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)

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

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

Utility Costs (as an Open Facility):
$11,800/month avg. (FY01-06)
Appraisal/Fair Market Value:
$715,000 (2008)
Floor Plans: North Building

Ground Floor

First Floor

Second Floor

Roof Plan
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.

Final Recommendations & Community Priorities
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