

Greenwood

3711 E. 27th Street

Kansas City, Missouri 64127

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on July 11, 2011. The site visit examined the school grounds and the exterior and interior of the building. The team visited the basement, 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 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 appears to be structurally sound except for possible damage to roof framing around the courtyard. The exterior envelope is in fair condition with areas of the roof noted in poor condition. The building envelope, including masonry and windows, has some remaining usable life, but will require masonry repairs and roof replacement. Interior finishes are in fair to poor condition mainly due to previous water infiltration. The mechanical system is inoperable and the condition of the electrical system is unknown. Damaged areas of the site requiring repair will include parking lot, playground, sidewalks, and stone retaining walls.

HISTORIC RATING: ****

Excellent example of an elementary school constructed during the period when City Graded Schools began adopting Progressive Era design elements. Because this is one of the oldest schools owned by the District, the building has features and finishes that are unique from most other buildings visited as part of the Repurposing Initiative. The historic plan and much of the original fabric remain intact. Some finishes have been updated. Replacement windows fill the historic openings, and the staircase at the north entrance is missing. The building appears eligible for listing in the National Register of Historic Places.

PHYSICAL OBSTACLES TO REUSE: Several locations exhibit evidence of severe water damage. This includes failed plaster ceilings, peeling paint on walls, and heaved wood floors. There is also extensive mold on the ground floor and some evidence that pigeons had been in the building (although no live or dead birds were viewed). The stair at the main entrance has been removed and would require replacement for reuse. Based on the 2006 Building Dialogue the entire HVAC system is also assumed to require replacement. Lack of an elevator is also an obstacle to reuse of the building.

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DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

Building Structure

- Foundation: Concrete in good condition.
- Floor Framing: Concrete and wood in fair to poor condition depending on location. Second floor floors of the classrooms surrounding the west courtyard were in poor condition. The wood floor had collapsed exposing the floor framing below.
- Roof Framing: Assumed to be concrete and wood. Condition undetermined.

Note: Roof framing should be considered for further in-depth review by structural consultant.

Exterior Envelope

- Exterior Wall Construction: Red brick laid in Flemish bond with every seventh course composed of header bricks. Matching mortar color. Decorative brickwork and dressed limestone trim ornament the walls. Masonry is generally in good condition. Limited areas require repointing, as noted.
- Exterior Windows: Hung aluminum sashes fill tall and narrow openings. The windows have stone sills and no articulated lintels. Steel lintels are in good condition with limited evidence of corrosion.
- Exterior Entrances: Non-historic aluminum doors have single lights. The main north entrance has a heavy banded stone surround with a wide cornice and the school name carved in the entablature above the door. The east and west entrances are of a similar design, although less ornate. The east entrance to the auditorium is similarly trimmed but capped with a geometric Art Deco arch. Wood sidelights and trim are intact at some openings. Interior vestibules have wood framed doors with sidelights and transoms. Vestibules in the older parts of the building have terrazzo floors and speckled brown glazed brick walls. Newer vestibules have concrete floors and yellow glazed brick walls.
- Roof: Flat roof, condition unknown. Decorative metal cornice has several deteriorated areas requiring repair. Decorative metal gutters at the south courtyards were full of plant growth and the downspouts were disconnected. These areas correspond with significant water damage inside the building.

Building Interior

- Corridors: Double loaded corridors give the building a W-shaped plan. The main east-west corridor is very wide. The north-south corridors are much narrower passages into later additions to the building. The main corridor has a wood floor and plaster walls. Acoustical tiles are applied to the high plaster ceilings. A wood baseboard and a simple picture rail molding are the only trim. The north-south corridors have similar finishes, but transition to a concrete floor with integral concrete baseboards. Materials are generally in fair condition on first and second floors. Materials were noted in poor condition on the ground floor.
- Classroom Entries: Most classroom entries retain historic wood doors with large upper glazing and two lower panels. The wood frames and doors are varnished. Materials are generally in good condition.
- Classrooms: Classrooms have plaster walls and wood floors. Non-historic drywall partitions divide a few historic spaces. Classrooms in the newer southwest wing have concrete floors. Acoustical ceiling tiles are attached to the plaster ceiling in most classrooms. Floating partitions have been constructed in front of some historic coat closets. Other areas of the building have narrow coat rooms between the classrooms. The wood floors have buckled from water infiltration in multiple rooms. Classrooms on the ground floor were noted with deteriorated wall and ceiling finishes and mold. Classrooms on the first and second floors surrounding the courtyards were noted with deteriorated floor, walls and ceiling finishes.
- Walls: Mostly painted plaster; minimal non-historic drywall. Materials are generally in fair condition.
- Ceilings: Acoustical tiles attach directly to the plaster ceiling. Simple picture rail molding in a many rooms. Materials are generally in fair condition. Ceilings have collapsed in multiple rooms from water infiltration.
- Trim: Varnished wood trim is found throughout the building. All classrooms retain wood-framed chalk

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boards and cabinets, some with leaded glass doors. Doors are missing from most of the recessed coat closets, but pivot doors are extant in two couple rooms. Separate coat rooms have hooks. One classroom has a continuous shelf (similar to a plate rail) that runs along one wall above the chalk board. Ground floor classrooms have little historic trim.

- Floors: Light-colored, tongue-and-groove wood floors are heaved from water damage in many locations. Vinyl composition tiles overlay the wood in a few classrooms. Rooms in the south wings have concrete floors. Gym floor is end grain wood blocks and has area of buckling. Materials are generally in fair condition with areas of minor to sever water damage.
- Stairwells/Egress: The stairs in the main building are concrete-filled metal structures with ornate metal railings and newel posts. The southwest stair and stair by the auditorium are wide concrete structures with solid plaster kneewall railings separating the runs. These railings have wood caps and wood handrails on the flanking walls. The stair run from the main entrance to the first floor has been removed. Sections of the railing remain, indicating where the structure was removed.
- Restrooms: Modern finishes and fixtures, generally in fair condition.

Conveying System

- The building has no elevator.

Fire Protection Systems

- Fire Alarm system appears to be a simple manual system with smoke detectors, horns, strobes and pulls located in corridors.
- Fire sprinklers are not provided.

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

- Closed in 1989 the HVAC has not operated since then except for the boilers which were operated up until 2002. There is no air-conditioning and the building ventilation system may have been inoperative since around 1975. Condition of HVAC equipment is assumed to be inoperable.
- Electrical system consists of an 800A 3-Phase 4W service. Service appears to be at least 50 years old. The condition is unknown.

Key Public Spaces

- Auditorium: Concrete floor. Slightly curved raised stage with a wood floor and a balcony. The simple plaster proscenium has a simple octagonal medallion at its center. Deep cove at the edge of the ceiling. The flat ceiling surface is ornamented in a basket weave pattern. (It was unclear if this is scored plaster or applied acoustical tiles.) Dropped grid ceiling above the balcony. Historic light fixtures hang above the main floor and balcony. Attached seats have been removed.
- Gym: High ceiling, end block wood floor, plaster and brick walls. Raised balcony has wood bench seats on concrete risers and a metal pipe railing.
- Office: An office (more recently a teacher workroom) occupies a Mezzanine above the first floor at the front of the building. Wood framed windows look out from this room to the corridor. There is a narrow room lined with floor-to-ceiling wood cabinets next to the main room. Finishes are typical of classrooms.
- Kindergarten: A large room at the southeast corner of the building appears to have been the kindergarten. There are single user restrooms on the east and west sides of the room. A brick fireplace on the north wall has a battered chimney and wood mantel shelf. Arched recesses flank the chimney. One is the entrance to the room; the other is an inglenook with a deep wood bench seat. Wood cabinets with multi-light doors are found in several locations around the room. Trim also includes a picture rail, chair rail, baseboard, and cove molding. Wood framed chalk boards line the walls in several locations. Plaster ceiling and vintage checkerboard linoleum tile floor. This room has direct access to the outside.
- Cafeteria: Cafeteria is a large room on the ground floor at the southwest corner of the building. Concrete floor, painted plaster walls, and suspended grid ceiling. 1940s era light fixtures. Kitchen

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occupied the north end of the room.

Site

- Retaining Walls: Stone retaining walls on east, west and south are in fair condition with some areas noted in poor condition. Concrete wall at the playground was noted in fair to poor condition.
- Sidewalks: Concrete, generally in poor condition. City owned sidewalks surrounding the site are generally in fair condition.
- Parking Lots: Asphalt is in poor condition. In need of plant removal, milling, topping, resealing and striping. A portion of the north parking area requires replacement of damaged asphalt.
- Playground: Asphalt is in poor condition. In need of plant removal, milling, topping, resealing and striping.
- Playground Equipment: Playground equipment consisting of basketball goals are in poor condition.
- Lawn and Landscaping: Poor condition, with a significant amount of weeds in the lawn areas.
- Fencing: Chain link is in poor condition.
- Exterior railings: Noted in poor condition.

Other Special/Distinct Features

- Highly intact building with some unique historic finishes.
- Old water damage is evident, particularly in heaved wood floors and failed plaster ceilings.
- Main stair run missing inside front (north) door.