

Douglass

2640 Bellview

Kansas City, Missouri

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on April 30, 2011. The site visit examined the school site and the exterior and interior of the building. The team visited the ground floor, first floor and second floor. 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 11/20/2006. Dialogue was incomplete. Building conditions are still similar to those noted in the 2006 dialogue.
- CADD floor plans. Basically accurate, missing structural items including columns.
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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 of damaged areas, including parking and playground areas and stone retaining walls.

HISTORIC RATING: ****

Very interesting school design by noted Modernist architecture firm Kivett & Myers. Building retains all of the features and fabric that define its functional property type, its architectural style, and its period of construction. The only change of note is the installation of modern insulated glass sashes within the historic curtain wall system. This does not significantly impact its historical significance and the building appears eligible for listing in the National Register of Historic Places.

PHYSICAL OBSTACLES TO REUSE: None

DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

Building Structure

- Foundation: Concrete, generally in good condition.
- Floor Framing: Concrete, generally in good condition.
- Roof Framing: Undetermined, believed to be concrete.

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

Exterior Envelope

- Exterior Wall Construction: Combinations of brick masonry and steel curtain wall. Brick masonry is in good condition. Steel curtain wall system has multiple areas of surface rust but generally appears to be in fair condition

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- Exterior Windows: Curtain wall windows have alternating rows of opaque enameled metal panels and hopper sashes with insulated glazing. High hopper windows in gym. Operable windows do not appear to be original, but complement historic curtain wall design. Windows are generally in fair condition. Only the upper floor windows appear to have insulated glazing.
- Exterior Entrances: Aluminum framed doors; windows in doors have wire glass. Interior vestibule at main entrance is metal storefront system. Entrances appear to be in good condition with minor deterioration of finish.
- Roof: flat roof, condition unknown.

Building Interior

- Corridors: Corridors have brick walls, acoustical tile ceilings, and VCT; high windows at classrooms; glazed wall at office. Materials are generally in good to fair condition.
- Classroom Entries: Classroom doors and metal jambs are original. They have 3 panels with upper two glazed and lower with vents. Materials are generally in good to fair condition.
- Classrooms: Plaster walls with a sand finish; acoustical tile ceilings; carpeted or VCT floors. Materials are generally in fair condition.
- Trim: Partitions on metal posts screen coat area in upper floor classrooms; next to coat area are two small closets; metal shelves and sinks built in to one short wall and metal shelving on long wall below windows. Materials are generally in good to fair condition.
- Stairwells/Egress: Stairs have rubber treads, dual pipe railings, brick and plaster walls, and lay-in grid ceiling; narrow, solid wall with plaster finish and blond wood cap separates stair runs; full-height wall of windows illuminates stairwell. Materials are generally in good to fair condition.
- Restrooms: each upper level classroom has two individual toilet rooms; upper and lower floors have common toilet rooms; all have modern finishes and fixtures. Materials and fixtures are generally in good to fair condition with normal evidence of use and wear.

Conveying System

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

Fire Protection Systems

- Fire Alarm system information was not included in the 2006 Building Dialog. Fire Alarm system appears to be a simple manual system with horns, strobes and pulls located in corridors. No smoke detectors. The number of pull stations seems to be insufficient.
- Fire sprinkler system is provided. Piping is exposed below ceiling.

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

- Two low pressure steam boilers provide heat for the building. Unit ventilators with both heating and ventilation capabilities are located in the classrooms providing heating, along with fin-tube radiators in the hallways.
- Air-conditioning is provided in the administrative office area by wall mounted split units with DX-cooling. Window type units provide air-conditioning in a couple of ground floor classrooms and a first floor classroom. Ceiling hung AHUs with DX-cooling provide air-conditioning for the cafeteria, an office, storage room and teacher's resource center.
- Electrical system consists of an out of date combination of 3 phase 240 and single phase 240/120v.

Site

- Retaining Walls: Cast in place concrete along north side of parking lot and at area wells. Generally noted in good conditions with a few minor areas of damage. Stone retaining walls along the south and west sides of the site are generally in fair to poor condition with multiple areas noted requiring repointing and some stone replacement.

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- Sidewalks: Concrete, generally in fair conditions. City owned sidewalks surrounding the site generally in fair condition.
- Parking Lots: Asphalt is in poor condition. Milling, overlay, sealing and restriping is recommended.
- Playground: Asphalt is in poor condition. Milling, overlay, and sealing is recommended.
- Playground Equipment: Equipment is in fair condition. The finish has become chalky in appearance.
- Lawn and Landscaping: Fair condition, with a significant amount of weeds in the lawn areas. Landscaping is minimal mostly located along the east side of the building and in fair condition.
- Fencing: Chain link is in good condition with some areas of damage noted.
- Exterior railings: Typical steel pipe, fair condition with some damaged areas. Repainting recommended.

Key Public Spaces (gymnasium, auditorium, cafeteria)

- Cafeteria: in basement has typical finishes
- Gymnasium: high windows have operable sashes; wood floor, acoustical tile ceiling; raised state at west end has wood floor.
- Library: carpeted floor and dropped ceiling
- Office: has typical finishes and entry

Other Special/Distinct Features (include significant historic elements)

Curtain wall glazing is most distinct feature of building; metal shelving below windows in each classroom; wood-framed display case in lower floor corridor