

Seven Oaks

3711 Jackson Avenue

Kansas City, Missouri 64128

Historical Brief

Architect:

Charles A. Smith

Architectural Style:

Jacobethan/ Classical elements

Year Built:

1927

Designation:

Eligible

Site Overview

Acreage:

3.79 acres

Square Footage:

51,696 square feet

Number of Floors:

3 floors

Neighborhood:

Knoches Park/ Oak Park

Zoning:

R-2.5

Deed Restrictions:

TBD

Site Details

Closed in 1997

Auditorium

Gymnasium

Cafeteria

Cost Management

Utility Costs (as an Open Facility):

\$5,500/month (FY01-04 avg)

\$470/month (FY05-10 avg)

Appraisal/Fair Market Value:

\$0 (2008)



Reuse Assessment

Condition Rating: 2 ½ out of 5



Historic Rating: 5 out of 5



Reuse Potential Rating:

Med

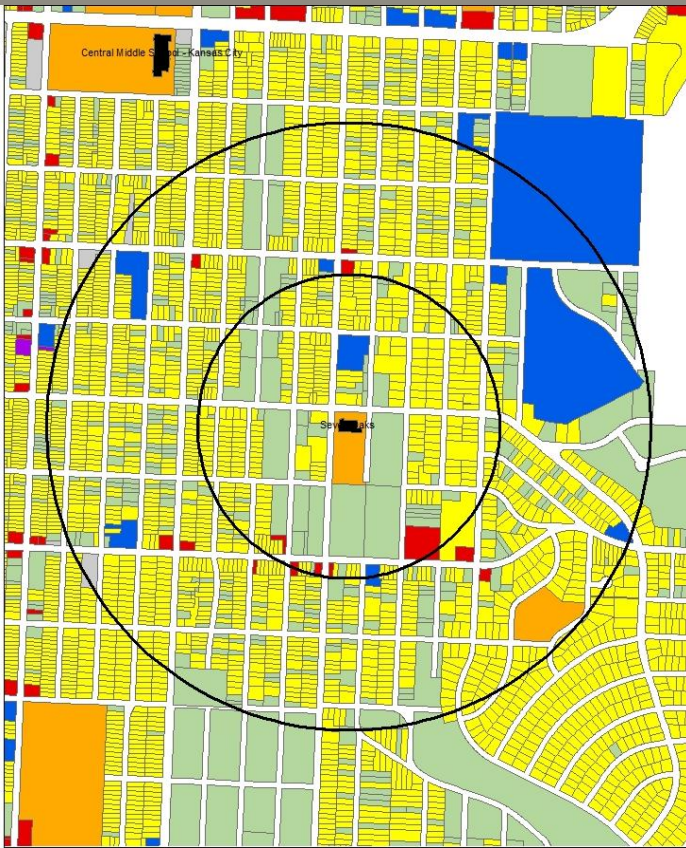
- Residential (Senior, Affordable)

Low

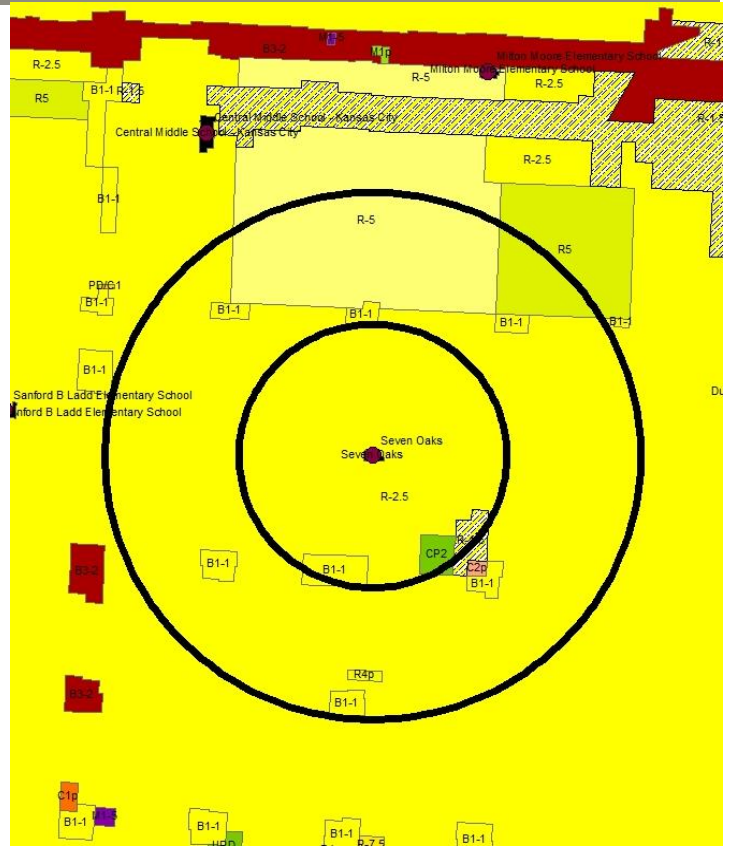
- Education
- Commercial

Complimentary/Secondary Uses

- Community (Use of Grounds, Building)



Current Land Use Map



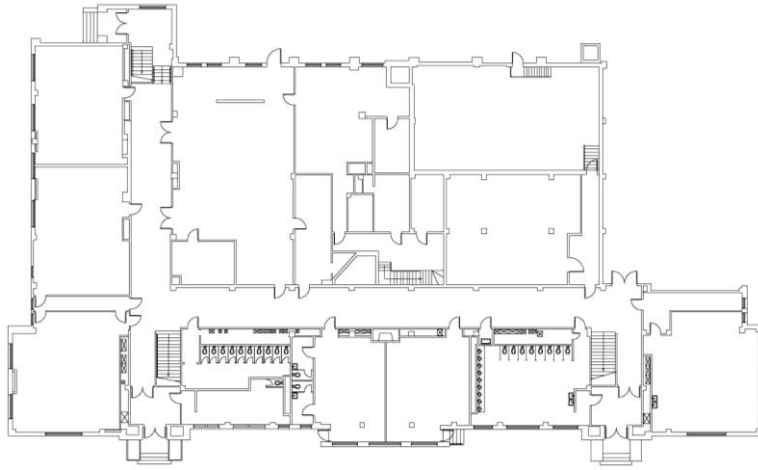
Zoning Map

Aerial View: Seven Oaks

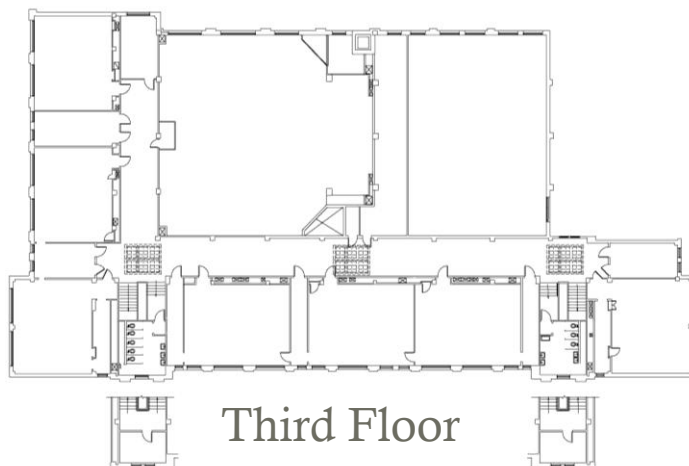
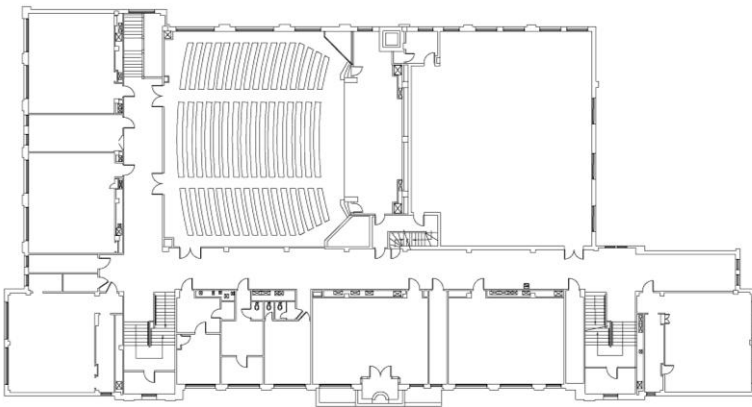


Floor Plans:

First Floor



Second Floor



Third Floor

Final Recommendations & Community Priorities

Seven Oaks is in fair condition and will require substantial rehabilitation, making many options of reuse unfeasible.

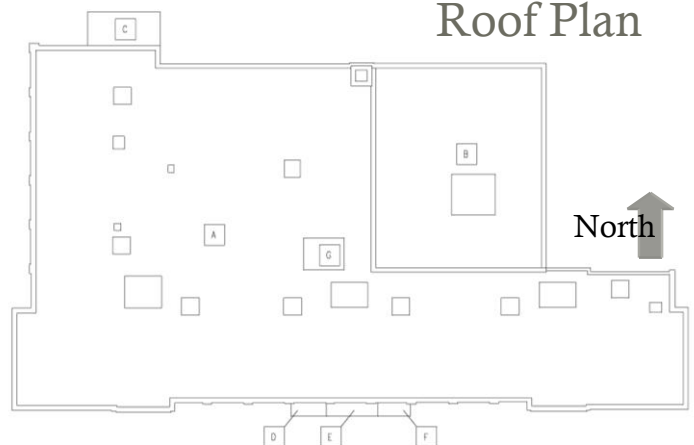
The size and configuration of the classrooms lend well to adaptive reuse as housing. Community members have expressed a desire to remain in the neighborhood as they age and are supportive of reuse of the site for senior housing (assisted living).

Reuse of Seven Oaks as affordable senior housing may be eligible for both historic tax credits and affordable housing tax credits. Both of which may be necessary to make reuse of the site financially feasible.

Due to its location and condition, Seven Oaks is not a viable candidate for commercial reuse. In addition, the level of required rehabilitation makes reuse as an educational facility unfeasible.

Seven Oaks is structurally sound and it has a viable reuse option. However, resources are limited and reuse will be dependent on securing tax credits/subsidies. If financing cannot be secured and the site were to become a serious hazard/risk to the surrounding community, demolition of the site may need to be considered by the community and district. Community feedback has indicated that demolition should only be considered as a last resort, and time should be allotted to pursue adaptive reuse of the site.

Roof Plan



3711 Jackson Avenue

Kansas City, Missouri 64128



Exterior Photograph



Interior Photograph



Interior Photograph