Historical Brief

Architect: Smith, Rea & Lovitt
Architectural Style: Jacobethan Elements
Year Built: 1915-1920-1938-1992
Designation: Eligible

Site Overview

Acreage: 4.15 acres
Square Footage: 45,760 square feet
Number of Floors: 4 floors
Neighborhood: Country Side
Zoning: R-6
Deed Restrictions: TBD

Site Details

Closed in 2009
17 classrooms/ 383 seat capacity
Partial A/C
Low pressure steam boiler
Aluminum windows with plexiglass, not insulated
Auditorium
Gymnasium
Cafeteria

Draft Reuse Assessment

Condition Rating: 3 ½ out of 5
Historic Rating: 4 out of 5

Reuse Potential Rating:

High
- Residential
- Community Use

Med
- Mixed Use
- Education

Low
- Commercial
- Demolition

Utility Costs (as an Open Facility): $6,700/month
### Bryant

319 Westover

Kansas City, Missouri 64113

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**REUSE ASSESSMENT**

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**Scale:** 1-5, 5 being highest

**Community Feedback** (Site visit May 17, 2011): Participants expressed concern that if the building remains vacant for an extended time period or if the reuse is inappropriate, it could hurt the neighborhood. Several reuses, including a public school, residential, day care/adult care, office space, community center, cultural amenities, were discussed as strong options; however, participants also indicated that any reuse would need to be sensitive to the adjacent residential area as traffic, parking and compatibility are a concern.

**Building/Site Assessment**: The building is in good condition. While the building configuration restricts easy east-west circulation at the ground floor, its size and layout are readily adaptable for multi-family housing (27 +/- units). Classroom size converts well into a single bedroom apartment or combines well into a two-bedroom apartment. The configuration of stairs and exits makes division of the building for multiple tenants (such as housing + community center/office) difficult. The building’s exterior and interior design limit the visibility required for good retail use, but could work for office occupancy with classrooms converted into multi-person office space, although the ratio of circulation space to lease space is inefficient. There is only partial air conditioning, which will limit reuse options under a short-term lease scenario. Uses other than office or education will typically require installation of a fire sprinkler system (a community center may also be exempt depending on overall sq. footage and location of exits). The large playground/field east of the building offer opportunities for community use of the grounds (garden, open space, playground). The site will support ample parking for a variety of uses.

**Historic Assessment**: Good example of a Progressive Era elementary school. Much of the original plan and fabric remain intact. Some finishes have been updated, and some partitions have been altered/added. The building appears eligible for listing in the National Register of Historic Places.

**Market Assessment**: Located in an established and stable neighborhood between the Country Club Plaza and Brookside, access to the site is good from Wornall Road to the west. Bordered primarily by higher end single family residences (median home values are approx. 4 times higher and incomes are more than double the district average), the area also has some institutional use (church to the west and a private girls school to the east), which has created some local parking issues. Due to the site’s location and adjacent land uses, education, residential, community or mixed use are the most viable reuse alternatives.

**Land-use and Zoning Assessment**: Land-use surrounding Bryant is primarily single-family residential. The current R-6 zoning classification supports a variety of potential reuses, including education, community center, and low density residential uses. Commercial reuses would require rezoning unless the building receives national or local historic designation. Higher density residential reuse would also require rezoning.
Bryant
319 Westover
Kansas City, Missouri 64113

15 September 2011
Bryant

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Bryant - 3

GENERAL NOTES
- Typical classroom size is 800 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.
- Building is partially sprinklered.
- Building configuration at basement and ground floor restricts easy east/west circulation.
- Sufficient parking with easy access.
- Large 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.

KEY NOTES
1. No connection to opposite side of building at this location.
2. Column line in gymnasium.
3. Collapsible bleachers.
4. Historic vestibules.
5. Classrooms are partially below grade.
6. Library - housed in original auditorium, raised stage, no fixed seating, and modern finishes.
7. Raised stage with no proscenium or trim.
8. Cloak room.
9. Glazed wall.
10. Typical classroom includes:
   a. Coat closet with overhead doors.
   b. Framed chalkboards on perimeter walls.
11. Wide corridors and stairs provide ample circulation.
12. Single elevator may be small to serve multiple uses.

CONDITION NOTES
A. Mold on ceiling.
B. Cracked plaster likely due to settlement.
C. Peeling paint.
D. Damaged plaster.
E. Deteriorated exterior concrete header.

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

Exterior

Main entrance

Media library (old auditorium)

Gymnasium

Corridor

Classroom