

# Ladd

3640 Benton Boulevard

Kansas City, Missouri 64128

## 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

## Cost Management

**Utility Costs (as an Open Facility):**

\$7,300/month

## 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**

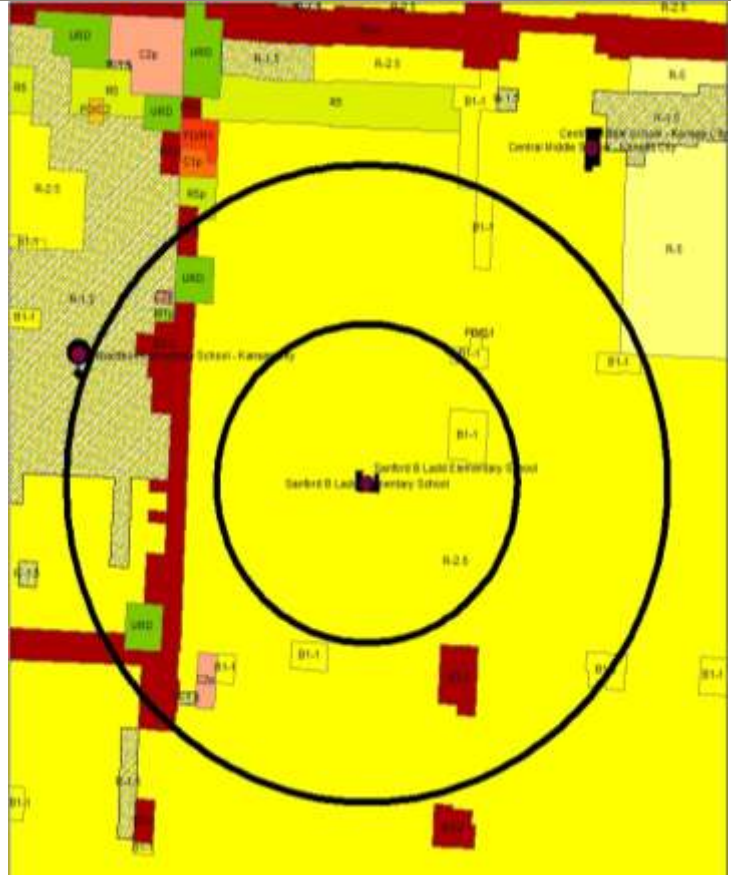
- Community use of grounds
  - Recreation
  - Community garden

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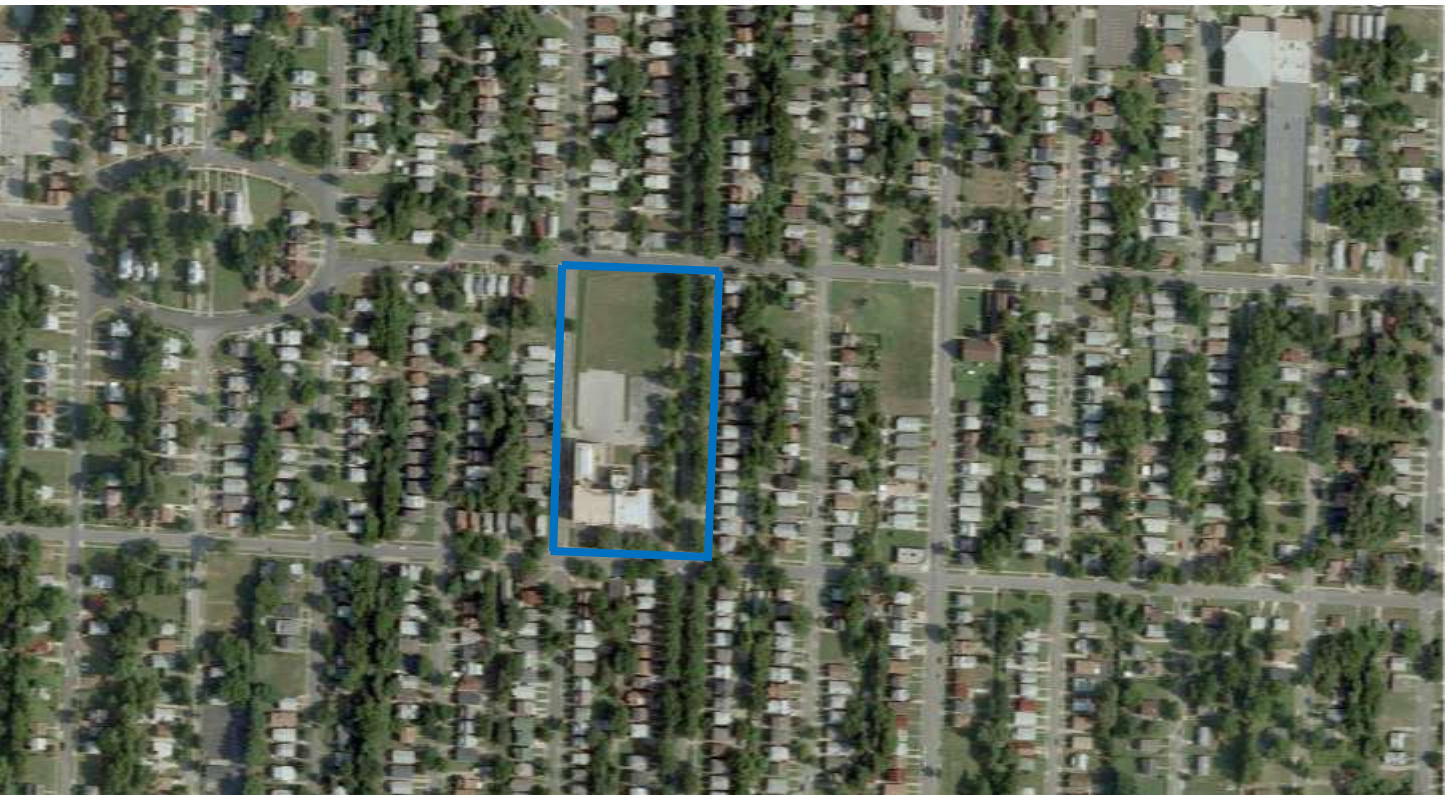


Current Land Use Map



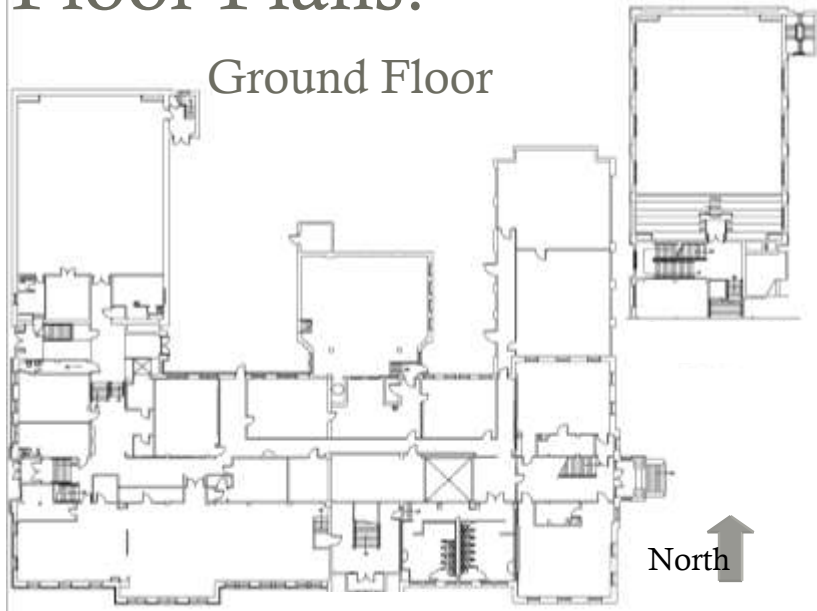
Zoning Map

Aerial View: Ladd

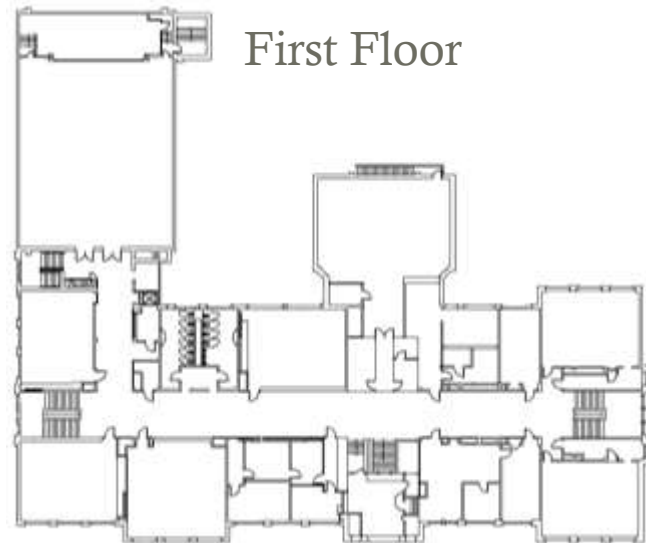


# Floor Plans:

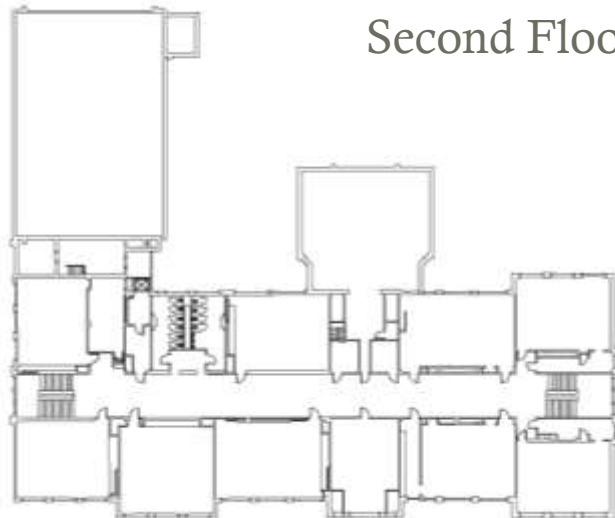
Ground Floor



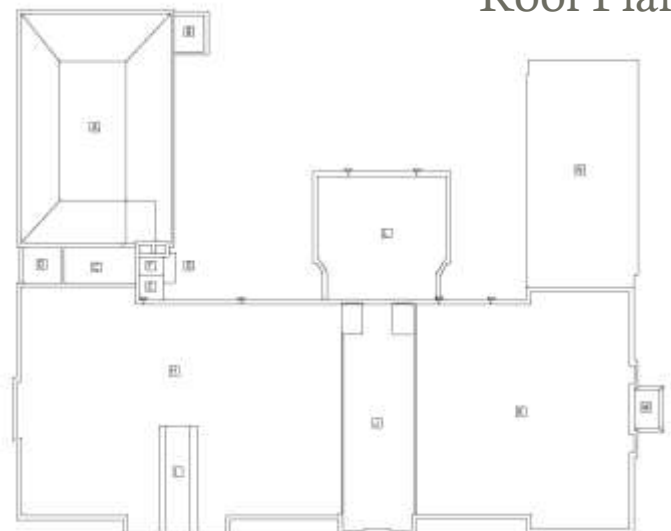
First Floor



Second Floor



Roof Plan



## Final Recommendations & Community Priorities





Interior Photograph



Interior Photograph



Interior Photograph