

Moore

4510 E. Linwood Blvd.

Kansas City, Missouri 64128

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on May 6, 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 some areas requiring patching. The vertical building envelop components typically have remaining usable life. 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 maintenance and repairs to the stone retaining walls and several concrete stairs.

HISTORIC RATING: ***

The building much of its historic fabric, although modifications to spaces, features, and finishes have weakened the historic integrity of the building. The most significant changes include construction of a one-story breezeway across the front (south) of the building and replacement of original windows. The alterations do not impact the ability of the school to communicate its historic 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: Several areas of the exterior stone retaining walls were noted with significant rotation, damaged stones or missing stones. These walls should be inspected by a structural engineer to determine appropriate repairs or replacement.

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Exterior Envelope

- Exterior Wall Construction: Rusticated limestone with cast stone spandrel panels and soffits and terracotta trim. The cast stone elements have a heavy white aggregate. In some locations they are spalled to the point of exposing rebar. Otherwise the masonry is generally in good condition. Some areas require minor repointing of mortar joints.
- Exterior Windows: Non-historic aluminum windows are configured in groups of three with 1/1 hung sashes topped by a fixed transom sash filled with an opaque panel. Generally in fair condition. The steel window lintels are corroding in some locations.
- Exterior Trim: Cream-colored terra cotta augments the limestone building facades. The trim includes horizontal beltcourses, coping, pilaster caps, sills, and doorway lintels. Some locations feature shield and trefoil shaped medallions. A terra cotta panel in the south elevation contains the name of the school. Terra cotta elements are generally in good condition with some areas typically at the window sills noted with damage.
- Exterior Entrances: Aluminum-framed glazed doors, generally in good condition. A one-story EIFS addition between the projecting bays on the south elevation contains an entrance breezeway that connects the wings on the first story. New doors and glass block fill the historic exterior doorways. The location of the original interior vestibule is legible in the tile floor.
- Roof: Flat roof with a shaped parapet. Terra cotta coping. Some sections have red clay tile pent roof parapets. Copper flashing. The main roof was not accessible during the visit, the current condition is unknown, but was noted in good condition in the 2006 Building Dialogue. Some tiles are broken or dislodged.

Building Interior

- Corridors: Painted plaster walls with integral concrete base, wood chair rail (some painted) and picture rail moldings. Concrete floor. High plaster ceilings. Third floor corridor has a deeply coved wall-ceiling juncture. Small non-historic storage rooms and display cases have been built out into the corridors in several locations. These are metal, ceramic tile, or painted drywall. Materials are generally in good condition.
- Classroom Entries: Non-historic wood slab doors with a single light fill historic wood-framed openings. Operable transoms above doors. Generally in good to fair condition.
- Classrooms: Plaster walls and ceilings; wood floors with wood base. Chair rail and picture rail moldings are typical. Drywall partitions further divide some historic classrooms. Some classrooms have carpet or linoleum flooring. Non-historic metal framed chalk/white boards. New hooks, cubbies and shelving fill historic coat room recesses. Historic wood cabinets with glazed upper doors in most classrooms.
- Trim: Varnished oak woodwork throughout building includes baseboards, chair rails, and classroom cabinets. Materials are generally in good to fair condition with evidence of normal use and wear.
- Stairwells/Egress: Wide concrete stairs have wood caps and handrails. Materials are generally in good to fair condition with normal evidence of use and wear.
- Restrooms: 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.

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Fire Protection Systems

- Fire alarm appears to be a simple manual system with horns, strobes, and pulls located in corridors.

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

- Two low pressure boilers provide steam for heating throughout the building. Steam coils are located in the basement level fan room. One fan circulates air for the entire building. Additional heat is provided through cast iron radiators located around the perimeter of the building.
- Partial air-conditioning is also provided for office, library and computer room through four package rooftop units with DX cooling.
- Electrical system is a 1200A main service.

Site

- Retaining Walls: Stone retaining walls throughout the site. Generally noted in fair condition. Stone retaining wing walls south of the main entrance and at the SE corner of the site were noted with noticeable rotation. All stone retaining walls were noted with areas that require repointing and the replacement of some damaged stones.
- Sidewalks: Concrete, generally in good condition. The stair on the west side to the playground and the stair on the east side of the building were 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. Some spalled areas may require replacement.
- Playground: Asphalt is in fair condition at upper and lower areas. Plant removal, some crack repair, resealing, and striping recommended. Some spalled areas may require replacement.
- Playground Equipment includes two basketball goals, swing set and playground unit. All appear to be in good 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

- Auditorium: Raised stage with wood floor and paneled storage area below. Floral plaster trim surrounds proscenium. Wood floor with no attached seats; dropped ceiling. Three sets of French doors in the north wall provide access to the auditorium.
- Gymnasium: Glazed brick and plaster walls; wood floor; high ceiling with concrete beams.
- Cafeteria: All modern finishes except for a historic terrazzo border on floor.
- Library: Carpet, dropped ceiling. Historic cabinet with glass-front doors.
- Kindergarten room: Brick fireplace with wood mantel shelf and historic andirons. Low wood bench with cubbies rings perimeter wall. VCT floor.
- Office: All modern finishes.

Other Special/Distinct Features

- Boiler room occupies location of original swimming pool.