



Innovative  
Ideas for  
Repurposing

# Kansas City Design Alliance

Schools are a uniting factor  
within a community.

**When a school shutter, it leaves  
a hole in the neighborhood.**

What fills the hole—  
literally and figuratively?

Here, we present positive  
options for new uses.

repurpose

reconnect

reimagine

rethink

renew

rebirth

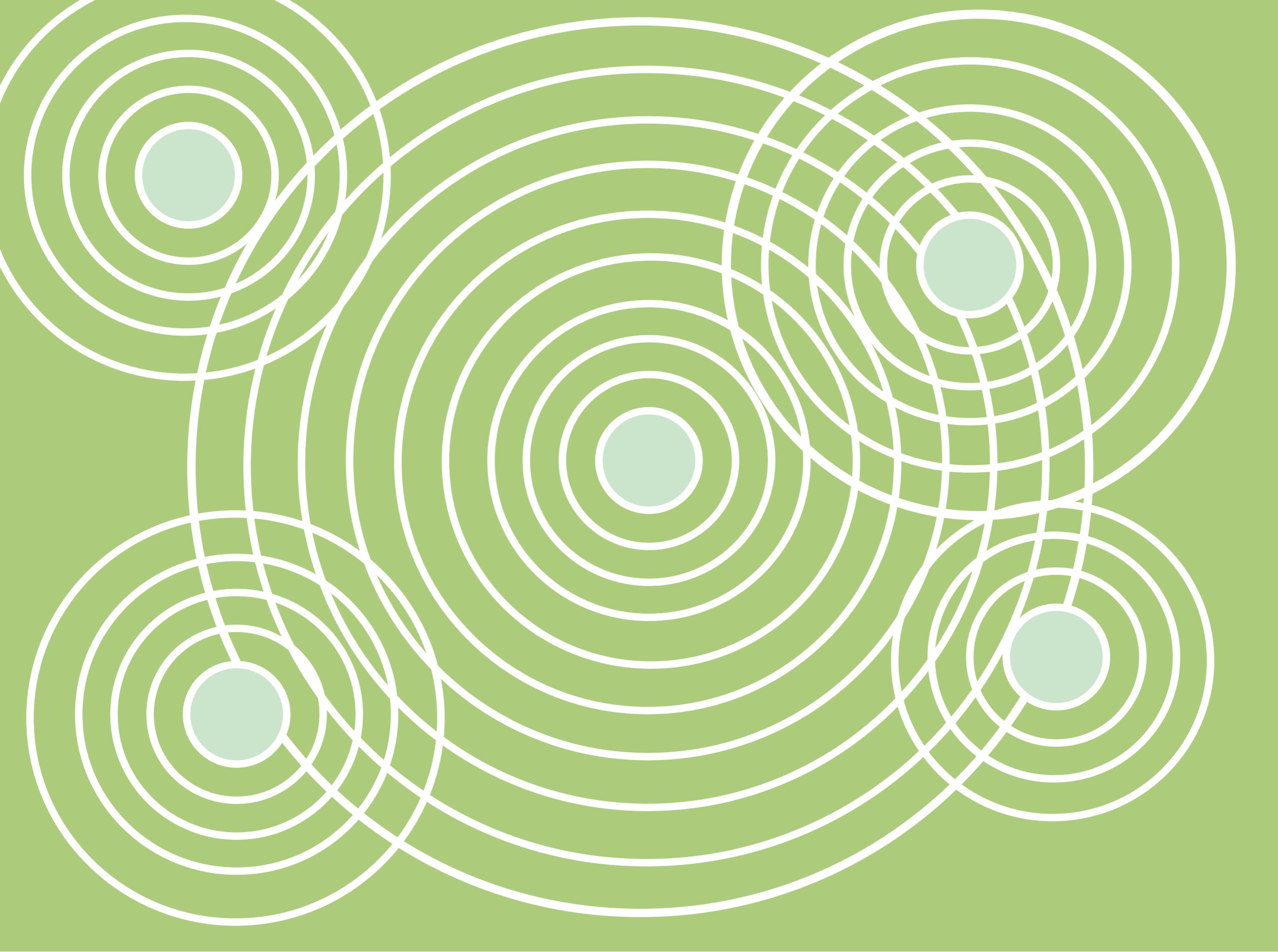
# Promising potential

Repurposing schools, by using or converting these buildings for another use, can have a **positive ripple effect** on our city and communities.











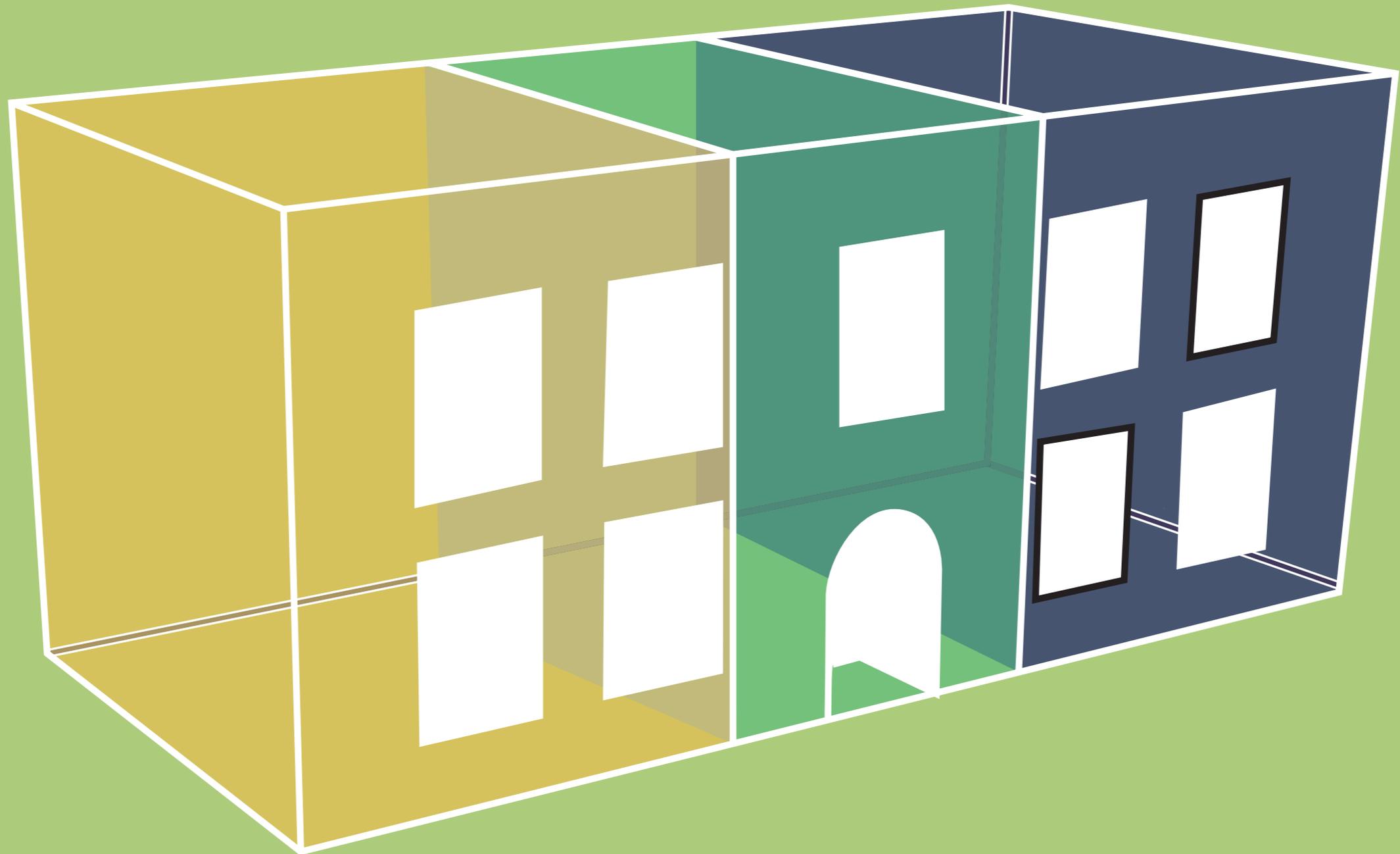
# One building, many possibilities

What are the unique assets of the property?

What provides value to the community?

What else can a school building be?

# Artists Collective Studios and Gallery

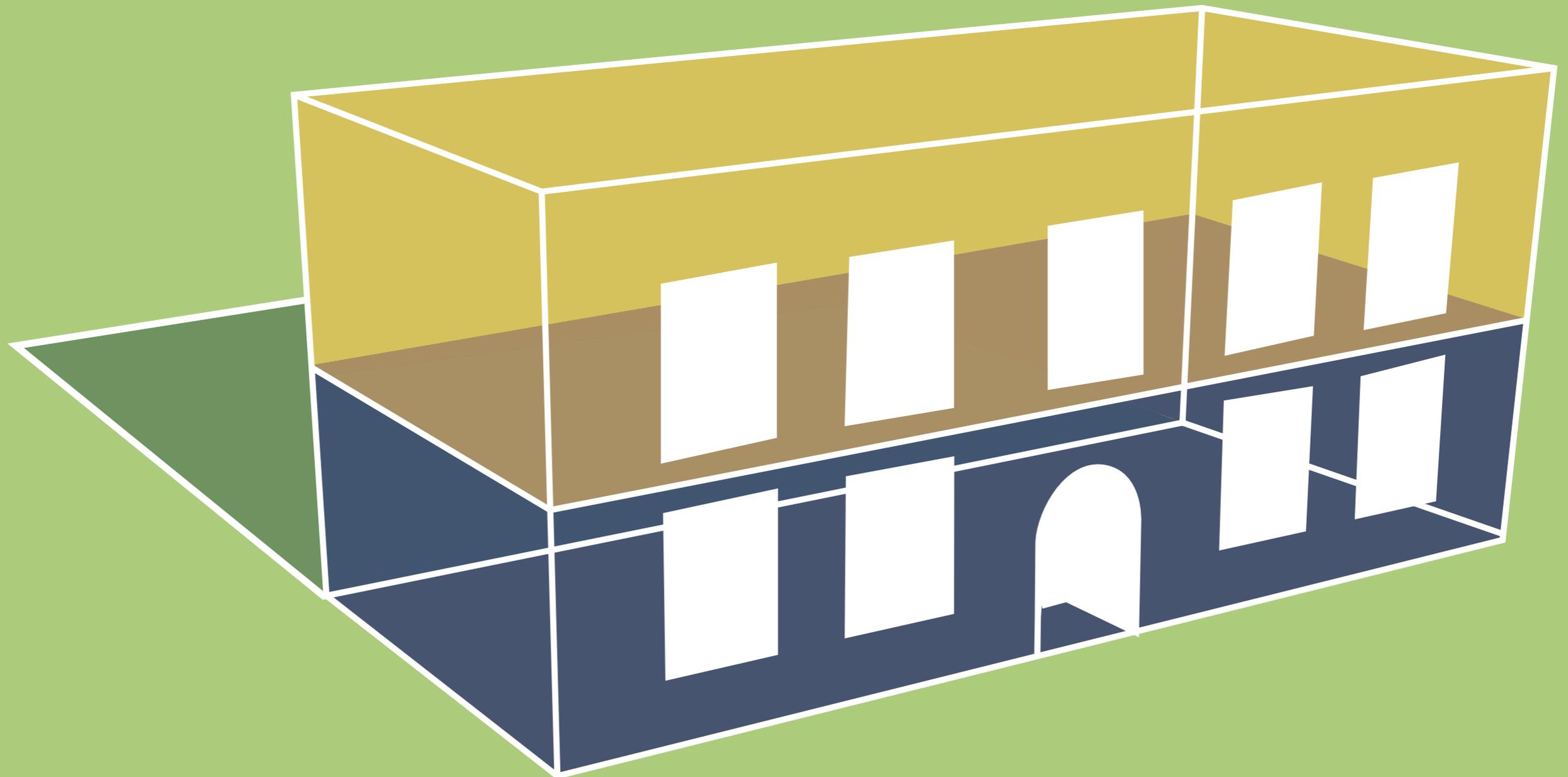


 Living

 Studios

 Galleries

# Residence and Community Outreach Center



Living

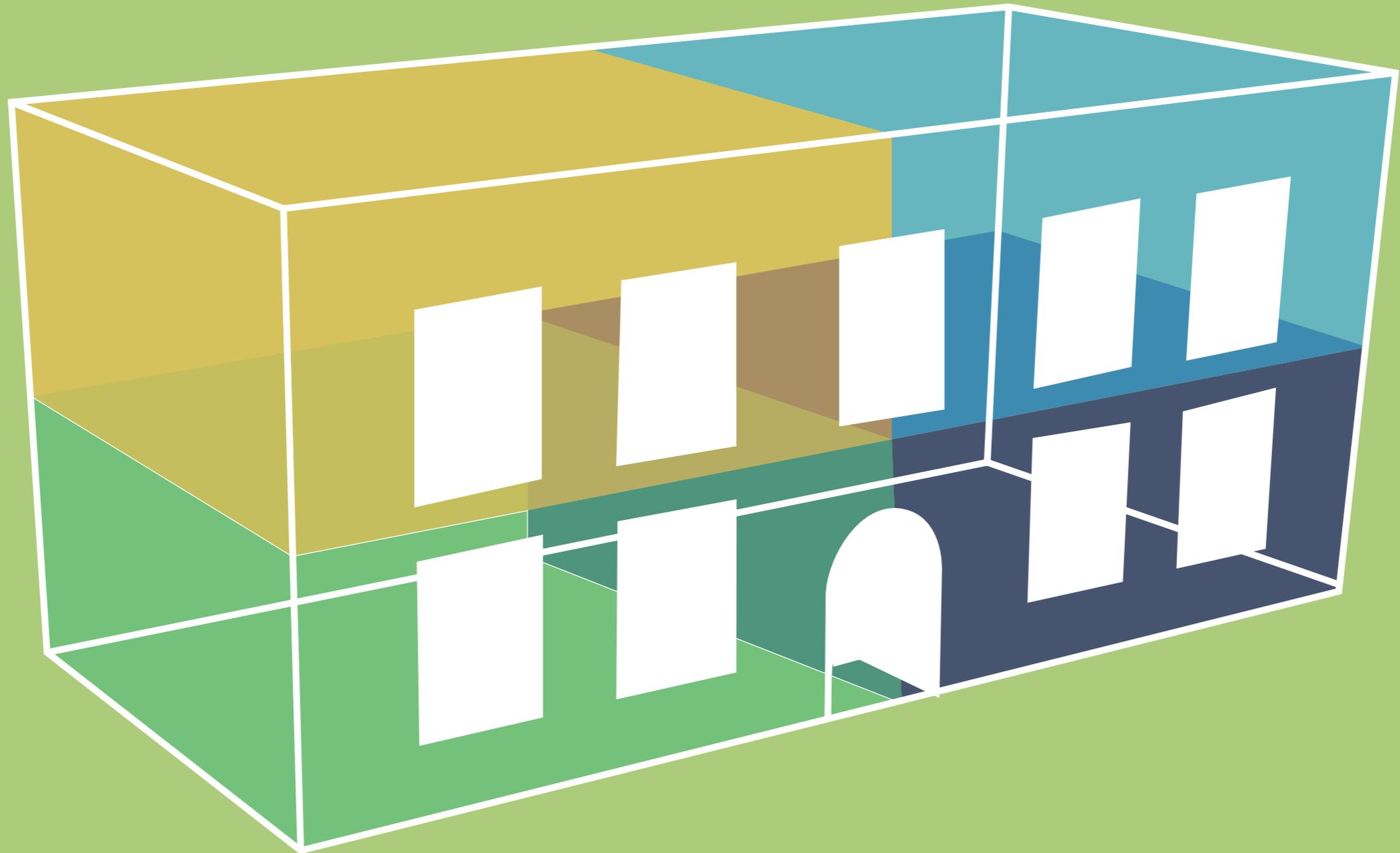


Community



Garden

# Market and Community Mall



Offices



Restaurants



Retail



Storage

# Advantages to Repurposing a School

Solid construction

Expansive corridors

High ceilings

Large windows

Features like gymnasiums and theaters

Land assets

# Take a Look!

Shuttered schools

Uniquely repurposed buildings

Great outcomes



# Senior Housing

# DA Holmes Apartments

Kansas City, MO

1904 School >> 46 new apartments















# Outcomes

Senior housing and  
service jobs

Auditorium and stage  
for residents

Outdoor communal spaces

New building added to  
site

# Schultz Senior Apartments

Cape Girardeau, MO

White elephant >> 45 senior apartments





# 1915-1929



The first graduating class of Central High School received their diplomas on May 26, 1916. There were eighteen students that graduated. Dr. John Withers of Harris Teachers College, St. Louis, delivered the commencement address.

**1915-1916**  
The first year of the school was a year of many firsts. The school opened its doors on September 1, 1915. The first principal was Dr. John Withers. The first building was the old Central High School building. The first yearbook was published in 1916.

**1916-1917**  
The school continued to grow and develop. The first basketball team was organized in 1916. The first football team was organized in 1917. The first band was organized in 1918.

**1917-1918**  
The school continued to grow and develop. The first drama club was organized in 1917. The first chess club was organized in 1918. The first debate team was organized in 1919.

**1918-1919**  
The school continued to grow and develop. The first student government was organized in 1918. The first school newspaper was published in 1919.

**1919-1920**  
The school continued to grow and develop. The first school orchestra was organized in 1919. The first school choir was organized in 1920.

**1920-1921**  
The school continued to grow and develop. The first school library was organized in 1920. The first school gymnasium was built in 1921.

**1921-1922**  
The school continued to grow and develop. The first school cafeteria was built in 1921. The first school auditorium was built in 1922.

**1922-1923**  
The school continued to grow and develop. The first school playground was built in 1922. The first school swimming pool was built in 1923.

**1923-1924**  
The school continued to grow and develop. The first school art club was organized in 1923. The first school music club was organized in 1924.

**1924-1925**  
The school continued to grow and develop. The first school science club was organized in 1924. The first school history club was organized in 1925.

**1925-1926**  
The school continued to grow and develop. The first school debate team was organized in 1925. The first school chess club was organized in 1926.

**1926-1927**  
The school continued to grow and develop. The first school drama club was organized in 1926. The first school chess club was organized in 1927.

**1927-1928**  
The school continued to grow and develop. The first school orchestra was organized in 1927. The first school choir was organized in 1928.

**1928-1929**  
The school continued to grow and develop. The first school library was organized in 1928. The first school gymnasium was built in 1929.



## October 31, 1923



The first edition of the official newspaper of the school, the "Tiger," was published. The name of the paper was officially changed at the beginning of the school year from "Central Clarion." It was issued every two weeks.

## April 20, 1923

A rainy Friday night resulted in a high voltage wire to break causing the annual County Fair fundraiser at the Central High School to be lost in darkness. Students quickly found candles and lamps to light the building. Plays were held in the auditorium with the favorite of the night being "Folies." Hot dogs, soft drinks, candy and ice cream were sold. Other entertainment featured was a fortune teller and a medicine man. The event raised \$424.50 out of which less than \$150 was put toward expenses. Money raised went to the athletic fund to purchase equipment for all sports events.

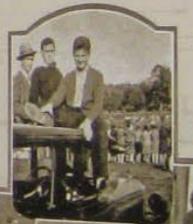
## January 12, 1922

A deal was made with a motion picture machine manufacturer to demonstrate a projector in which the school had inquired to purchase for the purpose to show movies each week. A representative with the movie company showed the film version of James Fenimore Cooper's story, "The Last of the Mohicans." The school felt the use of a movie projector was a vital tool for students to show educational films in various subjects. Cost to students to view "The Last of the Mohicans" was ten cents which was applied to the purchase of the movie projector.



## January 23, 1926

Thomas Paul Barnett's painting "Down Stream" was purchased by Miss Rhoda Conrad's English classes as a gift to the school. It was displayed in the auditorium and depicted a woodland stream. Barnett, in addition to being a painter, was an architect who designed the Southeast Missourian Building, Hecht's Building and B'Nai Israel Synagogue in Cape Girardeau.









# Outcomes

Vibrant community

Seniors linked to  
neighborhood through  
auditorium and garden

Fitness and crafting rooms  
provide recreation

Murals celebrate  
community history



Living Spaces

# Field School Lofts

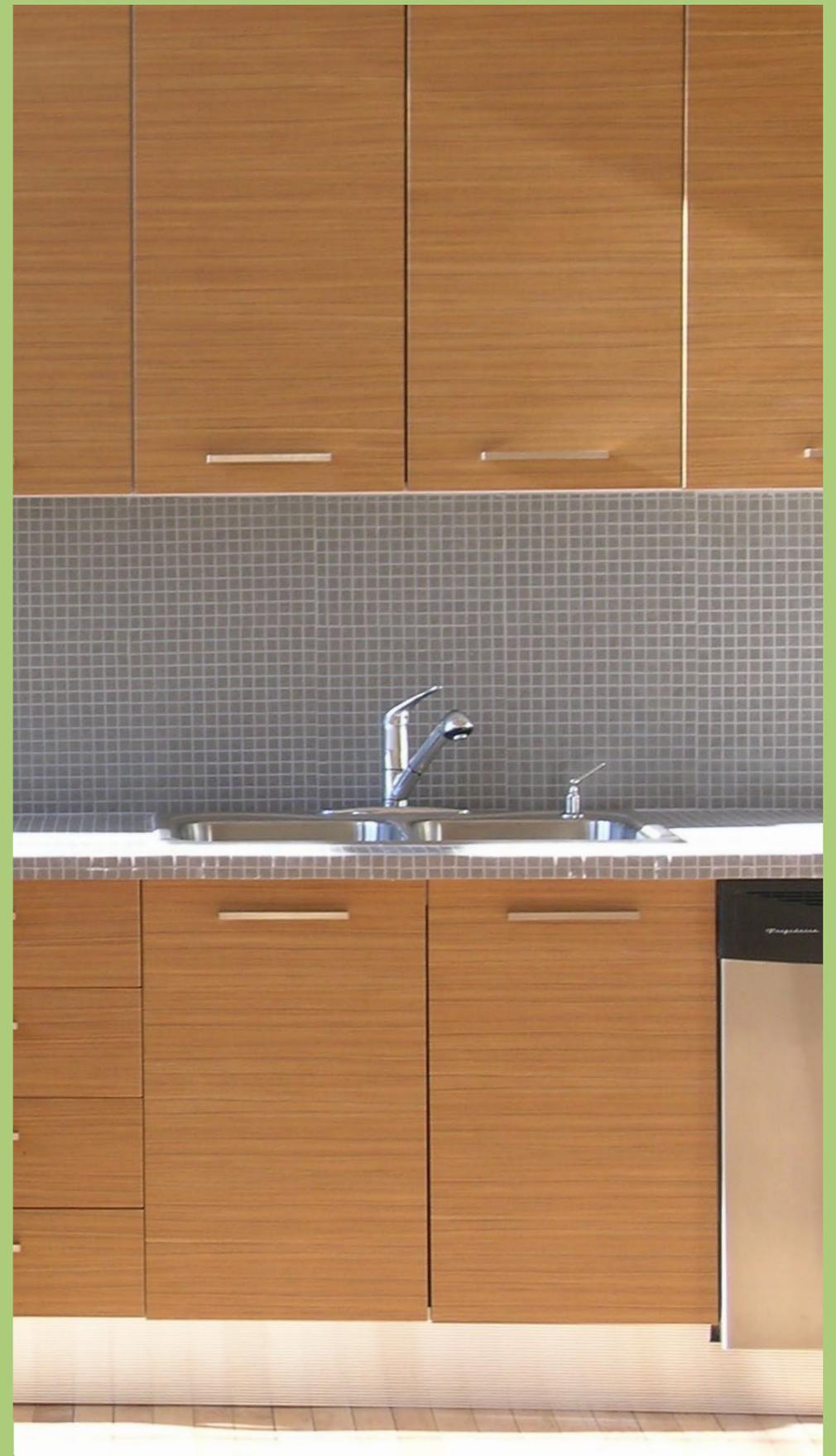
St. Louis, MO

1901 school >> 33 residential apartments











# Outcomes

Revitalized Street

Stabilized St Louis'  
Central West End

Community center

Safer streets

Historic tax credits



Multipurpose

# Webster House

Kansas City, MO

Oldest KC school >> Retail and restaurant











# Outcomes

Spurred new  
development

Destination venue

Great commercial  
success

Private developer

Federal and state  
historic tax credits

# Dewitt Mall

Ithaca, NY

Downtown school >> Multipurpose building

















# Outcomes

40 years of success

Vibrant downtown

47 apartments, 15 offices, 17  
shops

Penthouse suite

Private developer was  
local architect



# Arts Spaces

# Youngstown Cultural Arts Center

Seattle, WA

Eyesore >> Arts venues and living spaces

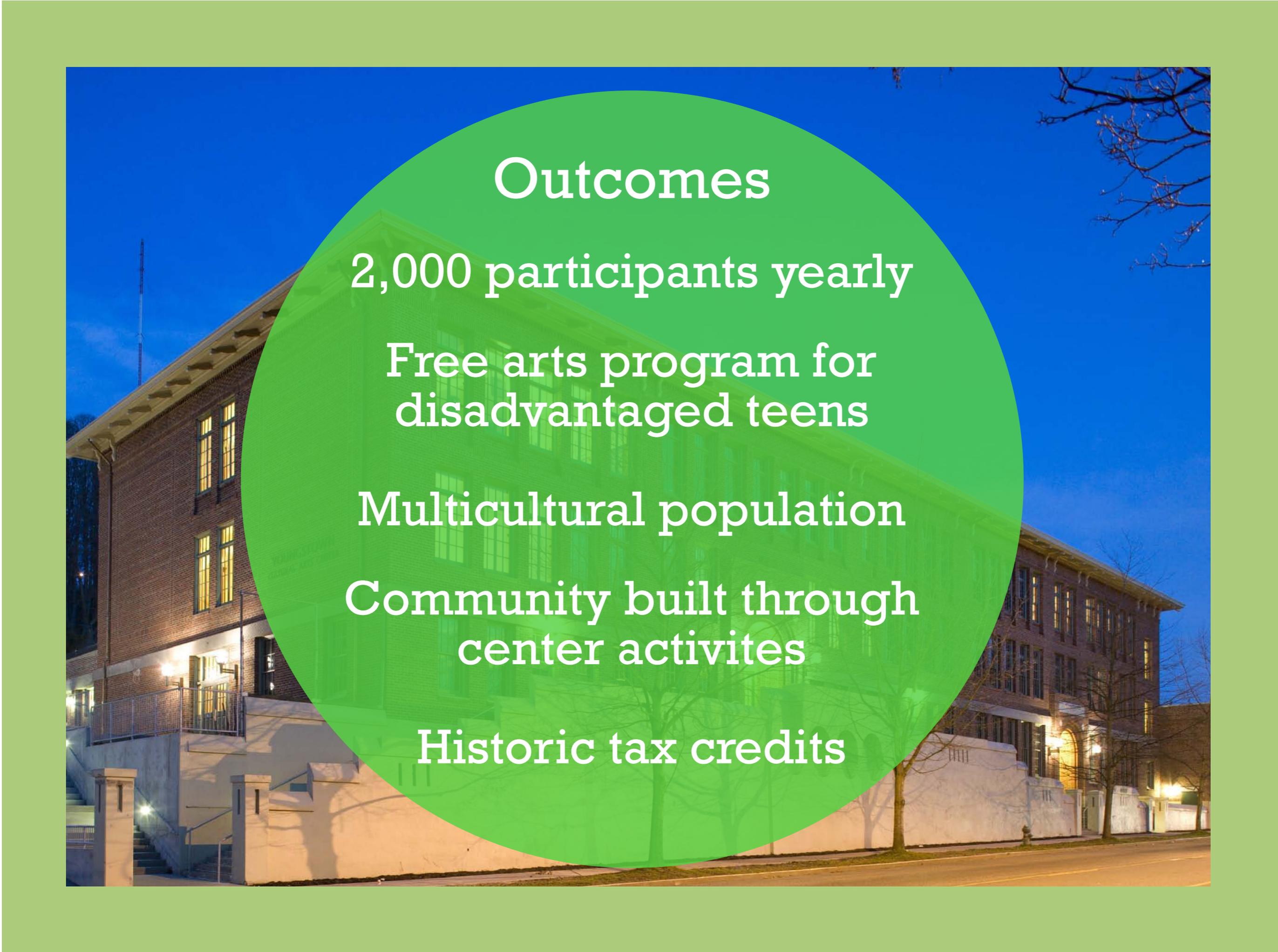












# Outcomes

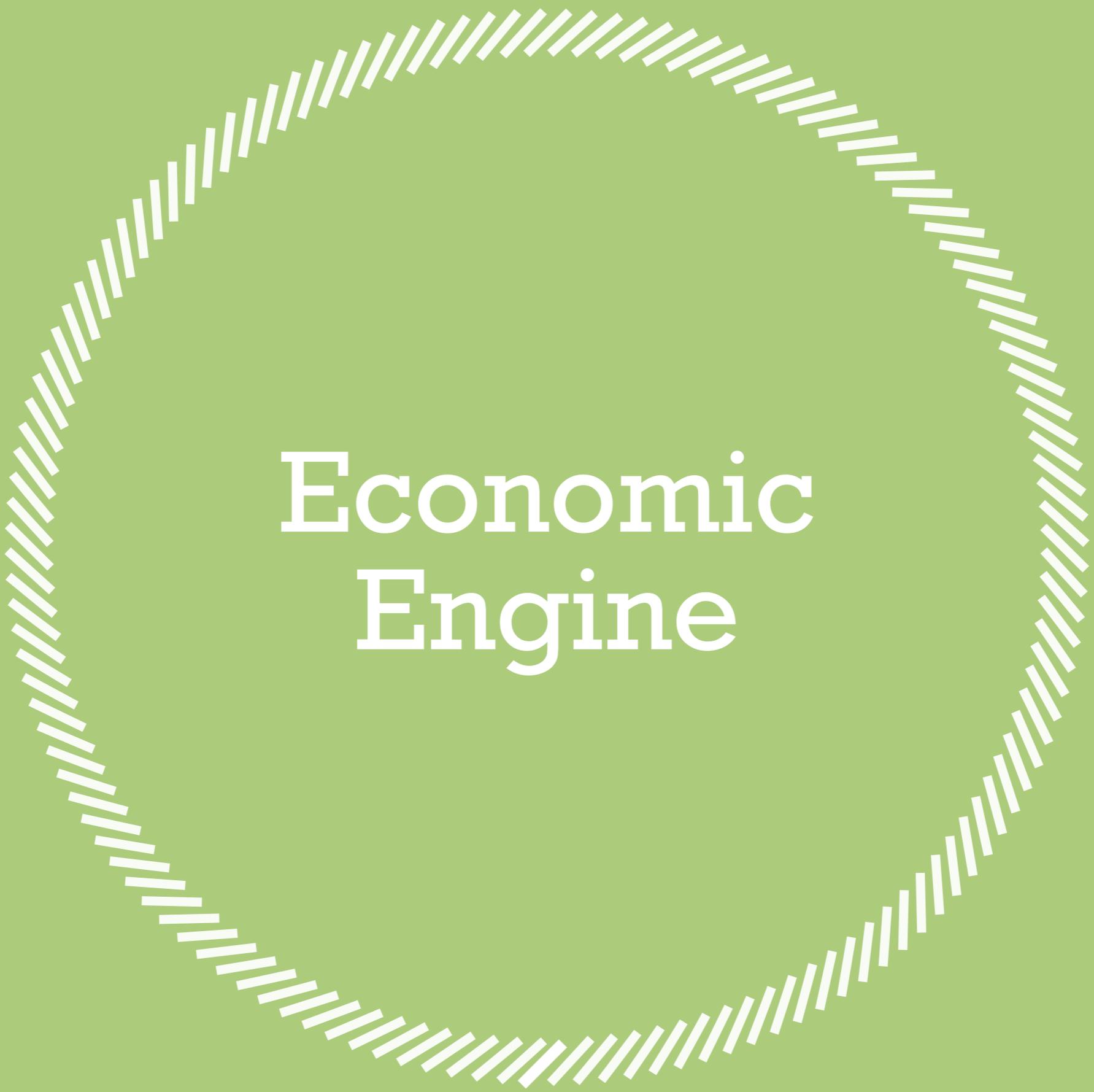
2,000 participants yearly

Free arts program for  
disadvantaged teens

Multicultural population

Community built through  
center activities

Historic tax credits



# Economic Engine

# Bates Art Center/Art Block

Boston, MA

Repurposed art center >> 3-building arts complex









# Outcomes

Economic engine  
for Boston's South End

Catalyst for development

Bates Art Center managed  
by Boston Redevelopment  
Authority

25-year track record





# Neighborhood Assessment

What are the needs of  
the community?

Community garden?

Arts and  
performance spaces?

Athletic fields?

Grocery store and shops?

**Business incubator?**

Senior housing?

Counseling and  
youth recreation center?

A large white dashed circle is centered on a solid green background. The circle is composed of many short, parallel white line segments that form a continuous ring. The text "Get Involved!" is centered within this circle.

Get Involved!

Be active in your  
neighborhood association.

Form coalitions with other  
neighborhood groups.

Promote your desired  
outcomes for repurposing.

Review the proposals  
for schools in which you  
are interested.

Communicate with your  
elected representatives and  
appointed officials.

Participate in public meetings and city approval processes.



repurpose

reconnect

reimagine

rethink

renew

rebirth

# About this project

*Innovative Ideas for Repurposing* is brought to you by the Kansas City Design Alliance, whose programs and advocacy focus on the positive power of design innovation.

# Kansas City Design Alliance

American Institute of Architects Kansas City

AIGA Kansas City

American Planning Association

American Society of Interior Designers

American Society of Landscape Architects

Prairie Gateway Chapter

Design Build Institute of America

Industrial Designers Society of America

KC Modern

Kansas City Design Center

Kansas City Art Institute

Municipal Art Commission

University of Missouri-Kansas City

School of Architecture, Urban Planning, and Design

Urban Land Institute

# Featured Projects

(in presentation order)

## DA Holmes Apartments

Kansas City, MO

[http://www.swdarchitects.com/portfolio\\_daholmes.html](http://www.swdarchitects.com/portfolio_daholmes.html)

## Schultz Senior Apartments

Cape Girardeau, MO

[http://www.swdarchitects.com/portfolio\\_schultz.html](http://www.swdarchitects.com/portfolio_schultz.html)

## Fields School Lofts

St. Louis, MO

[www.builtstlouis.net/schools/itiner19.html](http://www.builtstlouis.net/schools/itiner19.html)

## Webster House

Kansas City, MO

<http://www.websterhousekc.com/>

<http://www.helixkc.com/>



# Thanks for contributing

(in presentation order)

**William Wright Photography**

Seattle, WA

[site.williamwrightphoto.com](http://site.williamwrightphoto.com)

*Youngstown Cultural Arts Center*

**Lucy Chen**

**Lucy Chen Photography**

Boston, MA

[www.lucychen.com](http://www.lucychen.com)

*Bates Art Center/Art Block*

**ICON architecture, inc.**

Boston, MA

[www.iconarch.com](http://www.iconarch.com)

*Bates Art Center/Art Block*

**SWD Architects Inc**

Kansas City, MO

[www.swdarchitects.com](http://www.swdarchitects.com)

*DA Holmes Apartments*

*Schultz Senior Apartments*



# Idea Team

## **Team Leaders**

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M K E C Engineering Consultants, Inc.

Kathy Kelley, AIGA KC

Kelley Design

Mitch Zeller, ASLA

Burns and McDonnell

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**Dawn Taylor**

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360 Architecture

**Diana Heise**

Kansas City Art Institute

**Laura Spencer**

KCUR-89.3 FM

**Margaret Keough**

Kemper Museum of

Contemporary Art

**Jeana Van Sickle**

BEST Studio

**Carlos Salazar**

United Way of Greater KC

# For more information

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