

# Longan

3421 Cherry Street

Kansas City, Missouri 64109

## Historical Brief

**Architect:**

Eberett L. Peterson

**Architectural Style:**

Modern

**Year Built:**

1955-1994

**Designation:**

Eligible

## Site Overview

**Acreage:**

2.4 acres

**Square Footage:**

49,523 square feet

**Number of Floors:**

3 floors

**Neighborhood:**

Hyde Park

**Zoning:**

R-2.5

**Deed Restrictions:**

TBD



## Site Details

Closed in 2010

16 classrooms / 382 seats

Partial A/C

2 steam heat boilers

Auditorium

Gymnasium

Cafeteria

## Cost Management

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

\$4,650/month

**Phase I/HHM Assessments:**

Completed in 2011

## Reuse Assessment

**Condition Rating:** 5 out of 5



**Historic Rating:** 4 out of 5



**Reuse Potential Rating:**

**High**

- Education (Public, Elementary)

**Med**

- Commercial

**Low**

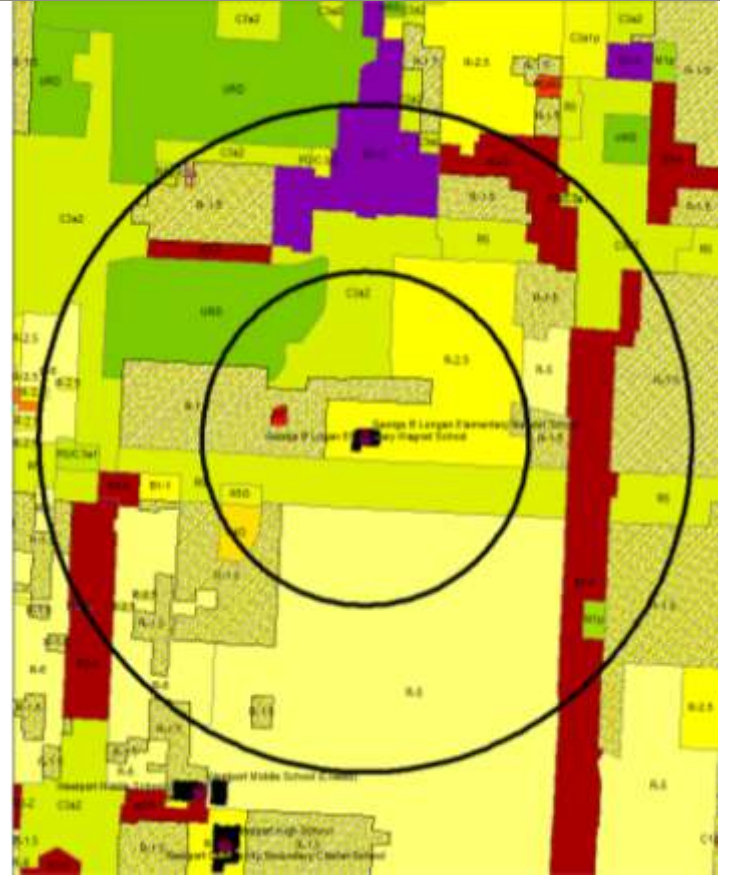
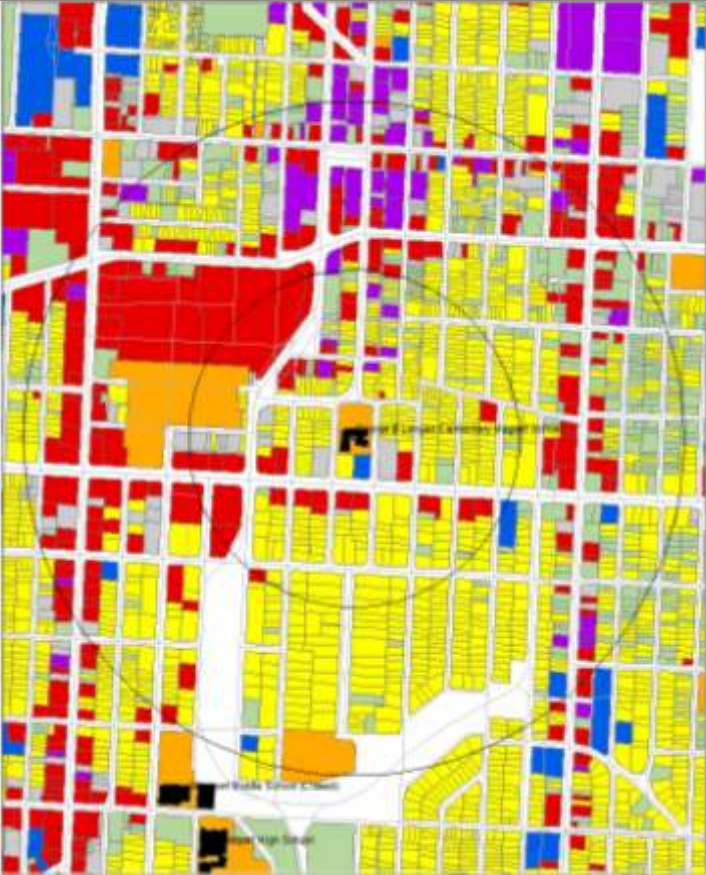
- Residential
- Demolition

**Complimentary/Secondary Uses**

- Community (Use of Grounds, Building)

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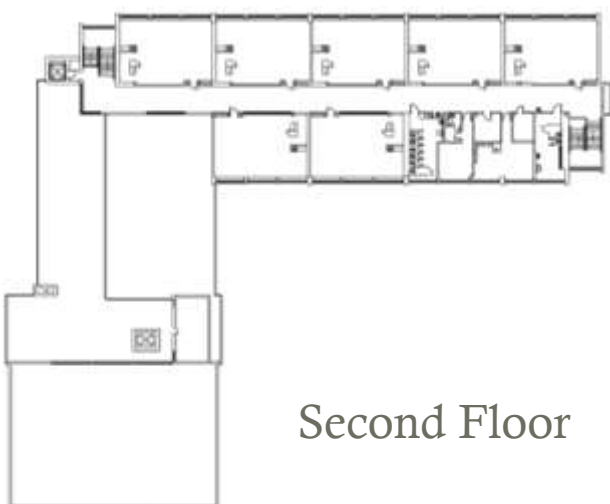
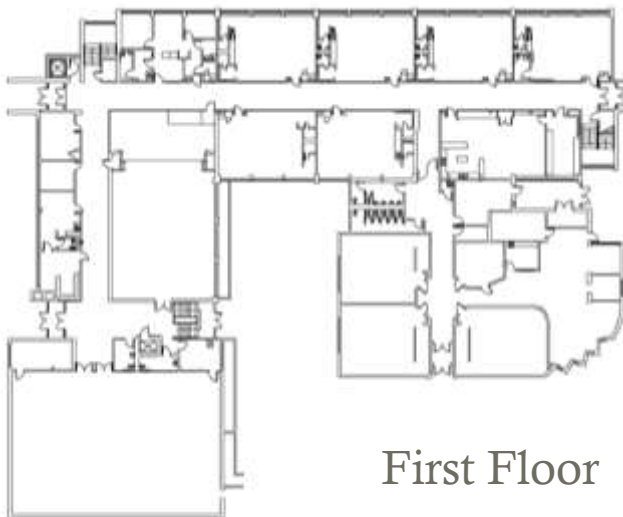
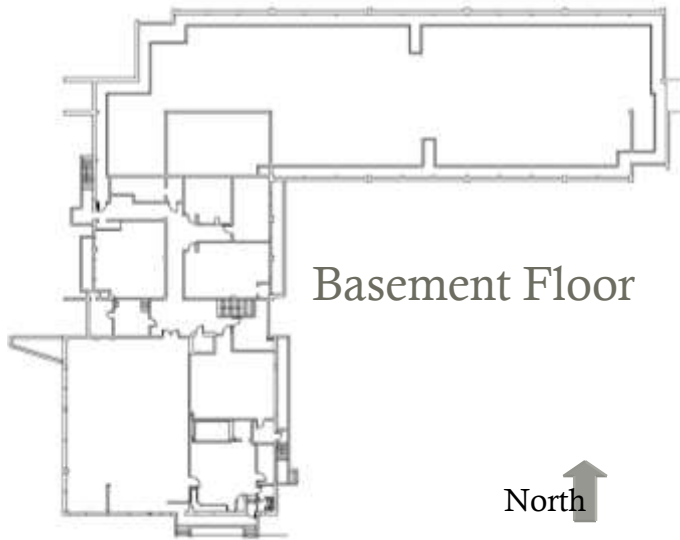
Current Land Use Map

Zoning Map

Aerial View: Longan



# Floor Plans:



## Final Recommendations & Community Priorities

Of the district's 30 closed school sites, Longan is in the best condition and could thus be reopened for educational/community use with minimal effort.

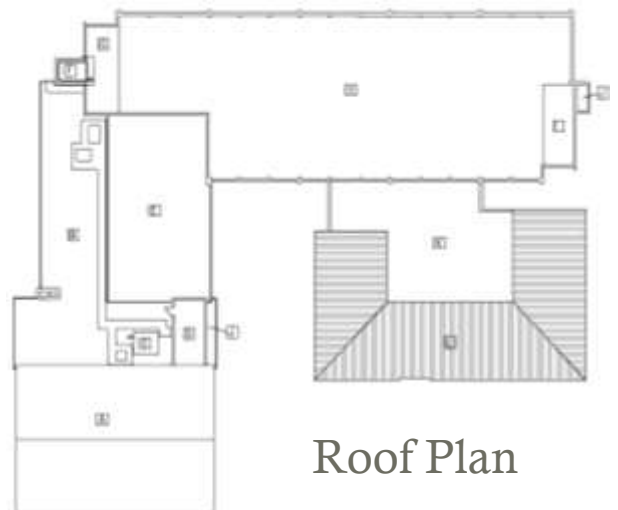
Although there are several elementary facilities nearby, a high-performing public school in the area would be marketable and support the reinvestment that is occurring within the area.

During the site tour, community members discussed the desire to have open access to the playground after school hours, as well as, the benefit of a "school by day, community center by night".

The building could be adapted for residential or commercial use, although due to the cost of conversion and current market conditions, it is more ideally suited for either educational or community uses.

Community members have strongly stressed that Longan would best serve the area as a high performing school since families are moving out of the neighborhood due to the perceived lack of quality public education options.

Longan is in "excellent condition" and has interested entities that are strongly backed by the community; because of this Longan is not a strong candidate for demolition and the existing structure should be preserved.



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Exterior Photograph



Interior Photograph



Interior Photograph