

Graceland

2803 E. 51st Street

Kansas City, Missouri 64130

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on May 11, 2011. The site visit examined the school site, the exterior, and all interior floors 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 the 2006.
- CADD floor plans - basically accurate; missing some windows, doors, etc.
- Kansas City Historic Inventory Form (dated 3/89)



CONDITION RATING: ***

The building is structurally sound. The exterior envelop in fair condition with some remaining usable life in the envelop components. The exterior brick veneer is failing in several areas, most notably on the west façade. The interior finishes are in fair condition with some typical wear from use. The mechanical and electrical systems appear to be sufficient and in fair condition. The exterior site requires typical maintenance and repairs at asphalt areas and concrete stairs.

HISTORIC RATING: ****

The original 1926 building was expanded at least twice with the addition of large classroom blocks in the 1950s and 1960s and a gymnasium in the 1950s. The interior finishes have been substantially modernized, although the plan clearly reflects the building's historic educational function. The additions are compatible with the massing, materials and design of the original block. They reflect the continued use of the property for its original purpose and changing thoughts about educational architecture in the post-World War II period. This 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 at the original building, generally in good condition. Steel at the additions, generally in good condition.
- Roof Framing: Combination of steel and concrete generally in good condition.

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

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Exterior Envelope

- **Exterior Wall Construction:** Red brick with rusticated limestone water table and cast stone accents. Stucco spandrel panels on 1966 addition and EIFS walls on elevator tower. The masonry is generally in fair condition; in several locations, most notably on the west façade, the brick veneer is failing. A pile of bricks in one 2nd floor classroom appears to have been preemptively removed from the exterior wall to prevent property damage or personal injury. Light colored brick accents and accent stone are spalling in multiple areas on the north and west facades. There are multiple areas that require repointing of mortar joints and replacement of steel lintels. Painted areas on the east and north facades are peeling and are in need of repainting.
- **Exterior Windows:** The original block and 1966 addition have four-light windows arranged singly, in pairs, and in bands of four or five. The windows are single glazed. The upper sash is a fixed opaque panel, and the 3rd sash is an operable hopper. The other two sashes are also fixed and have clear glazing. The 1950s additions have bands of multi-light sashes that are similar in configuration, but with more sashes in each vertical stack. All of the windows are aluminum-framed. They are generally in fair condition.
- **Exterior Trim:** The original block has stone and brick beltcourses at the parapet and above the first story windows. The primary entrance on the north elevation has a stone surround with an articulated key stone detail. A panel above the entrance has the name of the school carved in relief. The additions are simple modern structures with no applied ornament. Articulated brick columns and patterned brickwork provide some visual relief. The 1966 addition has asymmetrically arranged columns of windows and light stucco spandrels that provide visual interest. Heavy cast stone bands frame the windows on the front elevation of the 1950s classroom block.
- **Exterior Entrances:** Paired aluminum-framed glazed doors are generally in fair condition. Doors at the main entries (north elevation) have transoms. The original entrance retains a two-light wood transom. This entrance also has a historic interior vestibule with a large multi-light transom above a pair of multi-light wood doors. The north entrance to the 1950s block has a multi-light transom, while the east vestibule has exposed brick walls.
- **Roof:** Flat roof with metal-wrapped eave line. Most of the building has tight eaves. The eaves are deep at the front elevation of the 1950s classroom block. The roof was not accessible during the visit, the condition is unknown.

Building Interior

- **Corridors:** Original building has plaster walls and ceilings and VCT floors. Additions have plaster walls with a blue tile wainscot, plaster ceilings, and VCT floors. Materials are generally in fair condition.
- **Classroom Entries:** Solid wood doors with narrow vertical lights in metal frames. Generally in good to fair condition.
- **Classrooms:** Original building – plaster walls and ceilings, VCT floor. New cubbies and shelves built into recessed coat closets. Closets have modern doors. Some classrooms have plastic laminate cabinets under windows. One or two rooms retain historic cabinets with glass doors and wood framed chalk boards. Additions – plaster walls; VCT or carpet; dropped grid ceilings. Floating partitions screen coat areas, which have similar plastic laminate cubbies and shelves.
- **Trim:** Very little trim. A few classrooms retain historic (1926) cabinets and framed chalkboards.
- **Stairwells/Egress:** Concrete stairs. Solid walls separate runs of northwest stair. Southwest stair has multi-tiered metal railing. Materials are generally in good to fair condition with normal evidence of use and wear.

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- Restrooms: CMU walls. All modern finishes and fixtures. Generally in good 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 appears to be a simple manual system with horns, strobes, smoke detectors and pulls located in corridors.
- Fire sprinkler system is provided in basement of the original building.

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

- Two low pressure boilers provide steam for heating throughout the building. A house fan located in the boiler room circulates ventilation air to all areas of the facility. An AHU with steam heating coil located in the attic space above the stage provides ventilation air for the auditorium. In 2006 the AHU was noted as not operational due to broken fan pulley.
- Partial air-conditioning is provided for the Office area, Library, and Computer room by a package rooftop unit with DX cooling. A split type DX cooling unit provides air-conditioning to the telecom. room on the 3rd floor.
- Electrical system is a 1200A 208Y/120V.

Site

- Retaining Walls: Cast-in-place concrete along the east side of the site. Generally noted in fair condition with vertical cracks where the walls return at the stairs. Wood retaining along the south side of the site is generally in poor condition with significant rotation noted.
- Sidewalks: Concrete, generally in fair condition. Stairs on the east and north sides were noted with damage. City-owned sidewalks surrounding the site generally in fair condition.
- Parking Lots: Asphalt at the east and west parking areas are in fair condition. Plant removal, some crack repair, patching, resealing, and striping recommended.
- Playground: Asphalt is in fair condition. Plant removal, some crack repair, resealing, and striping recommended. Area located adjacent to the building on the south side near the elevator and gym is in need of replacement.
- Playground Equipment: Equipment is in fair condition.
- Lawn and Landscaping: Fair condition, with a significant amount of weeds in the lawn areas. There is no decorative landscaping.
- Fencing: Chain link fencing is in fair condition.
- Exterior railings: Typical steel pipe, fair condition with some damaged areas. Repainting recommended.

Key Public Spaces

- Gymnatorium: Wood floor, plaster and glazed block walls, dropped ceiling grid. Raised stage with wood floor has a very simple plaster proscenium. Collapsible bleachers on opposite wall.
- Library: Plaster walls, carpet, and dropped ceiling grid. Large built-in wood librarian's desk.
- Cafeteria: VCT floor, plaster and glazed block walls, and plaster ceiling.