

# Marlborough

1300 E. 75<sup>th</sup> Street

Kansas City, Missouri 64131

## REUSE ASSESSMENT

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



**BUILDING/SITE ASSESSMENT:** Building is in fair condition. Deteriorated roofing has left walls, floors and ceilings water damaged throughout the building. There is also more-than-average evidence of mold. Building size and layout are readily adaptable for multi-family housing (23 +/- units). Classroom size converts well into single bedroom apartments or combines well into two bedroom apartments. Classrooms could also be converted into multi-person office space. The building's exterior and interior design limit the visibility necessary for retail use but could work for office occupancy or as a business incubator. There is only partial air conditioning, which will limit many reuses under a short-term lease scenario. 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). The large play areas (paved and grass) north and south of the building offer opportunities for community use of the grounds (garden, farmers' market, open space, playground, etc.)

**HISTORIC ASSESSMENT:** Building is a good example of a Progressive Era elementary school designed in the Italian Renaissance Style. An addition from 1953 obscures most of the original primary façade, but this change documents the evolution of educational architecture and the District's response to need for additional classroom space. It is over 50 years of age and has achieved significance in its own right. Appears eligible for listing in the National Register of Historic Places.

**MARKET ASSESSMENT:** Closed since 2007, Marlborough is located on 75th Street, within a five minute walk of the Troost corridor and the new Troost Max, affording the site good access via multiple transportation modes. While the area has been losing population since the 1970s, the loss has been significantly less than the District average; likewise the area's vacancy rate is significantly lower than the District-wide rate. Household income, home values and home ownership rates are also higher around Marlborough than for the District as a whole. In addition, the city is currently making significant infrastructure reinvestments in the area to address combined stormwater/sewer overflow issues.

**LAND-USE AND ZONING ASSESSMENT:** Land-use surrounding Marlborough is primarily single-family residential. The current R-5 zoning classification supports a variety of potential reuses, including education, community center, and certain 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.

**COMMUNITY FEEDBACK (Site visit April 21, 2011):** Participants identified multiple reuses that would benefit the neighborhood, and stressed that any reuse would ideally be something that would draw people back to the area. Reuse ideas included: school (elementary or technical); church or institutional use; health care provider or other office; community use of the gym/auditorium; housing, as part of a mixed-use space that may include a community garden.

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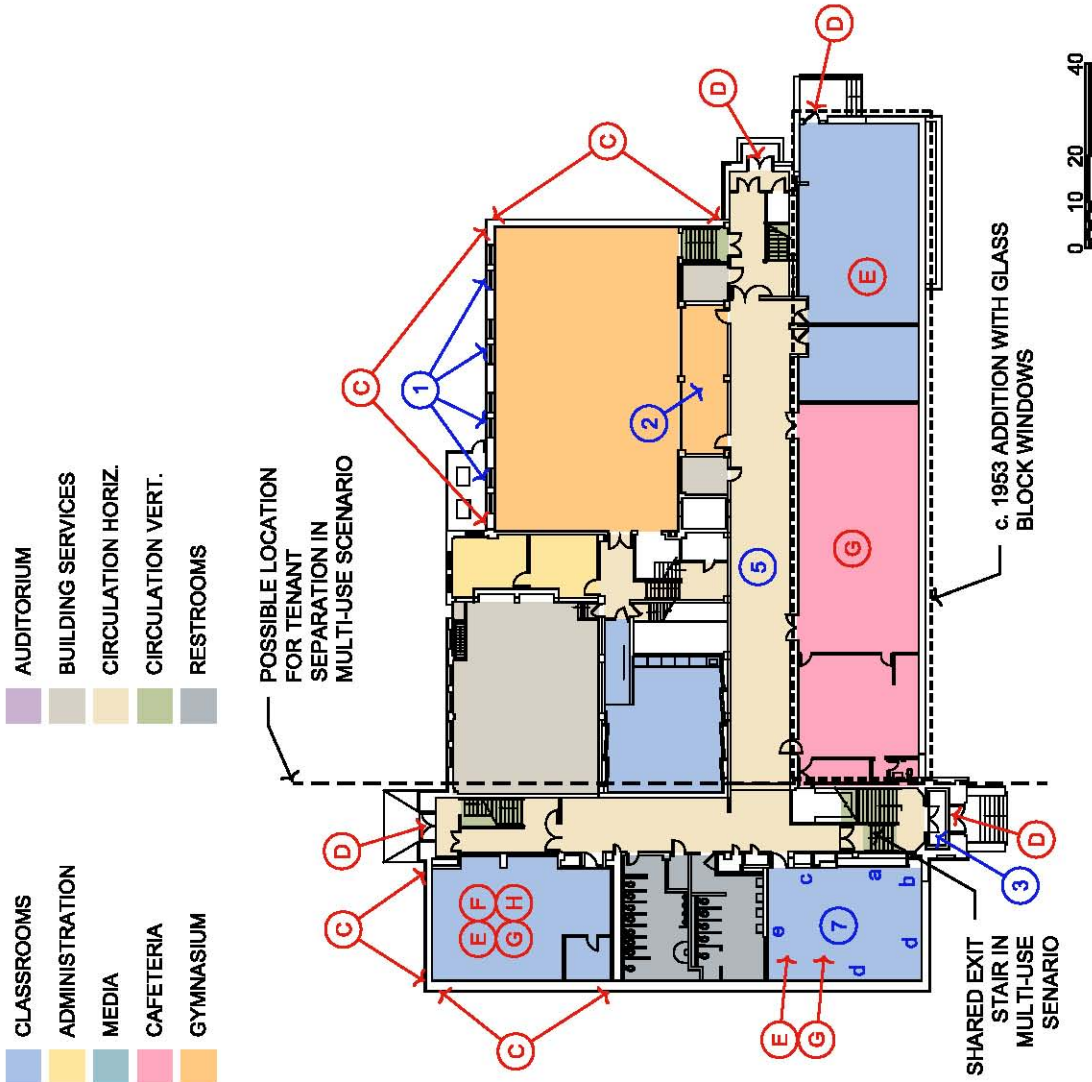
Kansas City, Missouri 64131

## GENERAL NOTES

- Poor condition of roof has allowed plaster ceilings and walls to become damaged
- Exterior masonry is good condition
- Typical classroom size is 750-850 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Large operable windows in older portion of building allow natural light and ventilation
- Glass block with smaller operable windows used in later addition allow natural light and ventilation
- Sufficient parking with easy access
- Large gymnasium and auditorium in good condition
- Building could be divided into multiple uses, for example it could be divided vertically into multiple areas or horizontally providing separation between lower floors and upper floors

## KEY NOTES

1. Multi-light steel windows
  2. Gym balcony
  3. Historic wood vestibule
  4. Metal stair
  5. Wide corridors & stairs
  6. Office area modern finishes
  7. Typical classroom:  
a. Coat area with pivot doors  
b. Built-in cabinet  
c. Closet  
d. Marble window sills  
e. Wood framed chalk board
  8. Auditorium  
a. Wood stage  
b. Affixed seats  
c. Art deco plaster motifs
  9. Raised platform
  10. Historic wood skylight
- ## CONDITION NOTES
- A. Clogged roof drains
  - B. Damaged roof membrane at south and east parapet
  - C. Minor repointing of masonry mortar joints is needed
  - D. Entry doors are in poor condition
  - E. Water damage at ceiling
  - F. Plaster damage at walls
  - G. Water damage at floor
  - H. Mold present
  - I. Broken window



Ground Floor



# Marlborough

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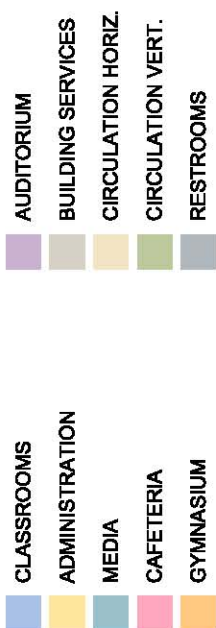
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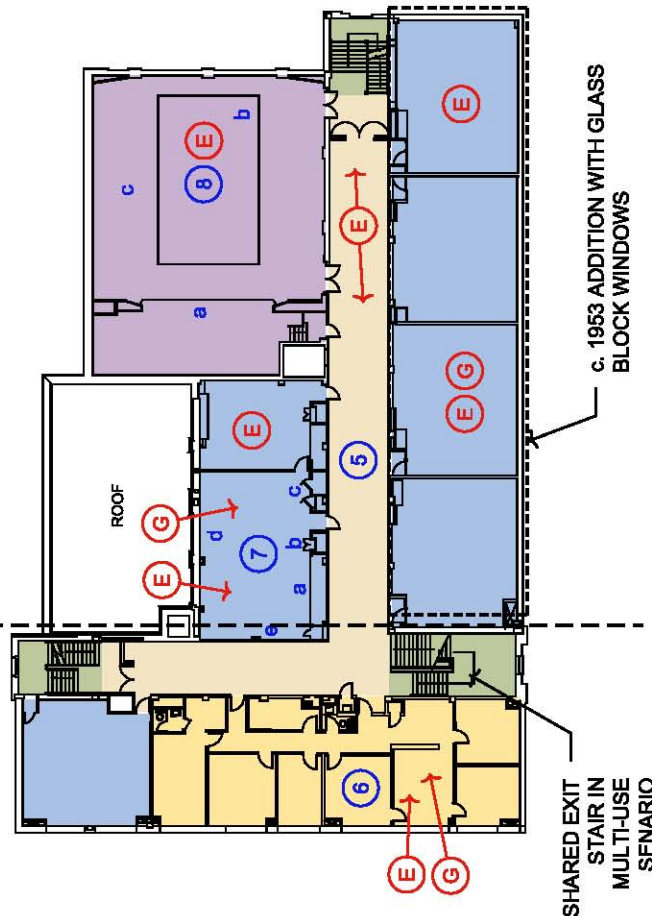
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POSSIBLE LOCATION FOR TENANT SEPARATION IN MULTI-USE SCENARIO



0 10 20 40

First Floor





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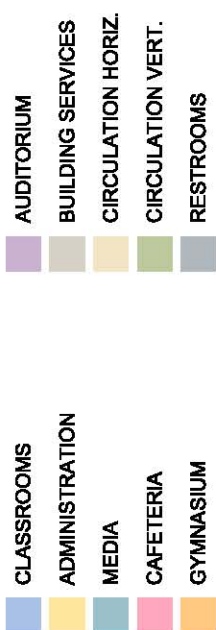
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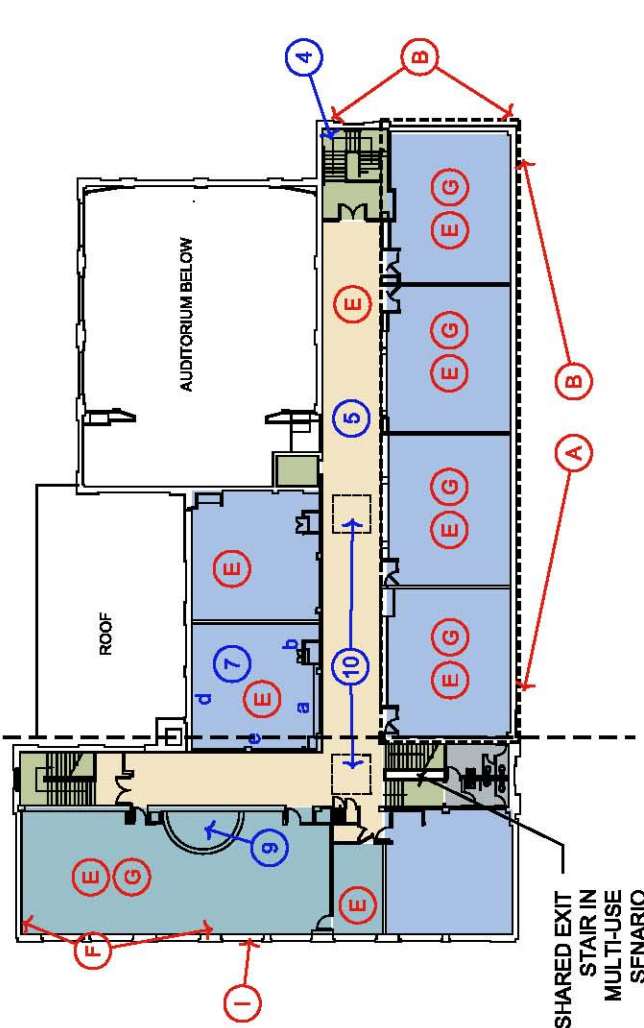
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Second Floor



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## PHOTOGRAPHS



Exterior



Main entrance



Auditorium



Gymnasium



Classroom (1924)



Classroom (1953 Addition)