

Willard

5015 Garfield

Kansas City, Missouri 64130-2546

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on May 11, 2011. The site visit examined the school grounds, the exterior, and all floors on the interior of the building. The roofs were 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 deteriorated compared to those noted in the 2006 dialogue.
- 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 with the exception of water damaged roof areas. The exterior envelop is in fair to poor condition with some remaining usable life of the envelop components if repaired. The numerous required repairs include repointing of masonry, repair of clay tile roofing, installation of new roof edge drainage systems, and repair / replacement of multiple concrete entry stairs. Interior finishes are generally in poor condition with numerous areas of water damage. The mechanical and electrical systems conditions are unknown. The exterior site requires repairs to damaged areas, including parking and playground areas and stone and concrete retaining walls, and railings.

HISTORIC RATING: ****

While Willard is in diminished condition, its original plan and historic architectural features remain highly intact. The one-story plan was very unique and innovative for its period of construction. The Mediterranean Revival architecture is clearly expressed and well suited to the massing. It retains extensive wood trim, original built-ins and decorative features, as well as skylights in several classrooms, corridors and the gymnasium. Appears eligible for listing in the National Register of Historic Places.

PHYSICAL OBSTACLES TO REUSE: Water infiltration has caused extensive damage to plaster walls and ceilings. There is a visible hole in the roof above the office and evidence of mold in some classrooms. Standing water in the west corridor at the time of site visit. It is unknown if the existing HVAC equipment is operational.

DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

Building Structure

- Foundation: Limestone. Appears to be in good condition.
- Floor Framing: Concrete slab. Framing undetermined.
- Roof Framing: Multiple types including concrete, steel and wood. Condition is unknown.

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 cut and cast stone, stucco and tile accents. Masonry is generally in fair condition with multiple areas requiring repointing and brick replacement.
- Exterior Windows: Aluminum replacement windows. One-over-one windows that fill the entire masonry opening. Windows are boarded up on the exterior but appear to be in generally fair condition.
- Exterior Entrances: Multi-light metal doors are in historic wood surrounds with multi-light transoms, generally in fair condition. Interior vestibules have wood-framed openings with pairs of multi-light wood doors. Classrooms also have multi-light aluminum exit doors. These openings have wood frames and three-part arched transoms.
- Exterior Trim: Ornamental brickwork includes window hoods with drip molding, arched openings with corbels, blind arches and cornice corbels. Elaborate stone plaques above the main entrance portals feature female figures ("teachers") with children. Other stone details include slender columns. Stucco panels have geometric tile designs. Ventilation shafts flanking the main block rise above the main building mass. They have tiled roofs with bracketed eaves and arched openings in the tall louvered side walls. Materials are generally in fair condition.
- Roof: The flat roof area was not accessible during the visit. The condition is unknown. It was noted in poor condition in the 2006 Building Dialog. Decorative sloped sections and parapets are clad with red tile. Tiles are missing in isolated locations, most notably valleys. Copper guttering, downspouts and flashing have been stripped from the building allowing water to infiltrate structure.

Building Interior

- Corridors: Polished concrete floors with an integral concrete base, wood chair rail, and plaster ceilings with picture rail molding and sky lights. Paired multi-light wood doors create deep vestibules at entrances. Materials are generally in fair to poor condition. Plaster is failing where water damaged.
- Classroom Entries: Multi-light wood doors in deep frames with paneled wood jambs. Materials are generally in fair condition.
- Classrooms: Plaster walls, wood floors, wood base, and wood chair rail. Dropped acoustical tile ceiling grid obscures wood skylights. Classrooms have multiple built-in features including recessed coat areas, some with pivot doors, and framed chalk boards. Area under some chalkboards has rows of drawers. Single-user restrooms are built out in some classrooms. Classrooms in 1930 block have concrete floors and no sky lights – this area may have been an open air classroom at one time. Materials are generally in fair condition.
- Walls: Plaster. Materials are in fair to poor condition.
- Ceilings: High grid ceiling with lay-in acoustical panels. Materials range from good to poor condition. Notable areas of water damage in office and some corridors and classrooms.
- Trim: Stained and painted wood chair rails, baseboards, chalkboard frames, built-ins, and window and door casings. Materials are generally in good to fair condition.
- Floors: Polished concrete and wood floors. Materials are generally in fair condition.
- Stairwells/Egress: Plaster walls, polished concrete floors, wood handrails. Materials are generally in good condition.
- Restrooms: Historic finishes (mosaic tile floor, plaster and glazed tile walls) and metal partitions, generally in fair condition. Single-user bathrooms in classrooms are newer and in generally good condition.

Conveying System

- The building does not have an elevator.

Fire Protection Systems

- Fire Alarm system was not noted in the 2006 Building Dialog. Fire Alarm system appears to be a simple manual system with pulls located in corridors.
- Fire sprinklers are not provided.

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

- Two Kewanee steam boilers provide low pressure steam heating throughout the building. Three house fans heated by steam coils circulate air throughout the building. Additional heat is provided by cast-iron radiators located around the perimeter of the building. The condition of any remaining equipment is unknown.
- Air- conditioning is partially provided covering the office and classrooms by the former use of window units. The condition of any remaining equipment is unknown.
- Electrical system size and type are unknown. The condition of any remaining equipment is unknown.

Site

- Retaining Walls: Cast in place concrete walls along the north side and at various stairs and area wells were generally noted in fair condition with a few minor areas of damage. The concrete wall at the east parking lot is failing. Stone retaining walls throughout the site are generally in fair to poor condition with multiple areas noted that require repointing and some areas of stone replacement. Stone wall along the north side is rotating. Stone wall at the east parking lot is failing. Brick walls along the west at the main entrance are in fair condition with some areas of damage.
- Sidewalks: Concrete, generally in fair condition. Damage was noted at the north classroom stairs. City owned sidewalks surrounding the site generally in fair condition.
- Parking Lots: Asphalt and concrete is in fair-poor condition. The asphalt parking areas on the east over a concrete slab should be removed including the concrete slab below and replaced. The concrete drive area on the west should have the north apron replaced and damaged areas within the drive. The asphalt parking lot on the south requires milling, overlay and stripping.
- Playground: Asphalt playgrounds on the south are generally in fair to poor condition. All areas appear to require milling and overlay.
- Playground equipment: Equipment is in fair condition. Edging and mulch require replacement.
- Lawn and Landscaping: Fair condition with a significant amount of weeds in the lawn.
- Fencing: Chain link is in fair condition with some areas of damage noted.
- Exterior railings: Typical steel pipe, in poor condition with multiple damaged areas. Repair and repainting recommended.

Key Public Spaces

- Auditorium: Sloped concrete floor; historic fixed wood seats; beamed plaster ceiling, cross beams have decorative brackets, acoustical tile affixed to flat surfaces; ornamental plaster proscenium; historic pendant light fixtures; raised stage with wood floor; wood paneled walls flank stage; high multi-light wood windows.
- Gym: Wood floor; plaster walls with wood chair rail, high ceiling with sky lights. Balcony has wood bleachers and metal railing.
- Office: Hole in roof at this location has caused extensive damage to plaster and wood floor.
- Library: Header brick fireplace has tile hearth. Wood mantel shelf above fireplace extends to cap wood wainscot and glazed bookshelves. Library floor is carpeted.
- Cafeteria: VCT floor, dropped ceiling, plaster walls.

Other Special/Distinct Features

- Many classrooms have individual exterior entrances in addition to entrances from the corridors.
- Many classrooms have built-in cabinets and plumbing.
- Classrooms and corridors have wood skylights.
- Narrow supply rooms have wood shelving.