

**United States Department of the Interior**  
National Park Service

**National Register  
Listed 7/12/2019**

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

Historic name Kansas City, Kansas YMCA Building

Other names/site number 8<sup>th</sup> Street YMCA; YMCA Central Branch; KHRI #209-2820-01749

Name of related Multiple Property Listing N/A

## 2. Location

Street & number 900 N 8<sup>th</sup> Street  not for publication

City or town Kansas City  vicinity

State Kansas Code KS County Wyandotte Code 209 Zip code 66101

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

    national     statewide X local      Applicable National Register Criteria: X A     B     C     D

**SEE FILE**

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date \_\_\_\_\_

Kansas State Historical Society  
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

    entered in the National Register     determined eligible for the National Register

    determined not eligible for the National Register     removed from the National Register

    other (explain:) \_\_\_\_\_

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

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**5. Classification**

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

<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.)

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

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

0

**6. Function or Use**

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

RECREATION/Sports Facility  
SOCIAL/Clubhouse  
DOMESTIC/Institutional Housing  
   
   
   
 

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

VACANT/NOT IN USE  
   
   
   
   
 

**7. Description**

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

Early 20<sup>th</sup> Century Classical Revival  
   
   
   
   
 

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

foundation: Concrete  
walls: Brick  
roof: Rolled EPDM  
other: Terra cotta

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## Narrative Description

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### Summary

Designed by Rose & Peterson, the Kansas City, Kansas YMCA Building (1913, 1927) at 900 North Eighth Street is located at the northwest corner of North Eighth Street and Armstrong Avenue in downtown, Kansas City, Wyandotte County, Kansas (*Figure 1*).<sup>1</sup> The red brick and white terra cotta early twentieth century Classical Revival building is nearly square in plan and faces east toward North Eighth Street. Although Rose & Peterson designed the building to be four stories, only the first two floors were built between 1912 and 1913, and it remained unoccupied until completed in 1927 (*Figure 2*).<sup>2</sup> The building features typical characteristics that were present in YMCA buildings built between 1905 and World War I. The ground and main floors contain the public areas, including a ground level swimming pool and a two-story height gymnasium on the main floor. The upper two floors contain a series of small dormitory rooms. Historic materials and spatial arrangements remain throughout the building. Three non-historic additions were constructed to the west of the historic building: a 1971 brick handball court; a 1979 two-story concrete block addition; and a one-story brick, concrete block, and EIFS entry addition built between 1996 and 1997.

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### Elaboration

#### Site

The Kansas City, Kansas YMCA Building (YMCA) sits on a parcel 128 feet (north-south) by 250 feet (east-west) at the northwest corner of North Eighth Street and Armstrong Avenue within Kansas City's downtown business district. The parcel's grade slopes down from northwest to southeast. One- and two-story commercial buildings surround the nominated building; although, most post-date the YMCA. The north, east, and south walls of the YMCA extend to the property lines; to the west is minimally-landscaped open space. A meandering concrete sidewalk (1997) leads from the building's west entrance to the parking lot adjacent to the west (not included within nomination).<sup>3</sup> A mid-block alley parallels the north façade. A concrete sidewalk runs along the east and south façades.

#### Massing & Structure

Kansas City's YMCA is a brick early-twentieth century Classical Revival building generally square in plan, 128 feet along North Eighth Street and 120 feet along Armstrong Avenue. Three masses that vary in height from one to four stories comprise the historic building. The plan is organized around the central three-story gymnasium/pool mass; the west façade of this mass is exposed. The east and south portions of the building form a four-story L-shaped mass around the central mass. Two lightwells penetrate the north-south portion of the L-shaped mass. The north lightwell extends from ground to the third floor; the south lightwell is only located on the second and third floors. A two-story mass wraps the building's northwest corner.

To the west of the historic building are three non-historic additions (*Figure 3*). Immediately adjacent to the north end of historic building's west façade is a two-story brick-veneered concrete block mass built in 1971 as a handball court.<sup>4</sup> A two-story concrete block mass (1979) containing three racquetball courts is attached to the west of the 1971 addition.<sup>5</sup> A one-story mass (1997) is attached to the south end of the historic west façade and the south façade of the 1979 addition.<sup>6</sup> The additions create a three-story lightwell by keeping the west façade of the historic gymnasium/pool mass open. The additions access the historic building through pre-existing openings in the historic building's west façade, and no major structural changes occurred to the historic building.

The historic YMCA has a masonry structure comprised of both concrete and brick. The foundation and roof structure are concrete. The ground and main levels have exterior brick bearing walls, square concrete interior columns, and concrete

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<sup>1</sup> Unless otherwise noted, all references to Kansas City in this document refer to Kansas City, Kansas not Kansas City, Missouri.

<sup>2</sup> The building is four stories tall from the public façades (east and south) because the ground level is exposed. A true basement level is only located under the western portion of the historic building. For purposes of this description, the building is four stories: ground floor, main floor, second floor, and third floor. This is to differentiate between the ground floor and partial basement.

<sup>3</sup> The parking lot was not historically associated with the YMCA. The city donated the lot to the YMCA in the 1990s. Bob Friskel, "Tending to Mind, Body, Spirit at Brand New YMCA," *The Kansan* (20 March 1997):1. YMCA Clipping File, Kansas Room, Kansas City Kansas Public Library (KCKPL).

<sup>4</sup> *Kansas City Kansan* (30 January 1977): 9F. YMCA Clipping File, Kansas Room, Kansas City Kansas Public Library.

<sup>5</sup> "YMCA Approves Construction," *Kansas City Kansan* (24 August 1979): n.p. YMCA Clipping File, Kansas Room, KCKPL. The concrete blocks have insulated cores, according to the article.

<sup>6</sup> The grand reopening of the YMCA occurred on March 19, 1997. Construction began in April 1996. Friskel, "Tending to Mind," 1.

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floors. The upper two stories are brick exterior curtain walls with an internal concrete frame. Exposed steel girders support the concrete roof of the gymnasium.<sup>7</sup>

## Exterior

Although fifteen years elapsed between the beginning of construction in 1912 and the YMCA's completion in 1927, its overall appearance is consistent. The same firm, Rose & Peterson, hired to design the building in 1911 was retained to complete the work in the 1920s, this time with a third associate, Harry Almon. The public east (main) and south façades contain the building's Classical Revival details; the north and west elevations are utilitarian. The only exterior alterations since construction are the west additions and the replacement of all windows and doors in the late 1970s.<sup>8</sup> Historically, the upper-story windows on the east and south were wooden eight-over-eight double-hung sashes; today the windows are aluminum one-over-one units. The exact design of the lower level windows is unknown. Based on a historic photo from the 1940s (*Figure 5*), the main level windows appear to have been casement windows with upper transom, but the ground level window design is indiscernible. Today the ground and main-story windows on the public façades mimic casement windows. The remains of a former "YMCA" sign are mounted at the building's southeast corner.

### East (Main) Façade (Photos 1 & 2)

The building's main elevation faces east onto North Eighth Street. The symmetrical façade is thirteen evenly-spaced bays wide and four stories tall. The majority of the façade is ox blood paving brick.<sup>9</sup> On the first two stories, the brick construction emulates rusticated stonework, with deep reveals every five brick courses; the brick of the upper stories is flush. White terra cotta accents the building. Limestone slabs act as the building's base; the YMCA logo is carved into the face of the southernmost slab. A stone water table above the base acts as the sills for the ground story's masonry openings. At the north end of the façade, a stone-lined concrete stairwell leads down to the ground floor.

Terra cotta quoining at the corners of the first two stories is rusticated; quoining is smooth and flush with the brick on the upper stories. A large terra cotta belt course separates the first and second stories while a heavy terra cotta entablature separates the upper story from the brick parapet. The parapet is stepped at the center bay. In the parapet above Bays 2, 4, 10, and 12 is a heavy terra cotta rail; terra cotta also caps the brick parapet. The ground story's masonry openings have wide terra cotta trim, and the window units are inset from the façade (typical). The main floor's windows have ogee trim at the jambs and head; a terra cotta entablature surmounts the head, and the sills are terra cotta. The second-story's windows also have wide terra cotta trim; the terra cotta sill becomes a water table spanning the width of the façade. Below each window at this story, except the center window, is an elaborate terra cotta frieze. Each of the upper-story's masonry openings has a narrow terra cotta sill but no other trim. The masonry openings have steel lintels.

From south to north, Bays 1, 2, 4, 5, 9, 10, and 11 have a window at each story. The ground-story windows are shorter at the north end due to the sloping topography. A single pedestrian door occupies the ground story of Bay 3; this entrance historically led into the YMCA's café.<sup>10</sup> A single window occupies each story above this door. Bays 6 and 8 are identical. The first two stories each have a small rectangular window without trim; the windows are offset from their corresponding upper-story windows in deference to Bay 7, the main entrance (described below). The ground story of Bay 12 also contains a single pedestrian door; the door itself is non-historic, but the opening is. There is no masonry opening at the ground level of Bay 13. A single window occupies each story above the ground story of these two northern bays.

The center bay (Bay 7) is the building's main entrance and is the most elaborately ornamented. A set of concrete steps leads up to the main double-doors (non-historic); a metal railing was added to both sides of this stairway at an unknown date, but the south rail is mostly missing. A rectangular, wood-framed metal awning covers the stoop and entry doors. A heavy chain attached to a terra cotta medallion near the belt course further supports the awning. A half-round fan arch transom (historic) surmounts the awning. At the second story of Bay 7 is a single window with a heavy terra cotta rail beneath it; the window's head trim contains an extra layer of terra cotta moulding. A third-story window is above this. A blue and white terra cotta roundel flanks either side of this window; these roundels each have a central figure of a young man in a sports tank top (*Photo 6*). The parapet above Bay 7 is raised; a terra cotta panel spelling YMCA is set within the parapet with a terra cotta torch on either side. A flag pole extends from the roof at this location.<sup>11</sup>

<sup>7</sup> The information is provided in the 1931 Sanborn map (sheet 14) and verified on a site visit. See Figure 4.

<sup>8</sup> "YMCA Approves Construction," n.p. According to this August 1979 article, the windows were installed prior to the construction of the three racquetball courts.

<sup>9</sup> Early plans called for the east and south façade to be stone, but brick was used instead due to cost. "Y.M.C.A. Has Collected \$60,388; Second Annual Reports of Secretary and Treasurer of Y.M.C.A.," *The Kansas City Globe* (17 January 1913): 1.

<sup>10</sup> In Figure 5, a sign reading "Café" is located above this entry. The sign was removed at an unknown date.

<sup>11</sup> The date of this flag pole is unknown, but it does appear in the 1940s photo.

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### South Façade (Photos 2 & 3)

The historic south façade is twelve bays wide, four stories tall, and ornamented similar to the main façade. The lower two stories have simulated rusticated brick; terra cotta accents are identical to the east façade at each story, and the base is limestone. The dates 1913 and 1927 are carved into the stone at the base's easternmost end. At the parapet above Bays 2, 5, 8, and 11 is a heavy terra cotta rail. The south corner of the parapet is missing some of its terra cotta.

The first story does not contain any masonry openings at Bays 1 or 2; this is a historic treatment (*Figure 5*). Other than that, each bay is identical with a single window at each story; the ground story windows get taller towards the east end as the topography slopes. There are no entrances into the building from this side.

The south façade of the 1997 addition extends to the west of the historic building. This one-story brick wall is inset from the face of the historic building about three feet. This wall has a concrete foundation and cap and is aligned with the historic building's belt course. A wide rectangular opening at the west end accesses a set of metal steps that lead from the sidewalk to the building's west entrance. Three evenly-spaced square windows are located to the east of this opening.

### North Façade (Photo 4)

The north façade parallels the mid-block alley. The historic portion of this brick façade is twelve bays wide and has two distinct masses. The east end is three stories tall over a partially-exposed ground story; this mass is five bays wide. To the west of this is a one-story mass also over a partially-exposed ground story; this mass is seven bays wide. The eastern bay of the façade is ornamented to match the main and south façades. The ground-story masonry opening is extant, but brick infill replaced the window unit. The first-story masonry opening is shorter than its counterparts on the east façade, but it is accented similarly with terra cotta. A window is located in each of the upper stories of this bay. Quoining accents the east and west sides of this bay, as well. The remainder of this façade is utilitarian. The upper two stories of Bays 2 through 5 are identical and contain one rectangular window per bay, per floor. These window openings have stone sills and steel lintels. There is no masonry opening at the first story of Bay 2; the ground story has an infilled opening. A small masonry opening with a segmental arch lintel and stone sill fills the first story of Bay 3; there is no opening at ground level. Bays 4 and 5 are identical, each containing a larger masonry opening with segmental arch lintel at the first and ground stories; the first story openings have stone sills. Except at the first story of Bay 4, each of these openings is infilled with brick. Bays 6 through 12 also have large masonry openings with segmental arch lintels and stone sills at the first story. Bays 6 through 10 at ground level each have a segmented arch opening. All masonry openings in the one-story mass (Bays 6 through 12) are infilled with brick. A copper-lined scupper with an arched lintel drains the roof above Bay 10, and the parapet steps up about eighteen inches above Bays 10 through 12.

The north wall of the gymnasium/pool mass is set back and is not visible from the alley; it has one pedestrian opening onto the roof from the gymnasium's mezzanine.<sup>12</sup> The south portion of the building's four-story L-shaped mass is also not visible from the alley; however, its north wall does have exterior exposure. Two windows penetrate the west end of this wall at the second story; the remainder of the second story is covered by the gymnasium mass. At the top story, a series of eleven windows penetrates the north wall, lighting dormitory rooms.

To the west of the historic façade are the north facades of the 1970s additions. The brick 1971 handball addition steps back from the historic north façade about two feet and rises above the historic façade. There are no openings within this wall. To the west of this addition is the 1979 concrete block addition, which is set back from the 1971 mass approximately three feet; it is slightly shorter than this mass. No openings are within this wall.

### West (Rear) Façade (Photo 5)

The historic brick west façade is mostly covered by the non-historic additions.<sup>13</sup> The one exception is the three-story gymnasium/pool mass. The additions were built to leave this wall exposed to allow light into the gymnasium and pool. Historically each story of this mass contained eight windows; the north two and the south two openings were narrower than the middle four. The upper-story windows have stone sills, and inset brick panels fill the space between each floor. The 1997 addition covers the north and south windows at the ground level, and at the main floor, these masonry openings form pedestrian openings from the addition into the gymnasium. At the top story, all masonry openings are intact. A brick chimney rises from the north end of this wall.

The west façade of the building's four-story L-shaped mass is not covered by the additions; however, the gymnasium mass does obscure most of the second story. The third (top) story is completely exposed. A single pedestrian door, leading to a fire escape, penetrates the north portion of this wall at both upper stories; this wall is set back from the remainder of the

<sup>12</sup> At least one infilled masonry opening in this wall was visible from the second-floor fire escape.

<sup>13</sup> The formerly exterior brick walls are exposed on the interior of the 1997 addition.

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west façade and is not visible from ground level. The south portion of the west façade was historically flush at all four stories. Again, the lower two stories are obscured by the 1997 addition. The upper two stories are identical and have a central pedestrian door accessing a fire escape; a single window is located on either side of this door. The masonry openings have stone sills but no other trim. Both fire escapes are in historic locations.<sup>14</sup>

The 1979 concrete block addition extends west and is nearest the parking lot. This two-story mass has no openings. Adjacent to its south is a one-and-a-half story stair mass, constructed in 1997 and set back from the 1979 addition by a few feet. Its west façade is EIFS and contains a single pedestrian door and ground level; the south wall is rusticated concrete block and contains no openings. Set back significantly from the 1979 addition is the 1997 addition. This one-story mass is five bays wide, with a rusticated concrete block base and EIFS walls. The north and south bays are pedestrian entrances; the center three bays are square windows.

### Lightwells

As previously mentioned, the historic building contains two lightwells. The lightwells' exterior walls are blonde brick, perhaps to help reflect light better than red brick. The north well is four stories tall. At the ground and main floors, this lightwell has two windows on the north and south, one window centered in its west wall, and one window to the south of a central stack in the east wall. At the upper stories, this pattern repeats except there is no window in the west wall; the top story has no west wall at the lightwell. The south lightwell is only located on the upper two stories. At the second story, the east and west walls have one window; the north wall has one window; and the south wall contains three. The configuration repeats on the third story except there is no west wall.

### **Interior**

The YMCA's interior is organized around the gymnasium and pool. The first two floors contain the public areas while the upper two stories are dedicated to the dormitory rooms. The first two stories fill almost all of the building footprint. The upper stories are an L-shaped volume to the east and south of the gymnasium. Although the public floors have been remodeled throughout the years, the historic spatial arrangements are discernible, and especially on the first floor, historic materials are extant. The dormitory floors do not appear to have been significantly altered since construction in 1927. Throughout the building, historic walls are plaster over masonry; non-historic walls are painted concrete block or thin partitions. Historic ceilings are plaster over concrete, and historic floors are either scored concrete or tile. Unless otherwise noted, these historic materials are exposed.

### First (Main) Floor (Figure 7)

The main floor is raised a full story above grade. The historic main entrance into the YMCA is up a flight of five steps centered in the east façade. A double-height *stair hall* is immediately encountered upon entering the double-doors (*Photo 7*). This hall is the width of the set of ten pink marble steps leading from the east doors up to the first floor. The walls are plaster scored and finished to resemble stone blocks; pink marble baseboards are throughout this space. The ceiling is smooth plaster with an acanthus leaf crown moulding. Metal vents are located in the north and south walls at the foot of the stairs; a bronze handrail runs the length of the stairs on both the north and south walls. At the top of the stairs, the floor has small (one-by-two inch) basket weave tile of various colors framed by black basket weave tile; pink marble frames the tile inlay. At the landing, the north and south walls have deep insets with framed openings containing non-historic doors that lead to the former boy's lounge (north) and men's lounge (south); the west wall has no openings.<sup>15</sup>

A short hallway is encountered through the stair hall's north door. A door in the west wall of this hallway leads into a series of historic small rooms. To the east is a door leading into a small *office*. This office is historic: its interior walls and ceiling are plaster; the concrete floor has an integral base board around the room's perimeter; its door trim is consistent with the historic dark stained wood trim on the floor, and the wooden door is 1920s vintage with a window above the panel. A narrow wooden crown moulding runs the ceiling perimeter. Double windows pierce the office's north and west walls; the simple trim and size of glass may indicate these were added after 1927.

The hallway opens into the former *boys' lounge (Photo 8)*. The office described above is located in the southeast corner of this lounge. A heavy concrete beam, with decorative volute brackets, runs east to west from the end of the hallway's east wall (office's west wall) to the west wall of the lounge, separating the hallway from the lounge. This room, which was last used as a weight room, retains the open configuration from its 1927 construction. Two square concrete columns divide the space, north and south; faux boxed beams run north-to-south in the ceiling. The floors are currently covered with rolled

<sup>14</sup> According to the 1931 Sanborn.

<sup>15</sup> The wall does show the outline of former plaques or signage. Whereas the walls of this space are painted white, the spaces where signs formerly hung are bone-yellow. Whether this signage was historic is unknown.

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rubber sheeting. Plaster walls formerly contained historic wood wainscoting with wooden chair rail. Although currently covered, the wainscoting may be extant under the later covering, as seen on a recent visit; the chair rail is intact.<sup>16</sup> Centered on the north wall is a fireplace with a canted chimney. The fireplace is covered, but the wooden mantel and Classical surround are extant. A rectangular window pierces the wall to the east and west of the fireplace; the east window is covered on the interior. Within the west wall is an opening leading into a back hallway. A volute bracket decorates the north corner of this opening. To the south of this opening is a non-historic door leading to a stairwell to the basement, which was historically open. This door and surrounding wall were added at an unknown date, likely to meet fire code. In the wall above and to the south of this door is the remnant of the bracket that formerly defined the south corner of the full opening; this bracket is visible in the stairwell.<sup>17</sup>

The *hallway* to the west of the lounge retains its historic wood wainscoting and trim. The floor has rubber sheeting, but the baseboards are dark tile. A wood framed display cabinet in the hallway's west wall above the wainscot is centered within the opening into the lounge. A doorway at the north end of this wall leads into the gymnasium corridor. A bathroom is located through a historic door (six-lite over panel) in the north wall. This *bathroom* has a raised floor with historic basket weave tile that extends halfway up the walls. Red and blue tile accents occur on the floor and along the top of the tile wall.<sup>18</sup>

The *gymnasium corridor* runs north-to-south, separating the gymnasium from the rest of the building to the east. A historic door (six-lite over panel) is located at the east end of the north wall. The room behind was inaccessible during a recent site visit. At the north end of the corridor's west wall is a non-historic door set within historic trim; this door leads to the women's locker room. To its south is a door into the gymnasium. Continuing south along the corridor's west wall is a fixed nine-pane wood window, another door into the gym, and another nine-pane window. A cased opening (with removed door) is in the corridor's south wall. At the north end of the corridor's east wall is a historic open U-shaped stair with concrete steps, leading to the second floor. Two windows into the lightwell are in the stair landing's south wall. Continuing south from the stair, the corridor narrows slightly. Along the east wall is a window into the north lightwell (the masonry opening does not have trim). To its south is a historic door system with a pair of (frosted glass) windows to the north of the door; this door leads into the series of historic small rooms accessed from the boys' lounge. To the south of this door system is another historic door (solid single panel) into a small closet. A continuous wooden chair rail runs the perimeter, and all doors and windows contain historic trim, unless noted otherwise. The concrete floor is covered with VCT; the cove base is rubber.

The corridor's south doorway leads into a small vestibule. The north wall is set at a forty-five-degree angle. The west wall contains a double-width doorway into the gymnasium. To the south of this door is a historic open stair, running north-to-south, to the basement. To the east of the stair is a non-historic metal and glass partition with a door leading into another small vestibule. The vestibule to the south of the gymnasium corridor has historic wainscoting on all walls and VCT floors with historic tile cove base.

The vestibule to the south of the one previously described contains a historic open stair to the second story. This stair has concrete steps, cast iron balusters, and wooden handrail. The plaster ceiling has a rope crown moulding. A formerly open arched opening in the south wall leads into the men's locker room. Historically, this vestibule was the west end of the men's lounge; today a glass and metal partition separates the two spaces, but a pair of doors within this partition allows access between them (*Photo 9*). The vestibule's floor is basket weave tile, like in the main stair hall, that continues into the men's lounge to the east.

The *men's lounge* is to the east of the stair vestibule and to the south of the main stair hall. Historically this was one open room similar to the boys' lounge with concrete columns and beams accenting the space. The walls and columns contain wainscot, and the ceiling between beams is lined with rope crown moulding. The floor is basket weave tile. Today removable partition walls, installed floor-to-ceiling, create a series of offices along the east and south portions of the lounge. At the lounge's northwest corner is the YMCA's check-in desk. In the north wall to the east of this desk is a historic display cabinet. To the west of this desk is an irregularly-shaped storage room. In the lounge's northeast corner is a historic office nearly identical to the office in the boys' lounge. Within the office's west wall is a historic door system containing a center door with a window on either side. The ceiling is plaster with narrow wood crown moulding. Carpet covers the floor. To the south of this historic office is a non-historic office with carpet floor and lay-in ceiling. Historic wainscot lines this office's north and east walls, and the historic plaster ceilings with rope moulding are extant above the lay-in grid. To the south of this office is another office created in the southeast corner of the lounge. Its east and south wall contains wainscoting; the ceiling is lay-

<sup>16</sup> The rubber sheeting extended up from the floor to the chair rail. Most of this rubber is gone, but the backerboard to which it was glued remains. On a recent site visit, this board was pulled back near the northeast window and stained wood was present beneath, indicating the wainscoting may be intact behind the backerboard.

<sup>17</sup> A piece of wood trim along the stairwell's north wall seems to indicate that this was the top of a half-wall that opened into the hallway to the west of the lounge.

<sup>18</sup> The size and pattern of this tile matches the tile in the stair hall and men's lounge; however, its coloration is different.

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in, and the floor is carpeted. To the west of this southeastern office is a larger conference room (*Photo 10*). A door in its north partition wall leads back into the main lounge area. A fireplace is centered on its west wall; it has a canted chimney. Its wooden mantel is simpler than the one in the boy's lounge; however, a carved stone lintel with shamrocks in the corners, spans the firebox. The fire bricks are laid in a basket weave pattern. Historic wainscoting lines the south and west wall and the visible column in this room. Most of the floor is carpeted, but beneath the carpet the historic basket weave is visible.

The *gymnasium* is an open double-height room with exposed steel girders supporting the concrete ceiling (*Photo 11*). The floor is wood, and the walls are painted brick.<sup>19</sup> A jogging track mezzanine lines the gym's perimeter. This mezzanine has a rubberized floor, metal tube railing, and beadboard underside. It is supported by steel brackets. The north and south walls have no openings at the first floor.<sup>20</sup> An exterior door is located at the west end of the north wall at the mezzanine level, leading onto the roof. A historic wooden door at the west end of the south wall leads into the dormitories.<sup>21</sup> Four doors and two windows at the first floor of the east wall open to the gymnasium corridor. At the mezzanine level, a door at the north end of the wall leads to the stair within the gymnasium corridor; a double-door at the center of the wall leads into the dormitories. Three doors are located within the west wall at the main floor. The southernmost door was formerly a window opening; sometime prior to 1977, this masonry opening was enlarged to become a doorway (*Figure 11*). This door now leads into the 1997 addition and to an elevator installed within the historic building footprint to the north of the men's locker room. The north door opens into a small closet. To the south of this door is another door, formerly a window opening, that now leads into the additions.

The men's locker room is located to the south of the gymnasium; the women's locker room is to the north. Both spaces were completely remodeled in 1997.<sup>22</sup> The interior walls are tile and painted concrete block; floors are tile, and ceilings are drywall or lay-in.

The 1971 racquetball court is located to the west of the women's locker room. The double-height space has epoxy walls and carpeted floors. To the west of this court are the three 1979 racquetball courts. They each have maple floors and fiberglass reinforced epoxy walls.<sup>23</sup> A mezzanine and walkway links the four courts. To the south of the courts is the 1997 addition. It consists mostly of one large workout room.

### Ground Floor

The west half of the ground floor is dedicated to the historic swimming pool and accompanying locker rooms. The east half contains a series of rooms of varying sizes. Although spaces were remodeled, overall spatial configurations on this floor appear to remain intact. Unless noted otherwise, materials on this floor date to the 1997 renovations and include VCT and carpet flooring, CMU walls, and lay-in or drywall ceilings.<sup>24</sup>

Two *historic stairways* provide access to the east half of the ground floor. The building's main stair is to the west of the first-floor men's lounge. From the first floor, this L-shaped stair runs north-to-south and turns to the east as it nears the ground floor. Historic wainscoting lines the west and south walls; simple metal balusters with square metal newel posts line the east and north sides of the concrete stairs. A plaster and wainscot wall encloses the underside of this stair. This stair exits into a small vestibule partially created in 1997. This vestibule's west wall is plaster and contains a door with historic trim that leads into the west half of the floor. The north and east walls are painted CMU. The north wall does not have openings; the east wall contains a double-door and double window into the former café space. The second historic stair leads from the first-floor boy's lounge directly into the west half of the building. This straight-run stair is fully enclosed with plaster walls, concrete steps, and non-historic doors at the top and bottom. A historic railing lines only the south portion of the stairwell; the south wall contains windows that open to the building's north lightwell.

To the east of the main stair vestibule is a large open space in the building's southeast corner. Historically this space contained the YMCA's *café*; in recent years this was the youth room (*Photo 13*). The space is utilitarian, but the historic plaster ceilings and columns are exposed, and the historic window sills along the east and south walls are extant. An exterior door pierces the center of the east wall. In the northwest corner of the former café are three openings within a historic wall.

<sup>19</sup> The floor was first replaced in 1955. John Sharp, "YMCA Celebrating 125<sup>th</sup> Birthday," *Kansas City Kansan* (16 June 1969): n.p. YMCA Clipping File, Kansas Room, Kansas City Kansas Public Library. The mezzanine level was painted in summer of 1996. The mural, titled "Pieces of a Dream," was created by members of the community in a joint effort by the Kansas Arts Commission, YMCA, YouthFriends, and Storytellers Inc. "Pieces of a Dream' Mural to Grace Central YMCA," *The Kansas City Kansan* (26 May 1996): 1A, 3A. YMCA Clipping File, Kansas Room, Kansas City Kansas Public Library.

<sup>20</sup> Evidence within both walls indicates former openings were enclosed. In a 1977 photograph, a double-wide opening appears in the west end of the south wall; this corresponds with the men's locker room. See Figure 11.

<sup>21</sup> This door leads into a room that was inaccessible during site visits.

<sup>22</sup> Friskel, "Tending to Mind," 1.

<sup>23</sup> "YMCA Approves Construction," n.p.

<sup>24</sup> Unfinished concrete is visible above the lay-in ceilings in the corridor.

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The west door opens to a mechanical room; the second door leads into a small vestibule that leads into a women's restroom.<sup>25</sup> To the east of this door is an opening (no door or trim) into the main corridor. A kitchen, built in the late 1990s, occupies the southwest corner of the former café. A door at the south end of the kitchen's west wall leads into a storage room. This room appears to be historic; all walls and the ceiling are plaster. In the café's north wall and to the east of the corridor is a double-wide arched opening leading into what is now two small offices created from one larger room. The west, north, and east walls of this larger room are plaster; the later partition walls are drywall on stud.

The double-loaded *corridor* leading north out of the café is an offset T-shaped hallway. The east and west walls are plaster. Along the west wall are four openings. The southern opening is a door to the men's *restroom*. Historically, the men's restroom included the space that is now the women's restroom to its south. The floors of the restrooms have basket weave tile that matches the main floor's restroom described above; the tile pattern of the two restrooms on this floor indicates the two rooms were formerly one room, as the border does not run the length of the east-west dividing wall. The basket weave tile continues up the walls in both restrooms. In the men's room, the tile is on the north wall; in the women's room, the tile is on the south and part of the east wall. The wall tile is painted in both rooms. In the corridor wall to the north of the men's restroom is a window that opens to the building's north lightwell. To the north of this window is a small janitor's closet, which is tucked under the stair from the boy's lounge. In the closet's south wall is a window into the lightwell. The northernmost opening along the corridor's west wall leads into the cross-corridor leading to the west half of the building. There are no openings in this cross-corridor's south wall. Two historic openings (with new doors) are located along the north wall. The west opening leads into a small mechanical room; the east opening is the building's walk-in safe manufactured by the Cramer Brothers Safe Company of Kansas City, Missouri. The main corridor's east wall contains two openings at the north end of the wall. The south opening leads into a large open classroom. Ceilings are plaster, columns are exposed, and the window sills along the east wall are extant. The north wall is CMU. To the north of this room is an east-west corridor that leads to an exterior door at the north end of the east façade. The north wall is plaster; the south wall is CMU, and there are no openings in either wall. At the north end of the main corridor is a door leading into historic storage and mechanical space. The floors in this space are concrete; walls and ceiling are plaster; and doorways within this space have historic trim. A historic door (six-lite over panel) in the room's east wall leads into another storage room. A trimmed doorway in the north wall leads to a long ramp down to the building's partial basement (described below).

The building's *partial basement* spans the western portion of the building to the west of the gymnasium/pool mass and beneath the locker rooms. Access to the basement is through a door in the north wall of the ground floor's northwest storage room. The door leads to a ramp that is beneath the alley. The ramp runs most of the length of the north side of the building, turning to the south as it enters the basement. This full-height space is the building's main mechanical space. Floors are concrete, and walls are a combination of brick, stone, concrete, and concrete block.

Both historic stairways in the east half of the ground floor give access to the west half of the floor. A door in the west wall of the main stair's vestibule leads into an L-shaped *hallway*. A door in the south wall of the hallway leads into a small room with a door to the pool in its west wall; this room's north, east, and south walls are CMU. At the west end of the hallway is a door leading directly into the pool. Within the hallway's east wall, and north of the door to the main stair vestibule, is a door leading directly into the former café. A door at the south end of the hallway leads into a former locker room. This room now acts as a long east-west corridor that leads to the west end of the building where the elevator is located; the ceiling is plaster. At the east end of the hallway's historic north wall is a door to a large rectangular room.

This rectangular room's historic function is currently unknown, it but was last used as a studio.<sup>26</sup> All walls (except the north) and the ceiling are plaster. Within the west wall are three windows with single panes that look into the pool. There are two doors in the room's east wall. At the south end the door leads into a small square room with raised floor. Four-inch tiles cover the walls, and the ceiling is corrugated plastic. Although not historic finishes, this small room appears to be historic, as it is located to the immediate west of the café's northwestern mechanical room. A door at the north end of the studio's east wall leads into a small bathroom with a raised floor and a shower along the north wall. In this room's east wall is a masonry opening that formerly accessed the north lightwell; it is currently covered. A narrow historic door within this bathroom's south wall accesses the plumbing chase associated with this floor's men's and women's restrooms. A door at the east end of the studio's north wall leads into a small vestibule.

This vestibule's west wall is plaster and contains two openings. The south door is to the stair leading up to the boy's lounge. The north opening is the cross-corridor with the building's vault. There are no openings within the vestibule's west CMU wall. A door in the vestibule's north plaster wall leads into another locker room. Partition walls within this space are concrete

<sup>25</sup> This restroom was formerly part of the men's restroom.

<sup>26</sup> Based on the date of design and construction, this room may have been a game room. Paula Lupkin, *Manhood Factories: YMCA Architecture and the Making of Modern Urban Culture* (Minneapolis: University of Minnesota Press, 2010), 151.

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block. The east wall is a historic wall; the north wall is the north exterior wall of the building. This locker room's west wall is aligned with the pool's west wall. A door at the west end of the south wall leads to a stair. This stair does not appear to be historic; it runs east-to-west and leads up to the women's locker room to the north of the gymnasium. The stair's south wall is the north wall of the pool, and a door within this wall at the bottom of the stair leads directly into the pool area.

The rectangular *pool room* is the largest room on the ground level (*Photo 12*). The swimming pool itself is centered within the room. Measuring sixty feet (north to south) by twenty feet (east to west), the concrete pool is four lanes wide and ranges in depth from four feet at the north end to seven feet at the south end. The pool is finished in square mosaic tile. The floor and walls are white; the lanes are marked in black tile. Beige and burgundy mosaic tile decorate the inside perimeter at the top of the swimming pool. The south end is marked "DEEP" (*Figure 12*); the north end is marked "SHALLOW." Along the east and west sides tiles mark each foot with numbers every five feet. Around the perimeter of the top of the pool is a narrow trough for water drainage.<sup>27</sup> The floor and walls surrounding the pool are basket weave tiles; the ceiling is concrete. The room's north wall has a door at the west end that leads to pool locker rooms and a stair to the women's gymnasium locker rooms. A few feet east of this door is an inset possibly indicating where a former door to the locker rooms was located. Seven openings pierce the pool room's east wall. At the north end of this wall is a door into a mechanical room with CMU walls. To the south of this door is a large vent. South of the vent are three windows that access the studio space previously discussed. At the south end of the wall are two doors; one leads into the south hallway; the southernmost door leads into the small room in the hallway. The pool room's west wall contains five windows. To the north and south of these windows are indications of where former windows were located; these have been infilled. At the south end of the west wall is an inset where a former door was located. The pool's south wall contains two large framed openings.

The space to the south of these openings appears unfinished, as if work was being performed recently. At the west end is an unfinished stud wall. Concrete block shower stalls are located at the east end of this room. The south wall of this space is plaster. An opening with non-historic door is located at the east end of this wall. This door provides access to a historic stair that leads up to the men's gymnasium locker room. The stair's walls are plaster over clay tile; hollow tube railings line both sides of the east-west running stair; steps are concrete.

### Dormitories

The upper two floors of the YMCA are nearly identical in materials and configuration. These floors contain the dormitories. Each room has at least one window and closet (*Figure 12*) (*Photo 20*). Although in various states of repair, both floors retain a high level of material and design integrity. Floors are concrete; walls are plaster; ceilings are plaster over concrete. Dark wood trim is present at each dormitory room door (which have an upper vent in place of a window) and closet. Dark wood picture rail, chair rail, and baseboards line each corridor on both floors (*Photos 14, 18, 17*). The dormitory rooms are arranged on an E-shaped, double-loaded corridor system. The second floor contains thirty-six dormitory rooms; they third floor has forty-one. Each floor has one central bathroom.

Two stairs allow access to the second floor. The building's main stairway at the west end of the men's lounge is the primary access. This long straight-line stair runs north-to-south with a central landing. At the top of the stair is another landing. To the west is a set of double-doors leading onto the gymnasium's mezzanine; the center east-west dormitory corridor is to the east of the landing. This corridor contains two rooms along the north side. The east room is the largest room of the two floors; it contains its own clothes closet and water closet (*Photo 16*). The U-shaped stair to the third floor is at the west end of this corridor's south wall. At the east end of the corridor's south wall is the door into the floor's L-shaped bathroom. This room has painted basket weave tile walls, and its windows access the south lightwell. The east-west corridor tees into the single north-south corridor; this corridor has thirteen rooms along its east side. A closet is located in the west wall of the east corridor at its junction with the center corridor; two rooms are to the north of this closet. The east corridor dead-ends into a window on the north and south exterior walls. At the junction of the east and south corridors is a closet within the west wall of the east corridor. The south corridor has ten rooms along its south side. On the north side of this corridor are two rooms at the west end and three rooms at the east end. Between them is a large room that was inaccessible on a recent site visit (*Photo 15*). This room appears to be accessible from the south wall of the gymnasium's mezzanine. A set of five concrete steps at the west end of the south corridor allows access to the four rooms at this end (*Photo 19*); a door in the west wall of the corridor accesses a fire escape. The north corridor contains three rooms on its north side. At the west end of the corridor is a dumb-waiter. The south side of the corridor has one central room. To the east is a large closet. To the west is a small closet; to the west of the small closet is a door that leads to a small landing. A door within this landing's west wall opens to the gymnasium mezzanine. To the south of the landing is the U-shaped stair to the gymnasium corridor on the first floor. This stair is partially open; instead of a balustrade there is a half-height wall capped with dark wood trim. The third floor is nearly identical to the second floor. The south corridor contains nine rooms along its north side, and the north corridor has a room on the south side where the stair is located at the second story.

<sup>27</sup> Denoted as "roll out rim E" in Figure 12.

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### **Integrity**

The Kansas City, Kansas YMCA retains a high degree of historic integrity. The building is in its historic location, and its setting remains commercial. Historic materials such as plaster walls, concrete structure, tile, wood trim and wainscoting remain in place, and new materials are distinguishable from the historic ones. Similarly, although non-historic materials were installed throughout the years the YMCA used the building, the historic design configuration of each floor remains intact and discernible. Both the gymnasium and pool are open spaces; corridors remain in their historic locations on all four floors, and no significant alterations occurred to the dormitories. Together, these enable the building to convey its historic association as an early twentieth century YMCA, as existing features within the building are consistent with the design of downtown YMCA's in pre-World War I America, as will be discussed in Section 8.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

ARCHITECTURE

**Period of Significance**

1912-1913, 1927

**Significant Dates**

1912-1913

1927

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Rose & Peterson (1913)

Rose, Peterson, & Almon (1927)

**Period of Significance (justification)**

The Kansas City, Kansas YMCA's periods of significance include the year the building's construction began and initially stalled, 1912-1913, and the year the YMCA was completed and open to the city, 1927. This building's primary significance is derived from its architecture as it embodies the distinctive characteristics of a pre-World War I YMCA in American cities. Although completed after World War I, the building's construction closely follows its pre-World War I design.

**Criteria Considerations (justification)**

N/A

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## Narrative Statement of Significance

### Summary

The Young Men's Christian Association (YMCA) officially came to Kansas in 1879. Throughout the 1880s, cities across the state established additional local associations, most often meeting in rented rooms within downtown commercial buildings. Between 1900 and World War I, a nationwide building boom created over two hundred dedicated YMCA buildings with increasingly standardized designs of Classically-styled brick buildings on the edges of commercial centers. YMCA construction in Kansas followed this national trend, with the greatest number of new Kansas YMCA buildings constructed during these years. Although Kansas City's YMCA building was planned and designed between 1911 and 1913, only the first two stories were completed by the end of 1913 due to a lack of funds. The unfinished building sat vacant at the west edge of downtown Kansas City until a push in the late 1920s that finally opened the YMCA in November 1927. Although completed on the cusp of the Great Depression, Kansas City, Kansas' Eighth Street YMCA Building is an excellent example of the pre-World War I YMCA building found in cities across the United States; it was one of only a few extant examples in Kansas, as most across the state have been demolished. Kansas City's YMCA Building is nominated to the National Register of Historic Places under Criterion C for its local significance in the area of Architecture with its period of significance defined by the years of its construction, 1912-1913 and 1927.

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### Elaboration

#### YMCA in the United States

The Young Men's Christian Association (YMCA), founded in England in 1844, became popular in the United States after the 1851 Great Exhibition in London introduced the group of young Christian professional men to visiting Americans.<sup>28</sup> American chapters first appeared in the 1850s and expanded after a hiatus during the Civil War. The YMCA officially entered the state of Kansas in 1879 when Topeka and Sterling (Reno County) formed the state's first local associations.<sup>29</sup> By 1882, the state had six associations totaling nearly three hundred members located in Topeka, Manhattan, Arkansas City, Wellington, Sterling, and Emporia State Normal School, but there was no state committee in place until 1883.<sup>30</sup>

Following the Civil War, the international YMCA organization evolved its methods in pursuit of its mission to improve the spiritual condition of young men. The most notable method was through building campaigns. The organization used building space as a way to congregate, recruit, and serve members. The initial meeting spaces were rented reading rooms and parlors for leisure and socializing in a Christian atmosphere. Beginning in the 1870s, the organization began to design and build spaces as a way to expand their influence and brand their organization. The design and distribution of those buildings evolved along with the organization's growth and focus that transformed from an evangelical club to a community service. YMCA buildings represented the organization's changing role in the communities they served. Both Wichita and Marion erected the first dedicated YMCA buildings in Kansas.<sup>31</sup>

Early 1870s YMCA buildings were exclusive men's clubs in downtown commercial centers. Interior spaces included parlors, reading rooms, and assembly halls. Some had retail space on the ground floor as a way to raise revenue and to create a link to business men who sponsored and populated the organization. That commercial aspect often dictated locations in central business districts to attract retail renters.<sup>32</sup> The business community had an interest in fostering morality in the new generation of professional men moving from rural areas to city centers for work. Membership in the club also signaled social legitimacy to those same employers. The space offered young men a social affiliation and a physical leisure space that was free of vice.

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<sup>28</sup> Lupkin, *Manhood Factories*, 2.

<sup>29</sup> Christy Davis, "The History of YMCA Structures in Kansas," *Kansas Preservation* 23 (Nov-Dec 2001): 5; *Year Book of the Young Men's Christian Association of North America for the Year 1887*, (New York: International Committee, 1887), 117 [digitized on-line] available from the Hathi Trust <https://hdl.handle.net/2027/mdp.39015069277708?urlappend=%3Bseq=363> (accessed 7 January 2019). Local YMCA groups formed in cities like Atchison prior to 1879, but they were not officially tied to the international organization.

<sup>30</sup> *Year Book of the Young Men's Christian Association of North America for the Year 1882-1883*, (New York: International Committee, 1882), 49, 70, 102 [digitized on-line] available from the Hathi Trust <https://babel.hathitrust.org/cgi/pt?id=uiug.30112109885845;view=1up;seq=15> (accessed 7 January 2019); *Year Book of the Young Men's Christian Association of North America for the Year 1886*, (New York: International Committee, 1882), 8 [digitized on-line] available from the Hathi Trust <https://babel.hathitrust.org/cgi/pt?id=mdp.39015069277708;view=1up;seq=13> (accessed 7 January 2019).

<sup>31</sup> Davis, "The History of YMCA Structures in Kansas," 5.

<sup>32</sup> A perusal of available Kansas Sanborn maps from the 1880s shows YMCAs on the second floors of commercial buildings within downtown districts.

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In an era of industrialization and rapid population increases, the YMCA adopted a commercial model for recruiting when it began incorporating fitness facilities in order to attract members. The organization was competing for young men's free time against commercial entertainment in an increasingly urban setting. Beginning in the 1880s, the YMCA refined its mission to include gymnasiums as a way to attract young men to its space. San Francisco's and New York City's YMCA buildings were the first purpose-built YMCAs to include gymnasiums.<sup>33</sup> Added focus on amusement and recreation evolved in the latter part of the nineteenth century to include swimming pools, billiards rooms, and bowling alleys in YMCA buildings.<sup>34</sup> In 1887, YMCA building designs began incorporating dormitories. Dormitories provided a steady stream of income to supplement fundraisers, membership fees, and private donations that financed the maintenance and operation of the buildings in addition to the athletic, educational, and social events held at the YMCA.<sup>35</sup> Likewise, restaurants or cafes in the building provided additional income. While the buildings began to include some similar interior features, the late nineteenth century YMCA buildings still varied in appearance by location and according to each local building committee's choices. Many of these buildings exhibited historical revival styles or eclectic mixes of revival elements popular in the late nineteenth century. Both Wichita's and Marion's late 1880s buildings were designed in revival styles (*Figure 13*).<sup>36</sup>

While the YMCA expanded its facilities, the organization also gained a new status as a civic institution. Although it was a private club, the YMCA emphasized its services as a community benefit. A new building program focused on the secular aspect of the club's services by offering amusement activities, fitness, and dormitory rooms. The spaces represented a safe and morally-acceptable place for bachelor men arriving in new urban commercial centers seeking work or socializing.<sup>37</sup> While earlier nineteenth century YMCA leaders viewed YMCA buildings as "sermons in stone," city leaders began to view the turn-of-the-century YMCA building as a sign of modernity and civic pride.<sup>38</sup> The buildings represented a social investment in the local youth and a community amenity. The 1880s saw the greatest number of local YMCA associations in Kansas; fifty associations with close to 4,800 members across the entire state are listed in the YMCA's official yearbook of 1889.<sup>39</sup> By 1901, Kansas was home to only ten associations with a total of 2,998 members and twenty-five student associations with 1,448 members, but not all of these associations had their own buildings.<sup>40</sup>

#### **Pre-World War I YMCA Buildings (1905-1915)<sup>41</sup>**

Rapid industrialization drove young men to urban areas, and the YMCA responded with a building boom at the turn of the twentieth century. The new focus on recreation that began to take shape in the 1880s solidified along with the organization's emerging status as a civic presence in the beginning of the twentieth century. The City Beautiful Movement, disseminated widely at the 1893 Chicago World's Fair, influenced planners and community leaders to consider beauty and grandeur to foster civic virtue in urban settings. The correlation of architecture and planning with moral virtue mirrors the YMCA's building program that sought to grow its Christian influence by attracting members to its physical space.

Construction of YMCA buildings in towns and cities across the country accelerated between 1905 and 1915.<sup>42</sup> Over two hundred YMCA buildings were constructed during this time period ending with the start of World War I;<sup>43</sup> however, the country had more associations than there were dedicated buildings. For instance, by the end of 1915, Kansas had 121 associations, twelve of which were city associations, but only nine YMCA buildings were constructed in the state during this building boom.<sup>44</sup> Kansas City's was designed and partially built during this time period but not included in the previous count. Although each local YMCA Building Committee was responsible for building design and construction, the YMCA was already

<sup>33</sup> *Jubilee Year Book of the Young Men's Christian Associations of North America for the Year 1901* (New York: International Committee, 1901), 12, [digitized on-line] available from the Hathi Trust <https://babel.hathitrust.org/cgi/pt?id=mdp.39015069277864> (accessed 7 January 2019).

<sup>34</sup> Lupkin, *Manhood Factories*, 115.

<sup>35</sup> Lupkin, *Manhood Factories*, 123.

<sup>36</sup> The Wichita YMCA was sold to the Scottish Rite in 1906. The building was listed in the National Register in 1972. Marion's is not extant.

<sup>37</sup> Lupkin, *Manhood Factories*, 68.

<sup>38</sup> Lupkin, *Manhood Factories*, 86, 198.

<sup>39</sup> *Year Book of the Young Men's Christian Association of North America for the Year 1889*, (New York: International Committee, 1889), 95 [digitized on-line] available from the Hathi Trust <https://hdl.handle.net/2027/mdp.39015069277708?urlappend=%3Bseq=785> (accessed 7 January 2019)

<sup>40</sup> *Year Book of the Young Men's Christian Association of North America for the Year 1901*, (New York: International Committee, 1901), 120 [digitized on-line] available from the Hathi Trust <https://babel.hathitrust.org/cgi/pt?id=uiug.30112109885845;view=1up;seq=15> (accessed 7 January 2019). The drop in the number of associations may have been influenced by the economic depression in the 1890s; several cities disbanded their associations for lack of funds.

<sup>41</sup> Lupkin, *Manhood Factories*, 86. This date range represents a marked increase in construction of YMCA buildings nationwide.

<sup>42</sup> Lupkin, *Manhood Factories*, 86.

<sup>43</sup> Lupkin, *Manhood Factories*, 147.

<sup>44</sup> *Year Book of the Young Men's Christian Association of North America for the Year 1915/1916*, (New York: International Committee, 1916), 26 [digitized on-line] available from the Hathi Trust <https://hdl.handle.net/2027/uiug.30112109814217?urlappend=%3Bseq=54> (accessed 7 January 2019); Lupkin, *Manhood Factories*, 143.

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an international organization with a strong central bureaucracy that could coordinate certain aspects of the process, such as expedited fund-raising campaigns conducted by traveling YMCA representatives.<sup>45</sup>

The centralization of the building process within the YMCA organization would not officially occur until after World War I, but the group of geographically dispersed YMCA buildings constructed between 1905 and 1915 share remarkable similarities. The pre-World War I YMCA buildings were often brick with masonry bases and belt courses. Symmetrical fenestration, minimal applied ornament in the form of rusticated entries, revival style details, and prominent cornices characterize YMCA buildings constructed between 1905 and 1915 (*Figures 14 & 15*).<sup>46</sup> YMCA buildings often contained similar interior programs, and limited budgets left local architects little flexibility for overall design of the form or excessive ornamentation. At the same time, the high quality of the brick and stone exterior materials and conservative styling made them appropriate symbols of civic pride.<sup>47</sup>

The buildings all accommodated standard features that signaled a more secularized facility compared to its nineteenth-century predecessors with assembly halls and parlors. The new YMCA buildings dispensed with parlors and rebranded the religious-use assembly hall as an auditorium, a term more associated with entertainment. Separate gymnasiums were a common feature. Small swimming pools in basements became common as were steam baths and locker rooms. Divided space on bottom floors often included game rooms, billiards rooms, reading rooms, and offices. Upper floors were devoted to dormitory sleeping rooms.<sup>48</sup>

The YMCA's new status as a community benefit where young men could exercise, board, and build moral character elevated the YMCA building as a local institution. As such, it usually had a prominent location near other institutions such as churches or civic centers.<sup>49</sup> The inclusion of dormitory rooms in place of commercial retail on the ground floor negated the need for a high-rent location in dense commercial areas. The City Beautiful Movement encouraged its placement in an urban setting, usually on the fringe of dense commercial districts.

The new building program created a hybrid building type. These buildings shared a scale of two to five stories and a horizontal delineation with many contemporaneous and usually nearby commercial building forms. The lack of storefront windows on the ground level separated them from commercial buildings. Instead, prominent centered entries demarcated by rustication or applied ornamentation signaled the single-tenant use and likened the buildings to a clubhouse or a lodge.<sup>50</sup> The YMCA buildings contained recreational space but had an outward appearance of an institution, rather than commercial entertainment facilities like theaters.

### **Plan Standardization post-1915**

The YMCA utilized its centralized bureaucracy to standardize the building process for YMCA buildings beginning in 1915 with the formation of the Building Bureau.<sup>51</sup> The department evolved from a clearinghouse for building information, then as a consultant on the design team, and finally to a full-service design department by 1919.<sup>52</sup> Early in the department's life, they created a series of standards that were determined to create a successful building. These standards ranged from room sizes to swimming pool details (*Figure 12*). The YMCA Building Bureau strictly limited the role of architect to working drawings, construction supervision, and "clothing the efficient shell in beautiful architectural dress."<sup>53</sup>

Post-World War I YMCA buildings differ from the previous early twentieth century building boom examples. The war presented a domestic building hiatus and signaled the end of the pre-war building boom. When YMCA building resumed, the Building Bureau standardized planning, siting, and engineering. The Building Bureau defined a specific role for the architect to accommodate a new educational psychology emphasizing the inspiring influence of aesthetics and design in architecture. In a shift from the pre-World War I era "manhood factories," the YMCA sought to produce high-style environments that would inspire good behavior, not by physically enclosing its occupants, but instead by providing a

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<sup>45</sup> Traveling YMCA field secretaries orchestrated coordinated community-level fundraising efforts using media, lists of prospects, record keeping equipment and a competitive process. Lupkin, *Manhood Factories*, 157.

<sup>46</sup> Lupkin, *Manhood Factories*, iii, xii, 123, 145.

<sup>47</sup> Lupkin, *Manhood Factories*, 168.

<sup>48</sup> Lupkin, *Manhood Factories*, 151.

<sup>49</sup> Lupkin, *Manhood Factories*, 88.

<sup>50</sup> Some YMCA buildings had a separate side entrance for boy's facilities. Lupkin, *Manhood Factories*, 128.

<sup>51</sup> Lupkin, *Manhood Factories*, 160.

<sup>52</sup> Lupkin, *Manhood Factories*, 165.

<sup>53</sup> Lupkin, *Manhood Factories*, 165.

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beautiful space.<sup>54</sup> This stated emphasis on beauty opened the door for individualized, high-style YMCAs before the Great Depression created another building hiatus. In Kansas, it appears that only two YMCA buildings opened between the world wars.<sup>55</sup> Both were in Wyandotte County, but neither building fully represented the YMCA's post-war building trends. Kansas City's Eighth Street YMCA was completed in 1927, and a new Railroad YMCA was built in the former town of Argentine (annexed into Kansas City in 1910) in 1937.<sup>56</sup>

### YMCA in Kansas City, Kansas

Kansas City, Kansas businessmen established a local YMCA association in late 1887. Although the association at first considered constructing a building at Sixth and Minnesota, the organizers decided to rent the second story of the Husson Building at the northwest corner of Fifth and Minnesota instead. The local association boasted 235 members in 1888 and acquired a piece of property at Sixth and Central, a few blocks south of downtown, in 1892, on which to construct a five-story building. Although a foundation was built, the building was never finished as the association dissolved by the end of the 1890s.<sup>57</sup>

A renewed push for a local association came in 1908. At the time, Kansas City, with a population of nearly 82,000 (in 1910) was the largest city in the state of Kansas without a local YMCA association or building (*Figure 16*).<sup>58</sup> The first mention of a re-established association came in April 1908 when the *Kansas City Kansas Globe* reported that a meeting of local ministers and businessmen was planned to address the topic.<sup>59</sup> The meeting took place in early May at the Mercantile Club, and members decided to organize a fifteen-man committee dedicated to the mission of establishing a YMCA branch in Kansas City.<sup>60</sup> Charles L. Brokaw, a cashier at the Commercial National Bank, led the committee.<sup>61</sup>

Brokaw announced in October 1908 that the committee was to hold a city-wide rally on December 6 "to secure the sentiment of the people regarding the establishment of a Y.M.C.A. in the city."<sup>62</sup> Throughout the fall, papers reminded readers of the upcoming rally. Among those participating in the festivities were Cecil Gates, YMCA international secretary; K.A. Shumaker, Kansas YMCA secretary; and representatives of Topeka's, Argentine's, Fort Leavenworth's, and Leavenworth's associations.<sup>63</sup> The day before the rally, the *Kansas City Kansas Globe* reported that although the topic of raising funds for a dedicated YMCA building was not on the rally's docket for official discussion, the local YMCA committee hoped to bring up the need for a building in the city that would cost no less than \$100,000.<sup>64</sup> Other than a small announcement in the December 10 *Kansas City Gazette* that the rally did indeed occur, the outcome of the event was not reported in the local papers.<sup>65</sup>

Establishing a local association in Kansas City took years. The newspapers from 1909 barely mentioned the organization. One exception was in December of that year when the *Wyandotte Chief* reported the following:

The statement that Kansas City, Kansas, is the largest city in the United States without a Young Men's Christian Association, will no longer hold good when Argentine becomes a part of this city at noon Jan. 1, 1910. Argentine has a railroad Y.M.C.A. with 335 members. Marcus A. Wolfe is the secretary. After January 1 the association will be open to city membership.<sup>66</sup>

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<sup>54</sup> Lupkin, *Manhood Factories*, 170.

<sup>55</sup> This information is based on several sources including the KHRI, Christy Davis' *Kansas Preservation* article, postcard searches, and Sanborn maps.

<sup>56</sup> The Atchison, Topeka, and Santa Fe Railroad established a YMCA in Argentine to the south of Kansas City in 1899; when their building burned in 1935, a new two-story brick building replaced it. For more information on the Argentine YMCA, see Jonathan Klocke, "Argentine ATSF Railroad YMCA," Register of Historic Kansas Places Registration Form (August 2013). Available at [www.kshs.org](http://www.kshs.org).

<sup>57</sup> "Kansas City Kansas' Y.M.C.A.," *The Daily Gazette [Kansas City, Kansas]* (7 November 1887): 1; "Y.M.C.A. Matters," *The Daily Gazette* (19 December 1887): 1; "Kansas City, Kansas Guards," *The Kansas City [Kansas] Gazette* (30 March 1898): 1; 1889 Sanborn map, sheet 17, shows the YMCA; 1888 YMCA Yearbook; "A Medical Building," *The Kansas City Gazette* (4 December 1897): 1; 1898 YMCA Yearbook lists Kansas City has having an association with no members.

<sup>58</sup> Argentine, which had a YMCA in 1899, was a separate municipality until annexed by Kansas City in 1910.

<sup>59</sup> "To Organize a Y. M. C. A.," *The Kansas City Kansas Globe* (17 April 1908): 1. The organizers specifically declined to discuss erecting a structure, choosing instead to focus on organizing the local association.

<sup>60</sup> "For a Y.M.C.A. Here," *The Kansas City Kansas Globe* (6 May 1908): 1.

<sup>61</sup> "A Y.M.C.A. Rally," *The Kansas City Gazette* (15 October 1908): 8.

<sup>62</sup> "A Y.M.C.A. Rally," *The Kansas City Gazette* (15 October 1908): 8.

<sup>63</sup> "A Y.W.C.A. [sic] Rally Day," *The Kansas City Kansas Globe* (2 December 1908): 8.

<sup>64</sup> "For a New Y.M.C.A.," *The Kansas City Kansas Globe* (5 December 1908): 1.

<sup>65</sup> *Kansas City Gazette* (December 10, 1908): 1.

<sup>66</sup> *Wyandotte Chief* (17 December 1909): 5.

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This statement indicates that no official YMCA association was yet organized in Kansas City by the end of 1909.<sup>67</sup> Throughout 1910, city-wide YMCA activities were focused at the Argentine YMCA; however, there was also a renewed cry for a dedicated YMCA building in Kansas City proper.

Between April 17 and May 2, 1911, the YMCA's provisional committee that had been established in 1908 held a fund drive to attempt raising \$200,000 (\$5.4 million in 2018) for a dedicated building. By the end of the campaign, \$105,384.73 was subscribed. However, only \$31,319.23 was collected at the end of the year. The building committee used half of the collected funds to purchase a 128 foot by 225 foot parcel at the northwest corner of Eighth Street and Armstrong Avenue in hopes that having a known building location would spur donations.<sup>68</sup> The parcel's location was at the western edge of the downtown commercial core of Kansas City at the time of its purchase, as was typical for YMCAs of the era (*Figure 17*).

Finally in late August 1911 an official local YMCA association formed consisting of twenty-eight paying members and a fifteen-man directorate.<sup>69</sup> The YMCA directors retained local architects Rose & Peterson to design the 128 foot (Eighth Street) by 120 foot (Armstrong Avenue) building.<sup>70</sup> The plan was to have a full basement with three floors above; a playground for tennis, basketball, handball, and croque was to occupy the western 105 feet of the parcel. As the *Kansas City Globe* reported in early 1912, "The present sketches call for sixty dormitories, with accommodations for 30 men, swimming pool 60x20 feet. Gymnasium 46x82 feet. Four Bowling alleys, library, game rooms, showers, auditorium, dining rooms, class rooms, etc., etc. The lobby feature is unique and will be one of the very largest in the country. The entire roof will be a roof garden" (*Figure 18*). The board of directors approximated the cost at \$100,000, not including the real estate and equipment.<sup>71</sup> As Rose & Peterson finished the building plans, they consulted with the International Association's Building Bureau.<sup>72</sup>

Association officials continued to request funds and let contracts throughout the spring of 1912. Site grading began in April, and construction began in November by the Job Hollinger Construction Company of Kansas City, Missouri.<sup>73</sup> Both the contractor and the building committee estimated the new YMCA would be complete by November 1913. Throughout the spring of 1913, work slowly continued, and the local papers were full of pleas for those who pledged funds to pay them and for the citizens to step-up and raise the remaining \$75,000 (\$1.8 million in 2018) needed to complete the building. On May 10, 1913, Kansas Governor George Hodges laid the building's cornerstone, in an opening ceremony of a ten-day pledge drive.<sup>74</sup> Unfortunately, the committee did not raise sufficient funds, and work on the building halted in July 1913.<sup>75</sup> No work was completed on the building over the next fourteen years. Occasional articles in the local papers attempted to revive interest in either completing the building or allowing the city to take it over, but not until 1925 was a new push for the YMCA successful.

On June 16, 1925, the first day of a seven-day fund drive headed by local businessman Maurice L. Breidenthal, the citizens of Kansas City raised almost \$120,000 (\$1.7 million in 2018) of the requested \$250,000 (\$3.6 million in 2018). By June 22, the drive's last day, \$270,000 had been raised to complete the building at Eighth and Armstrong.<sup>76</sup> By the time of the building's completion, the design had been slightly updated. The 1913 rendering shows a simplified four-story brick building (*Figure 18*); the completed building retains the basic structure but added Classical Revival styling (*Figure 5*). When it opened in 1927, the building's program closely followed the 1913 design with a few exceptions: the number of dormitory rooms was raised from sixty to seventy-seven and there was no roof-top garden or auditorium. The building contained a gymnasium, locker rooms, game rooms, swimming pool, social rooms for boys and men, classrooms, and dormitories. The updated design, attributed to Rose, Peterson, & Almon, reflects trends associated with the post-World War I YMCA buildings where high-style designs were favored by the Building Bureau, but overall the design resembles the architecture of the pre-World

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<sup>67</sup> The only Christian association listed in the 1909 city directory was the Young Women's Christian Association. *1909 Goulds' Kansas City, Kansas Directory* (Kansas City, Kansas: Gould Directory Co., 1909), 312 [digitized on-line] available from Ancestry.com (accessed 7 January 2019). Further, Kansas City is not listed in the *YMCA Yearbook* again until the 1912-1913 issue.

<sup>68</sup> "Report of the Y. M. C. A.," *The Kansas City Globe* (12 January 1912): 1. This was the site of a former lumberyard.

<sup>69</sup> "Report of the Y. M. C. A.," *The Kansas City Globe* (12 January 1912): 1,3. No known plans have yet been found.

<sup>70</sup> *The Western Contractor* (22 November 1911): 14.

<sup>71</sup> "Report of the Y. M. C. A.," *The Kansas City Globe* (12 January 1912): 1,3.

<sup>72</sup> "The Kansas City, Kansas, Y.M.C.A. A Big Factor for Good," *The Wyandotte Daily Cricket* (23 November 1913): 1.

<sup>73</sup> "Work to Begin Monday," *The Kansas City Globe* (8 November 1912): 2; "Y.M.C.A. Has Collected \$60,388; 1

<sup>74</sup> "Largest Without a Y.M.C.A.," *Wyandotte Daily Cricket* (11 May 1913): 1.

<sup>75</sup> "1100 to Face Law Suits," *The Kansas City Globe* (1 August 1913): 1. The board of directors attempted to sue those who pledged without paying, but they were unsuccessful in collecting the funds.

<sup>76</sup> Sharp, "YMCA Celebrating 125<sup>th</sup> Birthday," n.p.

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War I buildings. The building was dedicated on November 20, 1927. The ceremonies held that day opened a ten-day celebration where various members of the public were invited to tour the building and give the facilities a tryout.<sup>77</sup>

#### Rose & Peterson Architects

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, and 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 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>78</sup> The partnership dissolved in 1925, but they reassociated in 1926 to finish the YMCA building on Eighth Street. A third associate, Harry F. Almon (1891-1973), joined the team, and he continued working with Peterson over the course of the next few years. The partnership created the Art Deco Washington High School in Kansas City, Kansas (1931-1932).<sup>79</sup>

#### **Conclusion**

Kansas City's Eighth Street YMCA remained the city's sole YMCA from 1927 until the 1960s when a second branch was built in the western part of the city. Even still, the building continued to house the YMCA, and most of the institution's functions remained in place until 2018. The gymnasium and pool continued to be used, and the dormitories were used at least through the early 1990s; in 1989 the new director, Cary Massey, lived at the YMCA while looking for a house.<sup>80</sup> The YMCA moved out of the building in 2018, ending over ninety-years of continued use.

Built in 1913 and 1927, Kansas City's YMCA is one of the state's only extant examples of pre-World War I YMCA architecture. Its structure and massing reveal its function as a YMCA, showing its lower floors as public space for fitness and socialization and its upper floors as quieter spaces dedicated to housing men. Like its brother YMCAs of the era, the building is located at the edge of its town's commercial core, and its program contained a gymnasium, pool, social rooms, and dormitories; these features were standardized according to the early YMCA Building Bureau's guidelines. Although completed and opened after World War I, this building embodies the characteristics of the early twentieth century YMCA. Kansas City, Kansas' YMCA Building is nominated to the National Register of Historic Places under Criterion C as an excellent local example of pre-World War I YMCA architecture.

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<sup>77</sup> Beginning November 19 and ending November 28, *The Kansas City Kansan* detailed the opening ceremonies and who was allowed to visit which days.

<sup>78</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>79</sup> Cydney Millstein, "Westheight Manor Survey Report," n.d. (1980s): n.p. [transcribed online] <https://www.historicwestheight.org/history-app-5.html> (accessed 28 January 2019).

<sup>80</sup> *The Kansas City Kansan* (7 June 1989): n.p. YMCA Clipping file.

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### 9. Major Bibliographical References

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

City Directories.

Davis, Christy. "The History of YMCA Structures in Kansas." *Kansas Preservation* 23 (Nov-Dec 2001): 5-6.

Kansas Historic Resources Inventory. <http://www.kshs.org/khri>.

Kansas Historical Society. Kansas Memory. <https://www.kansasmemory.org/>.

Lupkin, Paula. *Manhood Factories: YMCA Architecture and the Making of Modern Urban Culture*. Minneapolis: University of Minnesota Press, 2010.

Millstein, Cydney. "Westheight Manor Survey Report, Phase 3." n.d. (1980s?): n.p. [transcribed online] <https://www.historicwestheight.org/history-app-5.html> (accessed 28 January 2019).

Newspapers: *The Daily Gazette [Kansas City, Kansas] 1887-1897; The Kansas City Gazette 1908; The Kansas City Globe 1908-1913; The Kansas City Kansan 1926-1927; Wyandotte Chief (17 December 1909); The Wyandotte Daily Cricket (23 November 1913).*

Sanborn Fire Insurance Maps for Kansas City, Kansas. 1909, 1931.

*The Western Contractor* (22 November 1911).

*Year Books of the Young Men's Christian Association of North America*. New York: Association Press, multiple years [digitized on-line] available from the Internet Archive <https://archive.org/search.php?query=creator%3A%22Young+Men%27s+Christian+Associations.+%5Bfrom+old+catalog%5D%22> and the Hathi Trust <https://catalog.hathitrust.org/Record/000528855> (accessed 7 January 2019).

Young Men's Christian Association. Clipping File. Kansas Room. Kansas City, Kansas Public Library.

**Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67 has been requested)  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: Kansas Historical Society

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

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**10. Geographical Data**

**Acreeage of Property** Less than 1

**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>39.114834</u>	<u>-94.629977</u>	3	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:
2	_____	_____	4	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

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

The nominated building is located in downtown Kansas City, Wyandotte County, Kansas, on a parcel described as: Wyandotte City, Block 129, South 35 feet of lot 4, all of lots 5, 6, 47, & 48.

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

The boundary encompasses the current legal boundary of the property on which the historic building, and its additions, sits.

**11. Form Prepared By**

name/title Amanda K. Loughlin & Rachel Nugent  
organization Rosin Preservation, LLC date January 2019  
street & number 1712 Holmes telephone 816.472.4950  
city or town Kansas City state MO zip code 64108  
e-mail amanda@rosinpreservation.com

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

name On file with SHPO.  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**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.

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### Additional Documentation

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Submit the following items with the completed form:

#### Photographs

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

#### Photograph Log

Name of Property: Kansas City, Kansas YMCA

City or Vicinity: Kansas City

County: Wyandotte State: Kansas

Photographer: Brad Finch, f-stop Photography

Date

Photographed: January 2019

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

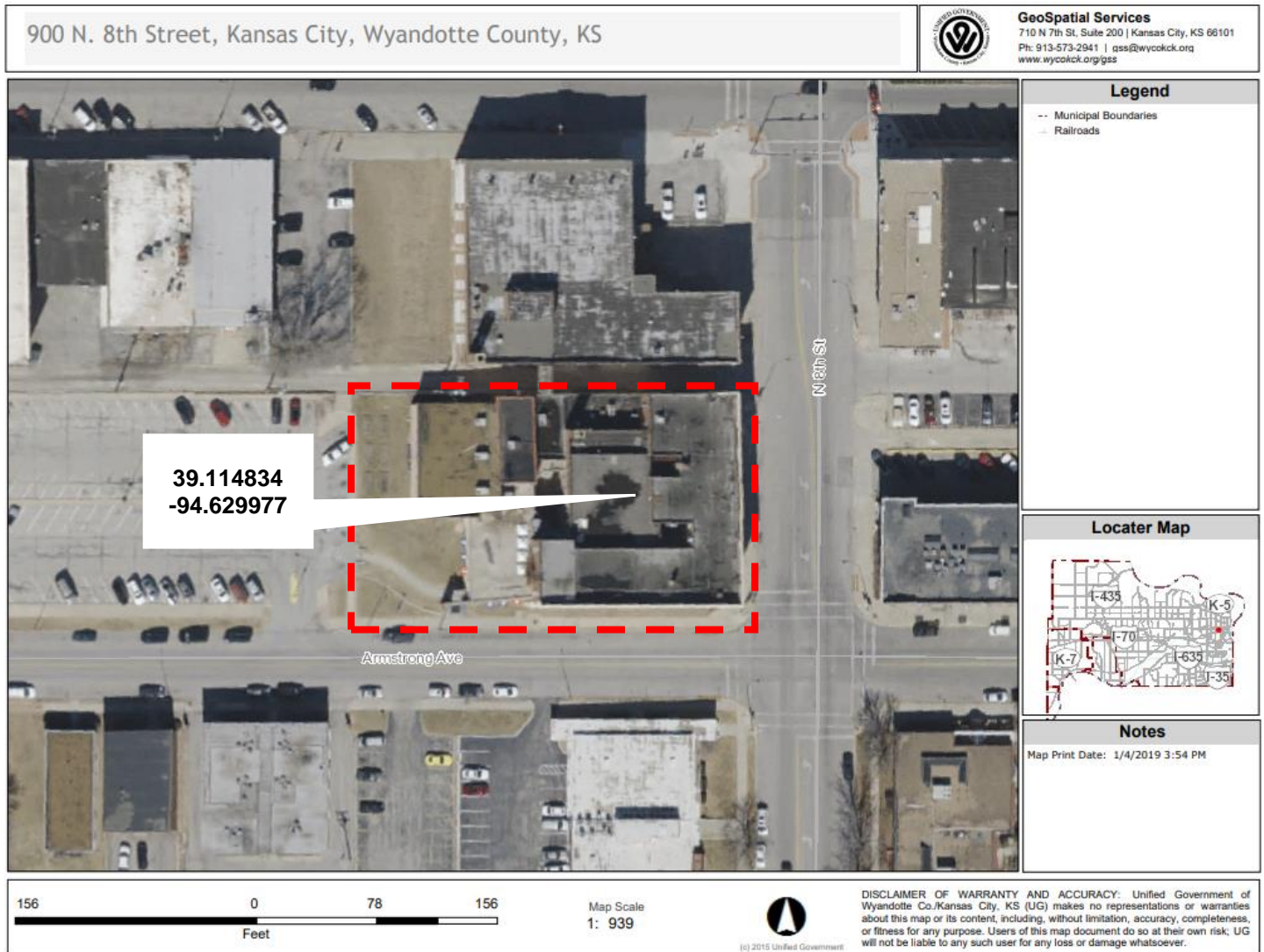
- 01 of 20:** East façade, looking west
- 02 of 20:** Looking northwest and south and east façades
- 03 of 20:** South façade, looking north
- 04 of 20:** View west-southwest down alley, showing north façade
- 05 of 20:** West façades, looking east
- 06 of 20:** East façade, detail at parapet
- 07 of 20:** First floor, main entry, view northeast
- 08 of 20:** First floor, former boys' lounge, view southwest from northeast corner
- 09 of 20:** First floor, former men's lounge, view northwest
- 10 of 20:** First floor, former men's lounge, view southwest
- 11 of 20:** First floor, gymnasium, view northwest from southeast corner
- 12 of 20:** Ground floor, pool, view northwest from southeast corner
- 13 of 20:** Ground floor, former café, view north
- 14 of 20:** Second floor, east corridor, view north from center
- 15 of 20:** Second floor, south corridor, view northwest from west steps
- 16 of 20:** Second floor, room 255, view southeast from northwest corner
- 17 of 20:** Third floor, central corridor, view east from west end
- 18 of 20:** Third floor, east corridor, view southwest from junction with north corridor
- 19 of 20:** Third floor, south corridor, view east from west end
- 20 of 20:** Third floor, room 356, view northwest from entry

\*See Figures 6 through 10 for photo key plans.

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**Figure 1.** 2018 Aerial image with nominated boundary shown in bold, dashed line. Source: Wyandotte County, Kansas, DOTMAPS, <https://www.wycokck.org/GSS/DotMaps.aspx> (accessed 4 January 2019).



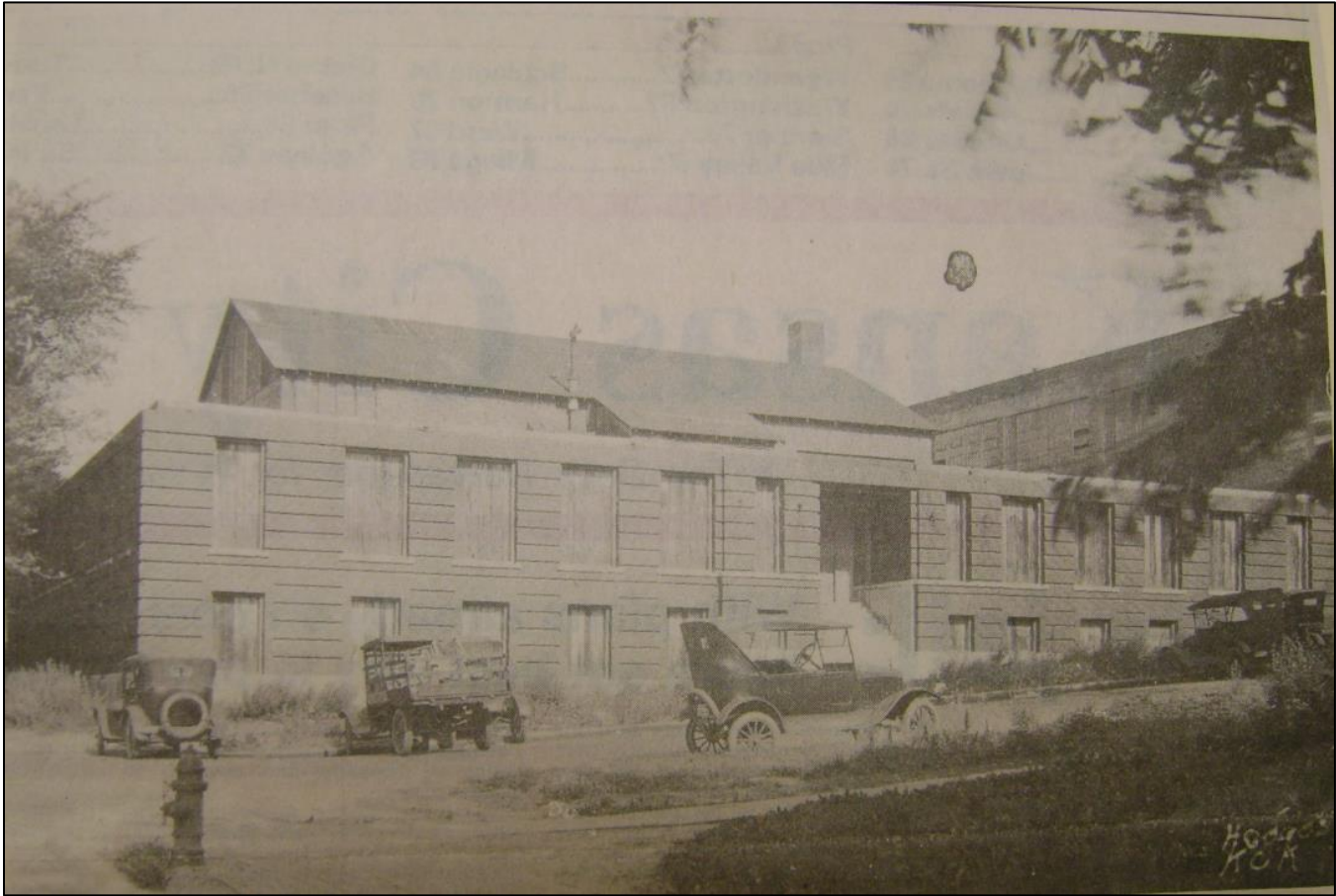
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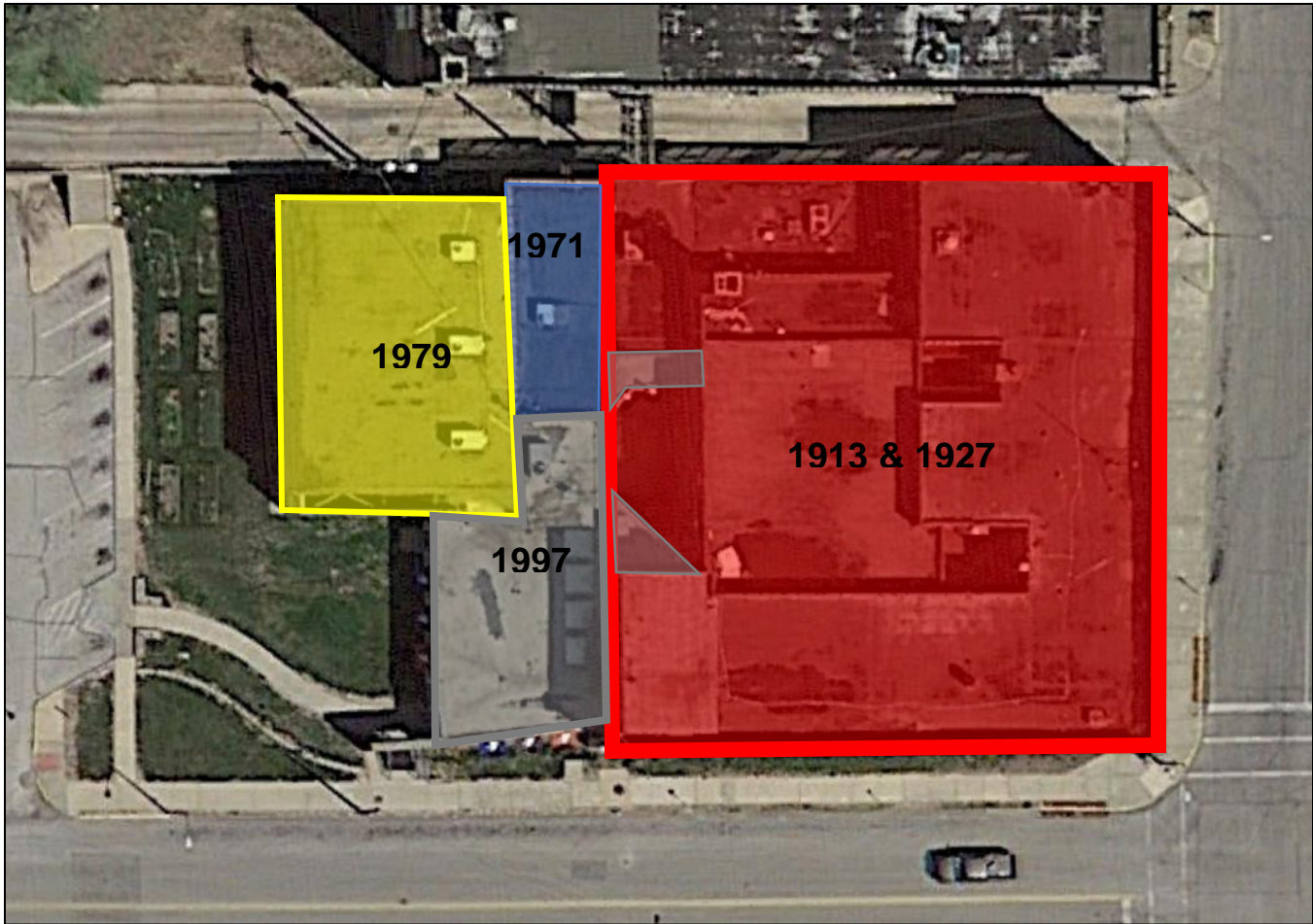
**Figure 2.** Undated 1920s image, showing the first two floors completed. View looking west at the east façade. Hodges Photography. Source: Reprinted in the *Kansas City Kansan* (15 February 1987): 2A. YMCA Clipping File, Kansas Room, Kansas City, Kansas Public Library.



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**Figure 3.** Diagram of building dates. Source: Base plan is Google Earth; overlays by Rosin Preservation.





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**Figure 5.** Kansas City Kansas YMCA. View northwest of south and east (main) façades. Circa 1943. Source: Kansas Room, Kansas City, Kansas Public Library.



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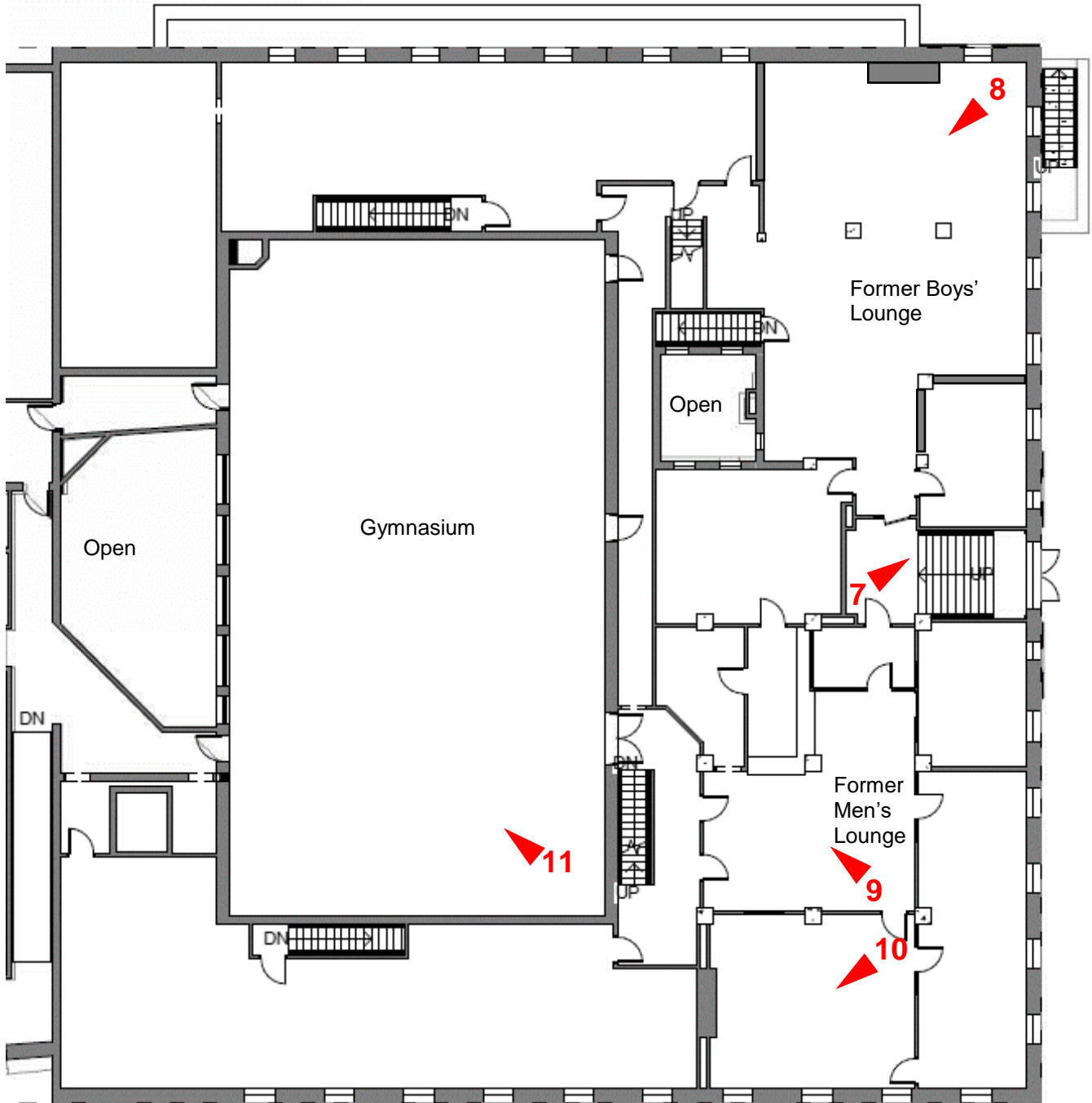
**Figure 6.** Exterior photo map. Source: Base plan is Google Earth; overlays by Rosin Preservation.



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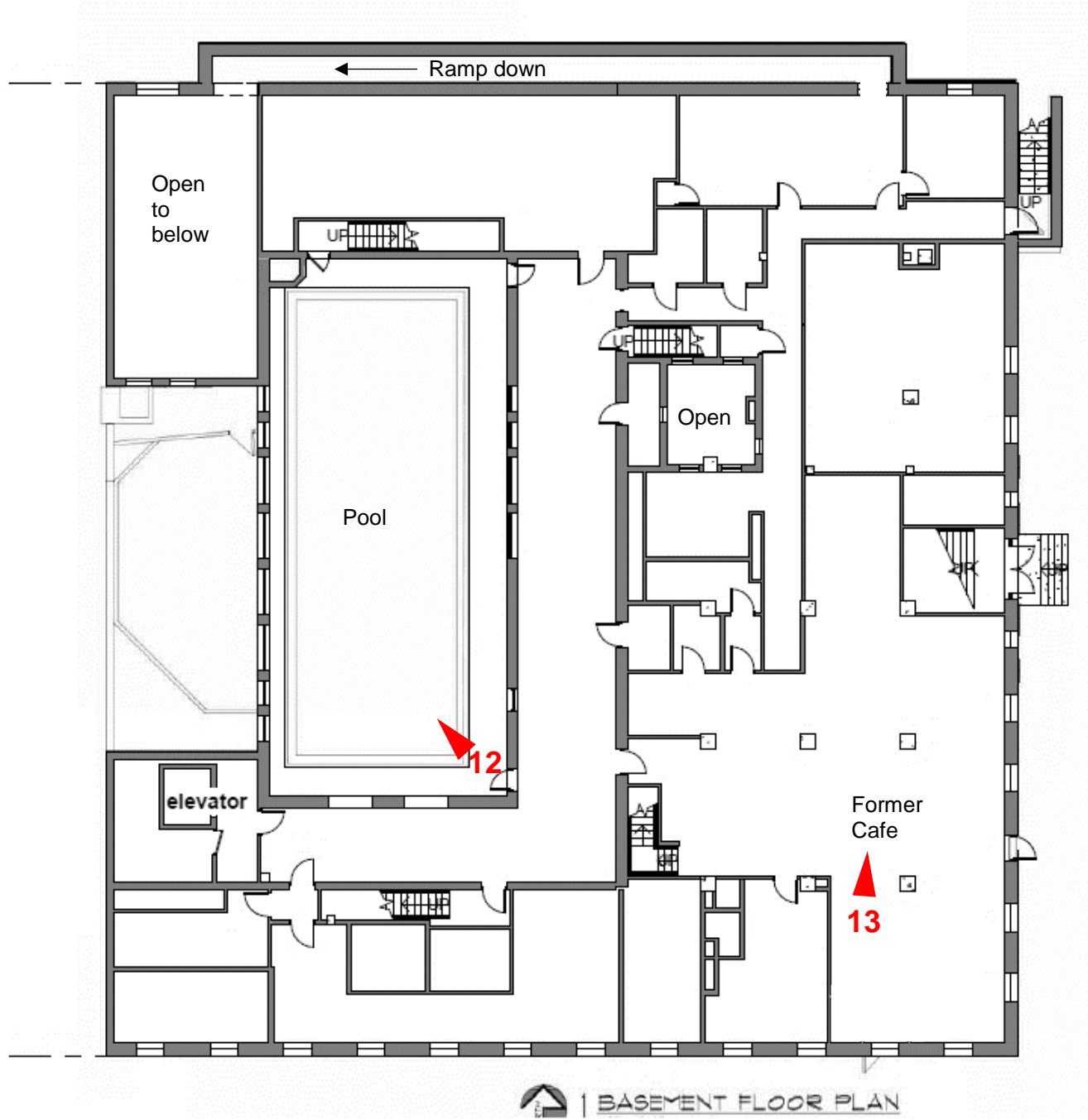
Figure 7. Main Floor Plan. Alley, Poyner, Macchietto Architecture. October 2018. No Scale. Arrows correspond to photos.



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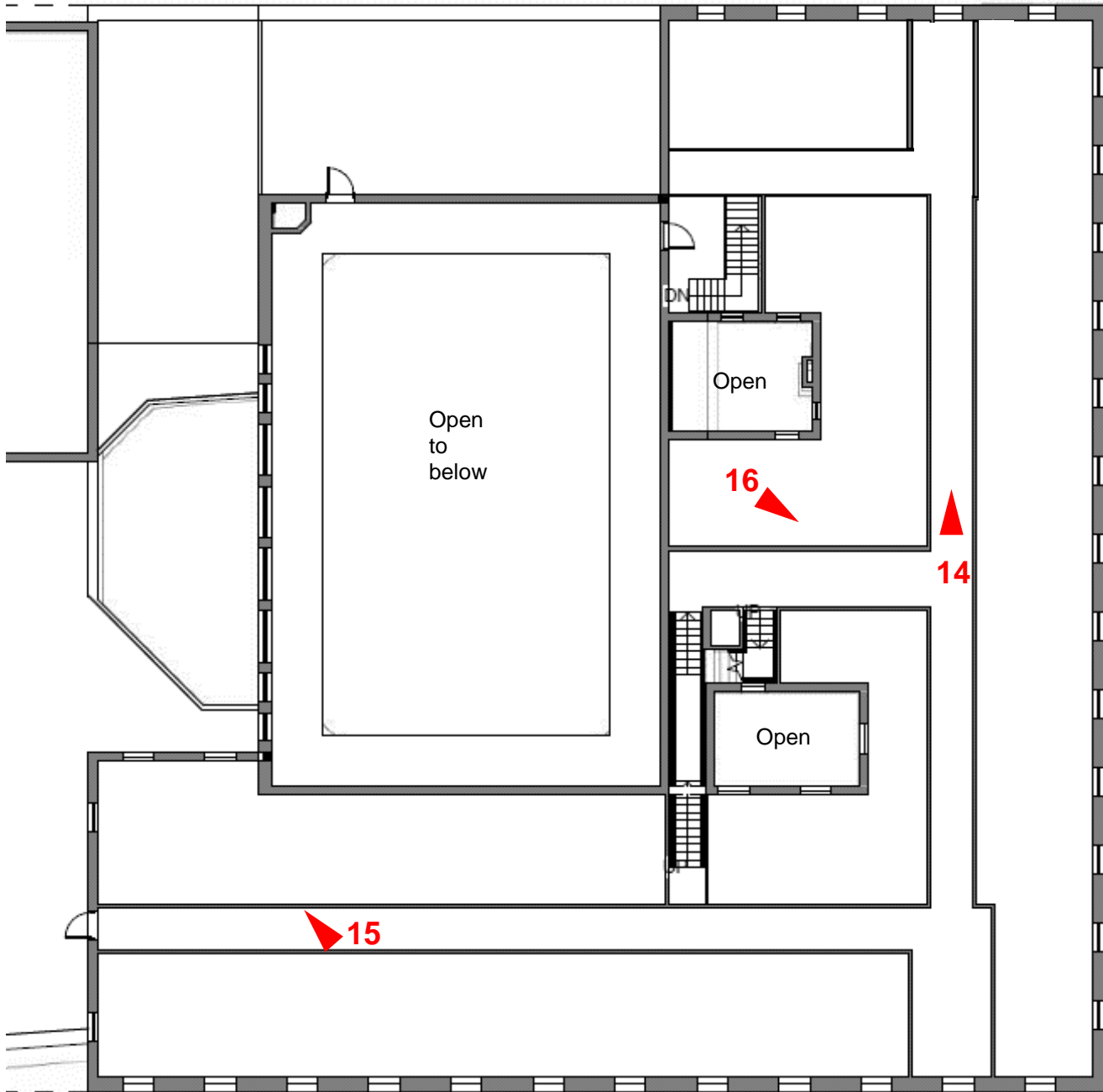
**Figure 8.** Current Ground Floor Plan. Alley, Poyner, Macchietto Architecture. October 2018. No Scale. Arrows correspond to photos.



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**Figure 9.** Current Second Floor Plan. Alley, Poyner, Macchietto Architecture. October 2018. No Scale. Arrows correspond to photos.

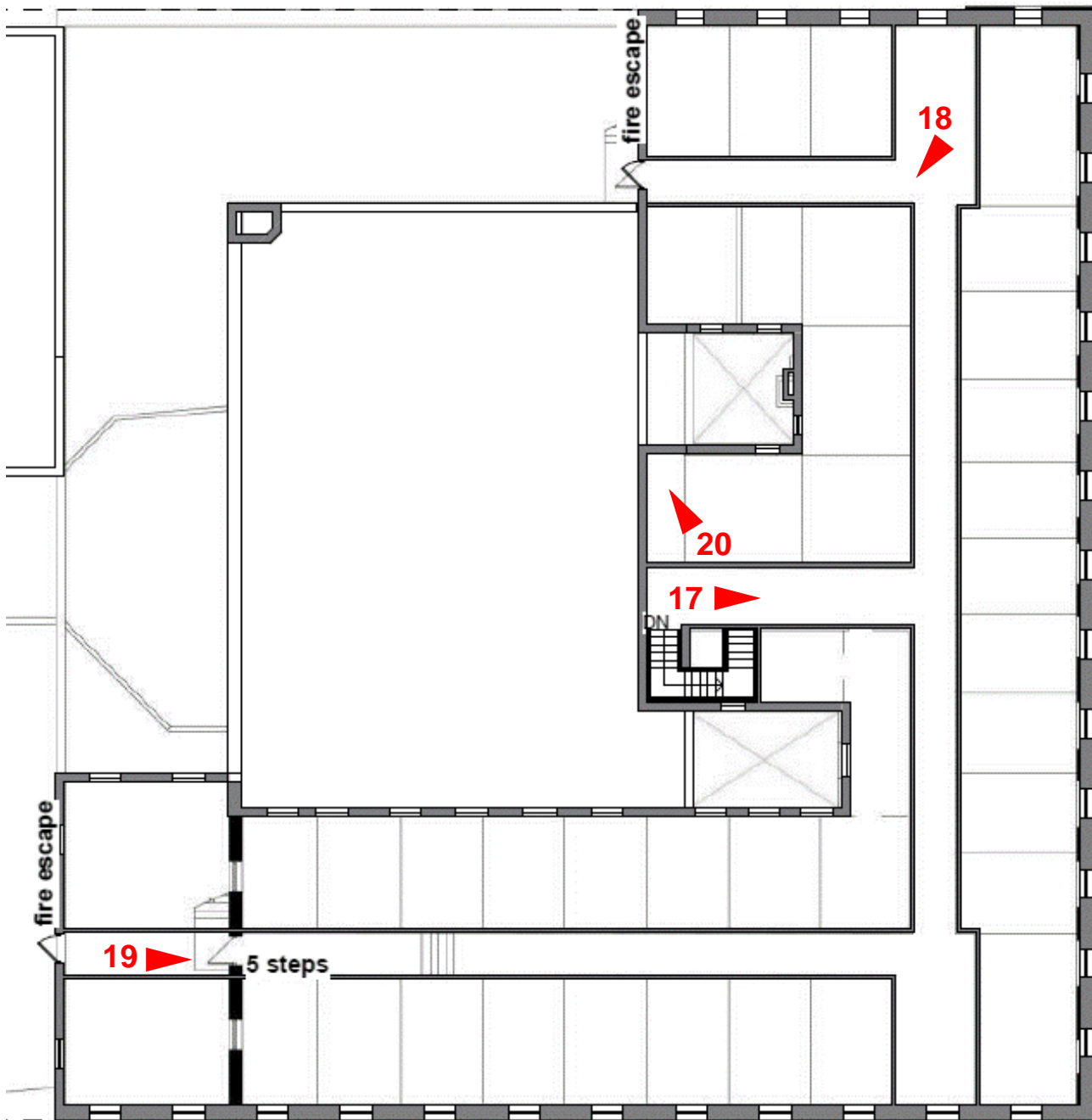


SECOND FLOOR PLAN  
1/8" = 1'-0"

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**Figure 10.** Current Third Floor Plan. Alley, Poyner, Macchietto Architecture. October 2018. No Scale. Arrows correspond to photos.

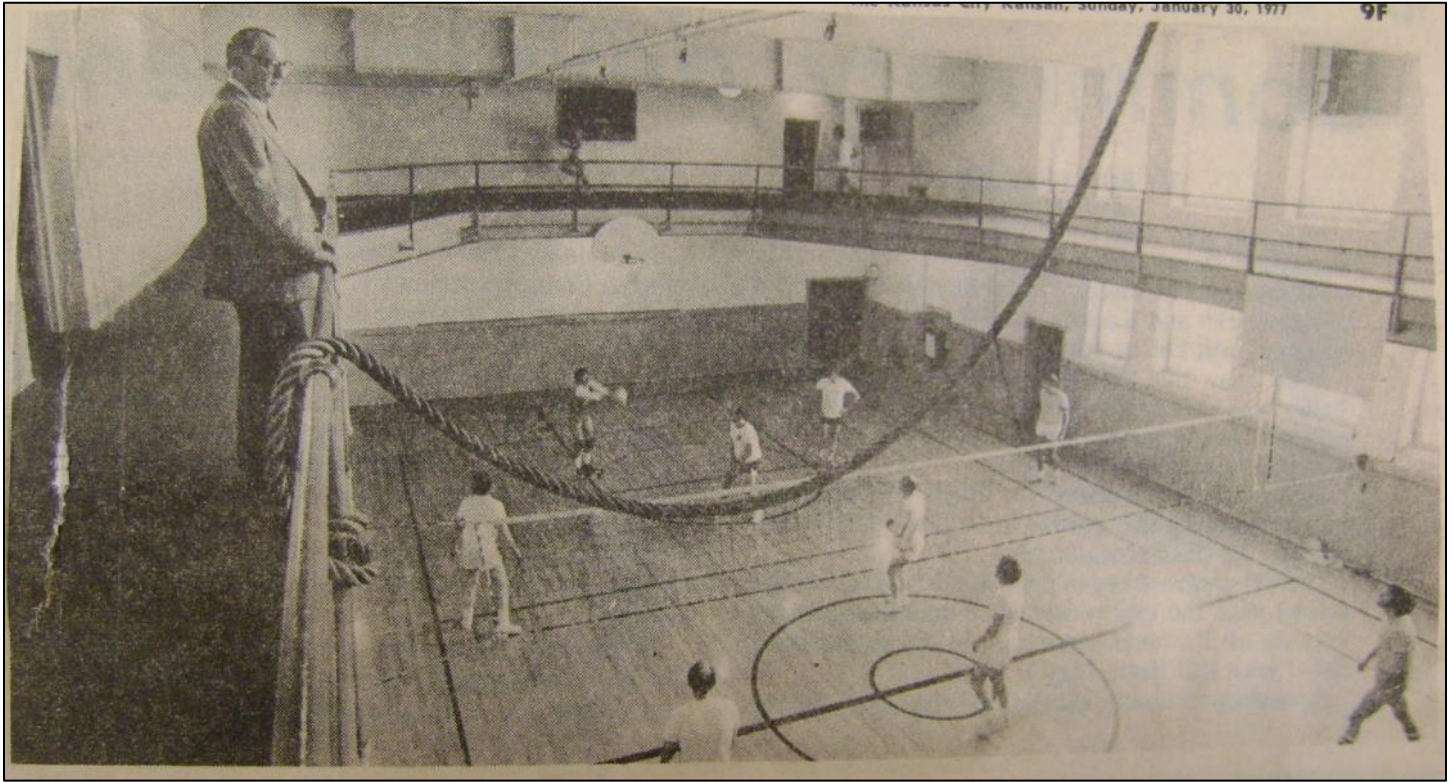


 | **THIRD FLOOR PLAN**  
1/8" = 1'-0"

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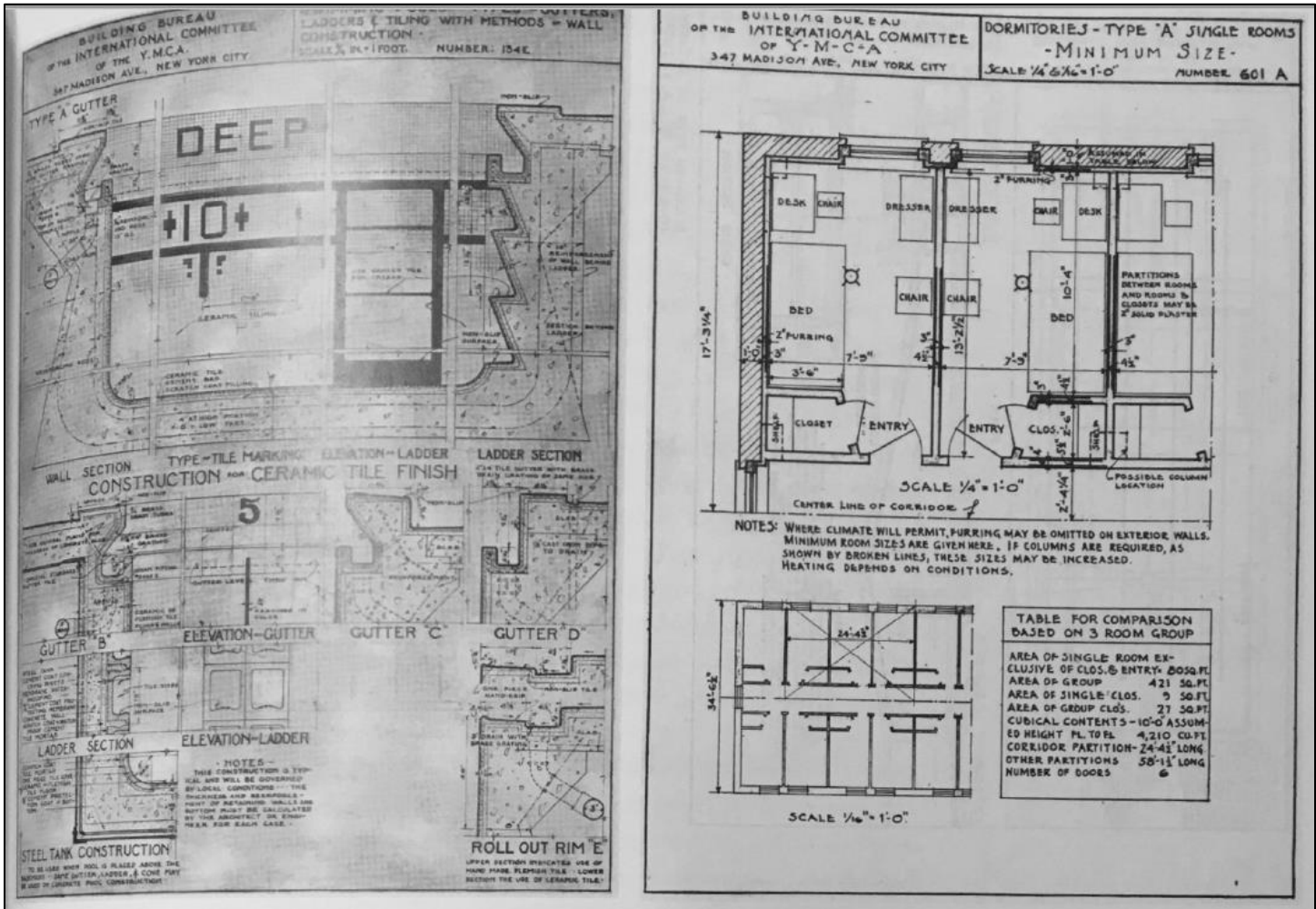
**Figure 11.** View of the gymnasium in 1977, looking southwest from the northeast corner of the mezzanine. Source: *Kansas City Kansan* (30 January 1977): 9F.



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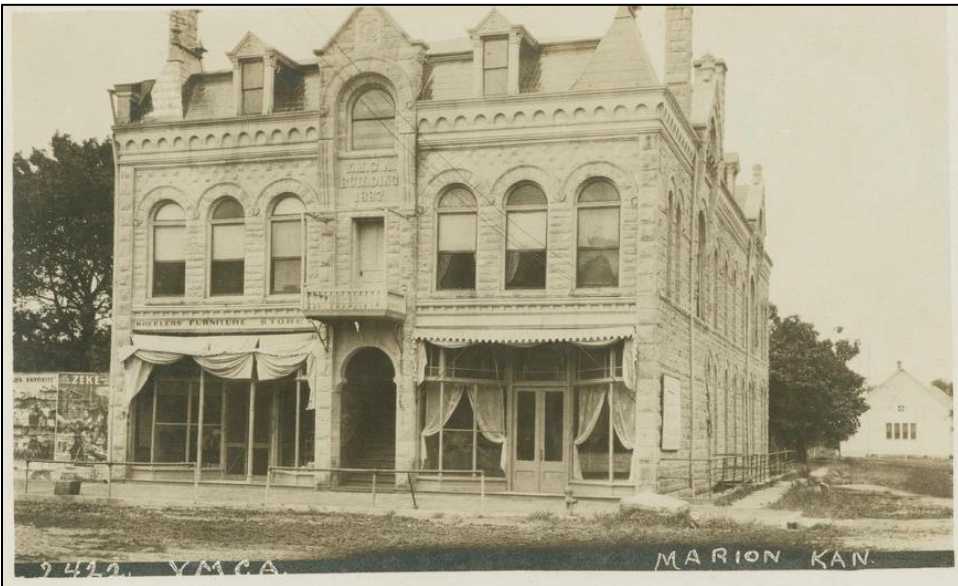
**Figure 12.** YMCA Building Bureau standards for swimming pool and dormitory rooms. Source: Lupkin, *Manhood Factories*, 163.



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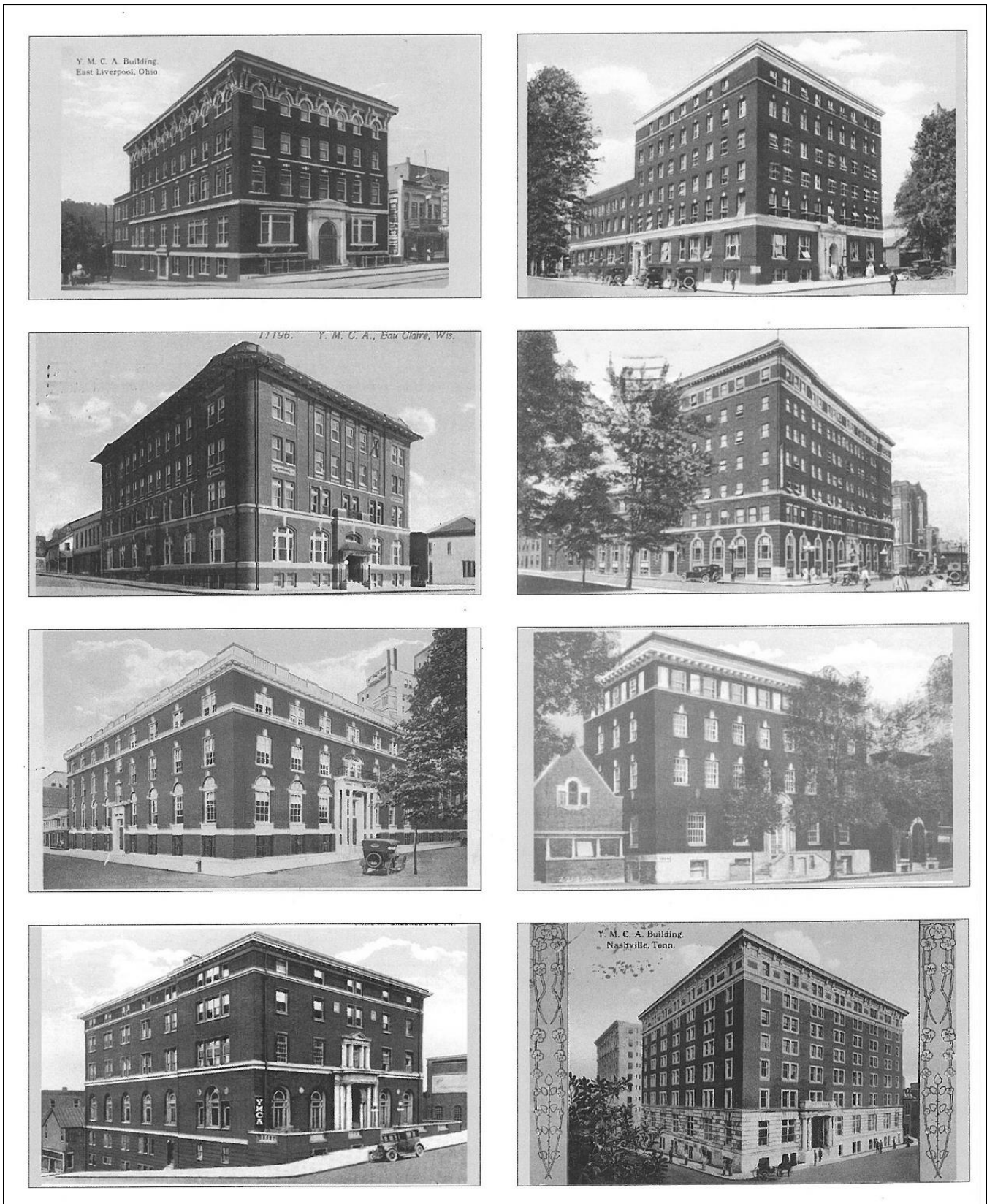
**Figure 13.** Top: Wichita's 1887-1888 YMCA/Scottish Rite Temple, 332 E. 1<sup>st</sup> Street. View looking northwest at south and east facades. 2007. Source: Kansas Historic Resources Inventory, <https://khri.kansasgis.org/index.cfm?in=173-5880-00005> (accessed 7 January 2019). Bottom: Marion's 1887 YMCA (not extant). 1907. Source: Kansas Memory, <https://www.kansasmemory.org/item/312465> (accessed 7 January 2019).



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**Figure 14.** A selection of pre-WWI YMCA buildings in the US. Source: Lupkin, *Manhood Factories*, xii.



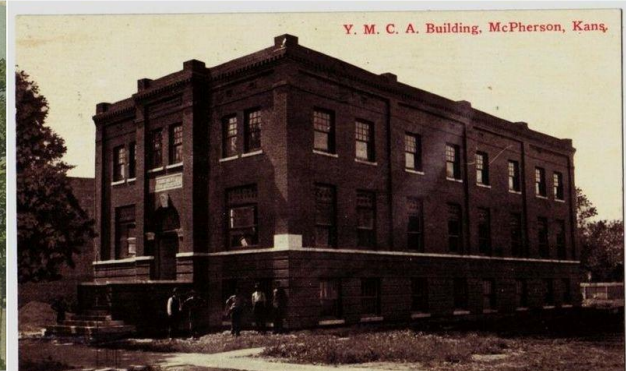
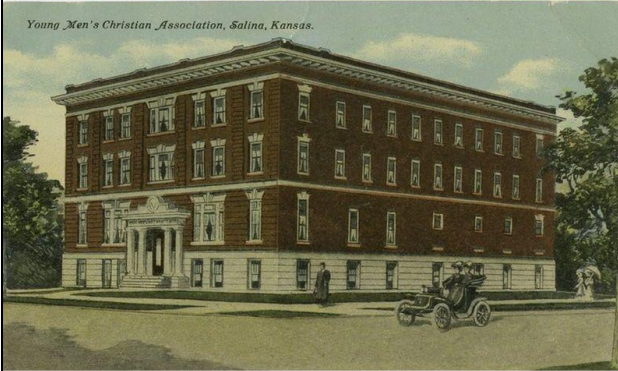
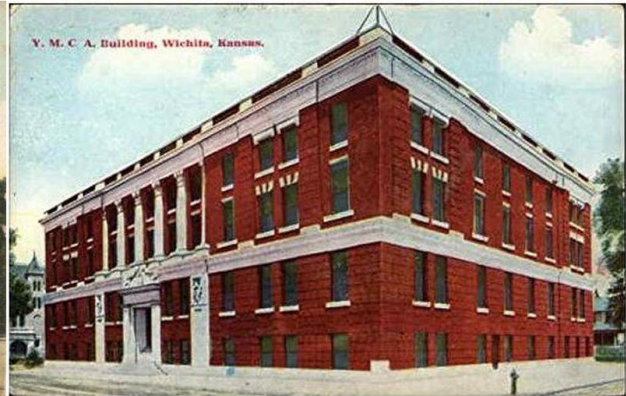
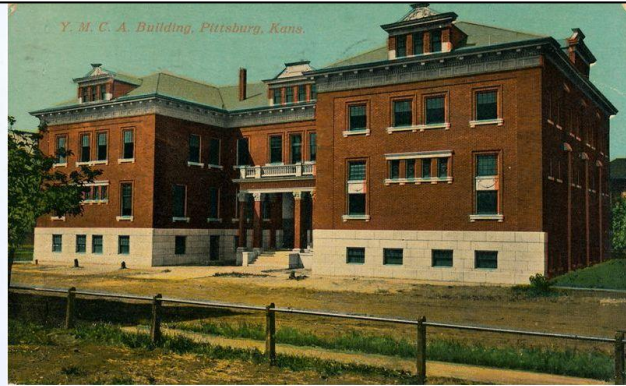
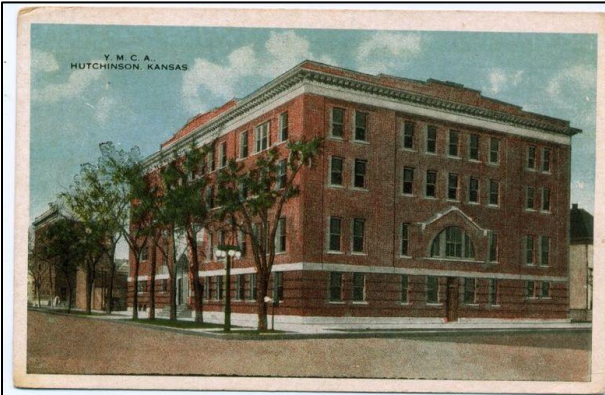
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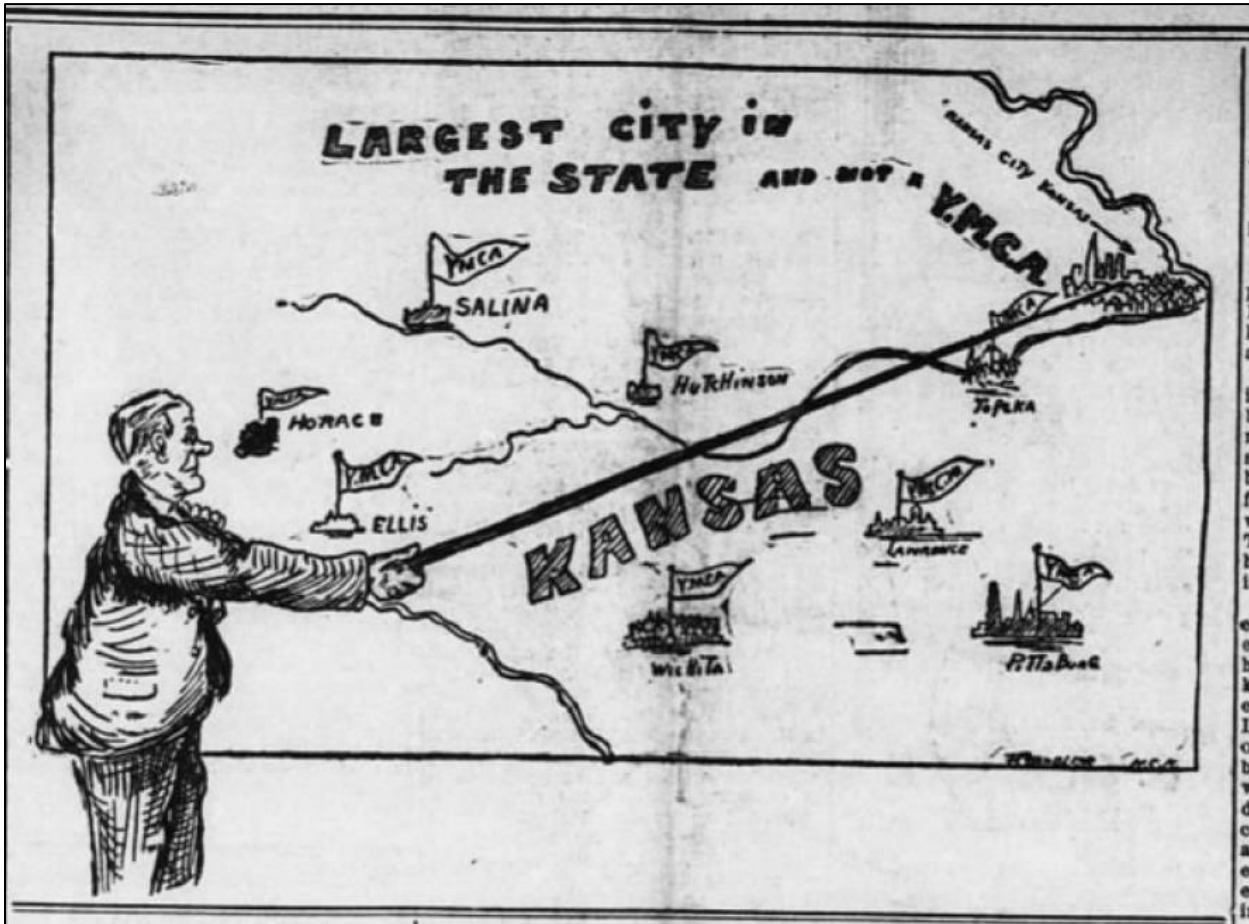
**Figure 15.** A selection of Kansas YMCAs built between 1905 and 1915. Top row: Hutchinson (ca.1910), Pittsburg (1909); Second row: Topeka (1905), Wichita (1907); Third row: Salina (1914), McPherson (1909); Bottom row: Lawrence (1905), Iola (ca. 1905). None of these buildings are extant.



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Figure 16. 1911 Cartoon on the front page of the April 18, 1911 *The Kansas City [Kansas] Globe*.



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**Figure 17.** Snippet of the key map for the 1907 Sanborn map collection for Kansas City, Kansas. The tee-shaped box indicates where the concentration of businesses was located at the time. The YMCA's location (starred) was near the western edge of this concentration when it was planned and construction began. Source: Kansas Sanborn Fire Insurance Maps, Online Collection, Kenneth Spencer Research Library, the University of Kansas, <https://luna.ku.edu/luna/servlet> (accessed 14 January 2019).



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**Figure 18.** The Kansas City YMCA as it was to be constructed in 1913. Source: *The Wyandotte Daily Cricket* (11 May 1913): 1.

