Douglass

2640 Bellevue Avenue
Kansas City, Missouri 64108

Historical Brief

Architect:
Kivett & Myers Architects
Architectural Style:
Modern
Year Built:
1952
Designation:
Eligible

Site Overview

Acreage:
1.87 acres
Square Footage:
36,466 square feet
Number of Floors:
3 floors
Neighborhood:
Westside
Zoning:
R-6
Deed Restrictions:
TBD

Site Details

Closed in 2010
21 classrooms/ 330 seats
Partial A/C
2 steam heat boilers
Gymnasium
Cafeteria

Reuse Assessment

Condition Rating: 4 out of 5
★ ★ ★ ★ ☆

Historic Rating: 4 out of 5
★ ★ ★ ★ ☆

Reuse Potential Rating:

High
• Education (Public)
Med
• Commercial
Low
• Residential
• Demolition

Complimentary/Secondary Uses
• Community (Use of Grounds, Building)

Cost Management

Utility Costs (as an Open Facility):
$3,600/month
Douglass is in good condition and could be reopened as a school with minimal improvements/renovations.

Community members strongly support reuse of the site as a public high school. While the building was not designed for the specialized functions required for a middle or high school, this could be accommodated with additional renovation.

Feedback during public meetings also indicated that there is interest in community access/use of Douglass (as a secondary use of the site) for such things as community meetings, gym access, playground access, night school (GED, ESL, adult literacy), etc.

Although community members identified a need for additional residential supply (specifically senior housing), they have stressed that the site would better serve the community as it was originally intended -- as a school.

The building is not a good candidate for demolition: it is in good condition, could be reopened with minimal improvements for a use that has strong community support.