

Switzer Annex

1810 Madison

Kansas City, Missouri

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on April 30, 2011. The site visit examined the school site and the exterior and interior of the building. The team visited the first and second floors. 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 are still similar to those noted in the 2006 dialogue.
- CADD floor plans. Basically accurate.

CONDITION RATING: *** (No mechanical system)

The building is structurally sound with several items noted for further review and repair. The exterior envelop is in good condition with remaining usable life of the envelop components. Building envelop requires only minor repairs. Interior finishes are in fair condition with typical wear from use. The dependency of the mechanical system with the Switzer-West buildings reduces the condition rating viable reuse opportunities. The exterior site requires repairs of damaged areas, including parking and playground areas and stone retaining walls and landscaping.

HISTORIC RATING: *****

Building retains all of the features and fabric that define its functional property type, its architectural style, and its period of construction. It appears eligible for listing in the National Register of Historic Places.

PHYSICAL OBSTACLES TO REUSE: Building does not have its own mechanical system, but is linked to Switzer-West across the street via a tunnel. Lack of elevator.

DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

Building Structure

- Foundation: Concrete, generally in good condition
- Floor Framing: Concrete, generally in good condition
- Roof Framing: Unknown, assumed to be concrete.

Note: Concrete beam above the south walkway and two round concrete columns are damaged and should be reviewed by a structural engineer. (Information from the 2006 Building Dialog)

Exterior Envelope

- Exterior Wall Construction: Red brick and exposed concrete generally in good to fair condition. Some areas of repointing were noted for the brick masonry. Concrete needs to painted.
- Exterior Windows: Ribbon windows with lower hopper sashes in aluminum frames; glazed tile sills. Windows have single pane glazing and are in fair condition.

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- Exterior Entrances: Paneled aluminum doors with central lights; fully glazed interior vestibule with transom and sidelights; terrazzo floor with rubber walk-off mat. Materials are generally in good condition.
- Roof: flat roof, condition unknown.

Building Interior

- Corridors: Entrance hall has glass block "lights" in brick wall; L-shaped corridor is single-loaded with high windows and cork boards in glazed block walls opposite red brick wall on exterior side. Materials are generally in good condition.
- Classroom Entries: Solid blond wood doors with single, full-height metal-framed sidelight and transom. Materials are generally in fair condition.
- Classrooms: Painted CMU walls with rubber base; lay-in grid ceilings with Modern metal pendant lights; VCT floors; various built-ins include block shelves that alternate with radiator housing under windows; book shelf that fronts coat area; low sinks with cabinets below and shelves above; wood-framed chalkboards and tack boards. Materials are generally in fair condition.
- Trim: Flat blond wood trim in corridors and in classroom (built-ins and chalk board frames). Materials are generally in fair condition with multiple areas noted in poor condition.
- Stairwells/Egress: Big windows at end of stairwell; brick walls; open metal railing with wood handrail; terrazzo floor; open wood grill in brick wall next to north stair on upper floor. Materials are generally in good condition.
- Restrooms: each classroom has two small individual restrooms. Materials and fixtures are generally in good to fair condition with normal evidence of use and wear.

Conveying System

- The building does not have an elevator.

Fire Protection Systems

- Fire Alarm system: Fire Alarm system appears to be a simple manual system with horns, strobes and pulls located in corridors. Smoke detectors are provided in the classrooms and corridors. @006 Dialogue calls for replacement of fire alarm system.
- Fire sprinkler system is provided. Piping is exposed below ceiling.

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

- Heating is provided from Switzer – West boilers.
- Air-conditioning is not provided.

Site

- Retaining Walls: Stone retaining walls along the north side of the site are generally in fair to poor condition with multiple areas noted requiring repointing and some stone replacement. Landscape timber border on the south side of the building is in poor condition.
- Sidewalks: Concrete, generally in fair to poor condition. The entrance ramp on the east elevation is in poor condition along with the concrete stairs on the north side of the site. City owned sidewalks surrounding the site generally in fair condition with some broken areas noted.
- Parking Lots: Asphalt is in poor condition. Milling, overlay, sealing and restriping is recommended.
- Playground: Asphalt is in poor condition. Milling, overlay, and sealing is recommended.
- Playground Equipment: There is no playground equipment on site.
- Lawn and Landscaping: Poor condition, the entire site is overgrown.
- Fencing: Chain link is in poor condition.
- Exterior railings: Typical steel pipe, fair condition with some damaged areas. Repainting recommended.

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Key Public Spaces (gymnasium, auditorium, cafeteria)

- Cafeteria: big open room with typical finishes.
- Office: blond wood door flanked by large patterned glass "side light".

Other Special/Distinct Features (include significant historic elements)

- Some lower level classrooms have direct access to lower playground.