

West Rock Creek

8820 E. 27th Street

Kansas City, Missouri 64129

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on June 14, 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 11/15/2006) - dialogue was incomplete; building conditions remain similar to those noted in 2006.
- CADD floor plans -- basically accurate.



CONDITION RATING: ****

The building is structurally sound. The exterior envelop is in good condition with remaining usable life of the envelop components. Minor masonry repairs are required, including repointing mortar joints in multiple areas. Interior finishes are in fair condition with evidence typical of wear and use. The mechanical and electrical systems appear to be sufficient and in good condition for immediate building use. The exterior site requires repairs to minor damaged areas, including the parking lot and playground.

HISTORIC RATING: ****

Good example of an early Modern Movement elementary school. Much of its original plan and fabric remain intact. Some historic elements have been lost and finishes have been updated. Despite these changes the building appears 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, generally in good condition
- Floor Framing: Steel.
- Roof Framing: Steel. Concrete in the gymnasium.

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

Exterior Envelope

- Exterior Wall Construction: Blond brick with stone belt courses framing grouped window openings. Windows on the rear have continuous stone sills only. Gym walls are laid with recessed vertical grooves. Walls of the connector between the original building and gym are glazed brick. Masonry is generally in

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good condition. Some areas of brick replacement and previous repointing were noted. Some areas have minor settlement crack requiring repointing along with other limited areas that require repointing.

- Exterior Windows: Hung aluminum sashes are configured singly and in pairs. Pairs of windows are grouped in bands unified by a stone frame. Each window has three vertical parts – fixed sashes framing a central hopper sash. The upper sash is sized to fill one-half of the opening, while the two lower sashes fill the lower half of the opening. On interior windows have marble sills, wood mullion caps, and light wood trim. Materials are generally in fair condition.
- Exterior Entrances: Glazed aluminum doors are paired or quadrupled. Doors at addition have narrow vertical lights, while doors on main block have three large lights and either a transom or sidelights. The east and west entries have flat concrete canopies. The front canopy is supported on metal posts that are mounted in a brick planter. Materials are generally in fair condition.
- Roof: Flat roof with cast stone parapet coping, condition unknown. Metal scuppers. Gymnasium addition has concrete T-beam roof structure, condition unknown.

Building Interior

- Corridors: Double loaded corridors have VCT floors. Plaster walls have non-original terrazzo block “wainscot.” Acoustical grid ceilings hang below sheetrock. Materials are generally in fair condition.
- Classroom Entries: Classroom entries have wood doors with small vertical windows set in metal frames. Materials are generally in fair condition.
- Classrooms: Plaster walls with wood chair rails. VCT flooring. Suspended ceiling grids with acoustical tiles. Recessed coat rooms and closets. Materials are generally in fair condition.
- Walls: Plaster. Non-original terrazzo block applied over lower walls in corridors. Materials are generally in fair condition.
- Ceilings: Grid ceiling with lay-in acoustical panels and florescent light fixtures. Materials are generally in good to fair condition. Several classroom areas and the entry lobby have damaged and stained ceiling tiles from second floor plumbing leak.
- Trim: Classrooms are detailed with high chair rails, wood-framed chalk boards, and window and door casings. Bookcases under windows, flanking radiators. Plastic laminate counters with sinks. Materials are generally in fair condition.
- Floors: VCT, generally in fair condition.
- Stairwells/Egress: Wide stairs with terrazzo treads, plaster walls and railings, and wood caps. Big windows illuminate stairwells. Materials are generally in fair condition.
- Restrooms: Modern finishes and fixtures, generally in fair condition.
- Kitchen: Some selective demolition of walls and ceilings has been done to remove kitchen equipment.

Conveying System

- The building has an elevator. It was not operational for review during the site visit.

Fire Protection Systems

- Fire Alarm system is a simple manual system with horns, strobes, smoke detectors and pulls located in corridors.

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

- The building heating system was renovated in 1999. A steam boiler provides perimeter heat for the entire building. Steam heating unit ventilators and cabinet radiators are provided around the building

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perimeter. Partial air-conditioning is provided in the Administration area, Learning Resources Room, Computer Room and Teachers Lounge.

- Electrical system size was not determined. According to the 2006 Building Dialogue this service would be inadequate for air-conditioning the entire building. It appears to be in good condition.

Site

- Retaining walls: Concrete with brick veneer at south parking lot. Generally in good to fair condition. Some areas require repointing and minor damaged was noted at the stairs.
- Sidewalks: Concrete, generally in good condition. Stairs to the boiler room have areas of damage and require repair.
- Parking Lots: Asphalt is in fair condition. In need of plant removal, resealing and striping.
- Playground: Asphalt is in fair condition. In need of plant removal, resealing and striping.
- Playground Equipment: Playground equipment consists of two swing sets, a slide, tether ball poles, and two basketball goals. The equipment is in good to fair condition.
- Lawn and Landscaping: Fair condition, with a significant amount of weeds in the lawn areas. Landscaping is minimal mostly located along the east and south sides of the building in fair condition.
- Fencing: Chain link in good condition..
- Exterior railings: Steel tube railing generally in fair condition in need of painting.
- Metal flag pole in island of circle drive.

Key Public Spaces

- Gymnasium: Added in 1968, the gym has a raised stage. VCT floor, tall ceilings with exposed concrete T-beams.
- Office: Non-historic partitions, carpeted floor, dropped grid ceiling. Tiled fireplace with nursery rhyme motif suggests that this room was originally the kindergarten or library.
- Library: Carpet, plaster walls.
- Office: Gypsum board walls, carpet.
- Cafeteria: Was the original gym. VCT floor; plaster walls; acoustical tiles applied directly to high ceiling.