

Blenheim

2411 E. 70th Terrace

Kansas City, Missouri 64132

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on May 12, 2011. The site visit examined the school grounds, the exterior, and all floors on the interior of the building. The roof was 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 9/20/2006) - dialogue was incomplete; building conditions remain similar to those noted in 2006.
- CADD floor plans -- basically accurate.
- 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. Masonry repairs are required, including repointing mortar joints in multiple areas. Window lintels show signs of deterioration and will eventually require replacement. Interior finishes are in fair condition with evidence typical of wear and use. The mechanical and electrical systems appear to be sufficient and in good condition for immediate building use. The building has recently developed issues with storm water and sewage backing up in the basement. The source of the problem is not readily apparent. The exterior site requires repairs to damaged areas, including the parking lot and playground.

HISTORIC RATING: ***

Good example of a Progressive Era elementary school. Much of its original plan and fabric remain intact, although a number of rooms have been reconfigured and repurposed. Some historic elements have been lost and finishes have been updated. Despite these changes the building appears eligible for listing in the National Register of Historic Places.

PHYSICAL OBSTACLES TO REUSE: Building has issues with storm water and sewage infiltrating the basement and with water entering the upper stories, possibly through failed roof elements, corroded lintels, or spalled masonry.

DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

Building Structure

- Foundation: Limestone, generally in good condition
- Floor Framing: Undetermined.
- Roof Framing: Undetermined.

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

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Exterior Envelope

- Exterior Wall Construction: Tapestry brick with rusticated limestone foundation/water table and cast stone trim. Details include quoins, buttress-like pilasters, patterned brick work, and cast stone medallions. Masonry is generally in good condition. Some areas of damage and possible leaning of the parapet were noted on the northwest corner. Some spalling of cast stone above east elevation entrance. Limited areas requiring repointing.
- Exterior Windows: Hung aluminum sashes are configured singly, in pairs and in bands. Treatment of the window openings varies. Some windows have cast stone sills, others have brick sills. Steel window lintels are visibly starting to corrode, causing some spalling of adjacent brick and cast stone. On interior windows have plaster jamb returns, marble sills, and varnished wood mullion caps.
- Exterior Entrances: Aluminum doors have single or multiple lights. Arched openings on east elevation have tall multi-light aluminum transoms and sidelights flanking doors. Paired metal doors in the southwest entry sit in historic wood frame with multi-light wood transom. The northwest entry has a deep stone surround.
- Roof: Flat roof, condition unknown.

Building Interior

- Corridors: Double loaded corridors follow the U-shaped footprint of the building. VCT flooring over concrete. Integral concrete baseboards; plaster walls have a wood chair rail; ceiling grid with acoustical tiles hangs below the plaster. Materials are generally in fair condition.
- Classroom Entries: Classroom entries have non-historic wood doors with small windows set in metal frames. Materials are generally in fair condition.
- Classrooms: Plaster walls with wood chair rails. VCT or carpet covers the concrete floors. Suspended ceiling grids with acoustical tiles. Some are arranged as "clouds" that cover most of the ceiling but do not extend to the walls. In these locations the original plaster ceiling and picture rail molding are visible above the dropped ceiling. Many new partitions have been added to reconfigure historic classrooms. Floating partitions have been constructed in front of most coat closets. Materials are generally in fair condition.
- Walls: Mostly plaster, some non-historic drywall. Materials are generally in fair condition.
- Ceilings: Grid ceiling with lay-in acoustical panels and recessed florescent light fixtures. Materials are generally in good to fair condition.
- Trim: Wood chair rails are found throughout the building (corridors and classrooms). Some classrooms retain wood-framed chalk boards; these are most evident on the upper floor. The historic coat closet alcoves have no doors, but wood cabinets are intact in most classrooms. Ground floor classrooms retain fewer historic trim elements. Six-bay wood display case in corridor near office. Materials are generally in fair condition.
- Floors: Carpet and vinyl composition tile over concrete. Materials are generally in fair condition.
- Stairwells/Egress: Wide concrete stairs with low, solid plaster railings separating runs. Railings have wood caps. There are wood handrails on both sides. Materials are generally in fair 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 is a simple manual system with horns, strobes, smoke detectors and pulls located in corridors. Some of the rooms have smoke detectors. Smoke detectors are located in the supply and return air ductwork. (Information from the 2006 Building Dialog)

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

- Two low pressure steam boilers provide heat for the entire building. Two large fan units provide the air for most of the building. The gymnasium and auditorium are each served by their own fan. The fans provide heat through steam coils. The majority of the building is equipped with perimeter heat through fin tube radiators. Partial air-conditioning is provided by split units with DX cooling for the office, office workroom, health rooms, library, and computer room. Three classrooms have window air-conditioners.
- Electrical system consists of an estimated 1000A 208Y/120V services. This service would be adequate for air-conditioning the entire building.

Site

- Sidewalks: Concrete, generally in fair to poor condition. Stairs at the NE portion of the site and SE portion area damaged and require repair or replacement. City owned sidewalks surrounding the site are generally in fair to poor condition.
- Parking Lots: Asphalt is in poor condition. In need of plant removal, milling, topping and resealing and striping.
- Playground: Asphalt is in fair condition. In need of plant removal, some patching and resealing and striping.
- Playground Equipment: Playground equipment is in good to fair condition.
- Lawn and Landscaping: Fair condition, with a significant amount of weeds in the lawn areas. Landscaping is minimal mostly located along the south side of the site and in fair condition but overgrown.
- Fencing: Chain link in fair condition with multiple damaged areas noted.
- Exterior railings: Steel tube railing generally in fair condition in need of painting.

Key Public Spaces

- Auditorium: Attached rows of wood seats, concrete floor with carpet runner on the aisles, raised stage with wood floor. Decorative plaster proscenium has egg-and-dart molding and keystone shield with the letter "B." Plaster beams create a coffered ceiling. Acoustical tile is applied directly to the plaster on the flat surfaces within the coffers. Historic light fixtures with Art Deco wedding cake globes hang from the ceiling. Balcony has been enclosed and converted into offices.
- Gym: High ceiling, carpeted floor, plaster and brick walls; flooded at the time of site visit. Balcony has multi-light wood windows that overlook gym floor.
- Office: Non-historic partitions, carpeted floor, dropped grid ceiling. Tiled fireplace with nursery rhyme motif suggests that this room was originally the kindergarten or library.
- Library: Created from 2 (maybe 3) classrooms. Partition walls removed, but classroom cabinets are intact.
- Cafeteria: VCT floor. May also have been created by combining multiple classrooms. Nice multi-light wood doors at entrance with multi-light transom. Two wood cabinets within cafeteria.

Other Special/Distinct Features

- Very damp building. At the time of the site visit, water had flooded the gym through a window well. Peeling paint was also evident in many locations.
- Plaster had failed above a window in one classroom. This may be the result of failing roof, corroded window lintels and/or spalled brick or cast stone trim.
- Upper portion of brick chimney has multiple cracks.