

Ladd

3640 Benton Blvd.

Kansas City, Missouri 64128

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on May 31, 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 good condition with remaining usable life in the envelop components. The interior finishes are also in good condition with some 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 only typical maintenance and repairs.

HISTORIC RATING: ****

The building retains a high percentage of its historic fabric, including wood trim, built-in cabinets, and an ornately detailed auditorium. It also contains one of the most unique historic features – a series of female heads that anchor beams in the east half of the 1st floor corridor. Modifications have only weakened the historic integrity of the building slightly. These changes (including construction of an addition and replacement of original windows) do not impact its ability to communicate its original functional property type, its architectural style or its period of construction. It 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 and stone, generally in good condition
- Floor Framing: Undetermined. Assumed to be concrete, 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.

Exterior Envelope

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- Exterior Wall Construction: Brick masonry construction at the original building and a combination of brick masonry and EIFS at the building addition. Masonry and EIFS are generally in good condition. Some areas require minor repointing of mortar joints. Parapets on the north elevation were noted with organic growth in the mortar joints.
- Exterior Windows: Non-historic aluminum windows are configured as 1/1 hung sashes topped by a fixed transom sash. The steel window lintels are corroding in some locations and vegetative growth is evident. They retain wood trim on the interior. Historic wood sashes with Gothic muntin patterns are extant in the stairwells.
- Exterior Trim: Robust cream-colored terra cotta trim and patterned brick work includes vertical and horizontal bands as well as geometric medallions that break-up the tapestry brick walls surfaces. The trim expresses Tudor Revival/Jacobethan design, although some elements (particularly at the front entrances) have a distinctly Prairie School or Craftsman style. The terra cotta is generally in good condition.
- Exterior Entrances: Aluminum-framed glazed doors, generally in good condition. Interior wood vestibules include pairs of multi-light doors with transoms and sidelights. The vestibules also have yellow brick walls and mosaic tile floors.
- Roof: Flat roof with a shaped parapet. Terra cotta coping. The roof was not accessible during the visit, but some sections of membrane roofing were visible through upper story windows. The condition is unknown. Movement of the terra cotta coping was noted on the east elevation and concrete flue caps were noted with damage.

Building Interior

- Corridors: Painted plaster walls with integral concrete base and wood chair rail. VCT flooring. Some plaster ceilings are exposed. Many of these retain historic picture rail moldings. Remaining corridors have non-historic dropped grid ceilings with acoustical tiles. Materials are generally in good condition.
- Classroom Entries: Classroom doors are original; two-panels with upper glazing; operable transoms; wood frames; generally in good condition.
- Classrooms: Plaster walls; carpeted floor with wood base and some wood chair rail. Dropped acoustical ceiling grids are held back from the exterior (window) wall. Non-historic metal framed chalk boards. Plastic laminate cabinets and sink counters fill recessed openings that were original coat rooms. Some classrooms also retain historic wood cabinets with glazed upper doors.
- Trim: Varnished oak woodwork throughout building includes chair rails, window and door casings, baseboards in class rooms, and classroom cabinets. Some cabinets have stippled or leaded glass doors. Materials are generally in good condition with evidence of normal use and wear.
- Stairwells/Egress: Wide concrete stairs have wood caps topped with non-original metal picket railings. Curved newels and end walls. Materials are generally in good to fair condition with normal evidence of use and wear.
- Restrooms: All modern finishes and fixtures. Restrooms have been created from original classroom spaces. Finishes and fixtures are 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.
- The building has a chairlift located at the stage in the auditorium. 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 the corridors. Piping is exposed in plaster ceiling areas.

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

- Two low pressure boilers provide steam for heating throughout the building. To large fan units provide recirculated air to all the classrooms and other areas. The fan units have steam coils and provide hot air in the winter in most of the areas including classrooms. This is the sole source of heat in most of the areas, including the classrooms except for rooms 103 and 107. The gymnasium, auditorium, library and classrooms 103 and 107 have steam fin tube radiators on the perimeter walls for heating.
- Partial air-conditioning is also provided for offices, nurse area and caring common area by DX cooling with split units. These AHU's do not have heat capabilities. Computer room is served by an independent split system with heat capability. There is a roof top unit with gas heat serving the two kindergarten classroom. A separate roof top unit without heating capability serves the library.
- Electrical system is a 1200A 208Y/120V.
- Large louvered air intake vents are evident on front elevation, integrated into the design of the main entrance. These were part of the original heating/venting system.

Site

- Retaining Walls: Cast in place concrete along southeast side of the site and at area wells. Generally noted in good condition with a few minor areas of damage. Stone retaining wing walls at exterior stairs are generally in good condition with some areas noted that require repointing and the replacement of some damaged stones.
- Sidewalks: Concrete, generally in good condition. One stair on the west side was noted with damage. City-owned sidewalks surrounding the site generally in fair condition.
- Parking Lots: Asphalt is in fair condition. Plant removal, some crack repair, resealing, and striping recommended.
- Playground: Asphalt is in fair condition. Plant removal, some crack repair, resealing, and striping recommended.
- Playground Equipment: There is no playground equipment on site.
- 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

- Auditorium: Raised stage with wood floor; historic school house pendant lights hang from beamed ceiling; sloped concrete floor has attached wood seats.
- Gymnasium: Plaster walls with wood chair rail; steel and concrete structural beams exposed at ceiling. Recent structural reinforcement is evident. Mezzanine bleachers are bead board.
- Office: Up a short flight of stairs above central stairs; multi-light windows facing corridor. Large space has few remaining partitions. Finishes similar to classrooms.
- Teacher's Lounge: Glazed wall at corridor, above library. Large open room has finishes similar to classrooms. Single-user bathroom with marble corner sink.
- Cafeteria: Long space at front of building. Modern finishes.
- Library: North of corridor opposite main stairs and office on first floor. Finishes similar to classrooms.

Other Special/Distinct Features

- Gothic windows in east and west stairwells.
- Separate, long narrow coat rooms next to some classrooms; these have modern finishes.
- Figurehead brackets anchor ceiling beams in east end of first floor corridor.