

# Pinkerton

6409 Agnes

Kansas City, Missouri 64132

## REUSE ASSESSMENT

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

Scale: 1-5, 5 being highest

**COMMUNITY FEEDBACK**(Site visit June 30, 2011): Attendees were very supportive of WEB Dubois Center's use of the school, although there were some inquiries as to whether parts of the building were underutilized and whether there might be an opportunity for additional entities to co-locate at the site. Participants identified a range of reuses that could benefit the neighborhood, including: education, social services/community center, commercial/office space, business incubator or a reuse that could take advantage of the commercial kitchen.



**BUILDING/SITE ASSESSMENT:** Building is in good condition. It is fully air conditioned, which supports continued use as an educational facility. Full AC also makes short-term lease of the building a viable option. The large gymnasium and well-equipped institutional kitchen support reuse as a school, a community center or a facility that provides community services. The institutional finishes and sprawling plan of the building do not support a residential reuse. The building's exterior and interior design limit the visibility required for good retail use, but it could work as an office occupancy or business incubator with classrooms converted into offices for one or more people. A 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 paved playground and unpaved fields offer opportunities for community use of the grounds (garden, farmer's market, open space, playground, etc.)

**HISTORIC ASSESSMENT:** The original 1930 building was altered in 1953 with construction of an expanded footprint that included a full block along the north side of the original building with a glazed stair tower/primary entrance at the west end. In the 1990s the primary west façade was altered again and interior finishes were updated. Little of the original building remains visible. Although the plan and some exterior details reflect the Modern Era improvements, the 1990s renovations altered the historic 1953 primary façade and updated finishes throughout the building. Building does not appear eligible for listing in the National Register.

**MARKET ASSESSMENT:** Nestled in a single-family residential neighborhood just east of 71 Highway, access to the site is good via E. Meyer Blvd. and 63rd St. Pinkerton is 0.5 miles from the Research Medical Center campus, a major employment and service center. The area has experienced a significant decline in population and household income is below the district-wide average; however, median home values and home ownership rates remain higher than district-wide levels. Based on the condition and amenities of the site, its setting, as well as, the demographics of the area, which show higher than average rates of both the under 18 and over 65 populations, the building is an attractive facility for youth, community and/or senior services.

**LAND-USE AND ZONING ASSESSMENT:** Land-use surrounding Pinkerton is primarily single-family residential. The current R-2.5 zoning classification supports a variety of potential reuses, including education, daycare (up to 20 children), community center, and certain residential uses. Commercial reuses would require rezoning. If the building receives national or local historic designation certain commercial uses may be allowed if the City approves a special use permit.

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## GENERAL NOTES

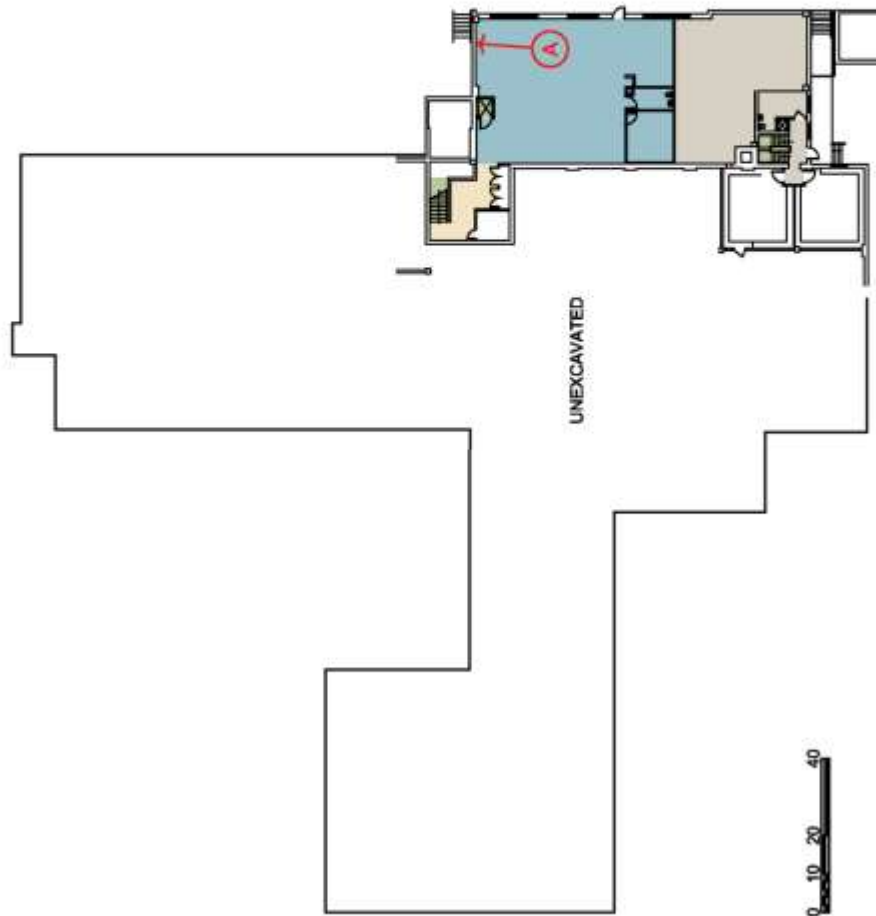
- Typical classroom size is +/- 900 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Large operable windows allow natural light and ventilation.
- Sufficient parking with easy access
- Large gymnasium/auditorium in good condition
- Building could be divided for multiple users. For example, it could divide vertically into multi-story sections or horizontally to provide separation between floors

## KEY NOTES

1. Typical classroom has, metal framed chalk board, VCT floor covering, dropped ceiling grid, plastic laminate cabinets and shelving
2. Glazed corridor
3. Larger rooms partitioned to create smaller classrooms and offices
4. Cafeteria has VCT floor, painted cmu walls, dropped ceiling grid
5. Collapsible bleachers
6. Wood floor
7. Raised stage with storage below
8. Historic cabinetry and door casings, wood, base
9. Floating partition in front with coat area behind
10. Wide corridor with VCT floor
11. Concrete filled metal pan stairs

## CONDITION NOTES

- A. Paint peeling in this area
- B. Gutter in poor condition
- C. Carpet wrinkled in this area
- D. Spalled concrete at overhang and paint is peeling
- E. Wall settlement in this area
- F. Precast panel corner damaged
- G. Water stains at ceiling in this area
- H. Sink drain clogged
- I. Metal guard and hand rail are in poor condition



Basement



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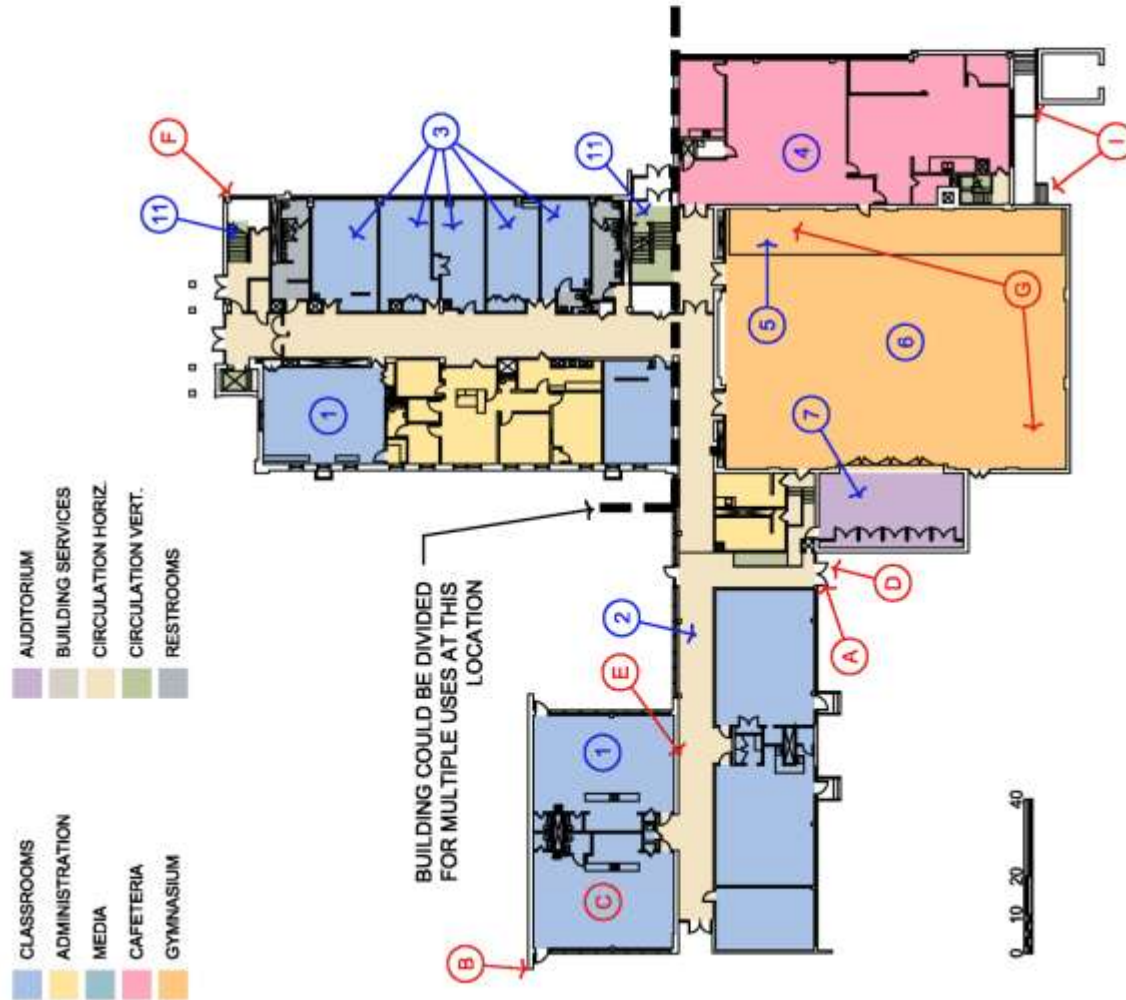
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First Floor



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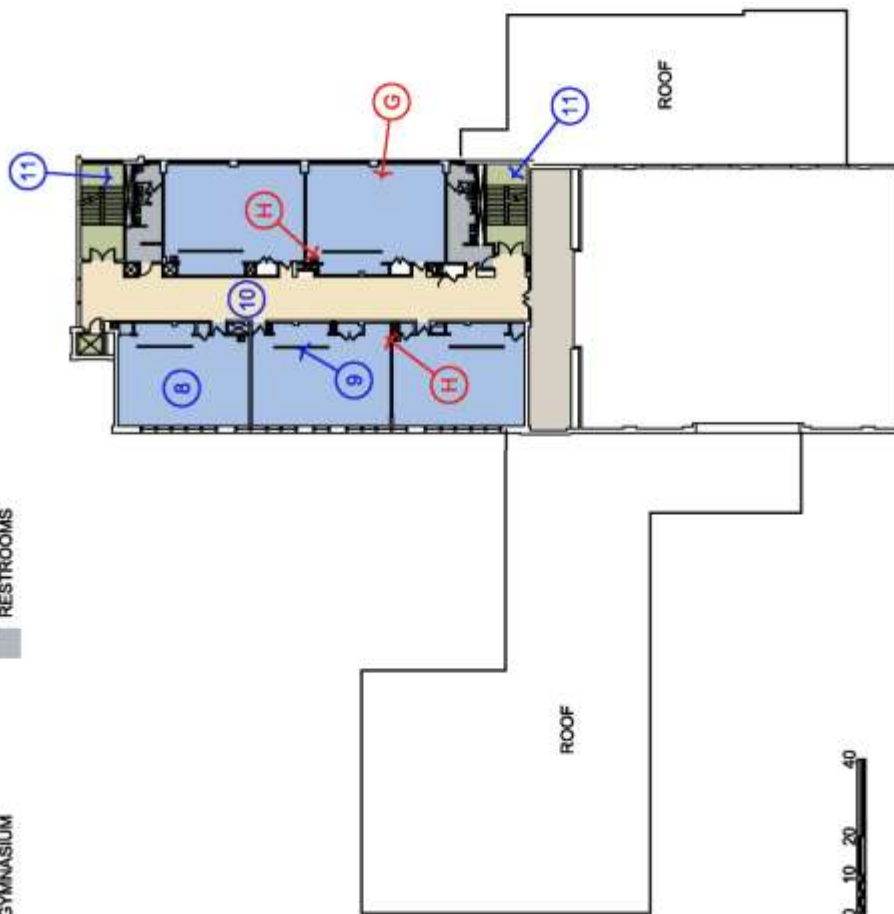
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Second Floor



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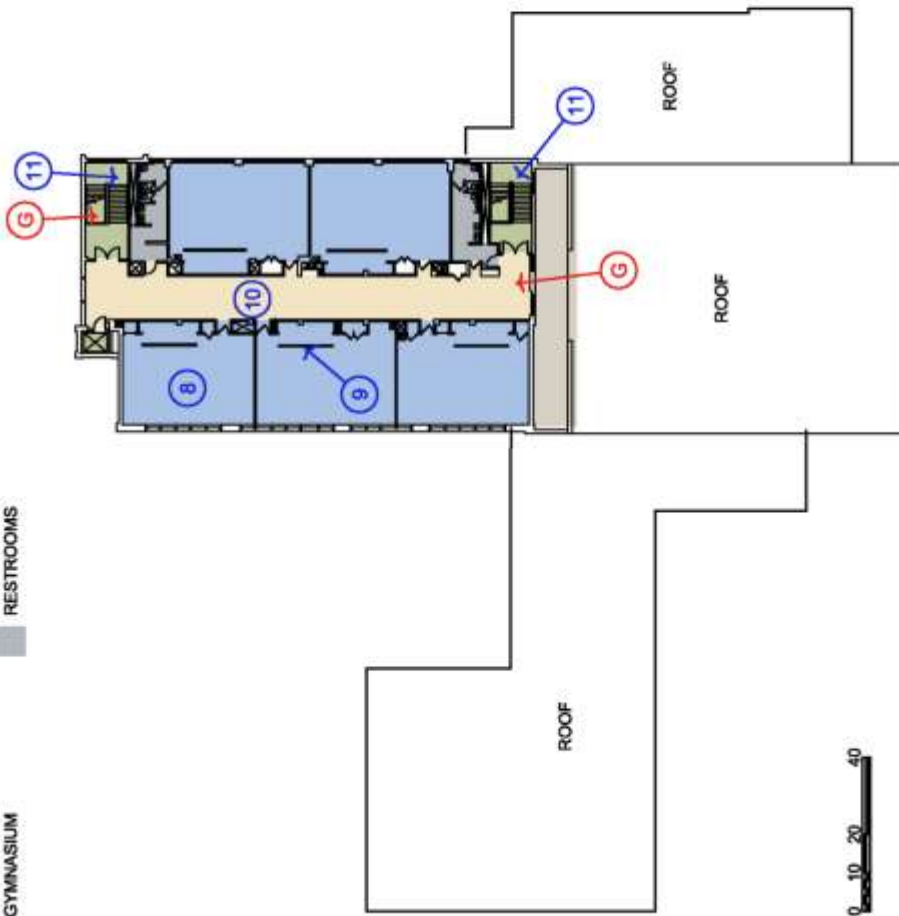
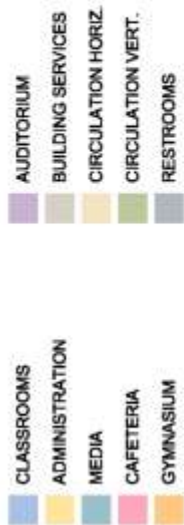
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Third Floor



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## PHOTOGRAPHS



Exterior



Exterior



Corridor



Gymnasium/Auditorium



Kitchen



Classroom