

Marlborough

1300 E. 75th

Kansas City, Missouri 64131

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on April 21, 2011. The site visit examined the school grounds, the exterior, and all floors on the interior of the building. Only the upper roof was accessible for review. 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 2006.
- CADD floor plans. Basically accurate, but noted with numerous missing items including windows, door, etc.
- Kansas City Historic Inventory Form (dated 3/89)



CONDITION RATING: ** 1/2

The building is structurally sound. The exterior envelop is in fair condition with some remaining usable life of the envelop components including the masonry and windows. The upper roof membrane is in poor condition causing multiple roof leaks and damage to the building interior. Interior finishes are in generally fair condition with typical wear from use, but a number of areas are in poor condition due to roof leaks. 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.

HISTORIC RATING: ***

Building is a good example of a Progressive Era elementary school designed in the Italian Renaissance Style. An addition from 1953 obscured most of the original primary façade, but this change documents the evolution of educational architecture and the district's response to need for additional classroom space. It is over 50 years of age and has achieved significance in its own right. The building appears eligible for listing in the National Register of Historic Places.

PHYSICAL OBSTACLES TO REUSE: Lack of an elevator will limit the building to certain uses.

DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

Building Structure

- Foundation: Stone and concrete, generally in good condition.
- Floor Framing: Concrete, generally in good condition.
- Roof Framing: Concrete, generally in good condition with some area of damage noted due to roof leaks.

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

Exterior Envelope

- Exterior Wall Construction: Tapestry brick with cream and polychrome terra cotta accents. Masonry is generally in good condition with limited areas requiring repointing, as noted.

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- Exterior Windows: Hung aluminum sashes have non-historic wood trim and historic marble sills. The 1952 addition has bands of glass block and double-stacked hoppers that span the façade separated at each classroom by a heavier mullion. These windows have two-tone glazed green tile sills. Gym has high multi-light steel sashes with hoppers; two adjacent rooms retain multi-light steel windows with lower hoppers. The windows are generally in fair condition.
- Exterior Entrances: Paired non-historic aluminum doors with single vertical lights. Interior vestibule at the SW entrance retains historic wood elements, including paired doors, multi-light transom and sidelights. Entrances are generally in poor condition.
- Roof: Flat roof, generally in poor condition. At the time of site visit, the roof drains on the upper roof were clogged with sediment and the roof membrane had pulled away from the parapet wall on the east and south sides.

Building Interior

- Corridors: Plaster walls with varnished wood chair rail and integral concrete base; vinyl composition tile covers concrete floors; dropped ceiling grid with lay-in acoustical tile. Simple picture rail molding is visible high on the walls where ceiling tiles are missing. Materials and finishes are generally in fair condition with typical signs of wear. Multiple ceiling tiles are missing or water damaged.
- Classroom Entries: Non-historic aluminum frames have wood doors with narrow single lights; some entries have sidelights. Entries appear to date to 1953 renovation. Materials and finishes are generally in fair condition.
- Classrooms: 1924 classrooms -- painted plaster walls with wood chair rail, dropped grid ceiling with lay-in acoustical tiles and vinyl composition tile or carpet on the floor. 1953 classrooms -- painted CMU walls, dropped ceiling grids (hang below concrete structure) and vinyl composition tile flooring. Materials and finishes are generally in fair condition.
- Walls: Painted plaster or CMU; glazed brown brick in gym. Materials are generally in good to fair condition.
- Ceilings: Grid ceiling with lay-in acoustical panels. High plaster ceilings are exposed in gym and auditorium. Materials are generally in good to fair condition.
- Trim: Varnished wood chair rail in original corridors and classrooms; simple wood picture rail is also intact above dropped ceilings in these locations. Classroom built-ins include wood cabinets; coat rooms with multiple pivot doors; pivot doors have chalk boards on one side; coat room includes pipe-framed umbrella holder and concrete step for boots; wood framed chalk boards; closets. Only a few classrooms have very intact trim. Most do not. In some classrooms, non-historic laminate sinks/shelves fill the coat room recesses. Materials and finishes are in good to fair condition.
- Floors: Vinyl composition tile over concrete. Carpet in library and office. Materials are generally in fair condition.
- Stairwells/Egress: Concrete stairs with wood cap and handrail on north and south stairs at west end. East stair has a metal structure with concrete treads.
- Restrooms: Modern finishes and fixtures, generally in fair condition.

Conveying System

- The building does not have an elevator.

Fire Protection Systems

- Fire Alarm system appears to be a simple manual system with horns, strobes and pulls located in corridors. Smoke detectors were noted in the corridors. There was no fire alarm information include in the 2006 Dialog.
- Fire sprinklers are not provided.

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

- Two low pressure steam boilers provide heating throughout the building. Two AHU's with steam heating coils provide ventilation air to the gymnasium. One rooftop unit provides cooling and gas heat in the auditorium stage area. One separate split system serves the rest of the auditorium area. The air-cooled condensing unit for the auditorium is located on the roof. Unit ventilators with DX cooling and steam heating capability provide air-conditioning in all classrooms and administrative office. These unit ventilators are served by the air cooled condensing units located on the roof to produce cooling for the space.
- Electrical system consists of a 1200A 480Y/277V with 3 mains, 600A and (2) 400A. Electrical system consists of an estimated 1000A 208Y/120V services.

Site

- Sidewalks: Concrete, generally in fair conditions. Sidewalk at the east entrance is damaged and should be replaced. City owned sidewalks surrounding the site are generally in fair condition.
- Parking Lots: Asphalt is in fair to poor condition. The north parking lot is in need of plant removal, milling, patching, topping, resealing and striping. The west drive asphalt should be replaced with new.
- Playground: Asphalt is in fair condition. In need of plant removal, some patching and resealing and striping.
- Playground Equipment: Playground equipment is in fair to poor condition. Equipment includes two basketball goals in the south playground area and a half dome "jungle gym" in the north playground area.
- Lawn and Landscaping: Fair condition, with a significant amount of weeds in the lawn areas. There is no decorative landscaping.
- Fencing: Chain link in poor condition with damaged areas noted. Galvanized coating has worn off the majority of the fencing materials.
- Exterior railings: Steel pipe rails generally in fair condition. Recommend repainting.

Key Public Spaces

- Auditorium – 1938 – Art Deco proscenium, tiered ceiling beams, affixed wood seats, concrete floor, and shallow stage with wood floor.
- Gym – 1938 – wood floor, high ceiling, multi light windows, small balcony with concrete bleachers, acoustic tile glued on to ceiling.
- Cafeteria – 1952 – CMU walls and VCT flooring; adjacent kitchen has a screen door into the hall.
- Library – non-historic finishes include a raised platform along one wall.