

Bryant

319 Westover Road

Kansas City, Missouri 64113-1211

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on May 17, 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 11/9/2006) - 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: *** 1/2

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 fair condition for immediate building use. The exterior site requires repairs of damaged areas, including parking and playground areas and stone retaining walls.

HISTORIC RATING: ****

Good example of a Progressive Era elementary school that was expanded over time. Much of the original plan and fabric remain intact. Some finishes have been updated, and some partitions have been altered/added. The building appears eligible for listing in the National Register of Historic Places.

PHYSICAL OBSTACLES TO REUSE:

- Multiple levels make circulation awkward.
- There is no circulation between the east and west wings on the ground floor or the 1st floor.

DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

Building Structure

- Foundation: Limestone, generally in good condition
- Floor Framing: Undetermined.
- Roof Framing: Undetermined.
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Note: No items were noted for further in-depth review by structural consultant.

Exterior Envelope

- Exterior Wall Construction: Tapestry brick with rusticated limestone foundation/water table and dressed limestone trim. Concrete frames surround groups of windows and form spandrel panels between stories. There are geometric ceramic tiles inset in concrete spandrel panels. Ornament exhibits strong

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Jacobethan/Tudor Revival influences. Masonry is generally in good condition, although concrete and some brick are beginning to spall and crack. Limited areas require repointing.

- Exterior Windows: Single-hung one-over-one aluminum sashes topped by fixed transoms. Windows have terracotta or stone sills. Interior trim includes marble sills and plaster mullion caps. Materials are generally in fair condition.
- Exterior Entrances: Aluminum doors have multiple lights and transoms. North-facing doors are within arched terracotta surrounds. These entrances also have historic wood vestibules with "school house" pendant lights. Materials are generally in fair condition.
- Roof: Flat roof, condition unknown.

Building Interior

- Corridors: Double loaded corridors echo the U-shaped footprint of the building on the 2nd and 3rd floors. The Basement and 1st Floor have east and west corridors that exit to the south but that do not connect to each other. Concrete floors rise to form an integral baseboard; plaster walls have a varnished wood chair rail; and a grid with acoustical tiles hangs below the plaster ceiling. The dropped ceilings are configured as "clouds" that do not touch either wall. The 3rd floor wall-ceiling juncture is coved plaster.
- Classroom Entries: Historic partially-glazed wood doors with operable transoms. Materials are generally in fair condition.
- Classrooms: Plaster walls with varnished chair rails. VCT or carpet covers concrete floors. Plaster ceiling with simple picture rail molding. Materials are generally in fair condition.
- Walls: Mostly painted plaster. Materials are generally in fair condition.
- Ceilings: Lay-in grid ceilings in corridors; plaster in most classrooms. Materials are generally in good to fair condition.
- Floors: Carpet and VCT over concrete. Materials are generally in fair condition.
- Trim: Varnished wood chair rails are found throughout the building (corridors and classrooms). Classrooms also have wood-framed chalkboards; cabinets with leaded glass doors, and coat closets with pull-up doors. Basement level classrooms have little historic trim. Materials are generally in fair condition.
- Stairwells/Egress: Wide concrete stairs have solid plaster knee wall railings separating runs. Railings have wood caps. Wood handrails are attached to both flanking walls. 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.
- A wheelchair lift provides access to the gymnasium. It was not operational 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. Smoke detectors are located in the library and fan ductwork. (Information from the 2006 Building Dialog)
- Fire sprinklers are provided in the basement mechanical room and in the building corridors.

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

- One low pressure steam boiler provides heat for the building. One large fan provides and circulates air. There are steam coils at the fan and finned tube steam radiators on the north walls of the first and second floor and in the office. Partial air-conditioning is provided in the library and office by a single roof top unit with DX cooling. Four classrooms on the second floor have window air-conditioning units.
- Electrical system consists of a 1200A 480Y/277V service.

Site

- Retaining Walls: Stone retaining walls at the north entrance are rotating to the north.

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- Sidewalks: Concrete, generally in fair to poor conditions. Two ramps at the stairs to the north parking lot are damaged. City owned sidewalks surrounding the site are generally in fair condition.
- Parking Lots: Asphalt is in fair condition. In need of resealing and striping.
- Playground: Asphalt is in fair condition. In need of plant removal, resealing and striping.
- Playground Equipment: Playground equipment is in good condition. There are three different pieces of equipment.
- Lawn and Landscaping: Fair condition, with a significant amount of weeds in the lawn areas. Landscaping is mostly located along the south side of the building and in fair condition but overgrown.
- Fencing: Chain link in fair condition with a damaged area noted on the southeast side of the building.
- Exterior railings: Steel tube railings generally in fair condition in need of painting.

Key Public Spaces

- Auditorium/Library: Raised stage at one end of this open room. No proscenium or trim surrounding stage opening and no fixed seating. Dropped ceiling. No trim. South wall has been altered to a curved shape that projects slightly into the corridor. Historic French doors at entrance.
- Gym: Glazed brown brick and plaster walls. VCT floor and vinyl base. Dropped ceiling between beams. Some peeling paint. A row of concrete columns (oriented east-west) interrupt the open gym floor toward the north side of the room. Collapsible wood bleachers along North wall. Bleachers may reach the column line when fully extended.
- Office: Wood cabinets. Interior office has a glazed wall with ribbed glass. Single-user restroom with wood trim and historic fixtures. Trim and finishes are newer than classrooms, maybe 1940s or 1950s.
- Cafeteria: Along east side of building. VCT floor and dropped acoustical grid ceiling. No historic trim.

Other Special/Distinct Features

- Especially elegant, full-height Tudor-style terracotta trim at north entrances. Inside these entrances are historic wood vestibules with pendant lights.
- Circulation at south end of building is extremely awkward on lower levels.
- At southwest corner of 2nd floor there is one narrow cloak room with plaster walls and multiple rows of hooks.