

Thacher

4904 Independence Avenue

Kansas City, Missouri 64124

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted site visits to the building on June 28 and July 20, 2011. During the site visits the team examined the school grounds, the exterior, and the basement, ground floor, first floor, and second floor on the interior of the building. Portions of the north wing were not accessible for review due to fire damage. 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 have changed significantly from those noted in 2006.
- CADD floor plans -- basically accurate.
- Kansas City Historic Inventory Form (dated 3/89)



CONDITION RATING: *1/2

The original building is structurally sound. The exterior envelop is in good condition with the exception of multiple broken windows, and there is remaining usable life of the envelop components. Only minor repairs are required to the original building envelop.

The 1914 wing was severely damaged by fire and subsequent water infiltration. The fire destroyed the roof, damaged the majority of windows, leaving the building envelop in poor condition. The masonry remains in fair to good condition with remaining usable life in that component. The fire gutted the second floor, and the missing roof has caused extensive water infiltration in the wing, which has spread across the breezeway connection to the original building.

Interior finishes throughout the building are in poor condition. The interior is generally full of debris and suffers from excessive vandalism, water, fire and smoke damage. The water infiltration has resulted in mold growth. This is particularly evident in the 1914 wing, but mold is also apparent in the lower areas of the original building. The mechanical system appears inoperable.

The exterior site requires repair of damaged areas, including parking and playground areas and stone retaining walls.

HISTORIC RATING: ***

Good example of an elementary school with elements of both City Graded School and Progressive Era design. The interior retains its original plan and some original features. Finishes throughout the original building have been updated. They also exhibit damage from vandalism. Finishes in the 1914 wing were significantly damaged by fire, especially on the second floor. The building has non-original windows and staircases, and

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the historic south entrance has been filled with brick. Despite these changes the building clearly communicates its historic function. The 1900 block is a particularly elegant example of Classical Revival architecture applied to a school building. It appears eligible for listing in the National Register of Historic Places.

PHYSICAL OBSTACLES TO REUSE: Extensive fire damage to 2nd floor of 1914 wing. No elevator in building. Slope of breezeway connecting wings is not ADA compliant. Lack of operable electrical, plumbing, and HVAC systems.

DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

Note: Second floor framing and exterior walls of the 1914 wing should be further inspected by a structural engineer to establish extents of fire and water damage.

Exterior Envelope

- Exterior Wall Construction: Buff brick with red brick water table and dressed stone and glazed brick accents communicates the Classical Revival style of the building. The 1914 wing has similar wall treatment absent the glazed brick. Recessed courses of white glazed brick alternating with the buff field brick accentuate the massing at the base of the 1900 wing. Masonry is generally in good condition. Limited areas require repointing, as noted.
- Exterior Windows: Non-historic hung aluminum sashes fill original openings on the main block. Some windows have two sashes (vertically stacked) and others have three sashes. Most openings have dressed stone jack arch lintels with articulated keystones and stone sills. The breezeway windows have flat stone lintels. On the interior the window openings have painted wood casings. Windows in the second floor of the wing were destroyed by fire. Window materials are generally in fair to poor condition.
- Exterior Entrances: Non-historic glazed aluminum doors are set in deep arched openings with arched multi-light transoms. Openings in the 1914 addition have dressed stone surrounds with articulated key stones. Openings to the 1900 wing are wider and have glazed brick surrounds with stone trim. An arcade with three recessed openings (now filled with buff brick, small windows and one pair of recessed doors) marks the original main entrance on the south side of the building. Compound, square glazed brick columns with Corinthian capitals punctuated the arched stone openings. The interior vestibules retain no distinctive materials. Materials are generally in fair condition.
- Exterior Trim: Dressed stone and glazed white brick accents communicate elegant Classical Revival details. Both blocks have pressed metal cornices. The dentilled cornice of the 1900 block is larger and more elaborate than the cornice of the addition. Materials are generally in fair condition with the exception of a portion of cornice at the breezeway connection, which has become detached. There is another portion of decorative metal on the south elevation that has been covered with brake metal. This area of decorative metal is assumed to be deteriorated and in poor condition.
- Roof: The 1900 wing has a compound hip roof clad with composition shingles and clay tile ridge caps. Small hip dormers on the north and south roof slopes have shingle siding and louvered openings. There is a large round metal ventilator at the center of the roof. Tall buff brick chimneys rise from the roof east and west of the ventilator. This roof appears to be in good condition. The roof surface and structure of the 1914 wing was completely destroyed by fire.

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Building Interior

- Corridors: Double loaded corridor in the 1900 block connects via a concrete breezeway to the 1914 wing on the 1st and 2nd floors. The floor of the breezeway has a very steep incline. The 1900 wing has wood floors, plaster walls with acoustical tile adhered to ceilings. There is a large heating grate in the first floor corridor floor. Materials are generally in poor condition due to water infiltration. The wood flooring is buckled in the corridor and classrooms adjacent to the breezeway.
- Classroom Entries: Metal doors have wood casings. Transom openings have been covered. Classrooms in 1914 wing (1st floor) retain wood transoms. Materials are generally in fair condition in the original building. The materials in the 1914 wing are in poor condition due to fire and water damage.
- Classrooms: Linoleum floors with wood base, picture rail and chair rail moldings. High ceilings with acoustical tile grids. Wood framed chalk boards. Narrow coat closets adjacent to classrooms have bead board wainscot, rows of hooks, and paneled wood doors set with fluted jambs. Materials are generally in fair to poor condition. The classrooms in the original building have multiple areas of buckled flooring due to water infiltration from broken windows and from the fire extinguishing efforts. Classroom ceilings in the original building are typically water stained and in deteriorated condition along with the walls which have significant amounts of peeling paint and cracked plaster. All wall, floor, and ceiling finishes in the 1914 wing classrooms were essentially destroyed by fire or water.
- Walls: Painted plaster; some non-historic drywall partitions have been added. Materials are generally in poor condition. Second floor walls within the 1914 wing are destroyed. First floor and ground floor walls in the 1914 wing are covered with mold.
- Ceilings: Dropped grids of acoustical tiles or acoustical tiles applied directly to plaster ceilings. Some rooms retain picture rail molding. Materials are generally in fair to poor condition. All ceilings in the 1914 wing and breezeway connection are destroyed. First floor and ground floor ceilings in the 1914 wing are essentially destroyed and covered with mold.
- Trim: All wood trim has been painted. This includes baseboards, chair rail and picture rail moldings, door and window casings, chalk board frames, and beadboard wainscot in coat rooms. Materials are generally in fair condition. Any remaining wood trim at the second floor of the 1914 wing is in poor condition.
- Floors: Linoleum and wood in 1900 block; concrete in 1914 wing. Materials are generally in poor to fair condition in the 1900 block except as previously noted. The materials in the 1914 wing are destroyed or are in poor condition.
- Stairwells/Egress: Concrete filled metal pan staircases at all locations. Materials are generally in fair condition. The east stair well in the 1914 wing is completely filled with debris from the fire.
- Restrooms: Modern finishes and fixtures, generally in poor condition.

Conveying System

- The building does not have an elevator.

Fire Protection Systems

- Fire Alarm system type is unknown. It was noted as fairly new in the 2006 Building Dialogue.
- Fire sprinklers are not provided.

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Mechanical / Electrical Systems *(Information from the 2006 Building Dialogue)*

- Mechanical system consists of a steam boiler and steam radiator at the perimeter of the building. Due to the vandalism, fire and water infiltration this system is considered to be inoperable.
- Electrical system is noted as an old fuse based system in the 2006 Building Dialogue. Due to the vandalism, fire and water infiltration this system is considered to be inoperable.

Key Public Spaces

- Gymnasium / cafeteria located in the ground floor of the 1914 wing. These areas were basically destroyed by water infiltration.

Site

- Retaining Walls: Stone retaining wall south, east and west of the building are in fair condition with multiple areas in poor condition. These areas require stone replacement and repointing. The concrete retaining wall at the perimeter of site is in good to fair condition.
- Sidewalks: Concrete, generally in fair condition. Stone stairs east of the building have settled and are uneven. City owned sidewalks surrounding the site are generally in fair condition.
- Parking Lots: Asphalt parking areas north and west of the building and a paved area south of the building are in poor condition. In need of milling and overlaying, and striping.
- Playground: Asphalt is in poor condition. In need of milling, overlaying, 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 fair to poor condition.
- Exterior railings: Generally in fair condition along the stone retaining walls south and east of building. Typically require repainting.

Other Special/Distinct Features

- Fire destroyed the 2nd floor of the 1914 wing. The perimeter walls remain structurally sound, but this area will need to be completely gutted and rebuilt.