

## PHYSICAL BUILDING ASSESSMENT

**ASSESSMENT METHODOLOGY:** Rosin Preservation and SWD conducted a site visit to the building on May 5, 2011. The site visit examined the school grounds, 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 2006.
- CADD floor plans -- basically accurate.
- Kansas City Historic Inventory Form (dated 3/89)



### CONDITION RATING: \*\*\*

The building is structurally sound. The exterior envelop is in fair condition with remaining usable life of the envelop components. Building envelop requires multiple repairs. Interior finishes are in fair condition with typical wear from use. The mechanical and electrical systems appear to be sufficient and in fair to good condition for immediate building use. The exterior site requires repairs of damaged areas, including parking and playground areas and retaining walls.

### HISTORIC RATING: \*\*\*\*

Good example of a Progressive Era elementary school. Much of its original plan and fabric remain intact, although a few rooms have been reconfigured and repurposed. Some historic elements have been lost and finishes have been updated. This is an unusual example of school building with Sullivanesque architectural details. The building appears eligible for listing in the National Register of Historic Places.

**PHYSICAL OBSTACLES TO REUSE:** Awkward circulation between east and west wings on ground floor.

### DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

#### Building Structure

- Foundation: Stone and concrete, generally in good condition
- Floor Framing: Undetermined.
- Roof Framing: Undetermined.

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

#### Exterior Envelope

- Exterior Wall Construction: Red brick with rusticated limestone foundation/water table and terra cotta trim. CMU elevator and service passageway on rear of building. Terra cotta trim and ornamental brickwork exhibit elements of Classical and Sullivanesque design. Masonry is generally in fair condition.

Some spalling of cast stone above east elevation entrance, and terra cotta is spalled in multiple locations. Limited areas of brick require repointing. Multiple steel lintels above windows on all elevations require replacement along with repair of brick or terra cotta masonry in these areas. Graffiti was also noted in several locations.

- Exterior Windows: Hung aluminum sashes are topped by a fixed transom. On the interior, windows sit deep in plaster openings with wood framing and painted concrete sills. The windows are generally in fair condition, typically with faded frames and foggy plexiglass glazing.
- Exterior Entrances: Northeast and northwest entrances have historic wood doors and transoms; other entrances have non-historic glazed metal doors. Northeast and northwest entries also retain wood vestibule framing, but doors are missing; within vestibule, walls and floor are tiled. Doors from 2<sup>nd</sup> floor hall to roof originally accessed open air play area. Materials are generally in fair condition.
- Roof: Flat roof, condition unknown. Section over the auditorium originally served as an outdoor play area and may have had a railing at one time.

## Building Interior

- Corridors: Double loaded corridors have stained concrete floors that rise to form an integral baseboard. Plaster walls have a varnished wood chair rail; and a grid with acoustical tiles hangs below the plaster ceiling. Materials are generally in fair to good condition.
- Classroom Entries: Classroom entries have glazed wood doors set in historic wood frames with transoms. Materials are generally in fair condition.
- Classrooms: Classrooms have plaster walls with varnished chair rails. Wood floors are occasionally covered with VCT or carpet. All classrooms have tall wood baseboards. Acoustical ceiling grids hang below the plaster ceilings. Some new partitions have been added to reconfigure historic classrooms. Materials are generally in fair condition.
- Walls: Mostly painted plaster, some non-historic drywall. Materials are generally in fair condition.
- Ceilings: Grid ceiling with lay-in acoustical panels and recessed florescent light fixtures. Materials are generally in good to fair condition.
- Trim: Varnished wood chair rails are found throughout the building (corridors and classrooms). Classrooms also retain wood-framed chalk boards and wood baseboards. The recessed coat closets have pull-up wood doors. Wood cabinets are intact in most classrooms. Materials are generally in fair to good condition.
- Floors: Concrete and wood, covered by vinyl composition tile in some locations. Materials are generally in good - fair condition.
- Stairwells/Egress: Wide concrete stairs with solid plaster kneewall railings separating runs. Railings have wood caps. There are wood handrails on both sides. Materials are generally in fair to good condition.
- Restrooms: Modern finishes and fixtures, generally in fair condition.

## Conveying System

- The building has an elevator. It was not operational for review during the site visit.
- Lift next to stage in auditorium.
- Lift providing access to the gymnasium.

## Fire Protection Systems

- Fire Alarm system is a simple manual system with horns, strobes and pulls located in corridors. Smoke detectors were noted in some corridors, cafeteria, and fan room.

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

- In 2002 two new low pressure cast iron steam boilers were installed. There are radiators and fine tube wall heaters throughout the building. Electric baseboard heat is provided in rooms 001, 002, and 201. Building

ventilation is provided by a ventilation blower located on the ground level. This blower was noted as not operating in the 2006 Building Dialog.

- Partial air-conditioning is provided with split systems using DX coils for the office areas, dental clinic, library and computer room.
- Electrical system information was not included in the 2006 Building Dialog other than the main panel was relatively new and the other building panels were replaced in the 1980s.

## Site

- Retaining Walls: Stone retaining walls throughout the site are generally in fair condition. The stone wall along the southwest side of the site was noted with damaged cap stones and multiple areas of damaged or missing stones. The concrete retaining wall in this area was also noted in poor to fair condition with multiple areas of cracking and spalling.
- Sidewalks: Concrete, generally in fair conditions. Steps on the east side were noted with damaged. 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, sealing, and striping.
- Playground: East and west areas the asphalt is in poor-fair condition. In need of plant removal, some patching and resealing, and striping.
- 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 and north sides of the building and in fair condition but overgrown.
- Fencing: Chain link in fair condition. Galvanizing has worn off large portions of the fencing.
- Exterior railings: Typical steel pipe, fair condition with some damaged areas. Repainting recommended.

## Key Public Spaces

- Auditorium: Wood floor. Raised wood stage with paneled doors covering storage area underneath. Simple proscenium has a rectangular opening and classical detailing. No fixed seating. ADA lift next to stage.
- Gym: High ceiling and windows; wood floor; and plaster and blond brick walls. One section of the wood floor is heaved from water damage and adjacent brick shows signs of efflorescence.
- Office: All modern partitions and finishes.
- Library: Carpeted floor and dropped ceiling. Inglenook has an arched recess that contains a wood-framed brick fireplace and flanking high-back wood benches; built-in cabinets next to inglenook have leaded glass doors.
- Cafeteria: All modern finishes and fixtures.
- Dental Clinic: All modern partitions and finishes.

## Other Special/Distinct Features

- Inglenook in library
- Many historic built-ins extant in classrooms.
- Building has experienced damage from water infiltration. Visible steel window lintels are corroded; terra cotta headers at the 3<sup>rd</sup> floor windows are cracked and spalled; southwest corner of gym floor is significantly heaved and adjacent brick wall is efflorescing.