

Meservey

4210 E. 45th Street

Kansas City, Missouri 64130-2127

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on June 16, 2011. The site visit examined the school grounds and the exterior and interior of the building. The team visited the basement, ground floor, first floor, and second floor. 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:

- CADD floor plans -- basically accurate.
- Kansas City Historic Inventory Form (dated 3/89)

Note: A 2006 Building Dialogue was not available for this property.



CONDITION RATING: ****

The building is structurally sound. The exterior envelop is in good condition with remaining usable life of the envelop components. Several areas of water infiltration were noted, particularly at the north wall of the gymnasium and the northeast stairwell. Building envelop requires only minor repairs. Interior finishes are in fair condition with 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 repair of damaged areas, including parking and playground areas and stone retaining walls.

HISTORIC RATING: ****

Excellent example of a Progressive Era elementary school with a Modern Movement addition. The original plan and much of the original fabric remain intact. Windows have been replaced in the historic openings and finishes have been updated. The placement, design and materials of the addition complement the original construction. The building appears eligible for listing in the National Register of Historic Places.

PHYSICAL OBSTACLES TO REUSE: Several locations exhibit evidence of water damage. These areas further investigation and correction of the deteriorated conditions.

DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

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

Exterior Envelope

- Exterior Wall Construction: Red brick with cast stone trim communicates the Classical Revival style of the building. The 1950s addition has red brick end walls with dressed stone spandrels below the windows. Minor movement cracking was noted on the south side of the addition, the parapet at the southwest

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corner, and one location on the north elevation. Masonry is generally in good condition. Limited areas require repointing, as noted.

- Exterior Windows: Hung aluminum sashes fill original openings on the main block. The double-hung windows are topped by an opaque transom panel. On the interior these openings have plaster jamb returns, marble sills, and wood mullion caps. The east addition has curtain wall glazing. Materials are generally in fair condition.
- Exterior Entrances: Non-historic glazed aluminum doors. Interior vestibules have wood doors with transoms, tile floors and plaster walls and ceilings. Stone pediments and classical door surrounds communicate the building style. Materials are generally in fair condition.
- Exterior Trim: Quoins in matching red brick at the building corners. Jack arch lintels with articulated key stones. Stone pediments, swags and coping. Materials are generally in fair condition.
- Roof: Flat roof, condition unknown. The east addition has wide flat eaves.

Building Interior

- Corridors: Double loaded corridors echo the U-shaped plan. VCT floors; plaster walls. Dropped ceilings on Ground and 1st floors; high ceiling on 2nd floor with applied acoustical tiles. Picture rail is intact on this floor. Lockers in hallway. Materials are generally in fair condition.
- Classroom Entries: Multi-light wood doors with classical casings. Materials are generally in good condition.
- Classrooms: Original building has plaster walls with concrete base; addition has painted CMU walls. VCT floors throughout, with some carpet. Dropped grids of acoustical tile form "clouds" at the ceiling. Grids are held back from perimeter walls to expose painted picture rail. Plastic laminate storage elements built into historic coat recesses. Materials are generally in fair condition.
- Walls: Painted plaster or CMU; minimal non-historic drywall. Materials are generally in fair condition.
- Ceilings: Dropped grids of acoustical tiles with simple picture rail molding in many rooms of the original building. Materials are generally in good to fair condition.
- Trim: Varnished wood trim includes wood chair rail in corridors and classrooms. Some classrooms retain wood cabinets and storage closets. Materials are generally in fair condition.
- Floors: VCT over concrete throughout the building. Materials are generally in fair condition.
- Stairwells/Egress: Wide concrete stairs with solid plaster kneewalls separating the runs. These railings have wood caps and wood handrails. Materials are generally in fair 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.
- The building has a lift to provide access to the gym. It was not operational for review during the site visit.

Fire Protection Systems

- Fire Alarm system is a simple manual system with smoke detectors, horns, strobes and pulls located in corridors. No smoke detectors.
- Fire sprinklers are not provided.

Mechanical / Electrical Systems

- Type and condition of mechanical system is unknown.

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- Type, size and condition of electrical system are unknown.

Key Public Spaces

- Auditorium: Colonial Revival plaster detailing at ceiling and proscenium. Pendant lights. Attached wood seats. Balcony.
- Gym: High ceiling, VCT floor, plaster walls, spray foam on ceiling. Raised balcony has wood bench seats on concrete risers and a metal pipe railing.
- Kindergarten: A large room centered on the south side of the building appears to have been the kindergarten. On the north wall there is a fireplace with a wood mantel, flanking cabinets with glazed doors, and a series of low drawers/cubbies. This room has direct access to the outside.
- Cafeteria: In addition has all modern finishes and fixtures.
- Office: Wood-framed interior windows and wood cabinet; carpet; some modern partitions.

Site

- Retaining Walls: Stone retaining wall on the west is in fair condition with multiple areas in poor condition. The poor condition areas require stone replacement and repointing. The concrete retaining located around the site are in good condition.
- Sidewalks: Concrete, generally in fair condition. The stairs on the west are damaged and have settled. City owned sidewalks surrounding the site are generally in fair condition.
- Parking Lots: Asphalt is in fair condition at the north lot and along the south side of the school. In need of plant removal, crack filling, resealing and striping.
- Playground: Asphalt is in fair condition. In need of plant removal, crack filling, resealing and striping.
- Playground Equipment: There is no 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 in good condition with a damaged area noted on the northwest side of the playing field.
- Exterior railings: Generally in good.

Other Special/Distinct Features

- Ceiling at 2nd floor stair well has an arched soffit.
- Enclosed greenhouse on 2nd floor at science lab.
- Dance studio and music classroom in east wing.