

# Westport High

315 E. 39<sup>th</sup> Street

Kansas City, Missouri 64111

## PHYSICAL BUILDING ASSESSMENT

### ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to Westport Middle School on April 16, 2011. The site visit examined the school grounds, the exterior, and all floors on the interior of the building. The roof was not accessible for review. 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 11/16/2006 - dialogue was incomplete; building conditions are still similar to those noted in 2006.
- CADD floor plans. Basically accurate, but noted with numerous missing items including windows, door, etc.
- Kansas City Historic Inventory Form (dated 3/89)



### CONDITION RATING: \*\*\*

The building is structurally sound. The exterior envelop is in good condition with remaining usable life of the envelop components including the masonry. Interior finishes are in generally fair condition with typical wear from use. There are numerous areas of vandalism including graffiti and holes. The mechanical and electrical systems appear to be sufficient and in fair condition for immediate building use. The exterior site requires repairs of damaged areas, including parking and playground areas.

### HISTORIC RATING: \*\*\*\*

Building is a good example of a Progressive Era high school designed in the Jacobethan/Tudor Revival style. The original plan and many of the original finishes and fixtures remain intact. The building has two additions – a three story addition at the southeast corner dates to 1964, and a two story addition at the southwest corner dates to 1992. The placement, size and materials of the additions are compatible with the design of the historic school building. Westport High School appears eligible for listing in the National Register of Historic Places.

### PHYSICAL OBSTACLES TO REUSE:

- Extremely large square footage
- Numerous area of vandalism will require patching and painting.

### DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

#### Building Structure

- Foundation: Stone and concrete, generally in good condition.
- Floor Framing: Concrete, generally in good condition.
- Roof Framing: Undetermined. Assumed to be concrete.

*Note: 2006 Building Dialog notes cracks in the upper gym below the trusses should be reviewed by a structural engineer.*

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## Exterior Envelope

- Exterior Wall Construction: Tapestry brick walls with rusticated limestone water table. Ornament includes cut stone and terra cotta trim. Masonry in generally good condition with limited areas requiring repointing.
- Exterior Windows: Aluminum windows have four vertically-stacked sashes with plexiglass glazing. The uppermost sash is an opaque panel; the two middle sashes are fixed; and the bottom sash is a hopper. The windows were installed prior to 1989. On the interior, windows have wood sills and frames. They are generally in good to fair condition. The 2006 Building Dialogue notes that the windows are of poor quality.
- Exterior Entrances: Decorative stone surrounds have non-historic metal slab doors with glazed panels set in metal frames. The main entrance vestibule has glazed brick wainscoting, marble panels, and plaster walls with elaborate molding. Concrete steps lead from the three front doors to the historic wood doors at the entrance to the main corridor. Vestibules at the secondary entries have glazed brick walls, decorative mosaic tile floors and dropped ceilings. Entrances are generally in fair condition.
- Roof: Flat roof, condition is unknown.

## Building Interior

- Corridors: The main building has U-shaped, double-loaded corridors. Narrower corridors connect the main building to the two additions on the first floor. The primary 1<sup>st</sup> floor corridor has mosaic tile flooring, glazed brick wainscoting, plaster walls with simple picture rail molding, and a dropped ceiling with acoustical tiles and fluorescent tube lighting and non-historic pendant fixtures. Multiple colors of tile create geometric patterns on the floor. Finishes in the upper floor corridors are similar except for polished concrete floors. Corridors in the additions have VCT flooring, plaster or sheetrock walls, and dropped ceilings with acoustical tiles and fluorescent tube lighting. Banks of lockers raised on concrete bases protrude into the corridors. The glazed tile cap of the wainscoting projects slightly. These projecting tiles were removed at the locker locations to install the lockers flush with the wall. Where the lockers have been removed, the missing tiles are evident. Materials and finishes are generally in fair condition with typical signs of wear and with areas of vandalism.
- Classroom Entries: Stained wood frames have wood slab doors with small glazed panels. The entries have marble thresholds. Original transoms above the classroom doors are covered. Materials and finishes are generally in fair condition.
- Classrooms: Vinyl composition tile over wood floors; wood baseboards and high chair rail; plaster walls; and dropped ceiling grids with lay-in acoustic tiles and fluorescent tube lighting. The rooms have surface-mounted electrical conduit for outlets and switches. Science laboratories have multiple sinks and built-in lab counters. Materials and finishes are generally in fair condition.
- Walls: Plaster walls. Corridors have glazed brick wainscoting and simple wood picture rail molding. Classrooms have wood chair rail. Materials are generally in good to fair condition.
- Ceilings: Dropped ceiling grids with lay-in acoustical tiles and florescent tube light fixtures. Materials are generally in fair condition.
- Trim: Typical wood trim includes baseboards, chair rails, and picture rail molding. Some is stained and some is painted. Materials and finishes are in good to fair condition.
- Floors: 1<sup>st</sup> floor corridors have mosaic tile laid in a geometric motif. Upper story corridors have polished concrete. Vinyl composition tile in classrooms (likely over wood). Wood in auditorium and gymnasium. Carpet in office and library. Materials are generally in fair condition.
- Stairwells/Egress: There are six stairwells in the original building. These have glazed tile walls, steel stair structures with concrete treads, and metal balusters with wood handrails. Stairwells in the 1964 and 1992 additions have CMU walls and steel stair structures with concrete treads. Materials are generally in good condition with some areas of vandalism.
- Restrooms: Modern finishes and fixtures, generally in fair condition.

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## Conveying System

- The building has two elevators, one in the west corridor of the 1908 building and one in the east corridor at the entrance to the 1964 addition. The elevators were not operational for review during the site visit.

## Fire Protection Systems

- Fire Alarm system appears to be a simple manual system with horns, strobes and pulls located in corridors. Smoke detectors were noted in the corridors and classrooms. There was no fire alarm information include in the 2006 Dialog.
- Fire sprinklers are not provided.

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

- Two low pressure steam boilers provide heating throughout the building. Two fan units at the ground floor recirculate air throughout the building except the areas served by the five AHUs. The fan units also have steam coils and supply hot air in the winter. These units do not have an outside air source. The 1964 addition is heated by heat-only ventilators. Steam is converted to hot water and circulated to the five AHUs, VAV boxes, and perimeter heat units to produce heat. Two roof mounted package chillers provide chilled water for the five AHUs to provide partial air-conditioning for portions of the ground floor, first floor and third floors.
- Electrical system consists of a 4000A 480Y/277V.

## Site

- Sidewalks: Concrete, generally in fair conditions. Concrete stairs at the east and west entrances are damaged and should be replaced. City owned sidewalks surrounding the site are generally in good to fair condition. Stone step on the NE corner of the main entrance have settled and need to be reset.
- Parking Lots: Asphalt is in fair to condition. The east and west parking lots are in need of plant removal, some patching, resealing and striping. The decorative brick paving at the east lot is in poor condition and requires repair.
- Track: Asphalt is in fair condition. In need of plant removal, some patching and resealing and striping.
- Playground Equipment: There is no playground equipment on site.
- Lawn and Landscaping: Fair condition, with a significant amount of weeds in the lawn areas. Decorative landscaping is typically located on the north and east sides of the building. Landscaping is in fair conditions. Vines on the northeast corner of the building should be removed to prevent damage to the masonry. The playing field to the south has large bear spots. These areas should be reseeded.
- Fencing: Chain link in fair condition.
- Exterior railings: Steel pipe rails generally in fair condition. Recommend repainting.

## Key Public Spaces

- Auditorium – The large auditorium at the center of the building has wood floor and plaster walls, fixed wood seats and a raised wood stage. Decorative plaster on walls and proscenium includes fluted columns and floral elements. Coffered ceiling has acoustical tiles affixed to the flat surfaces within the coffers. Six pairs of wood doors enter the auditorium on the 1<sup>st</sup> and 2<sup>nd</sup> floors. No historic light fixtures.
- Gymnasium – Two gymnasiums are stacked at the south end of the building. Both have wood floors, glazed brick and plaster walls, and steel beams exposed at the ceiling.
- Cafeteria – The cafeteria and kitchen are on the ground floor of the 1992 addition. Vinyl composition tile floor, painted sheet rock walls, and dropped ceiling grid. Finishes and fixtures are in fair condition.
- Library – Library is on the ground floor of the 1992 addition. Structural columns interrupt the open space. Painted sheetrock walls, carpeted floor, and dropped grid ceiling. Materials are in fair condition.