

# McCoy

1524 White Avenue

Kansas City, Missouri 64126

## Historical Brief

**Architect:**

Charles A. Smith

**Architectural Style:**

Classical Revival

**Year Built:**

1915-1922

**Designation:**

Eligible

## Site Overview

**Acreage:**

2.8 acres

**Square Footage:**

46,090 square feet

**Number of Floors:**

4 floors

**Neighborhood:**

Blue Valley

**Zoning:**

R-2.5

**Deed Restrictions:**

TBD



## Reuse Assessment

**Condition Rating:** 3 out of 5



**Historic Rating:** 4 out of 5



**Reuse Potential Rating:**

**Med**

- Multi-tenant
  - Community services + non-profit office use
- Multi-family residential

**Low**

- Commercial-retail/office
- Demolition

## Site Details

Closed in 2010

Partial A/C

Gymnasium

Cafeteria

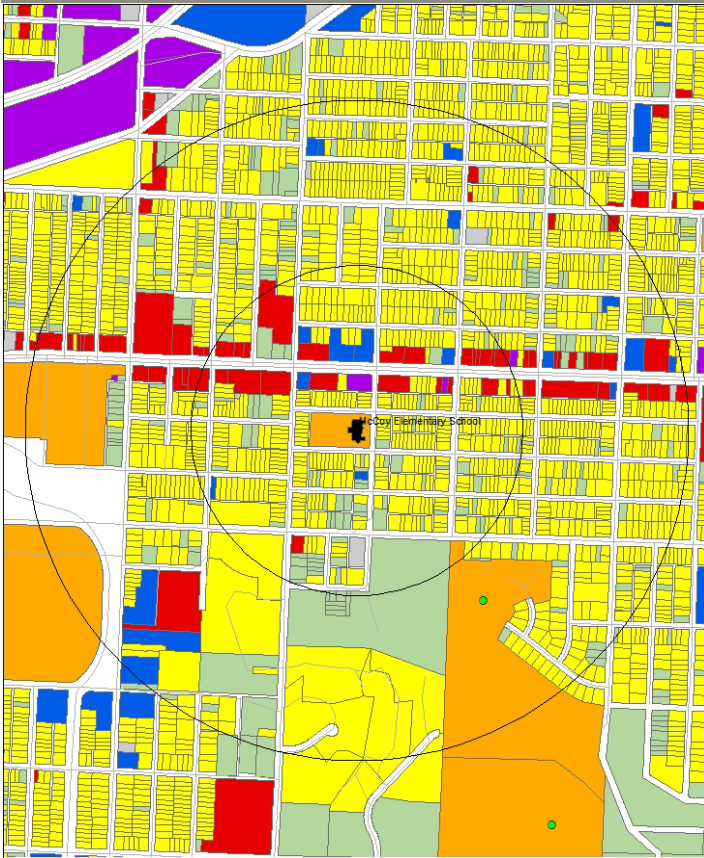
Elevator

## Cost Management

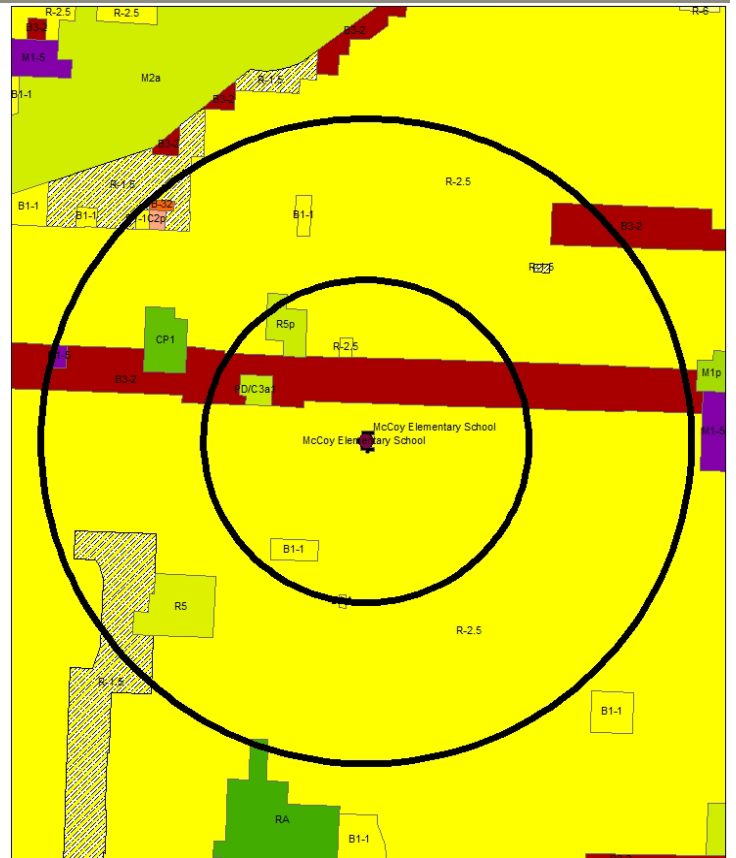
**Utility Costs (as an Open Facility):**

\$5,500/month



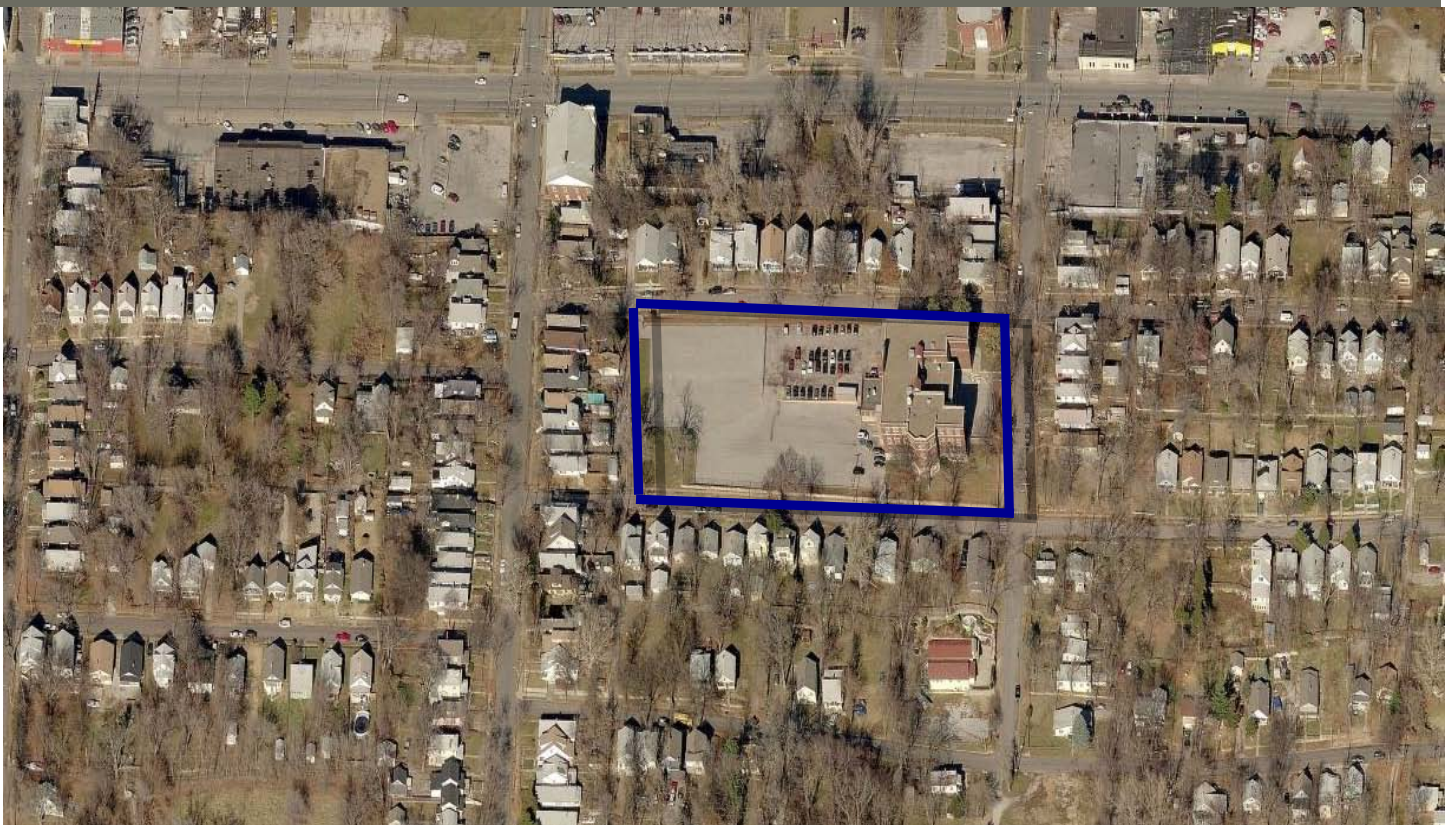


Current Land Use Map



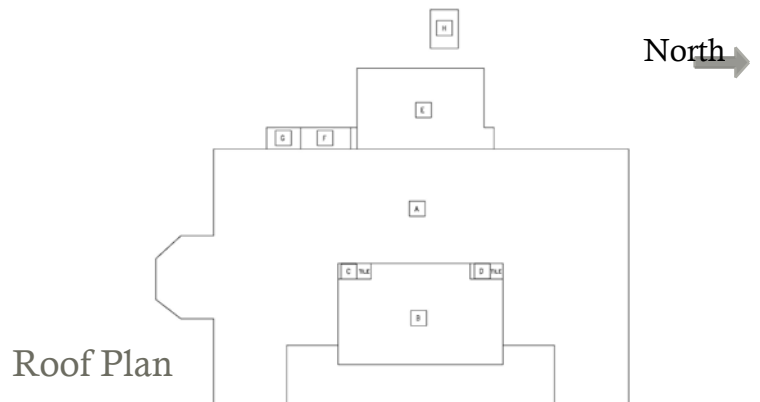
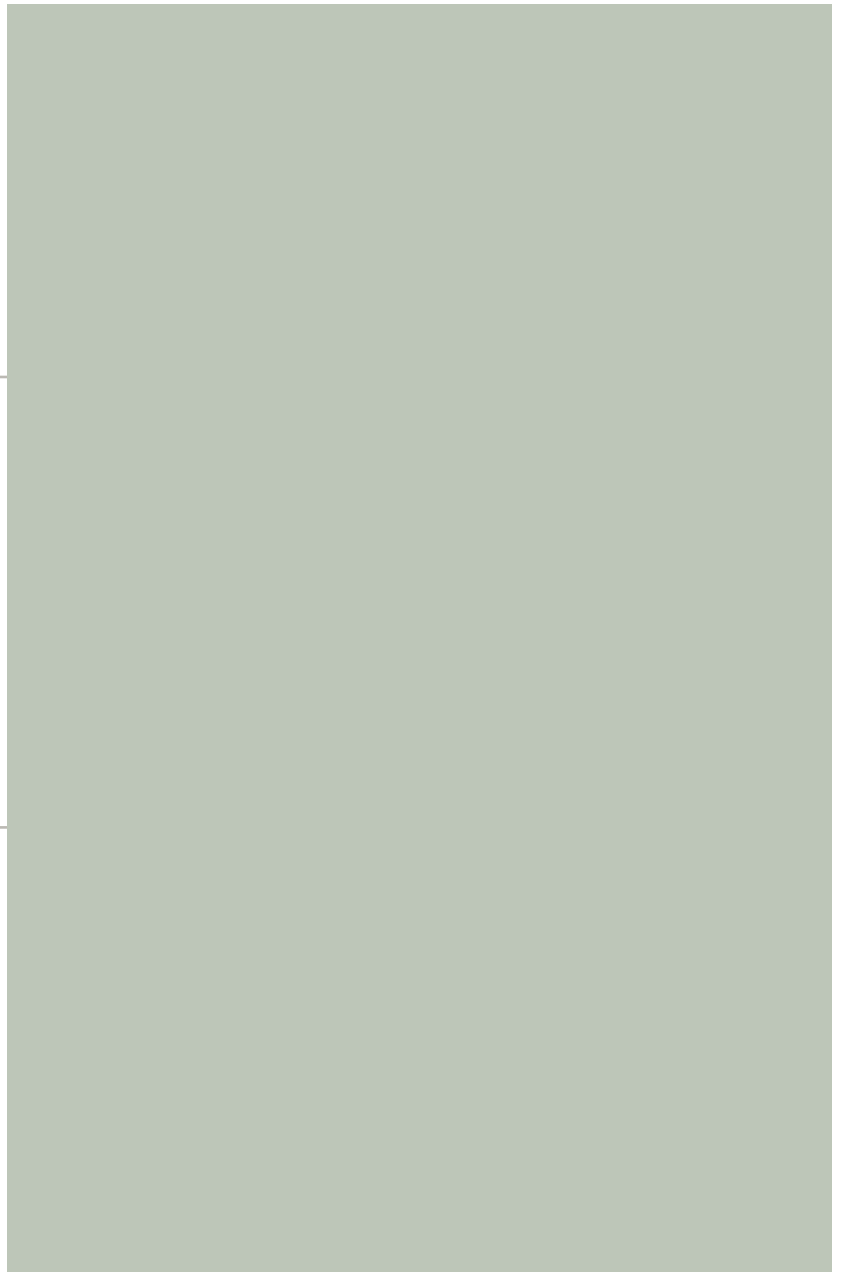
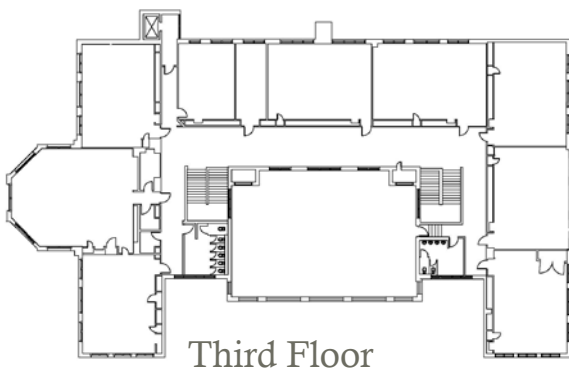
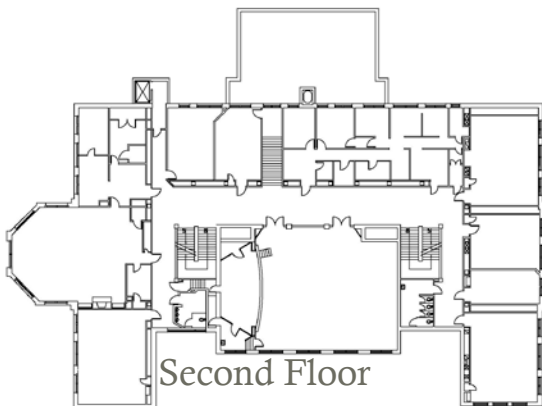
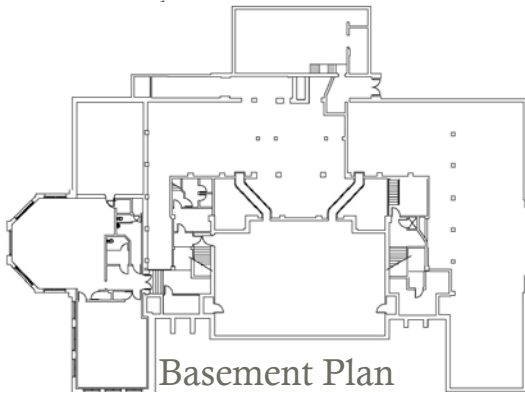
Zoning Map

Aerial View: McCoy



# Floor

## Final Recommendations & Community Priorities





1524 White Avenue

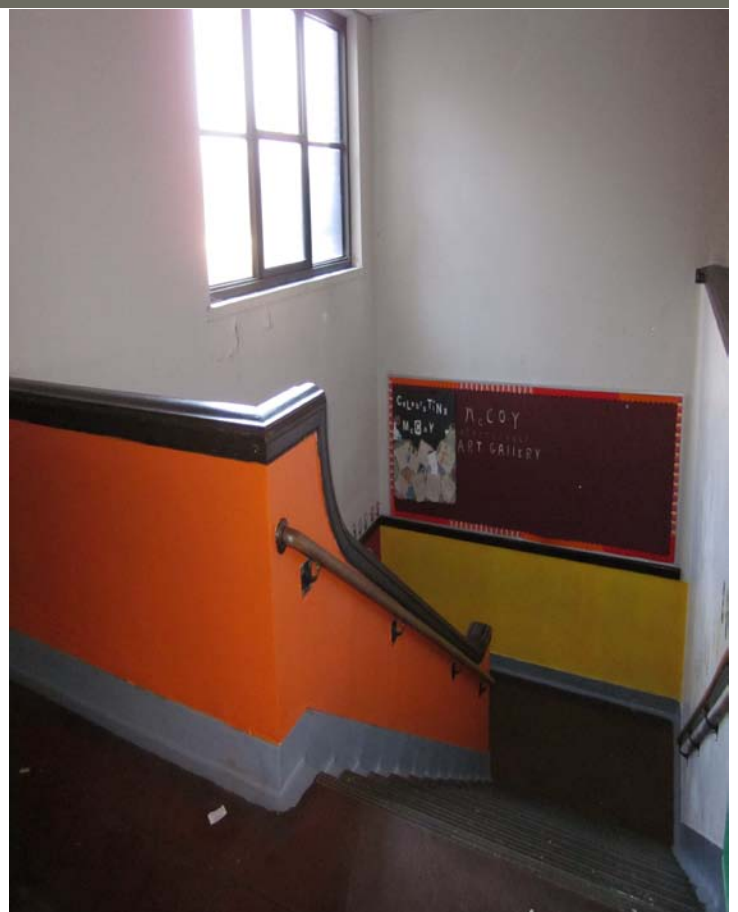
Kansas City, Missouri 64126



Interior Photograph



Exterior Photograph



Interior Photograph