

# Pinkerton

6409 Agnes

Kansas City, Missouri 64132

## PHYSICAL BUILDING ASSESSMENT

### ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on June 30, 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: \*\*\*\* 1/2

The building is structurally sound. The exterior envelop in good condition with remaining usable life in the envelop components. 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 building is fully air-conditioned. The exterior site requires only typical maintenance and repairs.

### HISTORIC RATING: \*\*

The building has been altered several times since the original block was erected in 1930. A major addition in 1953 included a one story wing, the gymnasium, a classroom block along the full north side of the original building and a glazed stair tower/entrance at the west end. A new entrance and elevator were added to the west end of the building in the early 1990s. The original building is almost completely engulfed in the later additions. The 1990s elements obscure the 1953 entrance and much of the west end curtain wall. The interior has also been extensively renovated. Little fabric survives from 1930. While the plan reflects the educational function and Modern Era improvements to the building, the 1990s renovation altered the 1953 primary entrance and updated finishes throughout the building. The building does not appear 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 limestone, 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.*

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## Exterior Envelope

- Exterior Wall Construction: Red brick with stone belt courses on the original block above the ground floor and third floor. The southeast and southwest corners are articulated as corner posts with a heavier base and a slender shaft capped by the upper beltcourse. The north elevation has vertical bands of gray slate between the windows. The masonry is generally in good condition. Some areas require minor repointing of mortar joints.
- Exterior Windows: The original block has one-over-one hung sashes arranged singly and in bands of four or five. These openings have stone sills. Windows on the north elevation have four vertical parts. The upper three sections are fixed sashes; the bottom sash operates as a hopper. Banded windows in the one-story wing are similar vertically-stacked sashes. The west end wall has pairs of four-light fixed windows above the entrance on the first and second floors. All of the windows are aluminum-framed with insulated glass. They are generally in good condition.
- Exterior Trim: Exterior trim is limited to stone beltcourses on the south elevation and the south end of the west elevation. These run above and below the ground story windows and above the third story windows. The third story beltcourse has a stepped profile. The north elevation has vertical panels of slate between the window bays.
- Exterior Entrances: Aluminum-framed glazed doors are surrounded by sidelights and transoms. They are generally in good condition. The main west entrance has a cast stone portico. Four square posts support a flat roof with a central gable. Entrances in the 1953 block are slightly recessed from the plane of the wall and sheltered by a wide projecting eave.
- Roof: Flat roof with tight eaves on the original building and wide eaves with hanging gutters on the 1953 addition. The north roofline is wrapped in metal. The main roof was not accessible during the visit, the condition is unknown. One each of gutter and downspout was noted.

## Building Interior

- Corridors: Painted gypsum board walls in main block; painted CMU in 1953 block. Dropped gypsum board ceilings. Flooring is VCT on the first floor and linoleum on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. Materials are generally in fair condition. Water stained areas were noted the third floor.
- Classroom Entries: Wood doors with small single windows in metal frames. Generally in good to fair condition.
- Classrooms: Some classrooms have been subdivided into smaller spaces. Walls are furred-out with painted gypsum board. VCT flooring. Dropped ceiling grids with acoustical tiles are held high above the windows. Floating walls screen recessed openings for coat closets. These have been filled with plastic laminate cubbies and shelving. A few classrooms retain marble window sills. One room has historic wood base and three historic wood-trimmed doorways.
- Trim: Very little trim. Light oak appears to date from the 1990s renovation.
- Stairwells/Egress: Metal pan stair structure with concrete-filled treads. Solid walls with separate runs. Metal mesh screens at landings. Metal handrails. Materials are generally in good to fair condition with normal evidence of use and wear.
- Restrooms: CMU walls. All modern finishes and fixtures. Generally in good condition with normal evidence of use and wear.

## Conveying System

- The building has an elevator. It does not appear to have any operational problems.

## 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 hot water boilers provide heating throughout the building. The hot water is distributed for perimeter heating by two circulating pumps. Perimeter heat is provided by either unit ventilators or in some areas unit ventilators and heat convectors. Two AHUs provide heat in the gymnasium, one AHU provides heat for the library. The kitchen and office area on first floor are each heated by separate rooftop units.
- The building is fully air-conditioned. Five classrooms on the third floor and four classrooms on the south side of first floor are cooled by independent rooftop units. Five classrooms on the second floor and seven rooms on first floor are cooled by unit ventilators with DX cooling and separate condensing units. The gymnasium is served by two split systems. The library is served by its own split system. The cafeteria and kitchen are cooled by two independent rooftop units. The office area on first floor is served by a separate system.
- Electrical system has been upgraded to switchboard construction, 1600A frame 480Y/277V with step down transformer.

## Site

- Sidewalks: Concrete, generally in good condition. Ramp at the rear of the building was noted with damage. City-owned sidewalks surrounding the site generally in good to fair condition.
- Parking Lots: Asphalt is in good condition. Plant removal, some crack repair, resealing, and striping recommended.
- Playground: Asphalt is in good condition. Plant removal, some crack repair, resealing, and striping recommended.
- Playground Equipment: There is one older "jungle gym" piece of equipment on site along with basketball goals. These are in fair 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 good condition.
- Exterior railings: Typical steel pipe, fair condition with some damaged areas, specifically at the ramp on the rear of the building. Repainting recommended.

## Key Public Spaces

- Gymnasium: Raised stage with wood floor at south end of large open gymnasium has gypsum board proscenium. Collapsible bleachers along north walls. Glazed brick and painted CMU walls; wood floor; multi-light windows. Ceiling is dropped but high. The ceiling has multiple areas of staining from water leaks.
- Cafeteria: VCT floor, painted CMU walls, and dropped grid ceiling.
- Office: Glazed wall at corridor. Carpet. Dropped ceiling grid.