

# Westport Middle

300 E. 39<sup>th</sup> Street

Kansas City, Missouri 64111

## Historical Brief

**Architect:**

Charles A. Smith

**Architectural Style:**

English Renaissance

**Year Built:**

1924-1992

**Designation:**

Eligible

## Site Overview

**Acreage:**

4.16 acres

**Square Footage:**

166,650 square feet

**Number of Floors:**

8 floors

**Neighborhood:**

Old Hyde Park

**Zoning:**

R-5, R-1.5, B1-1, B3-2

**Deed Restrictions:**

TBD



## Site Details

Closed in 2009

Capacity for 848 students

Partial A/C

2 steam boilers

Auditorium

2 gymnasiums

Cafeteria

Indoor pool

TV studio

Masonry restoration (2007)

## Cost Management

**Utility Costs (as an Open Facility):**

\$13,000/month

## Draft Reuse Assessment

**Condition Rating:** 3 ½ out of 5



**Historic Rating:** 4 out of 5



**Reuse Potential Rating:**

**High**

- Mixed Use
- Residential
- Education
  - Post-secondary
  - Middle/High

**Med**

- Office

**Complimentary Use**

- Community

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## REUSE ASSESSMENT

	SITE ASSESSMENT	MARKET ASSESSMENT	COMMUNITY FEEDBACK	OVERALL APPROPRIATENESS	DISPOSITION ALTERNATIVES (L)EASE) / (S)ALE
<b>EDUCATION</b>	4	3	4	4	L or S
Elementary					
Middle/High	4	3	4		
Post-secondary	4	3	4		
<b>RESIDENTIAL</b>	4	4	3	4	S
Market Rate	4	3			
Affordable	4	4			
Senior	4	4			
Mixed-Income	4	3			
New Construction	4	4			
<b>COMMERCIAL</b>	3	4	3	3	L or S
Office	4	4			
Retail	1				
<b>COMMUNITY USE</b>	1	2	4	2	L or S
Community Center					
Open Space					
Community Garden					
<b>MIXED USE</b>	4	4	4	4	L or S
<b>DEMOLISH</b>	1	1	1	1	S

Scale: 1-5, 5 being highest

**COMMUNITY FEEDBACK** (*Site visit April 16, 2011*): Participants indicated that both Westport Middle and High are symbols of and gateways to the neighborhood, and that their reuse could serve as the engine to inspire reinvestment in the area. Participants identified multiple reuses that would benefit the neighborhood including education (college extension, adult education, K-12 school, community arts/theater), housing, community center, multiple uses/ organizations.



**BUILDING/SITE ASSESSMENT:** Building is generally in good condition. There have been some issues with water infiltration in the lower gym and broken pipes that have impacted the library. The building is ideally suited to reuse as a secondary or post-secondary education facility. The large size of the building may pose an impediment to other types of reuse; however the layout is readily adaptable for multi-family housing (60 +/- units). Classroom size converts well into a single bedroom apartment or combines well into two bedroom apartments. The size of the building and the number and configuration of stairs and exits support division of the building for multiple tenants (such as housing + community services/office). The building's exterior and interior design limit the visibility required for good retail use, but could work for office occupancy. Classrooms could be converted into multi-person office space, although the ratio of circulation space to lease space is inefficient. The attached parking garage makes this building an excellent candidate for residential, office, or post-secondary education reuse.

**HISTORIC ASSESSMENT:** Building is a good example of an early 20<sup>th</sup> century Progressive Era junior high school. The first floor corridor and three-level auditorium are highly ornate. Alterations to the original layout, finishes and features have been minimal. An addition constructed at the rear of the building in 1992 respects the original building in placement, massing, and materials. The building appears eligible for listing in the National Register.

**MARKET ASSESSMENT:** The site is centrally located in the heart of Midtown, has great access both from a vehicular and pedestrian perspective, and is within walking distance of the Main Street commercial district and the MAX bus line. The area has a mix of single and multi-family housing, and is more than 70% renter-occupied. The area has seen significant reinvestment, both along the Main Street commercial corridor and with residential development on Armour Blvd. While the size of the building may present some challenges, it does offer opportunities for entities looking for substantial square footage. The on-site parking garage is attractive for reuse. In addition the track/field area is an asset as it could be used as complimentary open space or as room for expansion/additional development.

**LAND-USE AND ZONING ASSESSMENT:** Land-use surrounding Westport Middle is a combination of residential and neighborhood commercial. The current B1-1, B3-2, R1.5, and R-5 zoning classifications support a variety of potential reuses, including commercial, education, community center, and certain residential uses. Commercial reuses would require rezoning in the R zoning areas unless the building receives national or local historic designation. Higher density residential reuse may also require rezoning.

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## KEY NOTES

1. Gymnasium - wood floors and steel beams
2. Pool - tile floors and walls
3. Typical classroom - composite floor, plaster walls, wood trim, plaster ceiling or acoustical grid
4. Fire rated doors typical
5. Auditorium - sloped floor, attached chairs, ornate plaster, suspended acoustical panels and raised stage
6. Concrete stairs typical
7. Corridor - marble tile floors, wood wainscot, vaulted ceilings with ornate plaster
8. Marble stairs
9. Concrete pavers
10. Offices - non-historic finishes and configuration, carpet, acoustical grid ceilings
11. Corridor - polished concrete floor, plaster walls with chair rail, built in lockers and display cases, acoustical grid ceilings
12. Glazed window wall
13. Cafeteria - composite tile, plaster walls, acoustical grid ceilings
14. Library - carpet, drywall partitions, acoustical grid ceilings
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16. Walkway to 1992 addition and parking garage
17. TV Studio

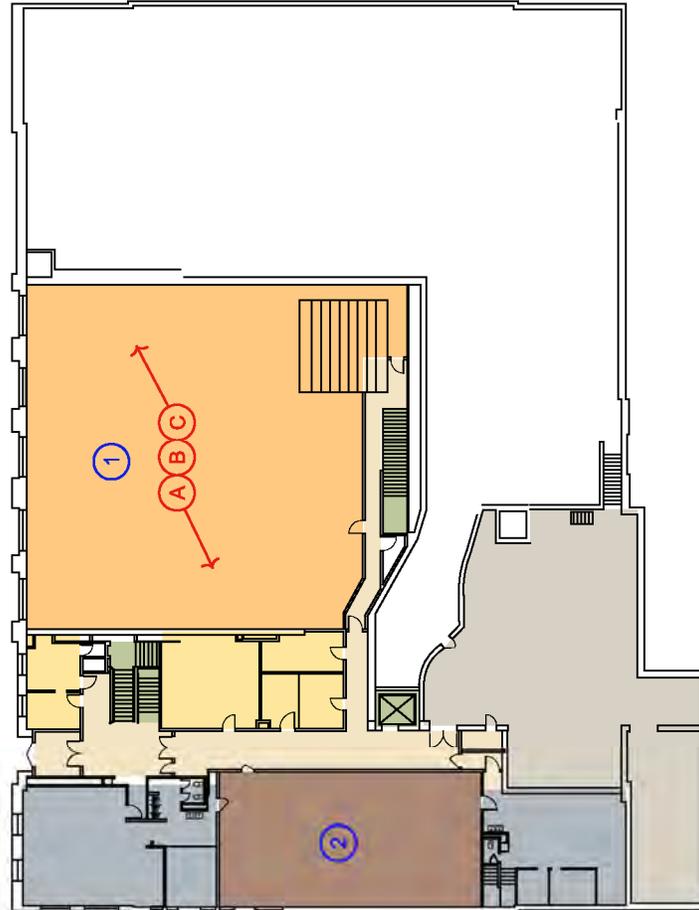
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- A. Standing water in this area
- B. Damaged flooring in this area
- C. Peeling paint in this area
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- E. Damaged asphalt
- F. Water damage at walls and ceiling
- G. Damaged ceiling tiles
- H. Water damage at ceiling (typical at 4th floor)

## GENERAL NOTES

- Typical classroom size is 875 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Large operable windows allow natural light and ventilation.
- Ample secured parking garage with covered access to building
- Upper gymnasium and auditorium in good condition
- Paint is peeling in a number of areas
- Building could be divided for multiple users. For example, it could divide vertically into multi-story sections or horizontally to provide separation between floors

CLASSROOMS	AUDITORIUM
ADMINISTRATION	BUILDING SERVICES
MEDIA	CIRCULATION HORIZ.
CAFETERIA	CIRCULATION VERT.
GYMNASIUM	RESTROOMS
POOL	



THIS LEVEL COULD NOT BE DIVIDED FOR MULTIPLE USES UNLESS MORE EXITS ARE PROVIDED

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## Sub Basement

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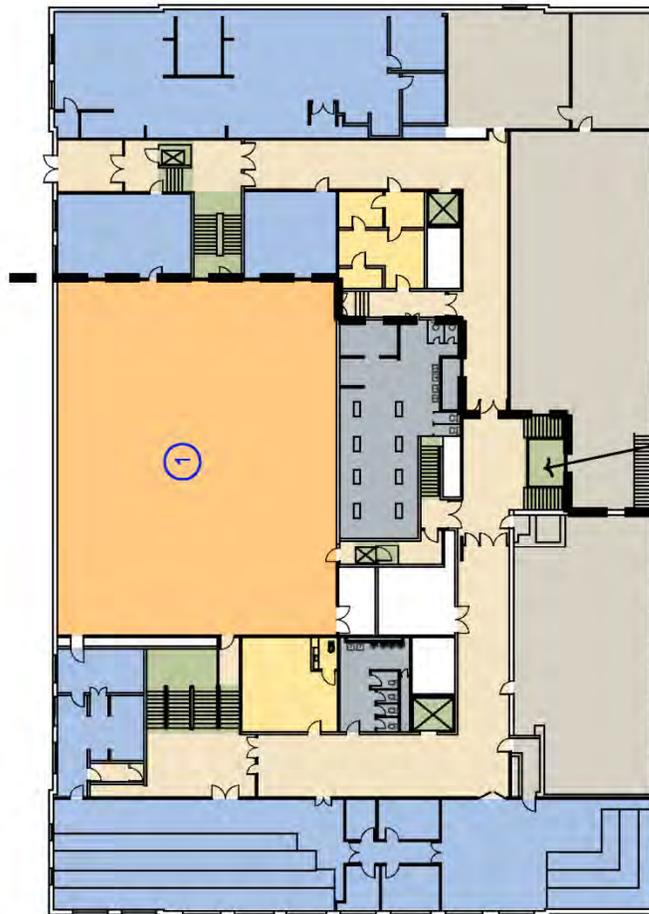
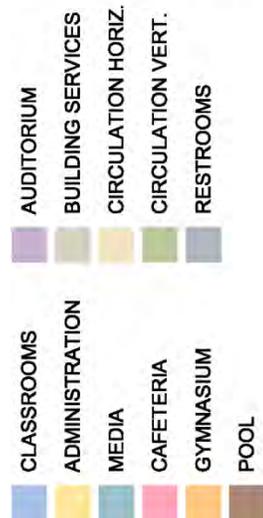
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Basement



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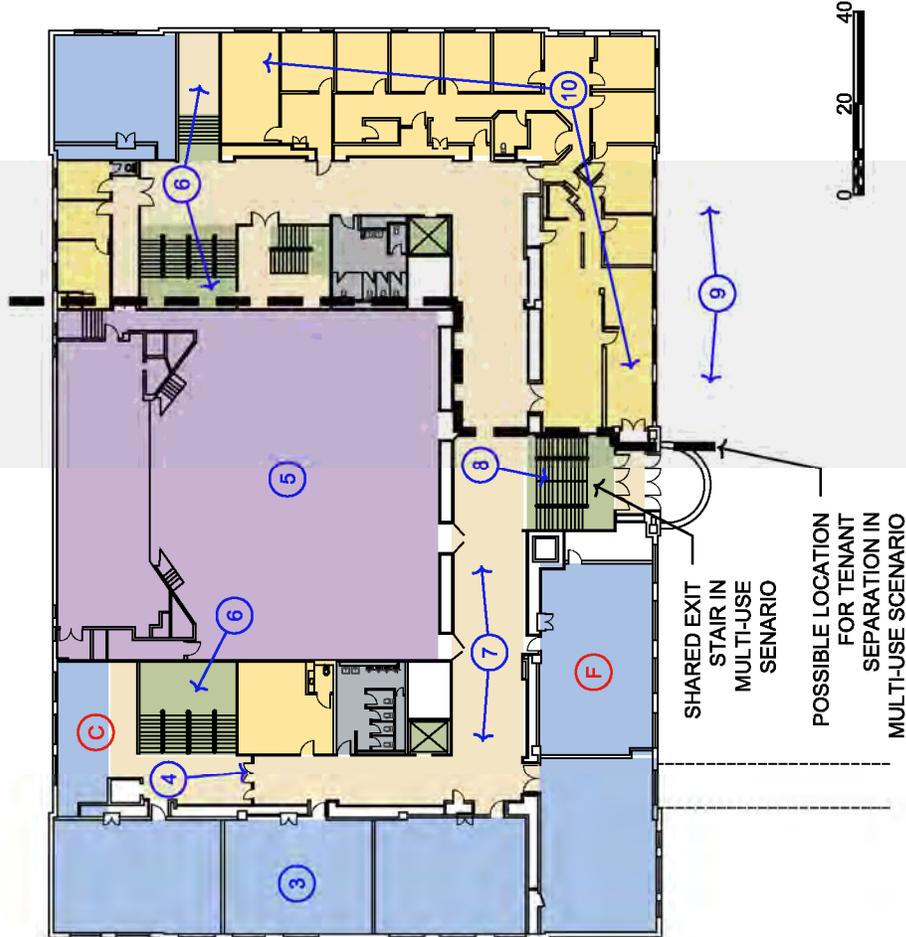
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First Floor

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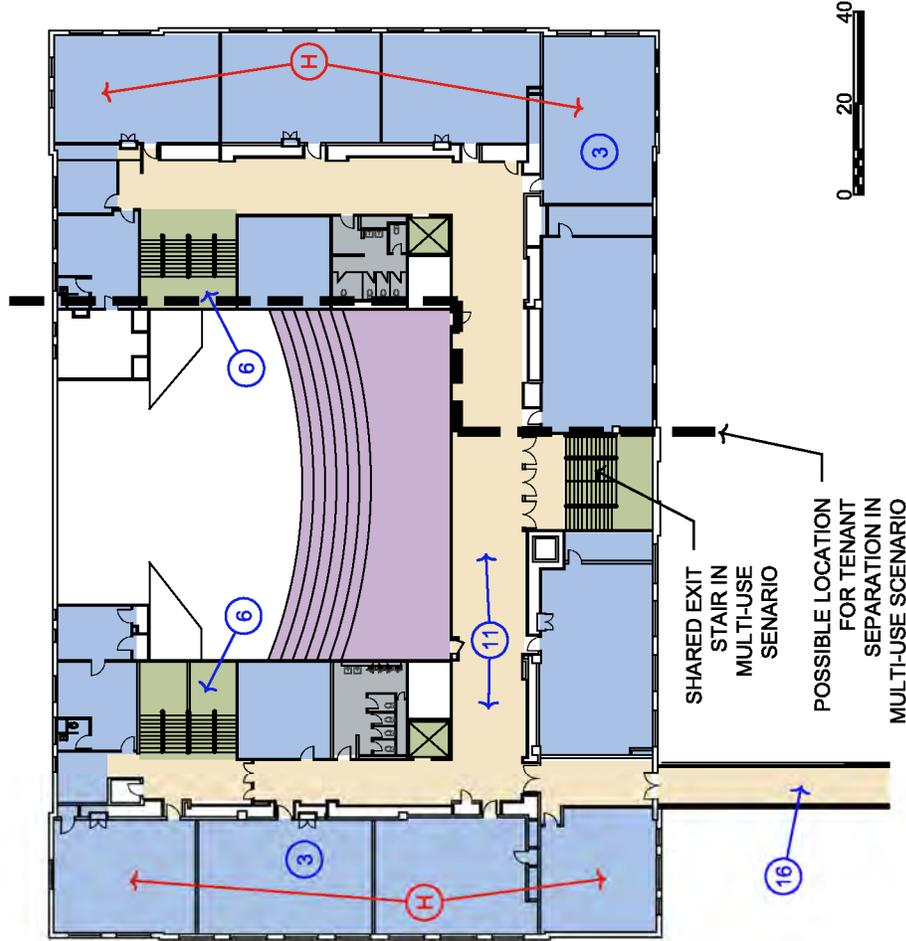
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Second Floor  
(Third - Fourth Similar)

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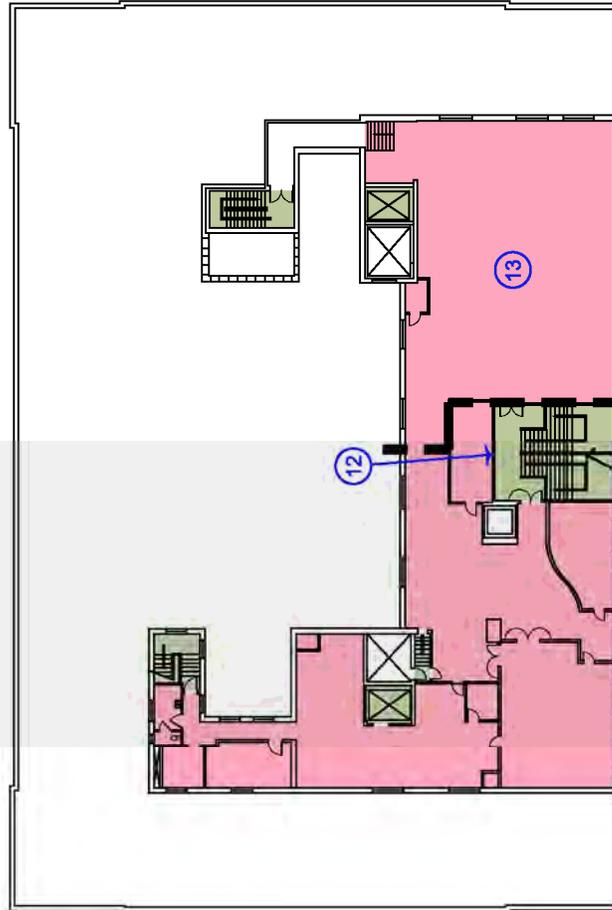
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SHARED EXIT STAIR IN MULTI-USE SENARIO

POSSIBLE LOCATION FOR TENANT SEPARATION IN MULTI-USE SCENARIO



Fifth Floor

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1992 Addition - First Floor

**Kansas City, Missouri School District**

**SWD**

**DEVELOPMENT INITIATIVES**

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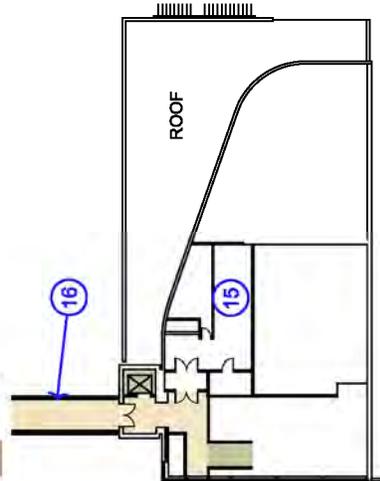
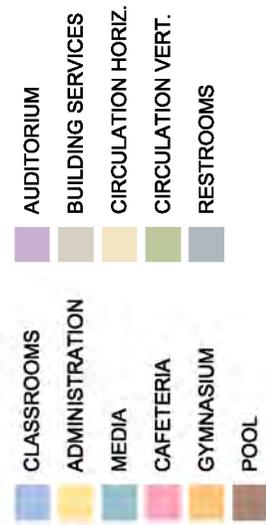
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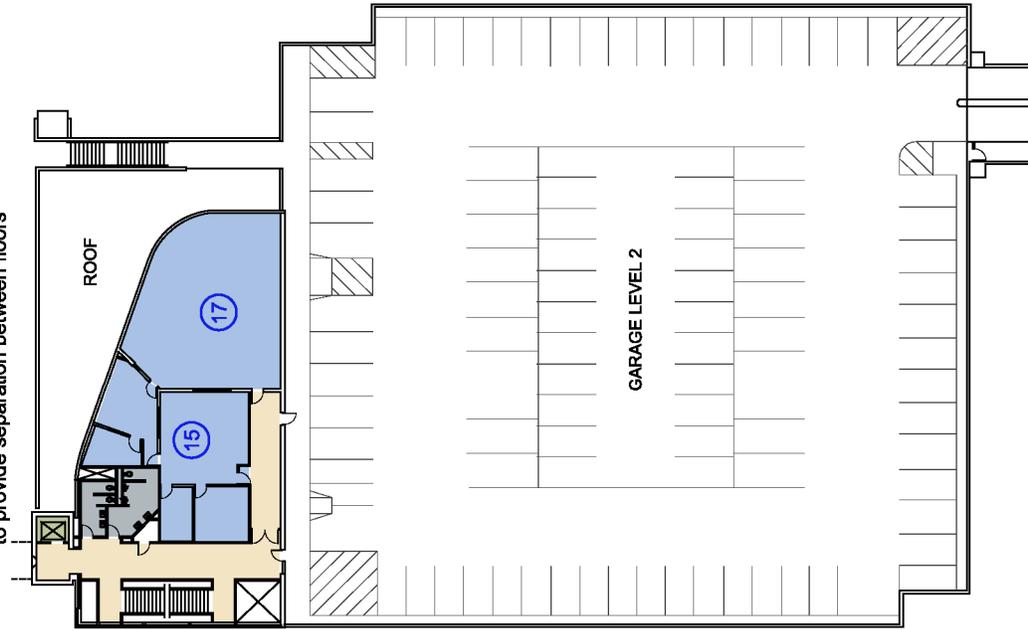
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1992 Addition - Third Floor



1992 Addition - Second Floor

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## PHOTOGRAPHS



Exterior



Classroom/Media/Parking Addition



Auditorium



Gymnasium



Corridor



Classroom