

Thacher

5008 Independence Avenue

Kansas City, Missouri 64124

Historical Brief

Architect:

Charles A. Smith

Architectural Style:

Second Renaissance Revival

Year Built:

1900-1914

Designation:

Eligible

Site Overview

Acreage:

2.12 acres (8-acre site shared with NE Middle)

Square Footage:

34,100 square feet

Number of Floors:

3 floors

Neighborhood:

Indian Mound

Zoning:

B3-2/R-2.5

Deed Restrictions:

TBD

Site Details

Closed in 2009

18 classrooms

Capacity for 190 students

Fire/water damage (Jan 2011)

Gymnasium in 1914 addition

Located in Special Review District

Cost Management

Utility Costs (as an Open Facility):

\$4,600/month



Draft Reuse Assessment

Condition Rating: 1 ½ out of 5



Historic Rating: 3 out of 5



Reuse Potential Rating:

High

- Partial demolition (1914 addition)

Med

- Full demolition
 - Allows for redevelopment and/or additional open space

Low

- Reuse of structure as:
 - Office
 - Residential
 - Mixed Use
 - Community

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REUSE ASSESSMENT

	SITE ASSESSMENT	MARKET ASSESSMENT	COMMUNITY FEEDBACK	OVERALL APPROPRIATENESS	DISPOSITION ALTERNATIVES (L)EASE) / (S)ALE
EDUCATION	1	1	2	1	L or S
Elementary					
Middle/High					
Day Care/ Early Childhood					
RESIDENTIAL	3	2	2	2	S
Market Rate					
Affordable					
Senior					
Mixed-Income					
New Construction					
COMMERCIAL	2	2	3	2	L or S
Office	3	2			
Retail	1	1			
COMMUNITY USE	2	2	4	2	L or S
Community Center					
Open Space					
Community Garden					
MIXED USE	3	2	2	2	L or S
Residential + Community services/office					
Multi-tenant					
DEMOLISH	3	5	2	3.5	S

Scale: 1-5, 5 being highest

COMMUNITY FEEDBACK (*Site visit June 28, 2011*): Attendees emphasized that while the physical condition and the continuing vandalism of the building are a challenge, the area has a lot of positives that will support reuse of the site, including population growth, diversity of residents, high visibility and good public transportation along Independence Avenue. Participants discussed a variety of reuses that could benefit the area, including: community resource/social services center, business incubator, artists' studios, and commercial uses.

BUILDING/SITE ASSESSMENT: Thacher School has two building components – an original block constructed in 1900 and a wing constructed 1914. A breezeway corridor connects the two blocks. Vandalism has diminished the condition of the 1900 block and it is in fair to poor condition. The 1914 block suffered a devastating fire that gutted the second floor and left the first floor severely compromised. The general condition, coupled with the lack of mechanical, electrical and plumbing systems may limit reuse opportunities due to higher costs of reconstruction/renovation. The building envelope, however, is structurally sound and the 1900 block retains many original architectural elements. Building size and layout are adaptable for multi-family housing (23 +/- units), as classroom size converts well into a single-bedroom apartment or combines well into two-bedroom apartments. The building's exterior and interior design limit the visibility required for good retail use, but the building faces the Independence Avenue commercial corridor, and it could be repurposed for office use or as a business incubator. Demolition of the structure could provide recreational space for Northeast Middle and/or allow for new construction to support the KCPS and/or other development opportunities.

HISTORIC ASSESSMENT: Good example of an elementary school with elements of both City Graded School and Progressive Era design. The interior retains its original plan and some original features, but the finishes have generally been updated or damaged by fire and vandalism. The building has non-original windows and staircases and the historic main entrance was filled with brick. Despite these changes the building clearly communicates its historic function and is a particularly elegant example of Classical Revival architecture applied to a school building. It appears eligible for listing in the National Register of Historic Places.

MARKET ASSESSMENT: Thacher is located on Independence Avenue, the major commercial corridor for the Northeast, one of the densest residential areas of Kansas City. The area is also very young and ethnically diverse, with a high concentration of residents under the age of 18 and a shrinking population of seniors. Thacher shares an 8-acre site with Northeast Middle, a mothballed KCPS school, which impacts the reuse options for the building/site. Due to Thacher's existing condition, reuse options are limited without partial or total demolition of the facility. The site is large and highly visible, but overall marketability is limited by the buildings current condition.

LAND USE AND ZONING ASSESSMENT: Surrounding land uses are primarily single-family residential with neighborhood commercial along Independence Ave. Thacher is part of an educational cluster that includes Northeast Middle and Northeast High (Thacher and Northeast Middle are located on the same parcel, with Northeast High one block to the north). Thacher's original structure is in B3-2 zoning (southern 1/3 of the site), which supports residential, public/civic, commercial or accessory services. The 1914 addition lies in R-2.5 zoning, which supports education, daycare, community center, and low-density residential uses. If the building receives national or local historic designation, some commercial uses may be allowed within the R-2.5 area if the City approves a special use permit.

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GENERAL NOTES

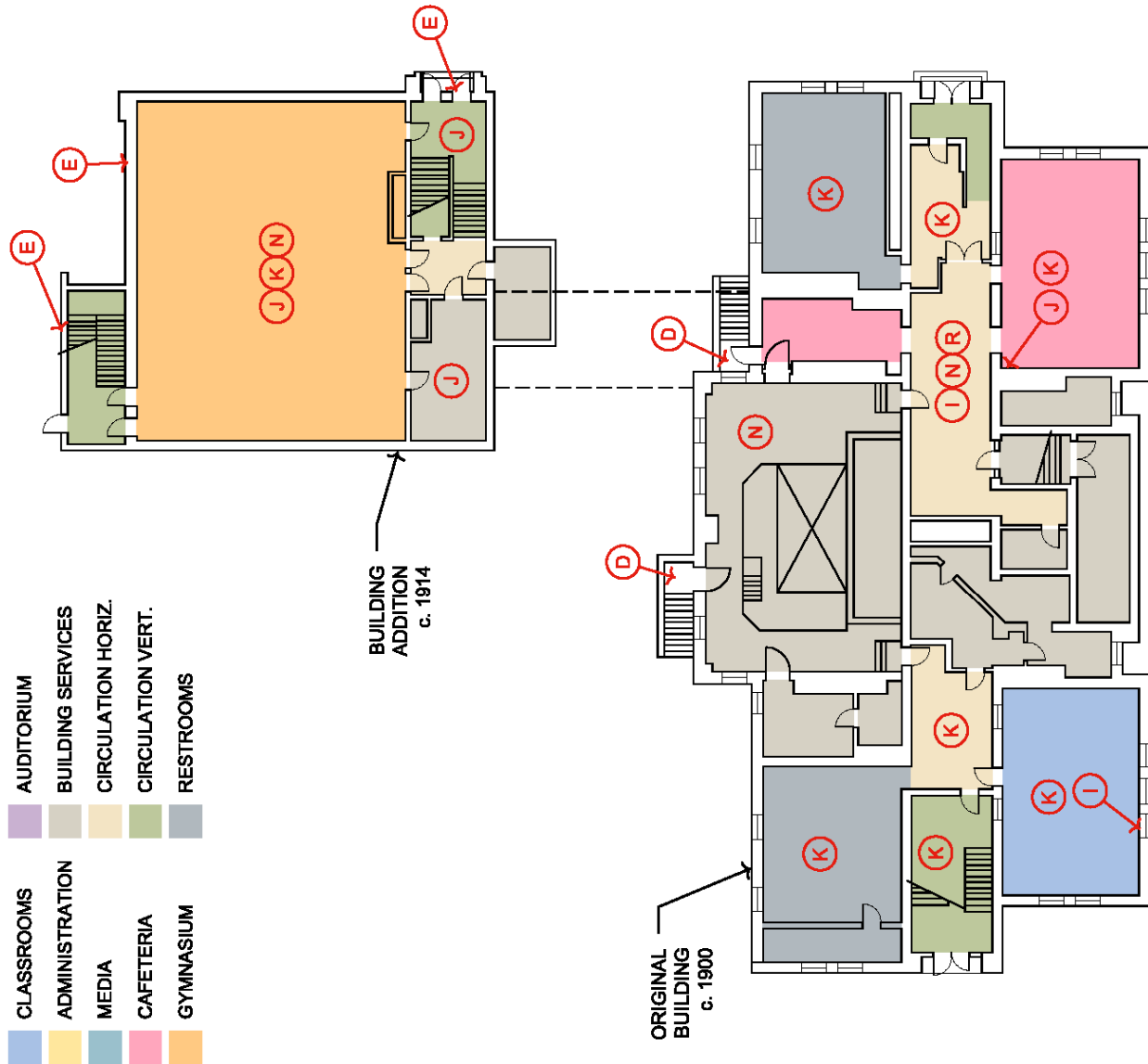
- Original building (c. 1900) has extensive damage from vandalism and water infiltration; addition (c. 1914) was severely damaged by fire
- Typical classroom size is +/-770 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Large windows, many frames damaged and/or glass broken; would allow for natural light and ventilation
- Sufficient parking, some spaces located adjacent to the building
- Gymnasium in ground floor has direct exterior access; water damage and evidence of mold

KEY NOTES

1. Typical classroom has linoleum floor, plaster walls, acoustical grid ceiling, painted wood trim
2. Wide corridor with wood floor
3. Office
4. Typical coatroom has fluted wood jambs and beadboard wainscot
5. Metal pan stair
6. Floor return air grille
7. Concrete floor
8. All partitions and finishes destroyed by fire
9. Steep inclined ramp to addition
10. Historic wood overhead doors

CONDITION NOTES

- A. Roof collapsed due to fire damage
- B. Most windows are missing or damaged at this level due to fire damage
- C. Window glass broken
- D. Stairwell full of trash and debris
- E. Graffiti and/or vandalism
- F. Open masonry joints at parapet
- G. Missing down spout
- H. Organic growth on stone detailing
- I. Ceiling treatments appear stained by water and are falling down
- J. Mold present in this area
- K. Paint peeling from wall
- L. Wood floor broken/buckled
- M. Stair full of fire debris
- N. Water damage
- O. Smoke stained ceiling and walls
- P. Stone step cracked and settled
- Q. Metal cornice missing/damaged
- R. Corridor full of debris



KANSAS CITY PUBLIC SCHOOLS
SWD APARTMENTS
DEVELOPMENT INITIATIVES

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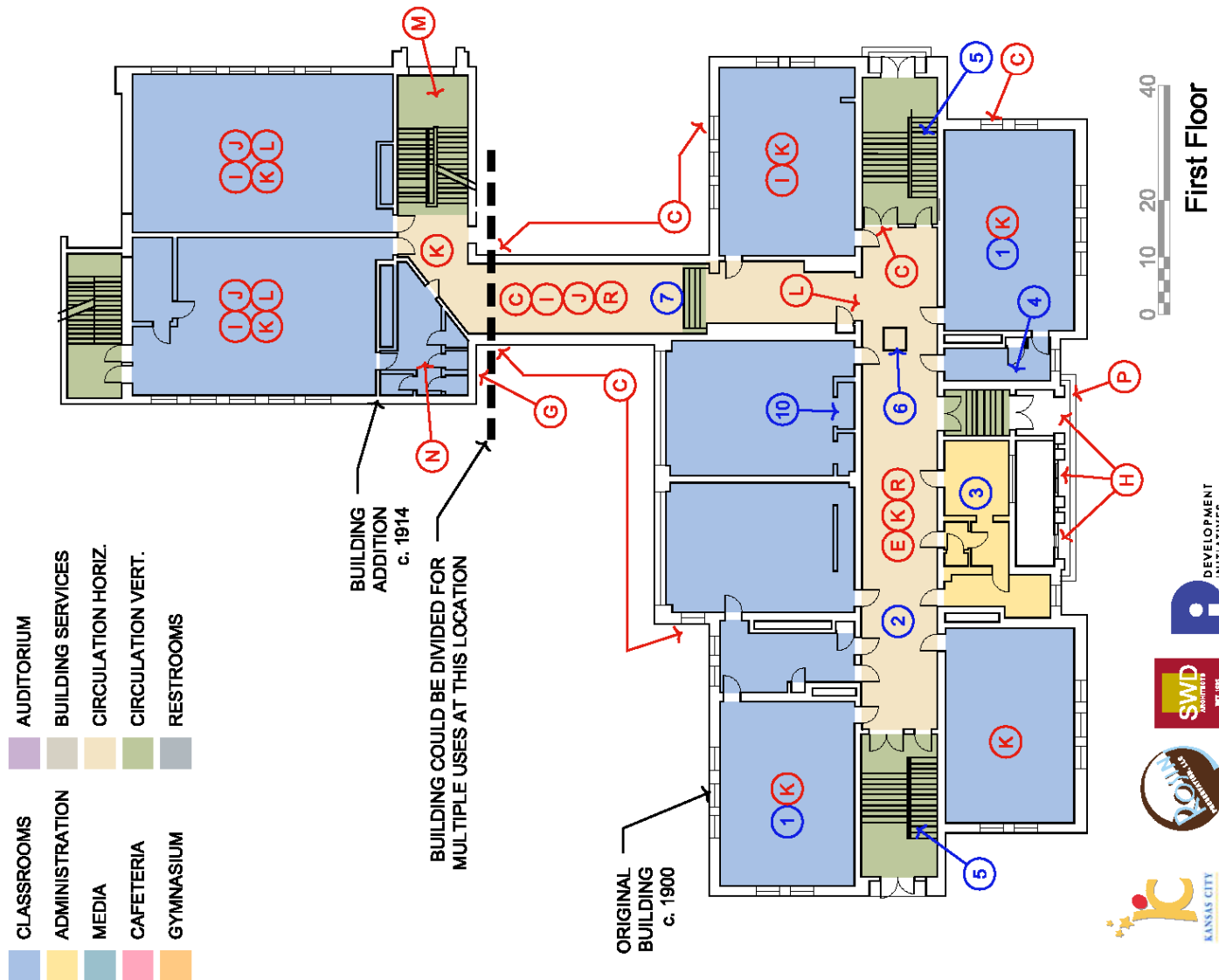
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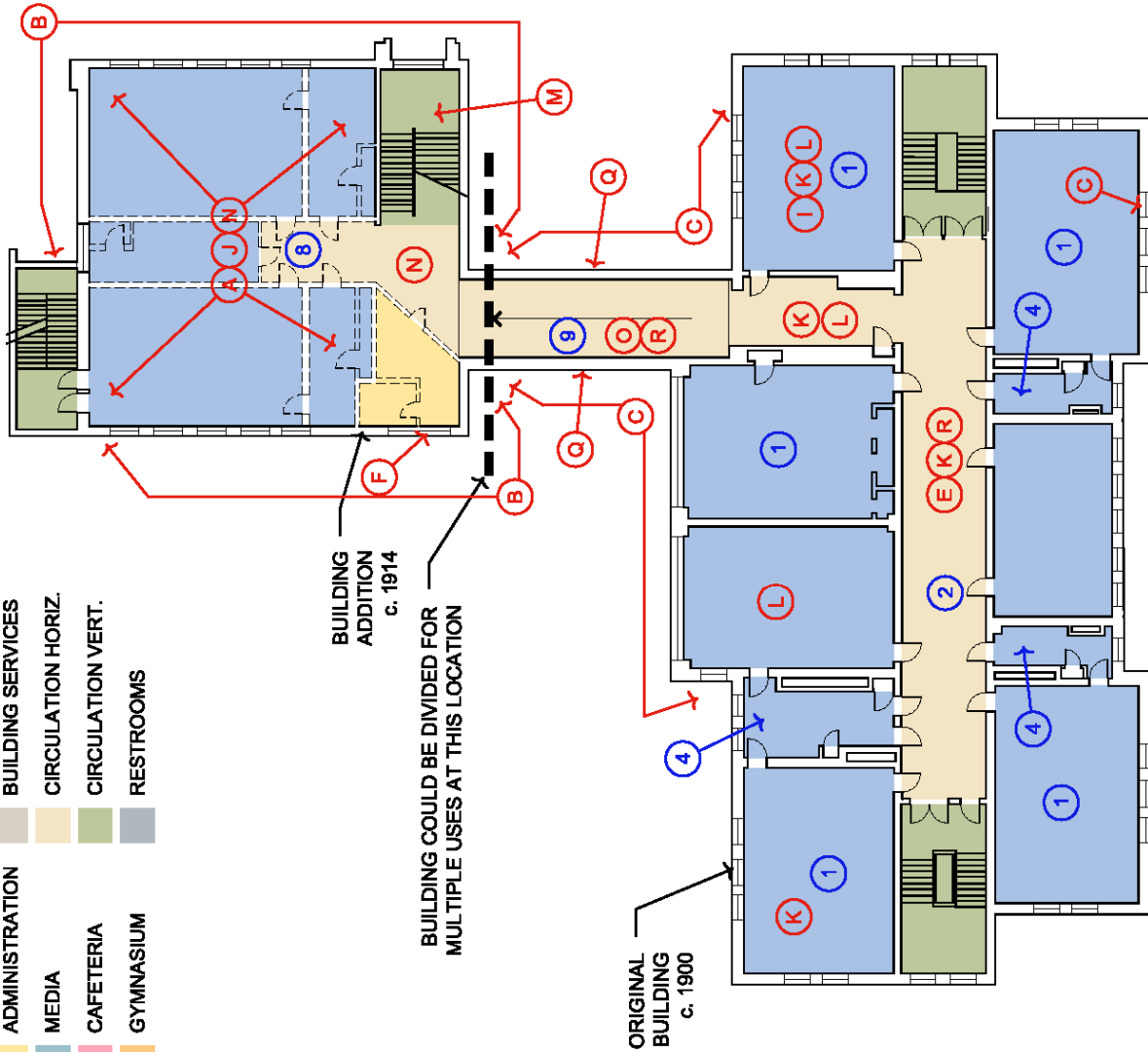
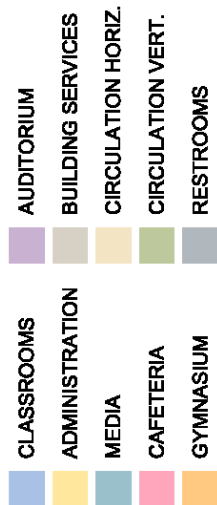
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PHOTOGRAPHS



1900 exterior



Exterior



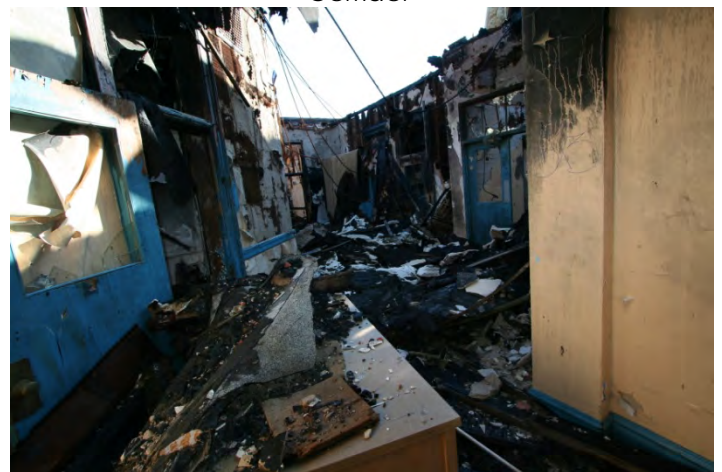
1914 addition exterior



Corridor



Classroom



1914 addition fire damage