

Askew

2630 Topping

Kansas City, Missouri 64129

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on June 2, 2011. The site visit examined the school grounds, the exterior, and all floors on the interior of the building. The roofs were not accessible for review, and mechanical and electrical systems were not reviewed. No invasive or destructive review techniques were employed.

The team also reviewed written information provided by the owner. These documents included:

- 2006 Building Dialogue dated 11/9/2006. Dialogue was incomplete. Building conditions are still similar to those noted in the 2006 dialogue.
- CADD floor plans. Basically accurate, but noted with numerous missing items including windows, door, etc.
- Kansas City Historic Inventory Form (dated 3/89)



CONDITION RATING: ****

The building is structurally sound. The exterior envelop is in good condition with remaining usable life of the envelop components. Building envelop requires only minor repairs. Interior finishes are in fair condition with typical wear from use. The mechanical and electrical systems appear to be sufficient and in good condition for immediate building use. The exterior site requires repairs to damaged areas, including parking and playground areas and stone retaining walls.

HISTORIC RATING: ****

Building is highly intact and retains many built-in and decorative features, as well as skylights in several classrooms, although a roof was added above them. Building appears eligible for listing in the National Register of Historic Places.

PHYSICAL OBSTACLES TO REUSE: Layout is slightly confusing with multiple levels in different parts of the building.

DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

Building Structure

- Foundation: Concrete at newer additions and stone in the original building.
- Floor Framing: Concrete slab. Framing undetermined.
- Roof Framing: Multiple types including concrete, steel and wood.

Note: No items were noted for further in-depth review by structural consultant.

Exterior Envelope

- Exterior Wall Construction: Red brick with limestone and painted terra cotta accents. Masonry is generally in good condition with limited areas requiring repointing.
- Exterior Windows: Aluminum replacement windows. One-over-one windows that fill the entire masonry opening or smaller windows with a fixed sash above. Windows are generally in fair condition.

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- Exterior Entrances: Metal framed doors with three upper lights, generally in fair condition. Interior vestibules have wood-framed openings with multi-light transoms and sidelights and non-historic doors. Tile floors.
- Roof: Flat roof has rubber membrane or gravel, condition good. Mansard-type roofs installed over the skylights above the north and south wings have asphalt shingles, condition good. The roof was repaired in 2009.

Building Interior

- Corridors: Corridors in the original (1926) building have polished concrete floors with an integral concrete base, wood chair rail, wood picture rail molding, and plaster ceilings. There are built-in cabinets and trophy cases with woodwork stained to match the other trim. Corridors in the 1956 addition have vinyl composition tile floors, vinyl bases, plaster walls, and acoustical ceiling grids with lay-in tiles and integral light fixtures. Materials are generally in good condition.
- Classroom Entries: Non-historic wood slab doors with a narrow vertical light and metal kick-plate. Materials are generally in good condition.
- Classrooms: 1926 classrooms – Plaster walls, linoleum tile floors, concrete base, wood chair rail and picture rail molding. Acoustical ceiling grids with lay-in tiles and integral light fixtures hang below the plaster ceilings. The north and south wings (1926) have wood skylights. Built-in cabinets with multi-light doors; recessed areas for coat storage (doors missing); some recesses have been filled with non-historic laminate cabinets, counters and sinks. 1956 classrooms have CMU walls, vinyl composition tile floors, vinyl bases, and acoustical ceiling grids with lay-in tiles and integral light fixtures. Floating partitions with metal posts and tack board panels in front of coat area. Materials are generally in good condition.
- Walls: Plaster or CMU. Materials are generally in fair condition.
- Ceilings: Grid ceiling with lay-in acoustical panels and recessed florescent light fixtures. Plaster ceiling and picture rail molding are often intact above the dropped ceilings. Materials are generally in good condition. There are a few small areas of water damage in the gym and second-floor classrooms.
- Trim: Stained and painted wood chair rails, crown molding, frames around chalk boards, built-ins, and window frames. Materials are generally in good condition.
- Floors: Polished concrete and vinyl composition tile. Kitchen has ceramic tile. Materials are generally in good condition.
- Stairwells/Egress: Plaster walls, polished concrete floors, wood handrails. Materials are generally in good condition.
- Restrooms: Modern finishes and fixtures, generally in fair condition.

Conveying System

- The building has an elevator. It was not operational for review during the site visit.

Fire Protection Systems

- Fire Alarm system was noted as renovated in 1999 in the 2006 Building Dialog. Fire Alarm system appears to be a simple manual system with horns, strobes and pulls located in corridors. Smoke detectors were noted in the corridors.
- Fire sprinklers are not provided.

Mechanical / Electrical Systems (Information from the 2006 Building Dialog)

- Two low pressure steam boilers installed in 1995 provide heat for the building. Steam radiators and fin tube heaters are located throughout the building. Hot water heating with fan coil units is also provided for the cafeteria and three kindergarten rooms in the northwest corner of the building. Hot water is provided by steam to hot water converter. Building ventilation is provided by ventilation blowers located on the ground level with steam heating coils to heat outside air from a tunnel system for supply to the blowers.

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- Air- conditioning is partially provided by a rooftop DX cooling unit installed in 1995.
- Electrical system was renovated in 1999-2000. The main panel is dated 1996. There is no information detailing the size of the service in the 2006 Dialog.

Site

- Retaining Walls: Cast in place concrete walls along the south side and at various stairs and area wells were generally noted in fair condition with a few minor areas of damage. Stone retaining walls throughout the site are generally in fair to poor condition with multiple areas noted that require repointing and some areas of stone replacement. Tie backs had been added to a section of stone wall on the east to try and stabilize the rotation of the wall.
- Sidewalks: Concrete, generally in fair condition. Some damage was noted at the east stairs. Interior courtyards require weed removal. City owned sidewalks surrounding the site generally in fair condition.
- Parking Lots: Asphalt and concrete is in fair-poor condition. The asphalt parking areas on the west should be milled, overlaid, sealed and stripped. The concrete drive area on the west should have the north apron replaced and damaged areas within the drive. The asphalt parking lot on the south requires weed removal, crack repair, resealing and stripping.
- Playground: Asphalt playgrounds on the south and north are generally in fair condition. All areas require weed removal, crack repair and resealing. The asphalt playground area on the east at the main entry was noted in good condition. The wood chip area on the north side is in poor condition. It requires weed removal and replacement of wood chips.
- Playground equipment: The only equipment remaining is the base of a merry-go-round and two basketball goals. The basketball goals are in good condition.
- Lawn and Landscaping: Fair condition. The entire site is overgrown. Shrubs and trees are located on the south and east elevations. All require pruning.
- Fencing: Chain link is in fair condition with some areas of damage noted.
- Exterior railings: Typical steel pipe, fair to poor condition with multiple damaged areas. Repainting recommended.

Key Public Spaces

- Auditorium: Sloped concrete floor with linoleum tile "runners"; historic fixed wood seating; coved plaster ceiling and decorative gothic arches above the proscenium; historic pendant light fixtures; raised stage with wood floor; small movie projection room on back wall.
- Gym: Wood floor; plaster walls with wood chair rail, high ceiling; concrete bleachers line the east wall and are accessible only from the corridors – metal railings separate the bleachers from the gym floor. There are some areas of water damage at the north and south ends of the gym.
- Office: Corridor entrance has flanking sidelights. Other finishes similar to classrooms.
- Library: Plaster walls; acoustical grid ceiling; red brick fireplace with wood mantel and flanking built-in cabinets; window seats opposite fireplace.
- Cafeteria: Modern finishes and fixtures.

Other Special/Distinct Features

- Decorative plaster molding and shallow arched openings at the main entry vestibule; main entry retains operable transoms and tile floor.
- Many classrooms have individual exterior entrances in addition to entrances from the corridors.
- Many classrooms have built-in cabinets and plumbing.
- 1926 classrooms on first floor have vaulted ceilings with wood skylights.
- Enclosed courtyards between the wings at the rear of the building.