

Robeson

8201 Holmes Avenue

Kansas City, Missouri 64131

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on September 24, 2014. The site visit examined the school grounds and the exterior and interior of the building. The team visited the ground floor and first floor. 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:

- 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. Building envelop requires only minor repairs. Interior finishes range in condition from good to poor. There are areas of extensive damage from vandalism. Removal of metal from the building has disabled the mechanical, electrical, and plumbing systems. The exterior site is in fair conditions. Overgrowth of vegetation is present in multiple areas.

HISTORIC RATING: ***

Building was constructed in 1960 as the Jewish Community Center. It was acquired by KCPS and opened as Robeson Middle School in the 1980s. Because its association with the school district is less than 50 years, it is not eligible for the National Register in conjunction with the Historic Schools of Kansas City MPDF. It appears, however, to retain integrity and significance for its original recreational function and may be National Register eligible under that context.

PHYSICAL OBSTACLES TO REUSE: Vandalism of MEP infrastructure will require complete replacement of these systems along with the repair of damaged walls and ceilings.

DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

Building Structure

- Foundation: Concrete, generally in good condition
- Floor Framing: Steel was noted in the original building and concrete in the addition.
- Roof Framing: Concrete beams exposed in gymnasiums; steel in the classroom areas of the addition; remainder of building was undetermined.

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

Exterior Envelope

- Exterior Wall Construction: Limestone and buff brick; metal spandrel panels on rear addition. Masonry is generally in good condition with limited areas requiring repointing.

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- Exterior Windows: Aluminum-framed windows in various configurations, including singles, pairs and ribbons. Some are fixed, some have operable lower awning sashes. All are generally in good condition except for some broken glass.
- Exterior Entrances: Fully-glazed aluminum-framed doors and steel slab doors, generally in fair condition.
- Roof: Most roof sections are flat. Gabled roofs over gymnasiums, main corridor and auditorium. Condition unknown.

Building Interior

- Corridors: Terrazzo floors and integral wall bases; some brick walls with stacked coursing and plaster upper walls; others are CMU; integral banks of lockers in some corridors; ceiling and wall-mounted fluorescent light fixtures. Generally in fair to good conditions except for walls that were demolished to gain access for metal theft.
- Classroom Entries: Wood doors with upper wood "transom" panels in metal frames. Generally in good to fair condition.
- Classrooms: Painted CMU walls with vinyl bases, VCT floor, dropped ceiling grids. Generally in good to fair condition except for ceiling were in poor condition.
- Walls: Brick or CMU. Materials are generally in good condition.
- Ceilings: Grid ceiling with lay-in acoustical panels and recessed florescent light fixtures. Materials are generally in poor condition.
- Trim: Vinyl base. Generally in fair condition.
- Floors: Carpet and vinyl composition tile. Materials are generally in fair condition.
- Stairwells: Plaster walls; metal stair structure with terrazzo treads; brick wall with mounted metal pipe railings. Interior glazed walls illuminate some stairwells. All materials generally in fair condition.
- Restrooms: Modern finishes and fixtures, generally in poor condition. Most walls, ceiling and fixtures have been vandalized for metal theft.

Conveying System

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

Fire Protection Systems

- Fire Alarm system devices are present. The condition or operation of the system was not confirmed.
- The building does not have a fire sprinkler system.

Mechanical / Electrical Systems

- HVAC equipment is inoperable due to vandalism and theft of metals. The building is not included in the 2006 Building Dialog, so the type and size of HVAC equipment is unknown at this time.
- Electrical equipment is inoperable due to vandalism and theft of metals. The building is not included in the 2006 Building Dialog, so the type and size of electrical equipment is unknown at this time.
- Pool equipment has been vandalized for metal theft and is inoperable. New equipment would be required to reopen the pool.

Site

- Sidewalks: Concrete, generally in fair condition with some overgrowth of grass.
- Parking Lots: Asphalt is in fair condition. In need of plant removal, resealing and striping.
- Running track: Asphalt is in poor condition in need of plant removal, milling and overlay.
- Amphitheater: Concrete seating tiers and brick paving are in fair condition. In need of plant removal and cleaning (concrete). Some pavers have been removed and require replacement.
- Tennis Courts: Court surface is in poor condition. In need of plant removal and resurfacing.
- Basketball Court: Court surface is in poor condition. In need of plant removal and resurfacing.
- Lawn and Landscaping: Fair condition, with a significant amount of weeds in the lawn areas.

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Landscaping is minimal mostly located along the east and north sides of the building and in fair condition but overgrown.

- Fencing: Chain link in fair condition with a few damaged areas noted.

Key Public Spaces

- Auditorium: at west end of building. Sloped floor with fixed seating, raised stage, cantilevered concrete stairs, tiered plaster ceiling; patterned CMU walls; carpeted
- Library: south side of building; coffered concrete ceiling; carpet; ground-face CMU walls.
- Gymnasium 1: wood floor, CMU walls, high ceiling with tightly spaced concrete beams; collapsible bleachers.
- Gymnasium 2: vinyl floor, CMU, brick and stone walls, high ceiling with exposed metal trusses, gymnastics pit and raised springy floor, collapsible bleachers
- Swimming pool: concrete floor, walls, and pool structure, metal truss ceiling, high windows

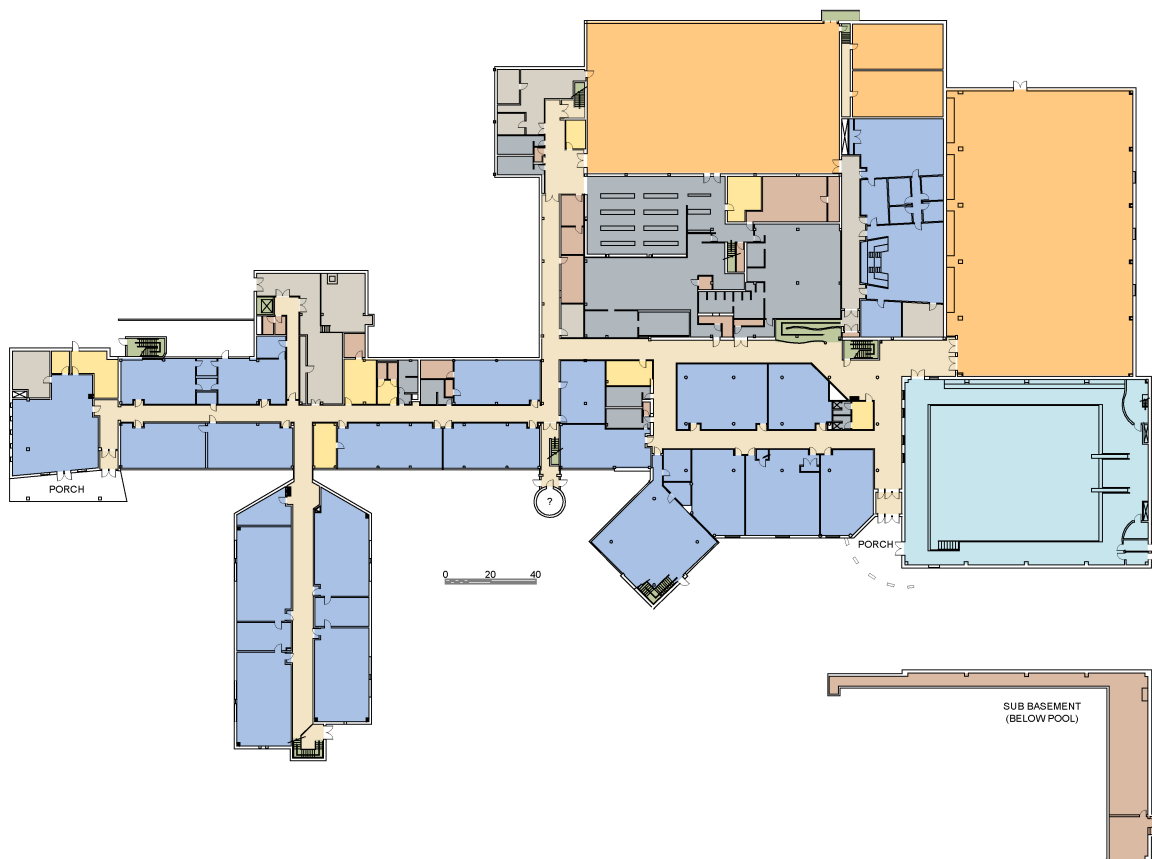
Other Special/Distinct Features

- Stone walls and fireplace in auditorium lobby
- Concrete folded plate canopy along front drive

CLASSROOMS	AUDITORIUM
ADMINISTRATION	BUILDING SERVICES
MEDIA	CIRCULATION HORIZ.
CAFETERIA	CIRCULATION VERT.
GYMNASIUM	RESTROOMS
NATATORIUM	STORAGE

GENERAL NOTES

- Building size could be a barrier for redevelopment
- Typical classroom size is ± 850 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Large operable windows allow natural light and ventilation
- Parking is sufficient with easy access
- Large gymnasiums and auditorium in good condition
- Extensive areas of vandalism and graffiti on exterior and interior
- Building could be divided into multiple uses, for example it could be divided vertically into multiple areas or horizontally providing separation between lower floors and upper floors



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