

Bryant

319 Westover Road

Kansas City, Missouri 64113

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

Cost Management

Utility Costs (as an Open Facility):

\$6,700/month

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

Bryant

319 Westover

Kansas City, Missouri 64113

REUSE ASSESSMENT

	SITE ASSESSMENT	MARKET ASSESSMENT	COMMUNITY FEEDBACK	OVERALL APPROPRIATENESS	DISPOSITION ALTERNATIVES (L/EASE) / (S/ALE)
EDUCATION	4	3	4	3	L or S
Elementary					
Middle/High					
Day Care/ Early Childhood					
RESIDENTIAL	4	4	4	4	S
Market Rate		4	4		
Affordable		4	2		
Senior		4	4		
Mixed-Income		2	2		
New Construction					
COMMERCIAL	2	2	3	2	L or S
Office	3	3	3		
Retail	1	1	1		
COMMUNITY USE	4	4	5	4	L or S
Community Center			5		
Open Space			5		
Community Garden			3		
MIXED USE	2	3	4	3	L or S
DEMOLISH	1	1	2	1	S

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: 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

GENERAL NOTES

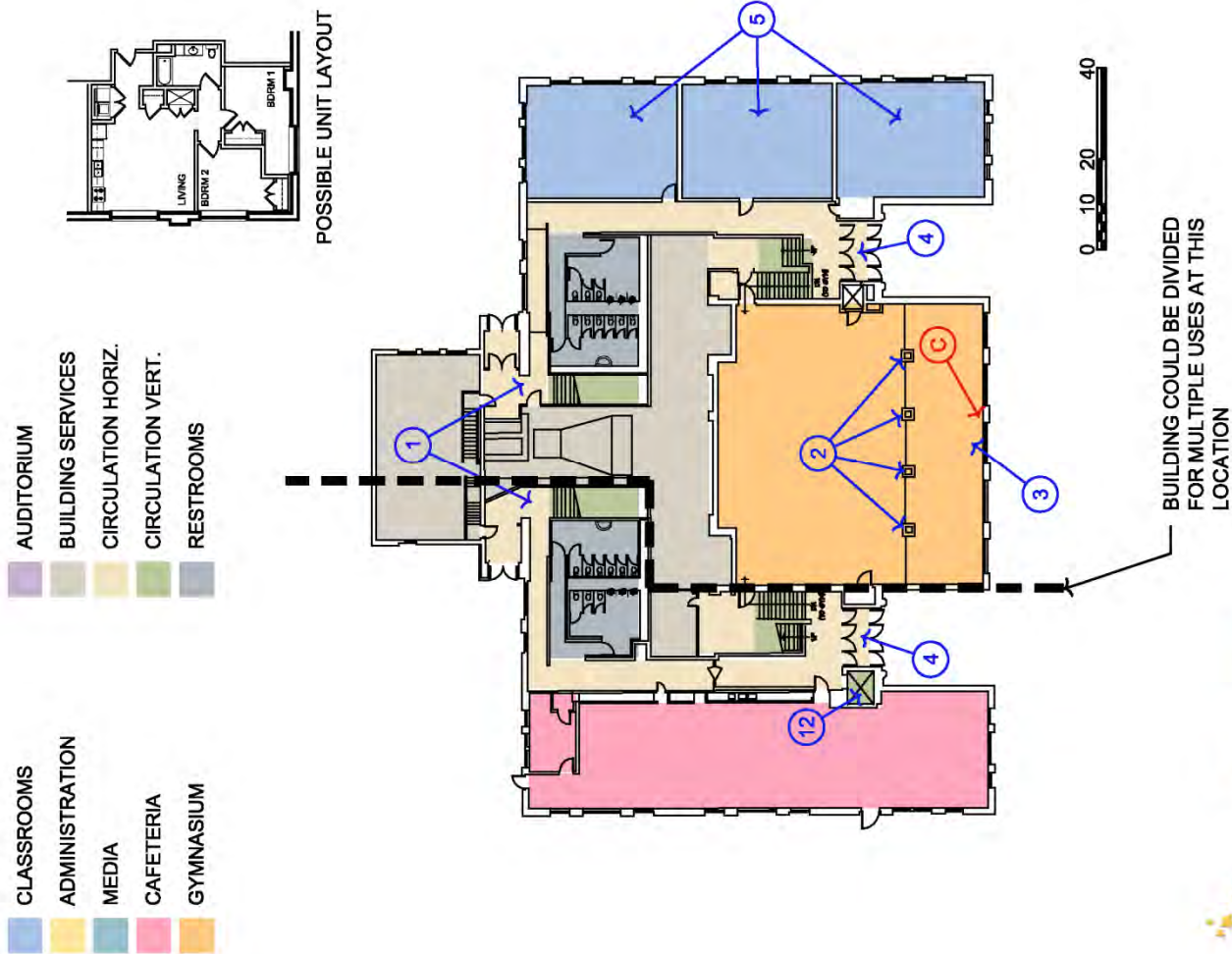
- Typical classroom size is 800 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Large operable windows allow natural light and ventilation.
- Building is partially sprinklered
- Building configuration at basement and ground floor 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 procenium 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



First Floor

**Kansas City, Missouri
SCHOOL DISTRICT**

SWD
ARCHITECTS
SINCE 1987

**DEVELOPMENT
INITIATIVES**

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

Bryant

319 Westover

Kansas City, Missouri 64113

GENERAL NOTES

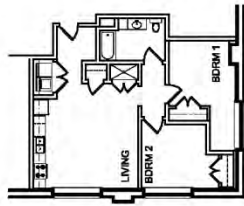
- Typical classroom size is 800 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Large operable windows allow natural light and ventilation.
- Building is partially sprinklered
- Building configuration at basement and ground floor 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

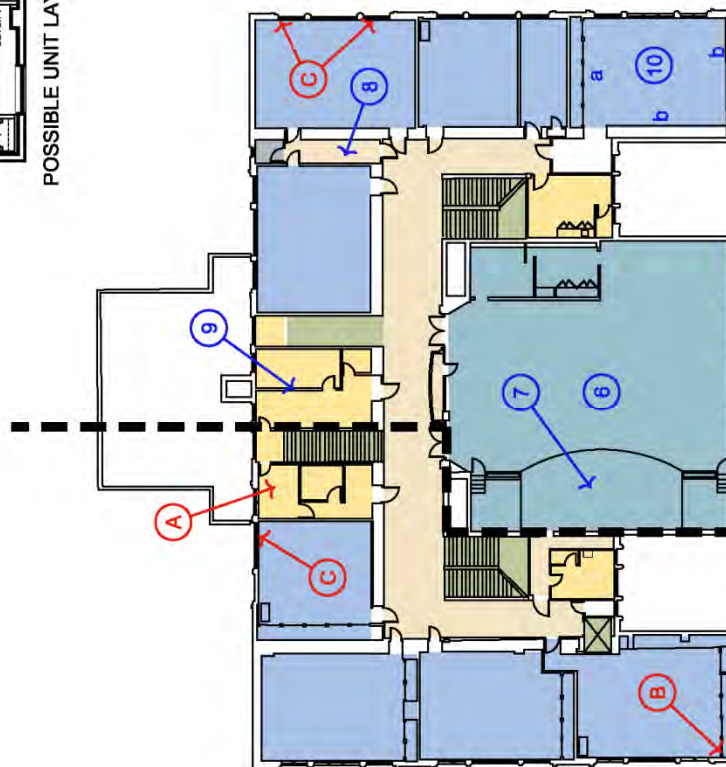
1. No connection to opposite side of building at this location
2. Column line in gymnasium
3. Collapsible bleachers
4. Historic vestibules
5. Classrooms are partially below grade
6. Library - housed in original auditorium, raised stage, no fixed seating, and modern finishes
7. Raised stage with no proscenium 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



POSSIBLE UNIT LAYOUT



0 10 20 40

BUILDING COULD BE DIVIDED FOR MULTIPLE USES AT THIS LOCATION

Second Floor



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

Bryant

319 Westover

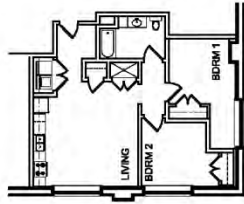
Kansas City, Missouri 64113

GENERAL NOTES

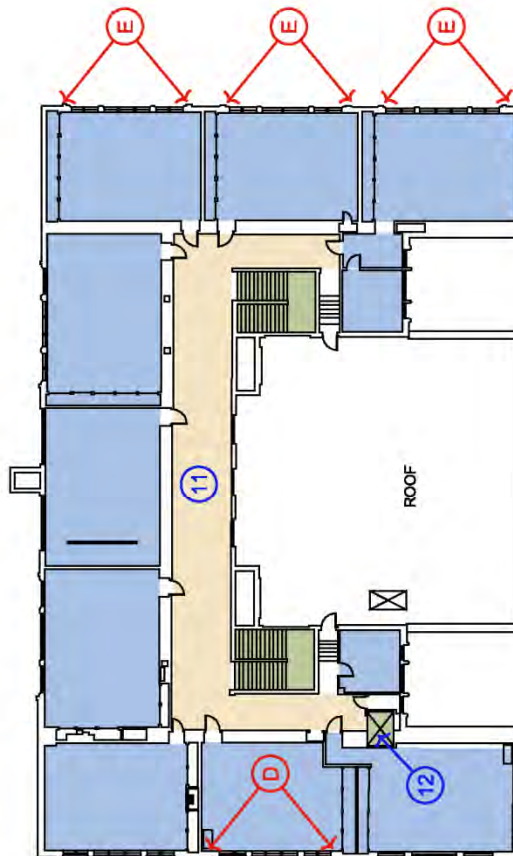
- Typical classroom size is 800 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Large operable windows allow natural light and ventilation.
- Building is partially sprinklered
- Building configuration at basement and ground floor 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 procenium 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



POSSIBLE UNIT LAYOUT



THIS LEVEL COULD NOT BE DIVIDED FOR MULTIPLE USES UNLESS MORE EXITS ARE PROVIDED



Third Floor

Bryant

319 Westover

Kansas City, Missouri 64113

PHOTOGRAPHS



Exterior



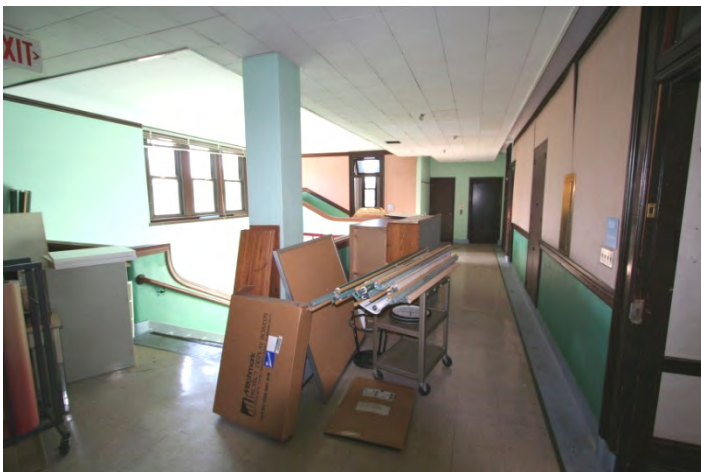
Main entrance



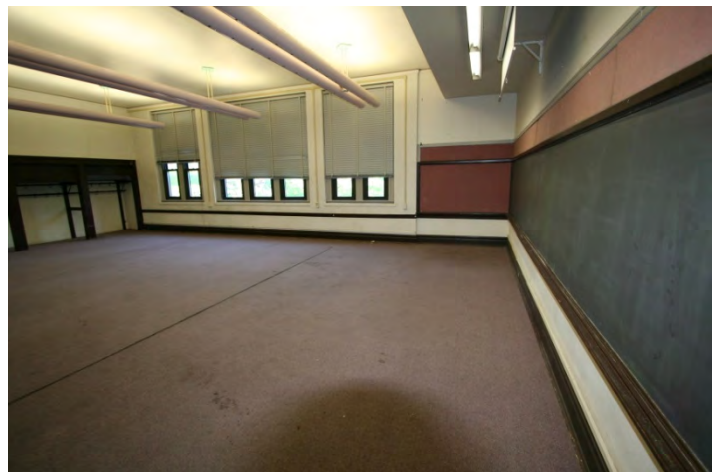
Media library (old auditorium)



Gymnasium



Corridor



Classroom