

# Seven Oaks

3711 Jackson Avenue

Kansas City, Missouri

## PHYSICAL BUILDING ASSESSMENT

### ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on April 25, 2011. The site visit examined the school grounds and the exterior and interior of the building. The team visited the boiler room, first, second, and third 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 remain similar to those noted in 2006.
- CADD floor plans – Plans are basically accurate.
- Kansas City Historic Inventory Survey Form (dated 3/89)

### CONDITION RATING: \*\*1/2

The building is structurally sound with an exterior envelop in generally fair condition. Windows are poor and have no remaining usable life. The interior finishes are in fair condition with typical wear from use and age. The mechanical and electrical system's operable condition is unknown, and the equipment is well beyond normal life expectancy. The exterior site requires multiple repairs.

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

Building is highly intact and retains many built-in and decorative features, as well as historic wood windows and plaster walls and ceilings. Ornament is restrained. Building appears eligible for listing in the National Register of Historic Places.

**PHYSICAL OBSTACLES TO REUSE:** No elevator. Some mold is evident, caused by water infiltration.

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

#### Building Structure

- Foundation: Rusticated limestone foundation/water table topped by a dressed stone beltcourse on the east, west and south elevations. Foundation is concealed by grade on north elevation. Visible foundation within the boiler is concrete. Visible stone and concrete foundations are generally in good condition.
- Floor Framing: Concrete, generally in good condition
- Roof Framing: Concrete, visible areas from below appear to be in good condition.

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

#### Exterior Envelope

- Exterior Wall Construction: Orange brick with geometric cream and orange terracotta trim and patterned brickwork, generally in fair condition. Some spalling brick, open mortar joints and damaged terracotta units were noted on all building elevations. On the south elevation cracking at the parapet appears to

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have pushed the parapet outward and small areas of loose brick are visible at the southwest portion of the parapet.

- Exterior Windows: Double-hung wood sashes have a 6/6 and 4/4 configuration; hooks next to windows suggest building once had awnings. On interior, windows sit deep in masonry openings with plaster jamb returns; wood frames; wide wood mullion covers between paired windows. Wood windows are in poor condition.
- Exterior Entrances: Paired metal doors with upper glass lights; interior vestibule formed by paired multi-light wood doors. The entrance doors appear to be in fair condition.
- Roof: Flat roof with limestone coping on parapets, condition unknown.

## Building Interior

- Corridors: Corridors have plaster walls with wood chair rail and concrete floor with integral cove base. 1<sup>st</sup> & 2<sup>nd</sup> floor ceilings are exposed, painted concrete structure. 3<sup>rd</sup> floor has dropped plaster ceiling with two sets of skylights in long block. All three floors have picture rail molding, but on 1<sup>st</sup> & 2<sup>nd</sup> it sits below exposed structure. Non-historic metal lockers in corridors. Materials are generally in fair condition with poor areas. Typical conditions include peeling paint and cracked plaster. Mold was noted throughout the first floor corridors and cafeteria.
- Classroom Entries: Fully glazed multi-light wood doors are generally fair condition.
- Classrooms: Plaster walls and ceilings with picture rail molding and wood chair rail. Floors have concrete border and base framing a linoleum tile field. In a few rooms the tile "crunches" when walked on. One or two rooms have carpet. Narrow coat rooms (separate rooms with hooks and shelves) between main classrooms. Several of these rooms have historic "school house" pendant lights. Most classrooms have modern florescent fixtures. Materials are generally in fair condition. Typical conditions include peeling paint, cracked plaster and fallen ceiling tiles.
- Trim: Varnished wood-framed blackboards and built-in cabinets in classrooms, as well as door and window casings. Materials are generally in fair condition.
- Stairwells/Egress: Wide concrete stairs with wood caps and handrails; northwest stair has a concrete-filled metal structure with iron railing and wood cap. Materials are generally in fair condition. Typical conditions include peeling paint and cracked plaster.
- Restrooms: Mostly original finishes and fixtures. Materials are generally in fair to poor condition.

## Conveying System

- The building does not have an elevator.

## Fire Protection Systems

- Fire Alarm system is similar to a simple manual system, but there are insufficient pulls to be classified as a manual system. Lacking proper number of notification devices. Lacking proper exit signage. (Information from the 2006 Building Dialog)
- Fire sprinklers system is not provided.

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

- Two Freeman steam boilers provide low pressure steam for heating with cast-iron radiators located around the perimeter of the building on each floor. Operation condition of equipment is unknown due to the school being vacant for a number of years. Boilers appear to be original.
- Air conditioning is not provided.
- Electrical system consists of a 600A 208Y/120V. Some branch panels still plug fuses instead of circuit breakers.

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## Site

- Retaining Walls: Concrete retaining walls at west stairs to playground are in poor condition. Concrete retaining walls at east stairs to playground are in fair condition with some evidence of movement.
- Sidewalks: Concrete, generally in fair to poor conditions. Stairs on the south side of the building are in poor condition along with the east stairs to the playground.
- Parking Lots: Asphalt is in poor condition. In need of plant removal, milling, topping and resealing and striping. Concrete portion at east end of north lot is in poor condition. Old concrete foundation piers are located in this area and on the west end of the north parking lot making these areas unusable for parking.
- Playground: Asphalt is in poor condition. In need of plant removal, milling, topping and resealing.
- Playground Equipment: NA. Equipment is provided in adjacent park.
- Lawn and Landscaping: Lawn is in fair to poor condition, with a significant amount of weeds in the lawn areas and bare patches under the trees on the east side. Landscaping is minimal with a couple of shrubs in poor condition located along the east stair to the playground.
- Fencing: Chain link in poor condition with multiple damaged areas and loss of galvanizing. Exterior railings: Steel pipe railings located at building stairs and area wells are in fair condition. Steel pipe rails along east stairs to the playground are in poor condition.

## Key Public Spaces

- Auditorium – on 2<sup>nd</sup> floor, has sloped floor that reads as ceiling in cafeteria; minimal plaster ornament; coved ceiling; a couple historic pendant light fixtures (globes missing); raised stage with wood floor; small movie projection room on back wall.
- Gym – small space with orange brick and plaster walls; concrete ceiling structure is exposed; upper level bleachers have been removed, decked over and converted into a HVAC chase, although pipe railing remains.
- Cafeteria – has sloped ceiling from auditorium floor; all finishes are modern.

## Other Special/Distinct Features (include significant historic elements)

Visible concrete structure at northeast (rear) corner suggests school was designed for expansion. Brick fireplace with heavy wood mantel in kindergarten room. High number and quality of built-in features extant in classrooms.