

Ladd

3640 Benton Boulevard

Kansas City, Missouri 64109

Historical Brief

Architect:

Charles A. Smith

Architectural Style:

Jacobethan/Classical

Year Built:

1912-1922-1986

Designation:

Eligible

Site Overview

Acreage:

3.6 acres

Square Footage:

85,910 square feet

Number of Floors:

3 floors

Neighborhood:

East Area Community
Coalition

Zoning:

R-2.5

Deed Restrictions:

TBD



Site Details

Closed in 2010

19 classrooms/ 433 seat capacity

Partial A/C

2 low pressure steam boilers

Aluminum windows with
plexiglass

Auditorium

Gymnasium

Cafeteria

Elevator

Cost Management

Utility Costs (as an Open Facility):

\$7,300/month

Draft Reuse Assessment

Condition Rating: 4 out of 5



Historic Rating: 4 out of 5



Reuse Potential Rating:

Med/High

- Multi-family residential
- Mixed use
 - Residential + services/office
 - Multi-purpose (community center/services/office)

Low

- Retail/commercial uses

Complimentary Uses

- Community use of grounds
 - Recreation
 - Community garden

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REUSE ASSESSMENT

	SITE ASSESSMENT	MARKET ASSESSMENT	COMMUNITY FEEDBACK	OVERALL APPROPRIATENESS	DISPOSITION ALTERNATIVES (L)EASE / (S)ALE
EDUCATION	5	2			L or S
Elementary	5	2			
Middle/High	3	1			
Day Care/ Early Childhood	3	3			
RESIDENTIAL	5	3	4	4	S
Market Rate					
Affordable		3	2		
Senior		3	4		
Mixed-Income					
New Construction					
COMMERCIAL	3	1	4	2	L or S
Office	3				
Retail	1				
COMMUNITY USE	4	3	5	4	L or S
Community Center					
Open Space					
Community Garden					
MIXED USE	4	3	4	4	L or S
Residential + Community services/office					
Multi-tenant					
DEMOLISH	1	1	1	1	S



BUILDING/SITE ASSESSMENT: Building is in very good condition and its size and layout are readily adaptable for multi-family housing (31+/- units) or community center/services. Based on the location of the auditorium and gymnasium and the ability to separate those elements from the remainder of the building this facility is a good candidate for a combined use of residential and community center/services. The existing building exterior and interior design limit the visibility required for good retail use but could work as an office occupancy or business incubator. There is only partial air conditioning, which will limit many reuses under a short-term lease scenario. While the building is partially sprinklered, any use other than office or education will typically require installation of a fire sprinkler system (a community center may not require this depending on overall square footage and location of exits).

HISTORIC ASSESSMENT: Building is an excellent example of an early 20th century Progressive Era school. The original building layout, finishes and features are substantially unaltered. The most notable change has been the replacement of windows, which fill the historic openings. Building appears eligible for listing in the National Register.

MARKET ASSESSMENT: Located on the historic, tree-lined Benton Boulevard, the site is surrounded by single-family residences in an area that has experienced significant declines in population and has higher than average 65+ population. The facility is not within walking distance of any significant commercial areas. The site offers an acre of open space on the north side of the facility that could serve the surrounding neighborhoods (i.e. community garden, recreational).

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Ladd is primarily single-family residential. The current R-2.5 zoning classification supports a variety of potential reuses, including education and daycare (up to 20 children), community center, and certain residential uses. Commercial reuses would require rezoning unless the building receives national or local historic designation. Higher density residential reuse would require a zoning modification.

COMMUNITY FEEDBACK (Site visit 31 May 2011): Attendees identified many reuses that could benefit the neighborhood including: center that supported youth services, life skills/job training, shops, and offices. They were also supportive of a senior housing facility, but were concerned about other forms of affordable/subsidized housing since the area has a considerable number of vacant homes/lots.

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GENERAL NOTES

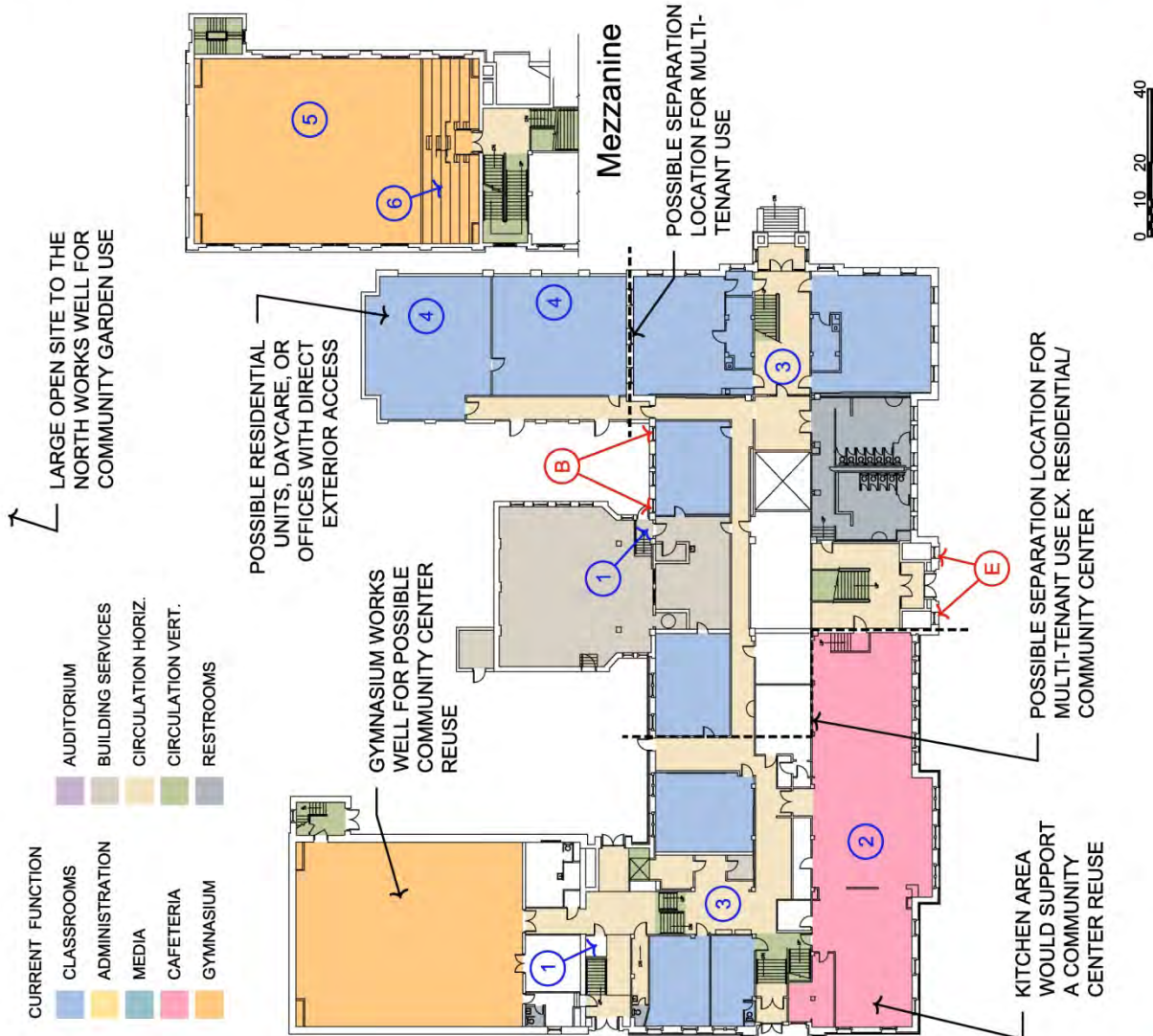
- Large open site area directly north of building
- Typical classroom size is 780 SF. This size of classroom converts well into a single bedroom apartment or combine well into two bedroom apartments
- Number of existing exits allows building to be divided into separate uses
- Large operable windows allow natural light and ventilation
- Easy access to parking
- Large assembly room in good condition and could possibly be separated for independent use

KEY NOTES

1. Boiler Room Access
2. Modern finishes
3. This level has least ornate finishes
4. Recent addition to building
5. Concrete and steel structure exposed; recent reinforcements
6. Beadboard bleachers
7. Typical Classroom includes:
 - a. Glazed wood door with operable transom
 - b. Wood chair rail and baseboard
 - c. Laminate storage cabinet and counter
8. Glazed wall
9. Raised stage
10. Auditorium includes:
 - a. Sloped floor
 - b. Fixed seating
 - c. Beamed ceiling with pendant light fixtures
11. Decorative figure head brackets under ceiling beams in corridor

CONDITION NOTES

- A. Movement at stone coping at roof
- B. Damaged/rusted window lintels
- C. Concrete chimney caps damaged
- D. Organic growth in mortar joints at roof parapet
- E. Damage stone masonry at entry



Ground Floor Plan



This project has been funded in part by a grant from the National Trust for Historic Preservation.

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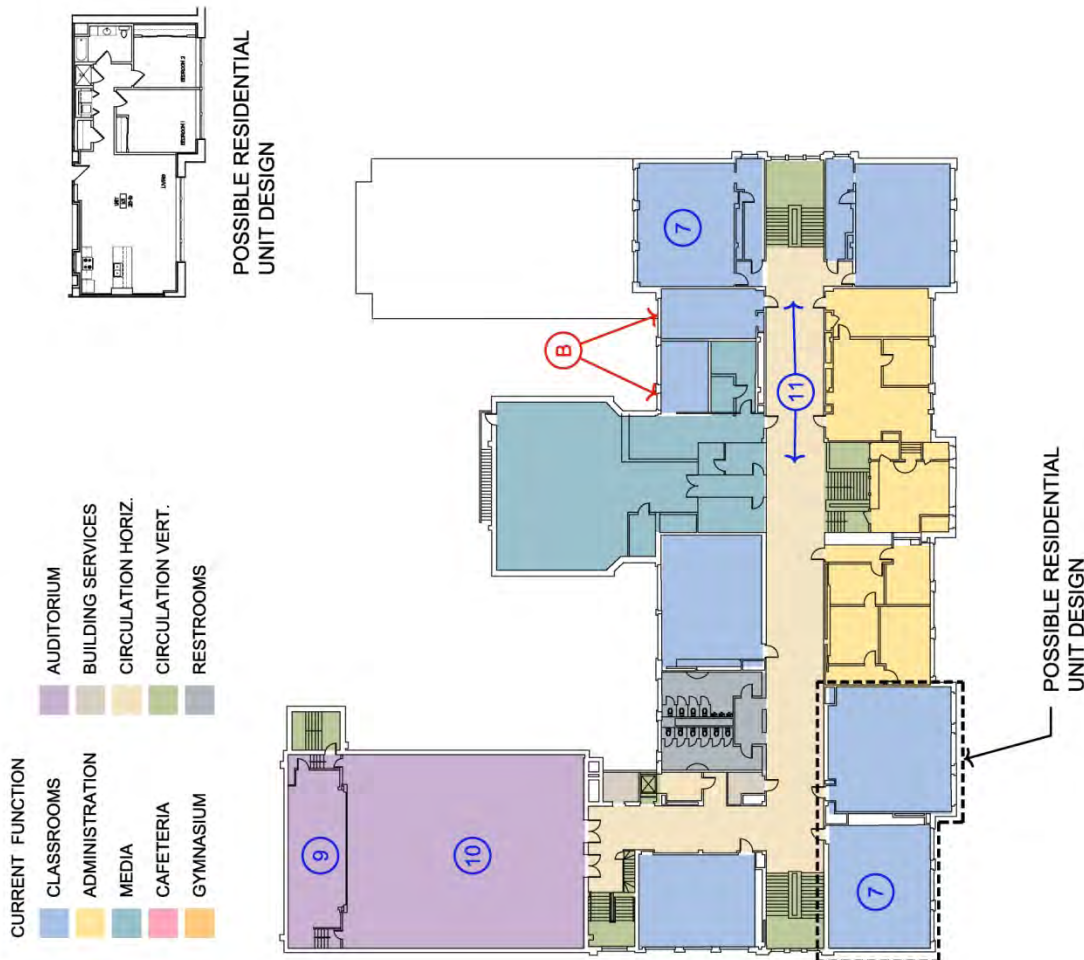
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First Floor Plan

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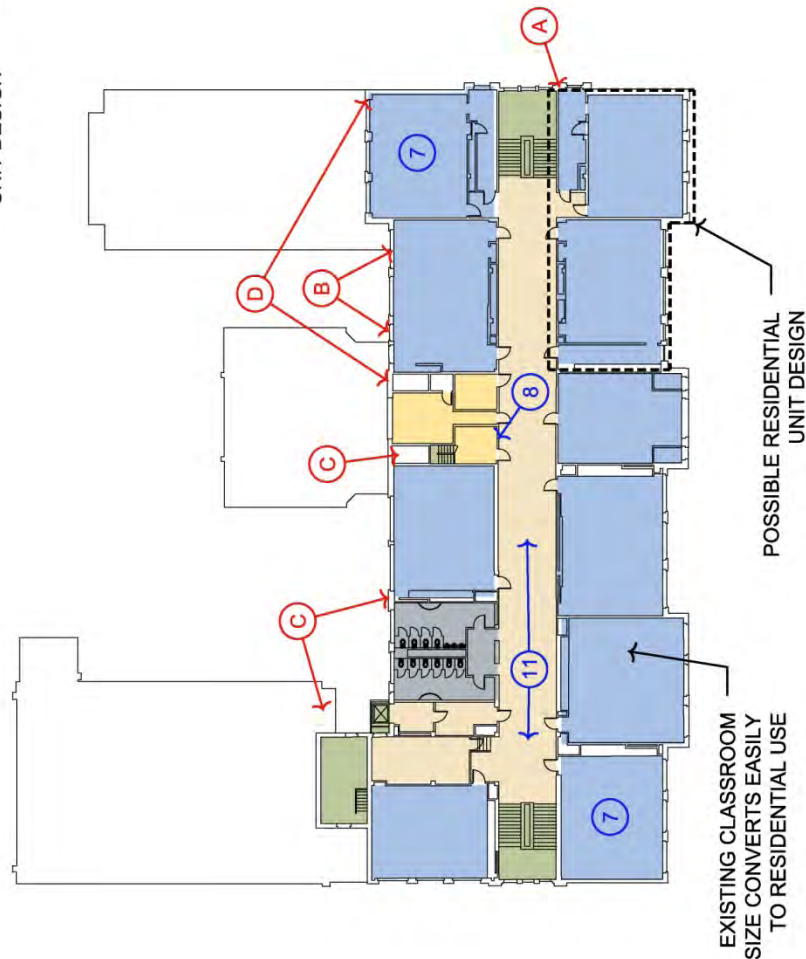
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Second Floor Plan



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PHOTOGRAPHS



Main entrance



Building Interior Stair



Building Interior Corridor



Building Interior Auditorium



Building Interior Gymnasium



Building Interior Classroom