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

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

Cost Management

**Utility Costs (as an Open Facility):**
$7,300/month
### REUSE ASSESSMENT

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**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 uses 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 uses, including education and daycare (up to 20 children), community center, and certain residential uses. Commercial uses 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 uses 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.
This project has been funded in part by a grant from the National Trust for Historic Preservation.
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PHOTOGRAPHS

Main entrance

Building Interior Stair

Building Interior Corridor

Building Interior Auditorium

Building Interior Gymnasium

Building Interior Classroom