

Pershing

5915 Park Avenue

Kansas City, Missouri

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on May 11, 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 11/20/2006 - 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: *** 1/2

The building is structurally sound. The exterior envelop in good condition with remaining usable life in the envelop components. One area requires the repair of failing brick veneer. The interior finishes are 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: ****

Pershing was built in several episodes between 1924 and 1953. Overall, the building illustrates the philosophy of Progressive Era elementary school design, and it is an unusual example of a school executed in the Mediterranean Revival style. Few changes have been made to its historic plan and finishes. The building appears eligible for listing in the National Register of Historic Places.

PHYSICAL OBSTACLES TO REUSE: Backflow preventer located in the boiler room will require replacement prior to occupancy of the building. The current backflow preventer has split and will cause flooding of the basement area if the water service is turned on.

Building Structure

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

Exterior Envelope

- Exterior Wall Construction: Light red/orange brick clads the walls above a rusticated limestone water table. Patterned brickwork and cast stone trim. Concrete structural grid exposed at southeast corner suggests the building was designed for additional expansion. Masonry is generally in good condition, although an area of brick has failed above a second story window on the north elevation. Some areas

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require minor repointing of mortar joints.

- Exterior Windows: Non-historic aluminum windows are configured as 1/1/1 hung sashes topped by an opaque fourth panel. Windows are arranged in bands or pairs with a single cast stone sill. There are a few multi-light metal sashes on the rear elevation and arched windows. The steel window lintels are corroding in some locations. Windows have plaster jamb returns and wood mullion caps on the interior.
- Exterior Trim: Patterned brick work and cast stone trim communicate the distinctive elements of the Mediterranean Revival architectural style. Different levels of trim identify the different building episodes on the exterior, ranging from highly ornate in the 1920s to streamlined in 1930 to functional in 1953. The cast stone is generally in good condition.
- Exterior Entrances: Aluminum-framed glazed doors with multi-light transoms, generally in good condition. Interior wood vestibules include pairs of multi-light wood doors with multi-light transoms. North entrance has original pendant light fixtures.
- Roof: Flat roof with metal-wrapped coping. Low block on the north elevation has red barrel tile coping. The roof was not accessible during the visit. The condition is unknown.

Building Interior

- Corridors: Painted plaster walls with integral concrete base and wood chair rail. Concrete floors. Acoustical tile grids hang below the plaster ceilings above the historic picture rail molding. Second floor corridor has skylights with stippled glass. Modern fire doors located at east and north ends of corridors. Materials are generally in good condition.
- Classroom Entries: Multi-light wood classroom doors in wood frames appear to date to 1953 renovation; generally in good condition.
- Classrooms: Plaster walls; carpet or VCT floor with concrete or vinyl base. Dropped acoustical ceiling grids float as "clouds" held back from perimeter wall. Plaster ceiling and picture rail molding is visible above dropped grid. Classrooms also have historic chair rail, wood-framed chalk boards, cabinets, closets, and recessed coat areas. Some coat areas retain original pivot doors. There is one classroom in the 1953 addition. It has painted CMU walls and VCT flooring with a vinyl base. Second floor classrooms at the west end of the building have been partitioned to create smaller rooms.
- Trim: Varnished oak woodwork throughout building includes chair rails, door casings, and classroom cabinetry. Some cabinets have glazed upper doors. Many coat areas have original pivot doors, hooks and cubbies. Materials are generally in good 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. Single-user bathrooms have been built out in classrooms.

Conveying System

- The building has an elevator. It was not operational for review during the site visit.
- The building has a chair lift to provide access to the gymnasium. It was not operational for review during the site visit.

Fire Protection Systems

- Fire alarm appears to be a simple manual system with horns, strobes, smoke detectors and pulls located in corridors. Smoke detectors are also installed in the restrooms and auditorium.
- Fire sprinklers are not provided.

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

- Two low pressure boilers provide steam for heating throughout the building. All rooms in the building have perimeter convection heat. Air throughout the majority of the building is provided by a single fan unit in

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the fan room. One separate fan serves the gymnasium and another fan serves the auditorium. The fans have steam coils on the return units to provide some heat in the winter. The fans do not have any source of outside air.

- Partial air-conditioning is provided for third floor classrooms and other select areas with window unit air-conditioners.
- Electrical system size and type are unknown. The condition of any remaining equipment is unknown.

Site

- Sidewalks: Concrete, generally in good condition. The sidewalk on the east side of the building has settled and should be replaced. City-owned sidewalks surrounding the site generally in fair condition.
- Parking Lots: Asphalt is in poor condition. Milling, overlay, and striping recommended for all parking areas.
- Playground: Asphalt is in poor condition. Milling and overlay recommended.
- Playground Equipment: Equipment appears to be in fair condition. Mulch areas need to be replaced.
- 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 has wood floor and ornate arched proscenium; historic light fixtures. Acoustical tiles are applied to the flat surfaces of the coffered ceiling. Seats have been removed. Balcony has carpeted risers without seats. Glass panels have been added to the top of the railing.
- Gymnasium: Plaster walls with a high chair rail; concrete floor; high beamed ceiling has acoustical tiles applied to flat surfaces. Acoustical tile also applied to some walls. Staining on floor suggests that VCT tiles had been adhered.
- Cafeteria: In 1953 addition, along with kitchen. Painted CMU walls, VCT floor with vinyl base, dropped acoustical grid ceiling.