

Switzer-West Complex

1829 Madison

Kansas City, Missouri 64108

Historical Brief

Architect:

Charles A. Smith,
Nate W. Downes,
Curtis & Cowling

Architectural Style:

Italian Renaissance Revival,
Neo-Classical, Art Deco &
Constructivist

Year Built:

1899-1926-1939-1956-1962

Designation:

Listed on National Register (2009)

Site Overview

Acreage:

2.24 acres

Square Footage:

97,537 square feet

Number of Floors:

North: 3 floors, Center: 6, South 3

Neighborhood:

Westside

Zoning:

R-1.5

Deed Restrictions:

TBD

Site Details

Facility used for community services until 2006

4 separate but linked buildings

National Register of Historic Places Registration Form @ www.dnr.mo.gov/shop/npr-nr/09001098.pdf

Cost Management

Utility Costs (as an Open Facility):

\$11,800/month avg. (FY01-06)

Appraisal/Fair Market Value:

\$715,000 (2008)



Reuse Assessment

Condition Rating: 4 out of 5



Historic Rating: 4 out of 5



Reuse Potential Rating

Med/High

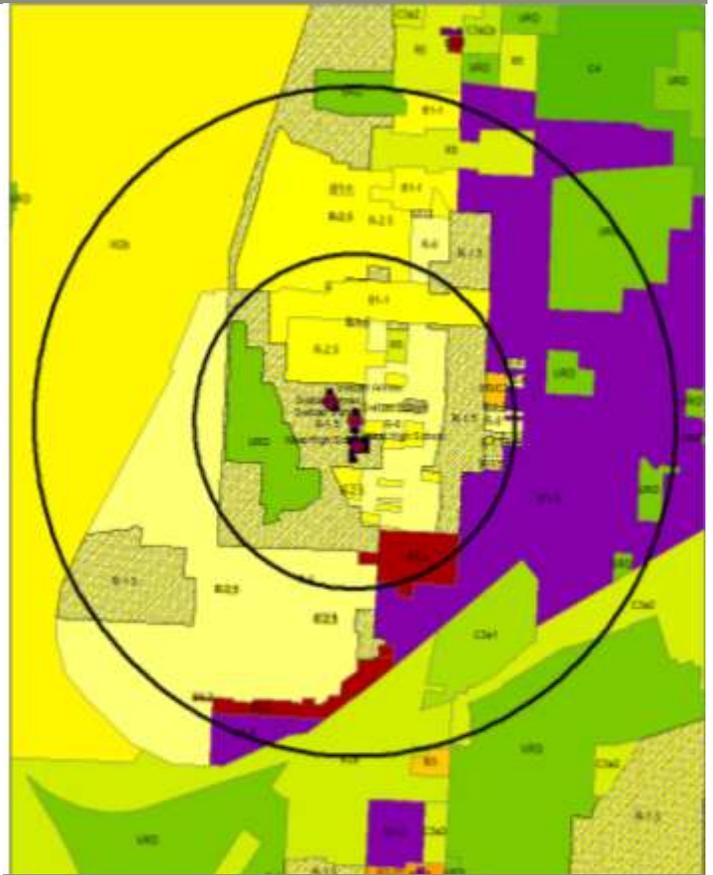
- Residential (Senior, Mixed-Income)
- Demolition of Industrial Arts building

Low

- Education
- Commercial

Complimentary/Secondary Uses

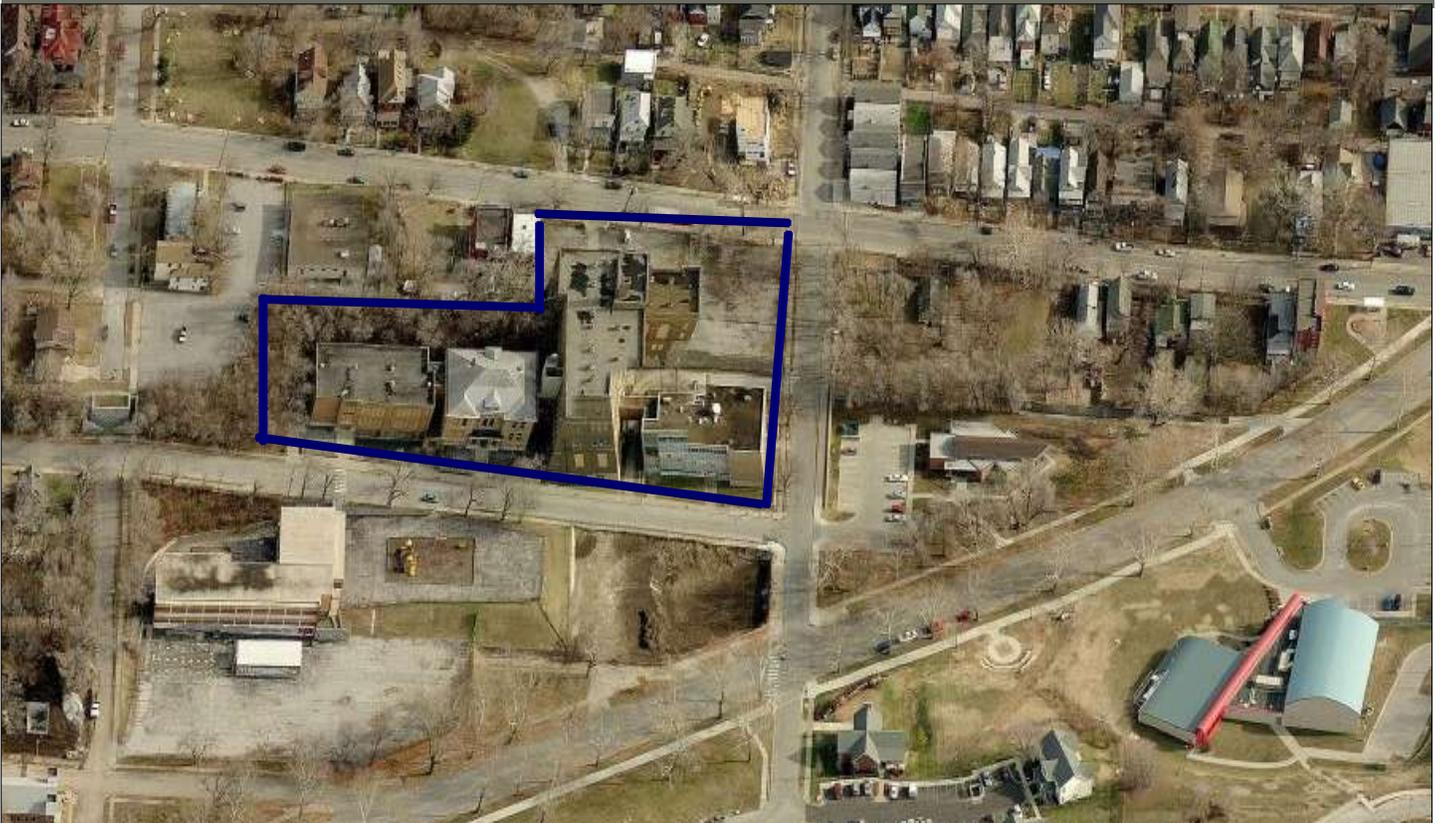
- Community
 - Auditorium
 - Gymnasium/Pool
 - Library



Current Land Use Map

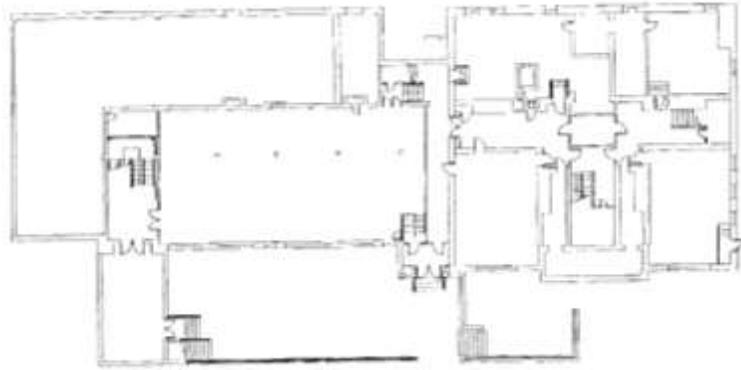
Zoning Map

Aerial View: Switzer-West Complex

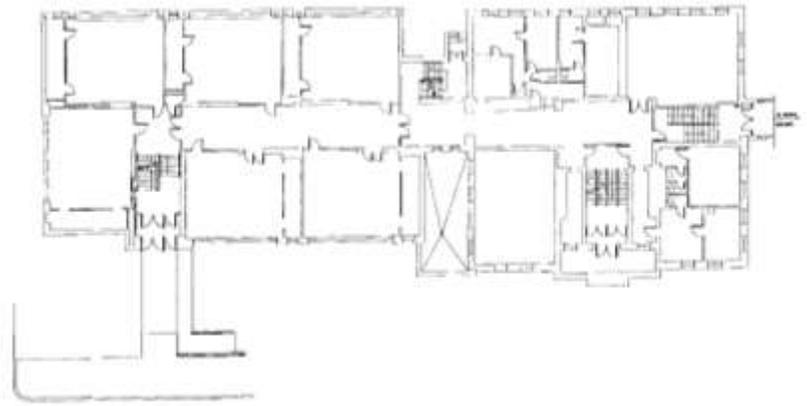


Floor Plans: North Building

Ground Floor



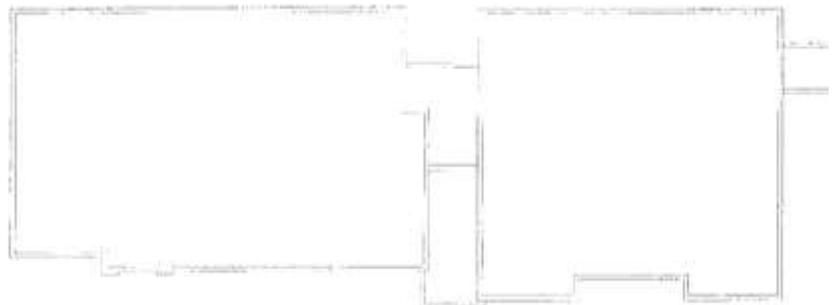
First Floor



Second Floor



Roof Plan



← North

Floor Plans: Center Building

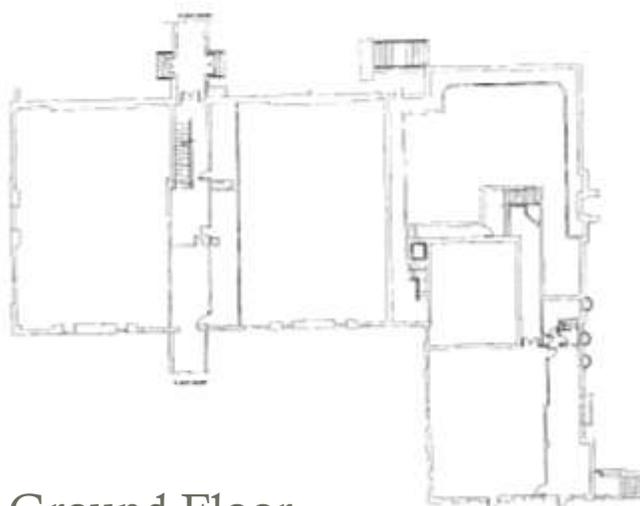
Final Recommendations & Community Priorities



Basement Floor



Gym Floor



Ground Floor



Switzer-West complex lends well to adaptive reuse as housing in which the community supports as a means to attract and retain residents.

Mixed income housing, senior housing, and a blend of owner-occupied/rentals were all identified, as types of housing that would be assets to the neighborhood.

The auditorium, library, gymnasiums and pool in Switzer-West provide large spaces/amenities that could support community functions.

Community members strongly indicated that they would like to see community access to these facilities incorporated into a residential project, rather than subdividing up the “community spaces” into apartments, etc.

The condition of the Switzer-West complex makes educational reuse by the district or other educational entities unfeasible.

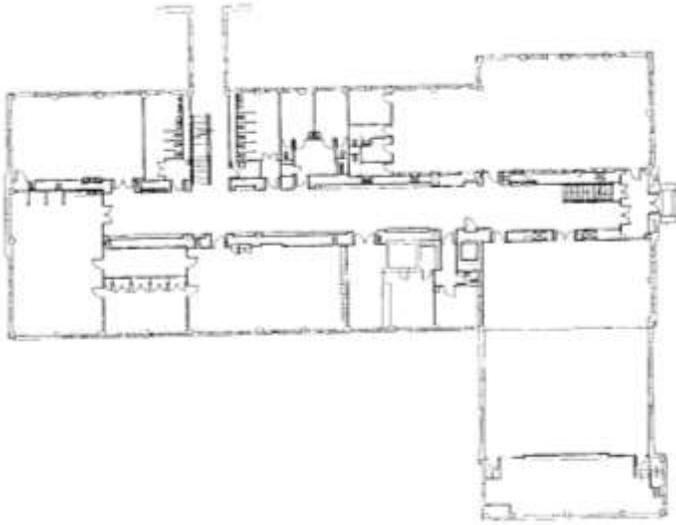
Commercial use isn't recommended for the site either since retail/restaurant services are concentrated further to the north. In addition, community members voiced concern about the traffic/parking associated with retail. Both sites are better suited for office use, which was also more amenable to community members.

The Industrial Arts building is beyond repair, but the remaining parts of the building can be rehabilitated. Community members indicated that they could support demolition of the Industrial Arts building if it was too costly to rehabilitate it, especially if that would promote the preservation and adaptive reuse of the remaining three Switzer-West buildings.

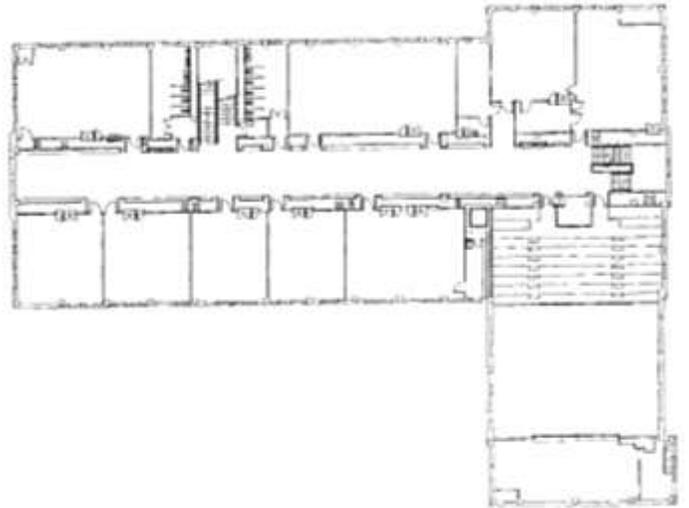
Demolition of the Industrial Arts building could also provide needed parking, which would assist in the redevelopment of the site.

Floor Plans: Center Building

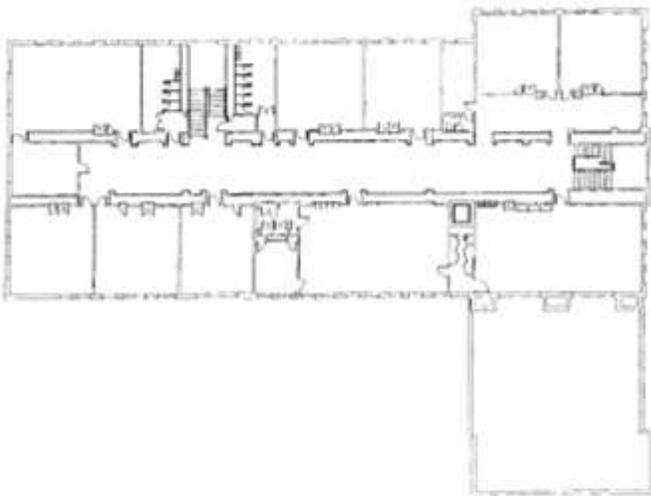
First Floor



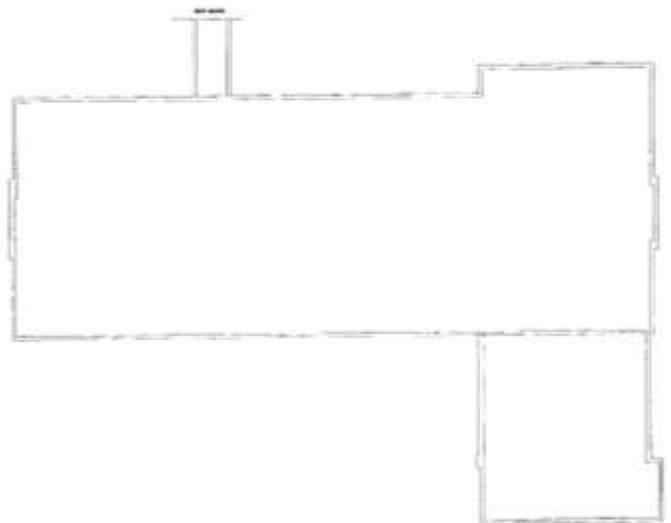
Second Floor



Third Floor



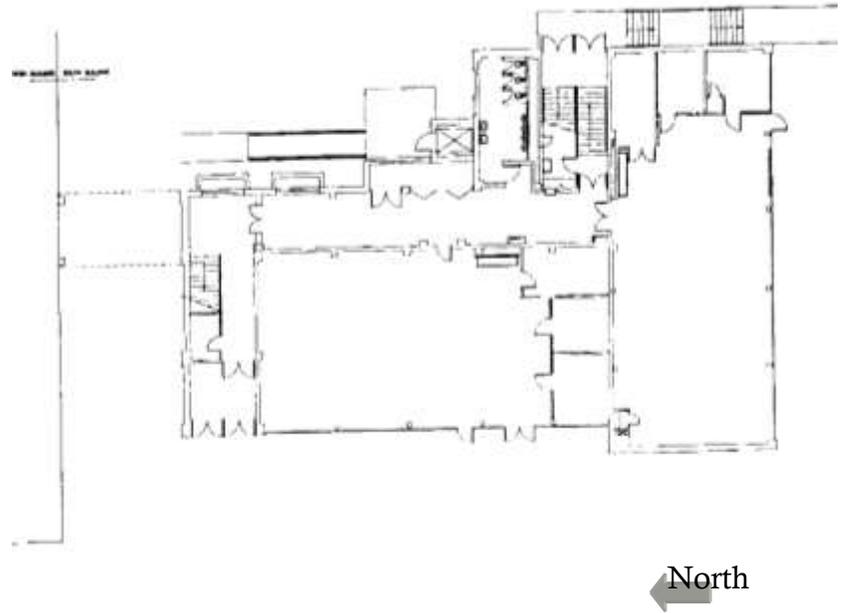
Roof Plan



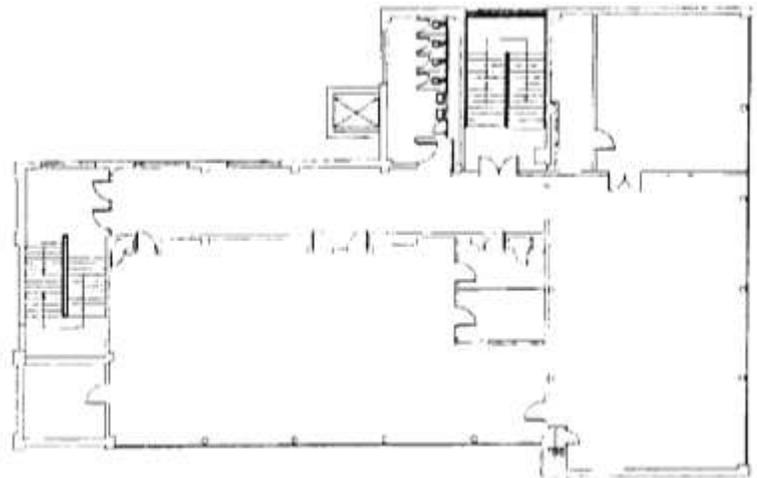
North ↑

Floor Plans: South Building

First Floor



Second Floor



Third Floor



Roof Plan



1829 Madison

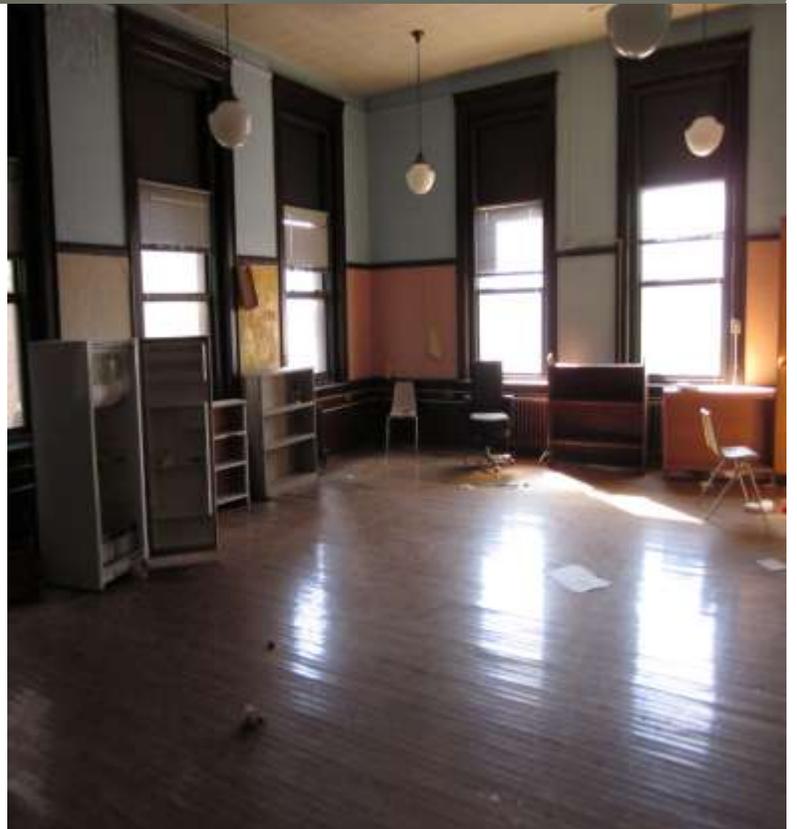
Kansas City, Missouri 64108



Exterior Photograph



Interior Photograph



Interior Photograph