

Longan

3421 Cherry Avenue

Kansas City, Missouri

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on April 12, 2011. The site visit examined the school site and the exterior and interior of the building. The team visited the basement, first and second floors. 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 structural details, including columns.

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: *****

Modifications to original elements have weakened the historic integrity of the building. 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, generally in good condition
- Floor Framing: Concrete, generally in good condition
- Roof Framing: Concrete at original building; unable to determine framing of addition roof, but believe it to be steel.

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

Exterior Envelope

- Exterior Wall Construction: Brick masonry construction at the original building and a combination of brick masonry and EFIS at the building addition. Masonry and EFIS are generally in good condition. Some areas require minor repointing of mortar joints.
- Exterior Windows: c. 1994; bands of stacked sashes. Upper sash is opaque panel; middle sash is fixed; lower sash operates as a hopper. All have insulated plastic glazing, generally in good condition. Some windows are missing screens.
- Exterior Entrances: Aluminum-framed glazed doors, c. 1994, generally in good condition.

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- Roof: Flat roof, cornice wrapped in metal, condition unknown on original building. Roof of addition combines a flat roof with shallow pitched standing seam metal roofing, condition is unknown.

Building Interior

- Corridors: Corridors have brick walls, lay-in ceiling grids with integral florescent light fixtures, and VCT flooring; high windows next to classrooms; glazed wall at office. Materials are generally in good condition.
- Classroom Entries: Classroom doors are original; three-panels with upper two glazed and lower with vents; metal jambs; generally in good condition.
- Classrooms: Plaster walls; acoustic tiles attached to ceiling deck; blond wood trim framing chalk/bulletin boards; small coat closet and built-in shelving. 1st floor has built-ins in front of rear coat closet; textured glass above built-in. 2nd floor has stand alone closet in front of coat area. Perimeter wall under windows is lined with metal radiator enclosures/bookshelves.
- Trim: Flat blond wood trim. Materials are generally in good condition with evidence of normal use and wear.
- Stairwells/Egress: Double wood handrails. Wide stairs with brick side walls and terrazzo treads. Modern single elevator. Materials are generally in good condition with normal evidence of use and wear.
- Restrooms: Terrazzo floors; modern fixtures. Materials 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.

Fire Protection Systems

- Fire alarm system information was not included in the 2006 Building Dialog. Fire alarm appears to be a simple manual system with horns, strobes and pulls located in corridors. No smoke detectors.
- Fire sprinkler system is not provided.

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

- Two low pressure steam boilers with cast iron radiators throughout the building.
- DX cooling system with remote condensing units provides air conditioning for the offices, library, and computer rooms.
- Electrical system information was not provided in the 2006 Building Dialog.

Site

- Retaining Walls: Cast in place concrete along south side of parking lot and at area wells. Generally noted in good condition with a few minor areas of damage. Stone retaining walls at west entrance along west side of the site are generally in good condition with some areas noted that require repointing and the resetting of some cap stones.
- Sidewalks: Concrete, generally in fair condition. Two stairs at the east parking lot are damaged, and the sidewalk at the west entrance is broken and settling. City-owned sidewalks surrounding the site generally in fair condition.
- Parking Lots: Asphalt is in fair condition. Plant removal, some patching and resealing, and striping recommended.
- Playground: Asphalt is in fair condition. Plant removal, some patching and 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. Landscaping is minimal mostly located along the east side of the building and in fair condition.
- Fencing: Chain link

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- Exterior railings: Typical steel pipe, fair condition with some damaged areas. Repainting recommended.

Key Public Spaces

- Auditorium: stage with wood floor; funky Modern stage lights; wood seats with molded end plates.
- Gymnasium: Original athletic equipment; high windows have operable awning sashes.
- Office: Glazed wall at corridor.
- Cafeteria: In basement, painted concrete block walls, and generally plain finishes.
- Library: In addition, has all modern finishes.

Other Special/Distinct Features

Blond wood trim featured at high windows in corridors, glazed wall at office, and classroom cabinets, coat closet, shelving, and chalk/bulletin board frames.