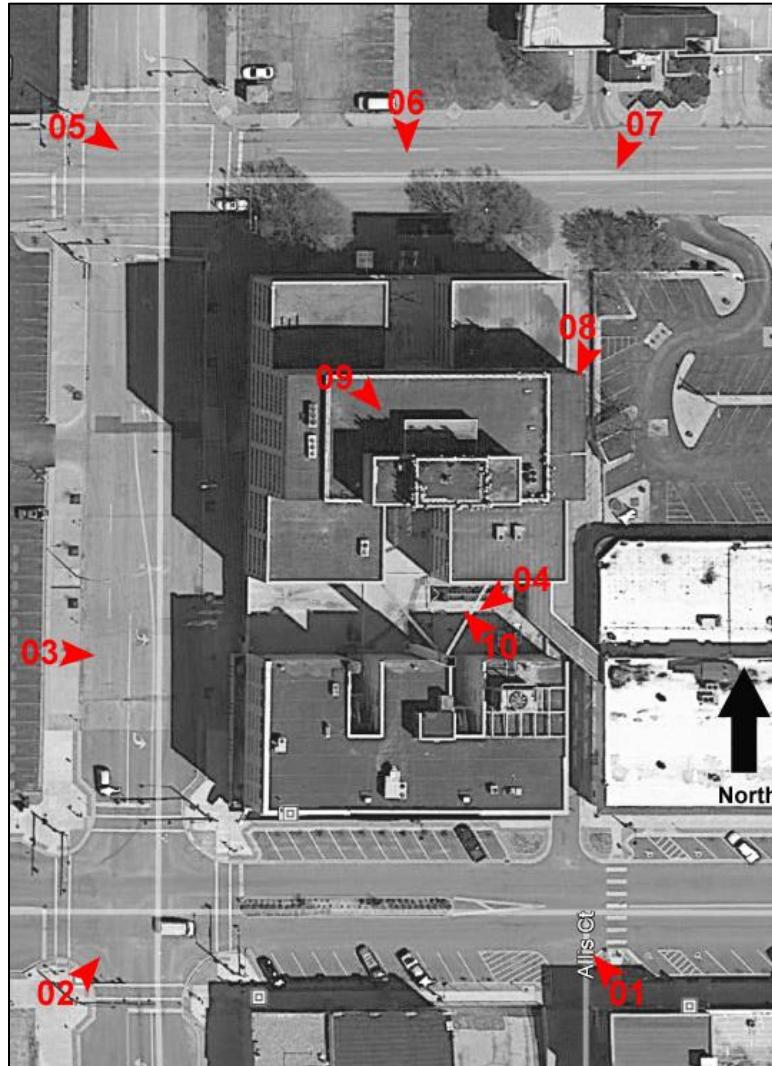
**Figure 22.** Ninth Floor Plan (Top) & Penthouse/10<sup>th</sup> Floor Plan (Bottom). October 1947. John D. Maultsby & Co. [Source: *John Maultsby and Company*, (K0021).]



Brotherhood Block  
Name of Property

Wyandotte County, Kansas  
County and State

**Exterior Photo Key.**



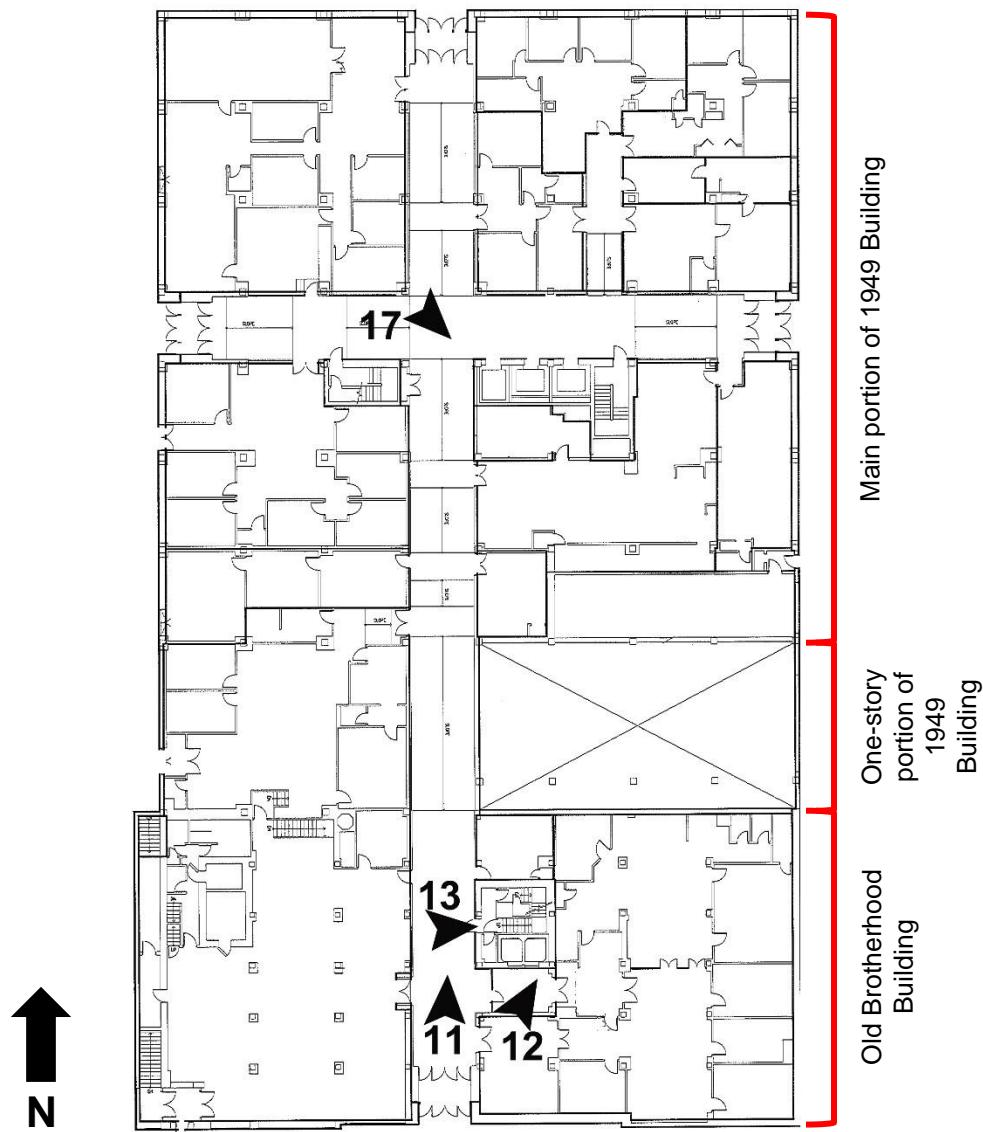
Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

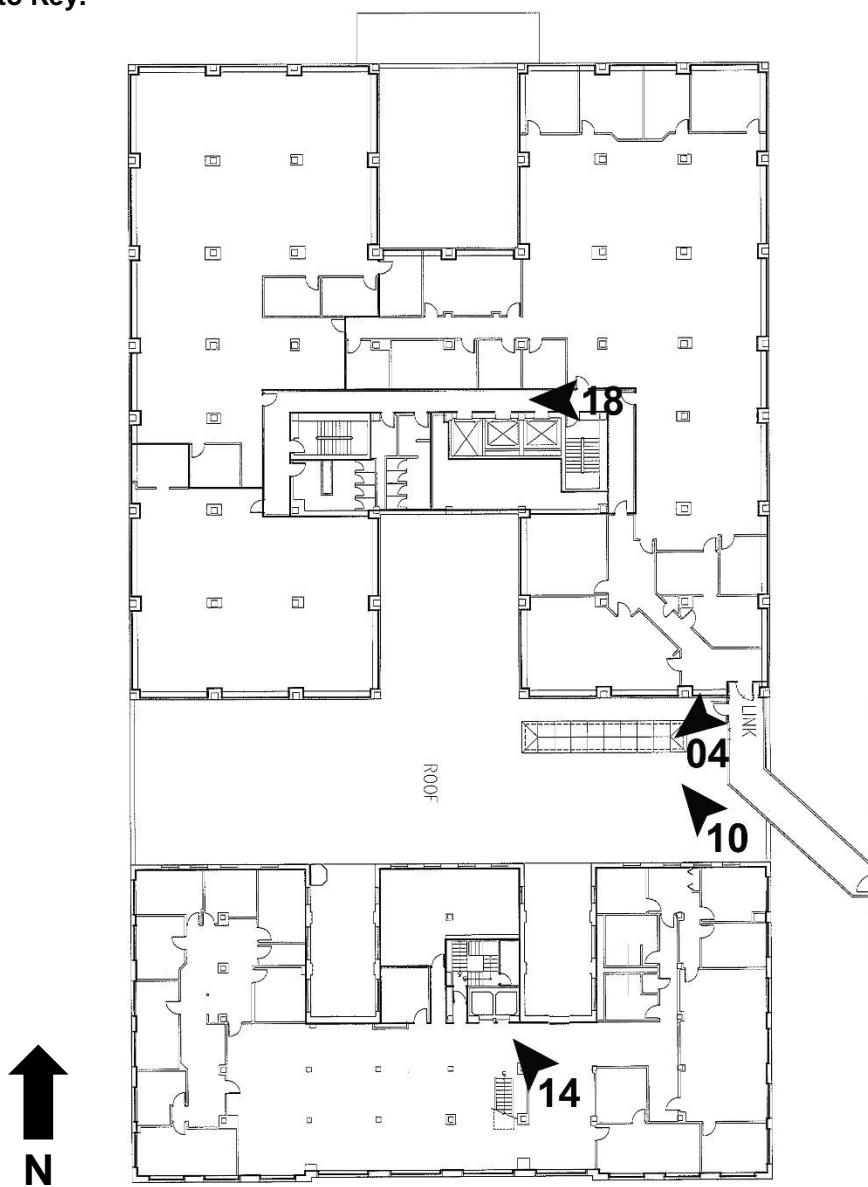
**First Floor Photo Key.**



Brotherhood Block  
Name of Property

Wyandotte County, Kansas  
County and State

**Second Floor Photo Key.**



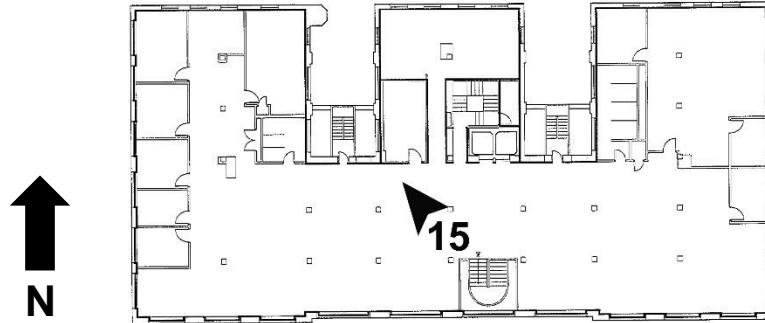
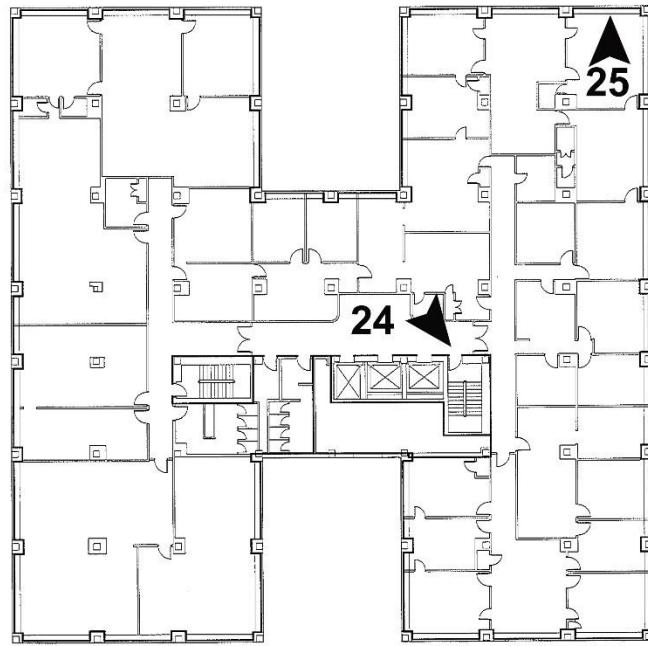
Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

**Fifth Floor Photo Key.**



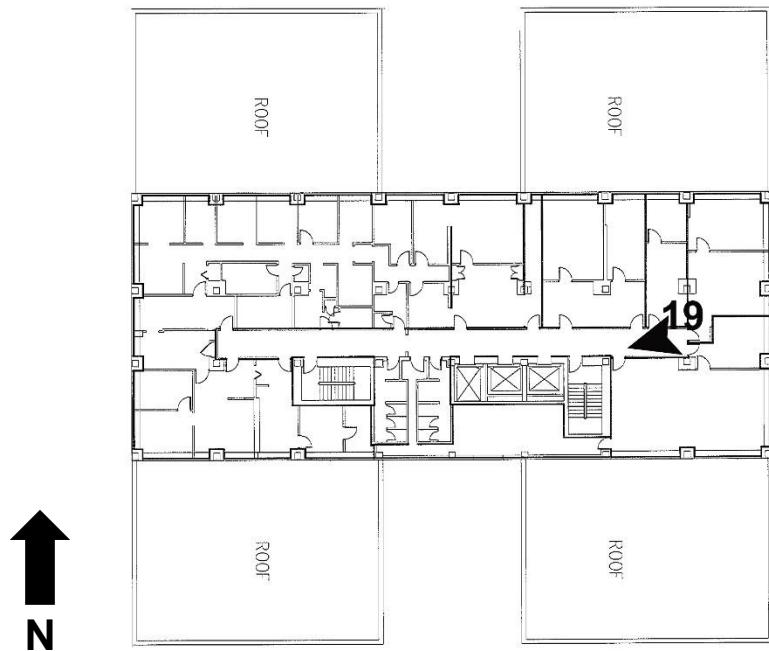
Brotherhood Block

Name of Property

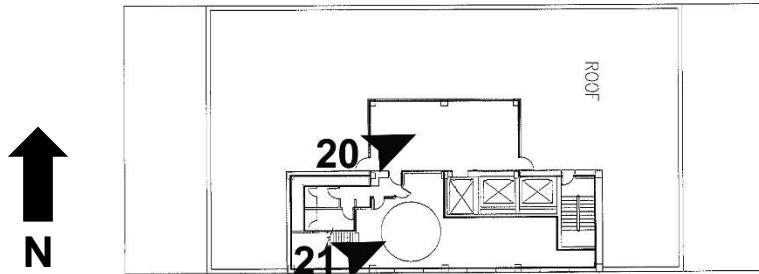
Wyandotte County, Kansas

County and State

**Sixth Floor Photo Key.**



**Tenth Floor Photo Key.**



Brotherhood Block

Name of Property

Wyandotte County, Kansas

County and State

**Basement Level Photo Key.**

