

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

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REUSE ASSESSMENT

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



BUILDING/SITE ASSESSMENT: Building is in fair condition. While the building configuration restricts easy north-south circulation at the ground floor, its size and layout are readily adaptable for multi-family housing (28 +/- units). Classroom size converts well into a single bedroom apartment or combines well into two bedroom apartments. The number and configuration of stairs and exits makes division of the building for multiple mixed-use tenants (such as housing + community services/office) difficult, although it could function for a multi-tenant single-use scenario (such as office). The building's exterior and interior design limit the visibility required for good retail use, but could work for office occupancy or as a business incubator. Classrooms could be 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 south of the building offers opportunities for community use of the grounds (garden, open space, playground).

HISTORIC ASSESSMENT: Building is an excellent example of an early 20th century Progressive Era school, unusual for its Sullivanesque architectural details. Alterations to the original building layout, finishes and features have been minimal. Building appears eligible for listing in the National Register.

MARKET ASSESSMENT: McCoy is surrounded by single-family residential and within walking distance of Truman Road. The area has a significant number of vacant homes and vacant single-family residential lots. Demographics indicate a high percentage of <18 years of age and a lower than average percentage of seniors. Despite its proximity to a major commercial corridor, there is little commercial office demand in the area, and the site is not ideally located for retail/commercial use.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding McCoy is primarily single-family residential with scattered neighborhood commercial. The current R-2.5 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 May 5, 2011): Attendees identified a range of reuses that could benefit the neighborhood, including: charter school; day care; or center that supports activities for youth or adults; life skills/job training center; social services; and senior housing. Participants were also open to demolition and redevelopment for new single-family housing. Community members emphasized that whoever acquires the site needs to have the capacity to make the project work long-term.

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GENERAL NOTES

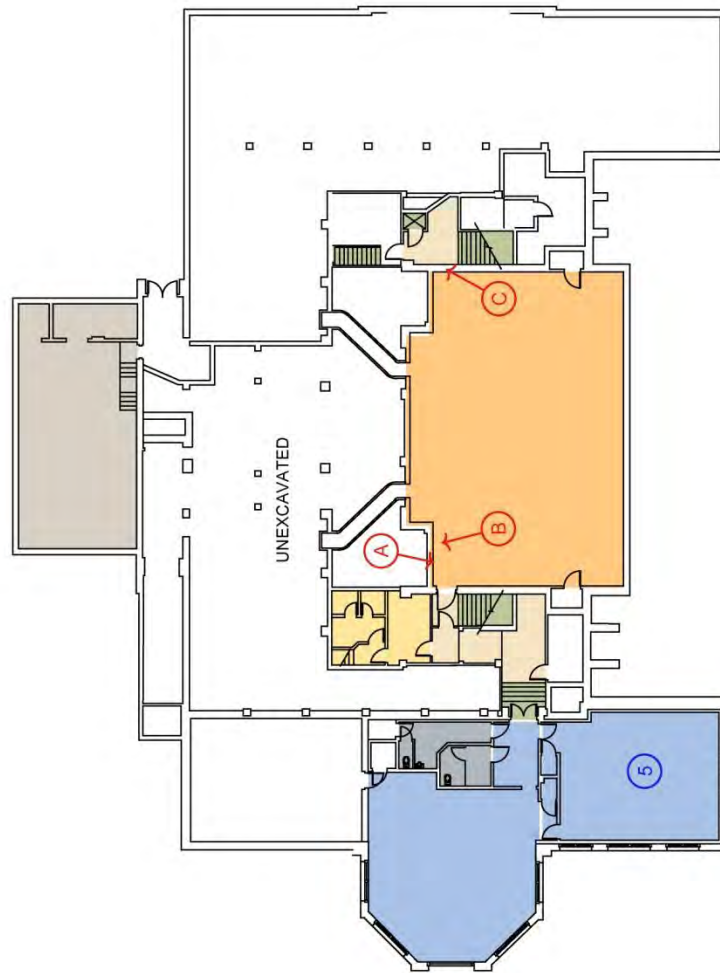
- Large paved playground area west of building
- Typical classroom size is 800 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Building configuration at basement and first floor restricts easy north/south circulation
- Large operable windows allow natural light and ventilation
- Easy access to parking
- Large gymnasium and auditorium in good condition
- Building could be divided into multiple uses, for example it could be divided vertically into north and south areas or horizontally providing separation between lower floors and upper floors

KEY NOTES

1. Vestibule with glazed brick, decorative tile walls and floors
2. Historic window
3. Inglenook with fireplace and benches
4. Raised stage with ornamental plaster proscenium and wood floor
5. Typical Classroom includes:
 - a. Glazed door and transom
 - b. Built in cabinet/closet
 - c. Recessed coat area with overhead doors
 - d. Wood floors and trim
 - e. Plaster walls and ceiling
6. Roof access to historic outdoor play area
7. Wide corridors and stairs with concrete floors typical

CONDITION NOTES

- A. Efflorescence on brick wall
- B. Wood floor heaved and buckled
- C. Damage threshold
- D. Missing interior wood vestibule doors
- E. Standing water at boiler room floor
- F. Graffiti on entry glazing
- G. Window lintels in poor condition
- H. Stone foundation in good condition
- I. Terracotta in fair to good condition
- J. Window with acrylic plastic glazing has yellowed and fogged opaque
- K. Chain link fence in poor condition
- L. Asphalt in fair-poor condition
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Ground Floor



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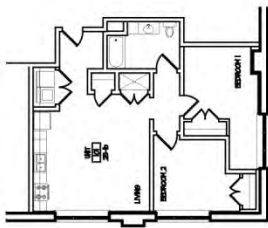
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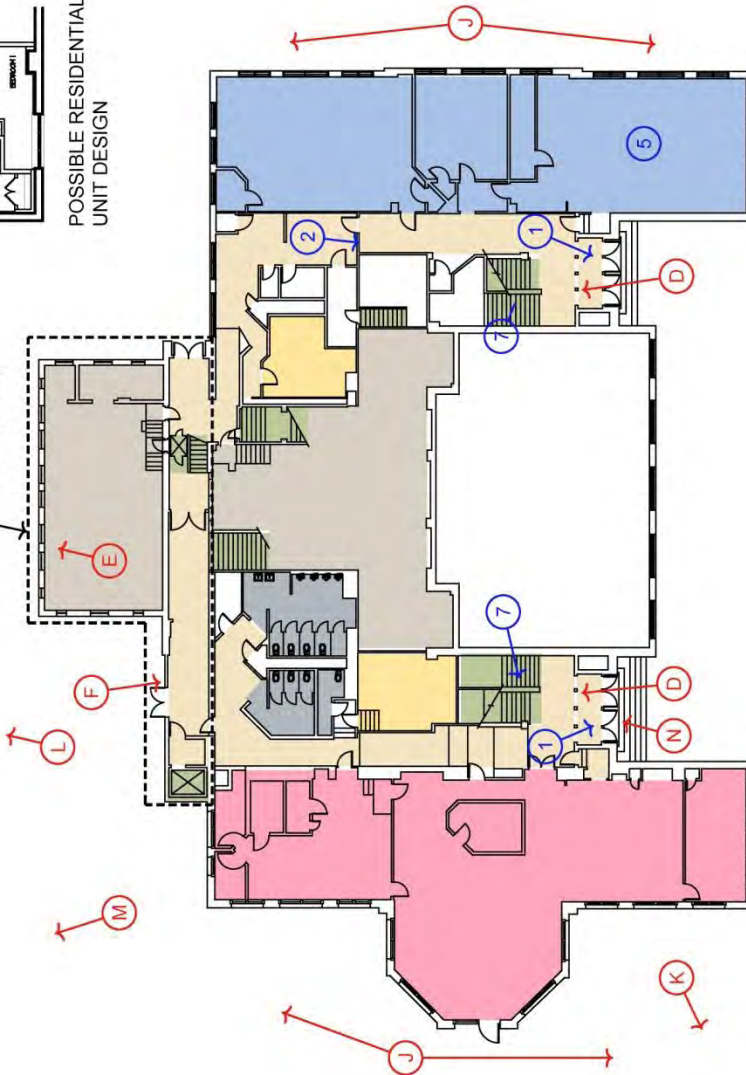
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POSSIBLE RESIDENTIAL UNIT DESIGN



c. 1994 ADDITION (INCLUDES ELEVATOR)



0 10 20 40

First Floor



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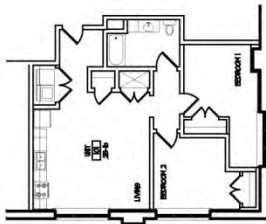
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POSSIBLE RESIDENTIAL UNIT DESIGN

NEW PARTITIONS AND FINISHES IN DENTAL CLINIC

ROOF

NEW PARTITIONS IN OFFICE



Second Floor



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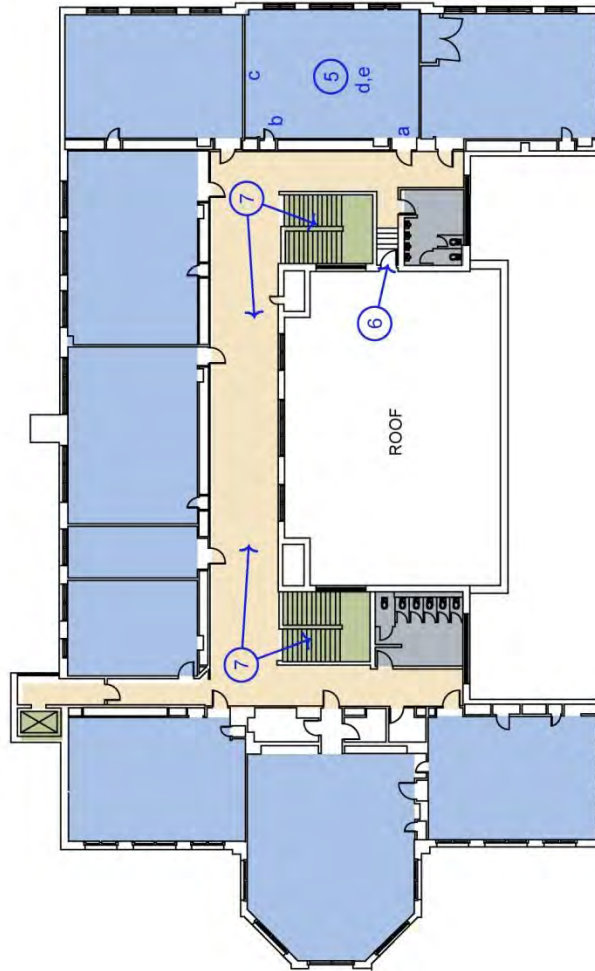
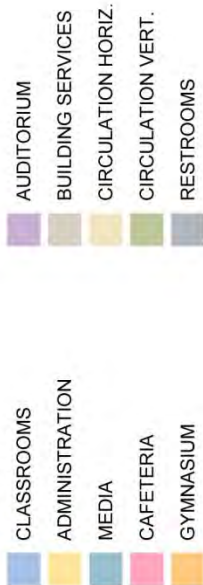
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Third Floor



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PHOTOGRAPHS



Exterior



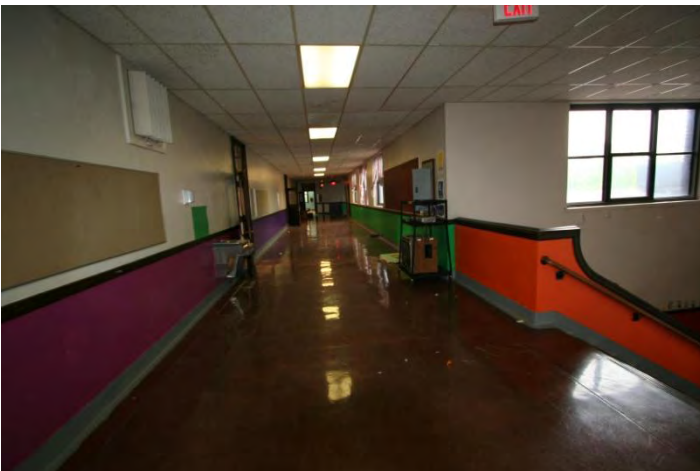
Main entrance



Auditorium



Gymnasium



Corridor



Classroom