First Floor

Overview

The First Floor is the main floor of the building where all visitors enter, and has the highest level of historical significance. Art Deco and Mayan style ornamentation are found throughout with the interior finishes. The Entrance Foyer, north and west entrances (hallways and vestibules), Hall of Springs and Water Bar, Historic Hydrotherapy Spa area and associated spaces are the most significant historic spaces. Original materials include: plaster walls and ceilings, glazed masonry and ceramic tile, terrazzo floors, decorative metal panels, railings, water bar, elevator doors, original doors, transom windows and hardware, plumbing fixtures, and original historic light fixtures. The Hall of Springs is an impressive, two-story space with large windows that wrap around the curved floor plan. Doors from the Hall of Springs open out to a large raised exterior terrace with views looking toward the surrounding park land and the Fishing River. Visitors to the Hall of Waters can learn about the building, the mineral waters, and the development and history of Excelsior Springs through the educational displayed located throughout the room.

The City of Excelsior Springs has offices located primarily in the western portion of the first floor, with only one office currently in the east wing. The eastern portion of the floor is largely unoccupied, and serves as a display area showing visitors what a typical historic hydrotherapy spa would have looked like. It should be noted that the public uses this floor frequently; however, not all spaces are accessible to the public. For example, the rooms in the southeastern portion of the east wing are not accessible. Public restrooms are located near the elevator which serve the public as well as city employees. The First Floor gives visitors a memorable first impression through the volume of the spaces, ornate details, natural light and high quality materials.

Fig. 376 View of the Hall of Springs looking south. (SRJA 2012)

Hall of Springs 101 and Water Bar 102

The Hall of Springs is an exquisitely detailed, colorful space with ample natural light and a two-story volume which creates an open, airy feeling. This room is one of the most important historic spaces within the building, and is recommended to retain as much of the historic configuration, walls, finishes, materials, and fixtures as possible during future rehabilitation efforts. The Hall of Springs is located directly above the Ground Floor pool room which fills the entire southern portion of the building. Surrounding the Hall is a large open concrete terrace with low stone railings which is accessed from doors on the east and west sides of the building. The exterior walls are almost entirely made up of two-story historic replica steel windows with original cast iron detailing which have been painted a beautiful blue/green color to match the original window color.

Fig. 377 View of the exterior of the Hall of Springs looking east. (SRJA 2012)

Fig. 378 Interior view of the Hall of Springs looking south. (SRJA 2012)

Fig. 379 View of the west exterior terrace looking south. (SRJA 2012)

Fig. 380 Detail view of the original cast iron details and replacement steel windows on the west elevation of the Hall of Springs. (SRJA 2012)

The interior of the Hall of Springs contains many one-of-a-kind elements that make the space truly unique. Two original Art Deco pendant light fixtures are centered over the historic Water Bar which is the focal point of the room. The Water Bar is a long, U shaped bar with a fountain located at the southern end. The exterior of the bar and the fountain are made of glazed ceramic tile, stainless steel and stone counter tops. In the center of the bar area are wood base cabinets with above counter lighting and Art Deco styled stainless steel signage. A variety of original and non-original piping, plumbing fixtures, and hot water heater are located within the Water Bar area. While several types of local spring water were originally piped to the Water Bar, currently there is only City tap water. The existing typical interior finishes of the Hall of Springs include: plaster walls, stepped plaster ceilings, terrazzo cove base and flooring, glazed ceramic tile (two-toned tan and colored tile with a combination of plain tile and embossed tiles), two original art deco light fixtures, metal grilles and decorative metal panels, and removable historical displays. Overall the Hall of Springs is in good condition with only minor interior additions of window shades, additional lighting for night events, improvements to the water bar and water connection, and improvements to the heating and cooling recommended.

Fig. 381 View looking south from the Entrance Foyer into the Hall of Springs 101. (SRJA 2012)

Fig. 382 View of the large windows surrounding the Hall of Springs looking southwest. (SRJA 2012)

Fig. 383 View of Hall of Springs looking north along eastern side of the Water Bar 102. (SRJA 2012)

Fig. 384 View of marble sculpture and decorative tile and metal panels in the Hall of Springs. (SRJA 2012)

Fig. 385 View of the west decorative metal panel. (SRJA 2012)

Fig. 386 View of center decorative metal panel. (SRJA 2012)

Fig. 387 View of east decorative metal panel. (SRJA 2012)

Fig. 388 View of eastern opening looking north towards the Entrance Foyer. (SRJA 2012)

Fig. 389 View of the area south of the Water Bar looking west. (SRJA 2012)

Fig. 390 View of the area south of the Water Bar looking east. (SRJA 2012)

Fig. 391 Detail view of one of the two historic pendant Art Deco light fixtures. (SRJA 2012)

The Water Bar fountain is currently leaking which may be contributing to the structural concrete deterioration of the floor slab in this area. This slab deterioration can be seen from the Pool Room below and in the cracks in the terrazzo flooring throughout the Hall of Springs. The water fountain features include embossed glazed ceramic tile, glazed ceramic lion's head, glazed ceramic botanical themed upper basin, glazed ceramic tile half-circle lower basin, and circular mirror on the north side of the arched fountain wall. The high mineral content of the city tap water has caused mineral deposits to build up on the surface of the glazed tile over time. Additionally, when the fountain is running, the sound of the water cascading down from the ceramic upper basin is very loud and water splashes onto the floor around the lower basin. In an attempt to solve these issues, a temporary screen set upon bricks within the lower basin has been installed. It is recommended that the fountain be thoroughly cleaned and a more permanent water sound/splash guard should be installed. Overall the fountain is in fair condition. Repairs to correct the leak are critical, in addition to functional and aesthetic repairs recommended to the signage/light fixture, counters, cabinets, plumbing fixtures, and equipment.

Fig. 392 View of Water Bar looking southeast. (SRJA 2012)

Fig. 393 View of the Water Bar Fountain looking north. (SRJA 2012)

Fig. 394 View of the doors on the southern side of the Water Bar which serve as the only access point into the bar area. View looking east. (SRJA 2012)

Fig. 395 View of Water Bar along western side looking northwest. (SRJA 2012)

Fig. 396 Detail view of Water Bar Fountain looking north. (SRJA 2012)

Fig. 397 Detail view of lion's head, botanical themed upper basin and embossed glazed ceramic tile. (SRJA 2012)

Fig. 398 View of the glazed ceramic tile half-circle ceramic tile lower basin. (SRJA 2012)

Fig. 399 View of the glazed ceramic tile half-circle lower basin. A temporary screen has been placed in the basin between bricks in order to reduce water noise and splashing. (SRJA 2012)

Fig. 400 View of embossed glazed tile and circular mirror on the north side of the fountain. (SRJA 2012)

Fig. 401 View of the western side of the Water Bar looking south. (SRJA 2012)

Fig. 402 View of the eastern side of the Water Bar looking north. (SRJA 2012)

Fig. 403 View of southern portion of the Water Bar, west side looking south. (SRJA 2012)

Fig. 404 View of Art Deco signage and counter lighting. (SRJA 2012)

Fig. 405 Detail view of the Art Deco signage. (SRJA 2012)

Fig. 406 View of typical stainless steel sink with drainboards within the Water Bar. (SRJA 2012)

Fig. 407 View of Water Bar counter near the northern portion of the bar looking north. (SRJA 2012)

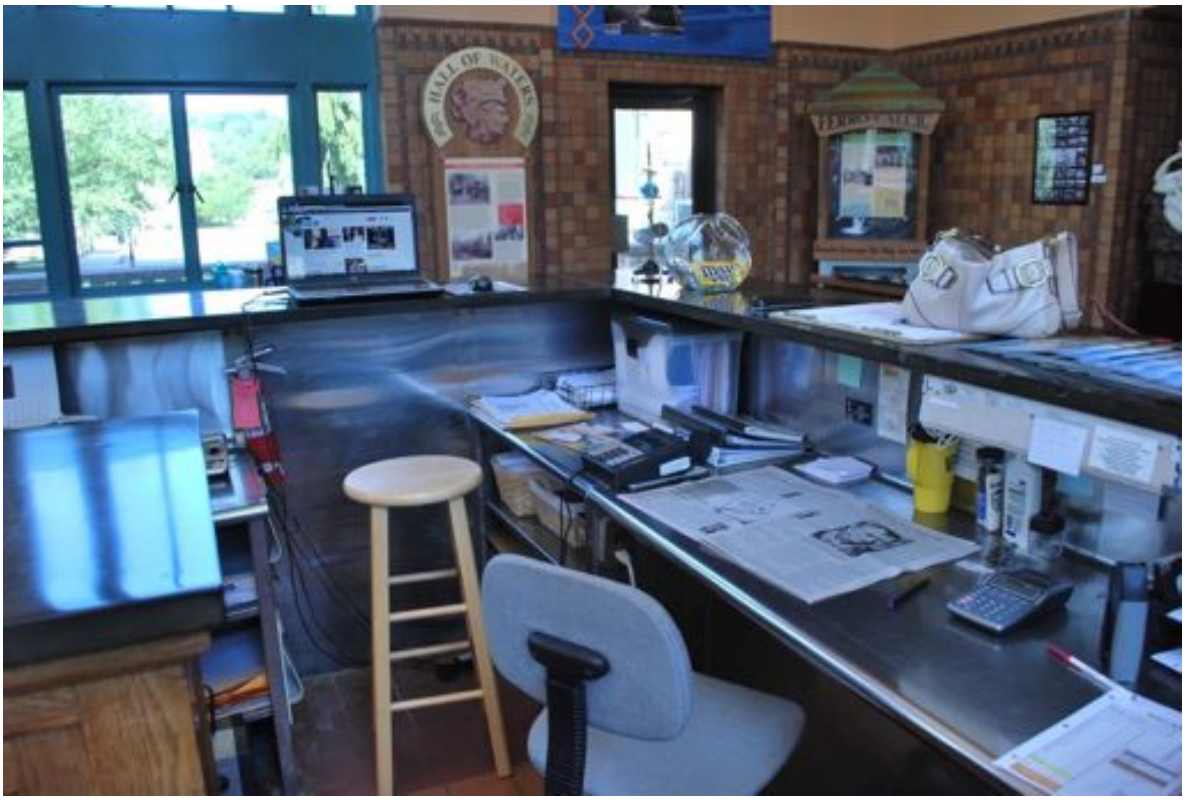


Fig. 408 View of stainless steel counter in Water Bar looking northwest. (SRJA 2012)

Entrance Foyer 103

The Entrance Foyer is the first impression most visitors have of the Hall of Waters as they enter from either then north or west primary entrances. This impressive space is a large open two-story space with natural light and colorful, Mayan influenced Art Deco ornamentation. This space is one of the most important historic spaces within the building, and it is recommended to retain as much of the historic configuration, walls, finishes, materials, and fixtures as possible during future rehabilitation efforts.

The interior of the Entrance Foyer contains many one-of-a-kind elements and materials that make the space truly unique. The typical existing interior finishes include: plaster walls, stepped plaster ceilings, decorative multi-colored terrazzo flooring, ceramic tile base, glazed ceramic tile (two-toned tan and colored tile, with a combination of plain tile and embossed tiles), art deco light fixtures, original doors and hardware, metal grilles, decorative metal panels, decorative glass lay-light around the perimeter of the room, central skylight overhead, and ornate elevator doors and surround. The elevator location is original to the building with modernizations to the elevator cab and equipment performed during previous renovations. The interior of the elevator cab requires upgrades to the interior finishes (flooring, base, wall panels, and ceiling) as the existing finishes are in fair/poor condition.

The upper section of the plaster walls in this space were originally decoratively painted with colorful geometric patterned accents. These decorations have been painted over with an off-white color, except for a small portion which has been retained to show the original paint scheme along the upper south wall. There are several places where the glazed ceramic tile is covered in efflorescence, which indicates moisture has been trapped within the wall system. There is an original skylight centered above the space. The skylight has a mixture of original blue tinted glazing and clear replacement glazing installed in the metal skylight structure on the penthouse roof. The colored vs. clear glazing can be differentiated when looking up at the skylight. The lay-light around the perimeter of the ceiling has dirty glazing and has many burned out light bulbs. There are some minor cracks in the colorful terrazzo floor which should be monitored as the cracks may indicate structural movement. Refer to the structural and mechanical, electrical, and plumbing sections of this report for additional recommendations. Overall the Entrance Foyer is in good condition with only minor improvements recommended to the lighting, skylight, painting and cleaning the efflorescence from the ceramic tile.

Fig. 409 View of Entrance Foyer looking south. Note the small area of exposed decorative painting on the western portion of the wall (red arrow). (SRJA 2012)

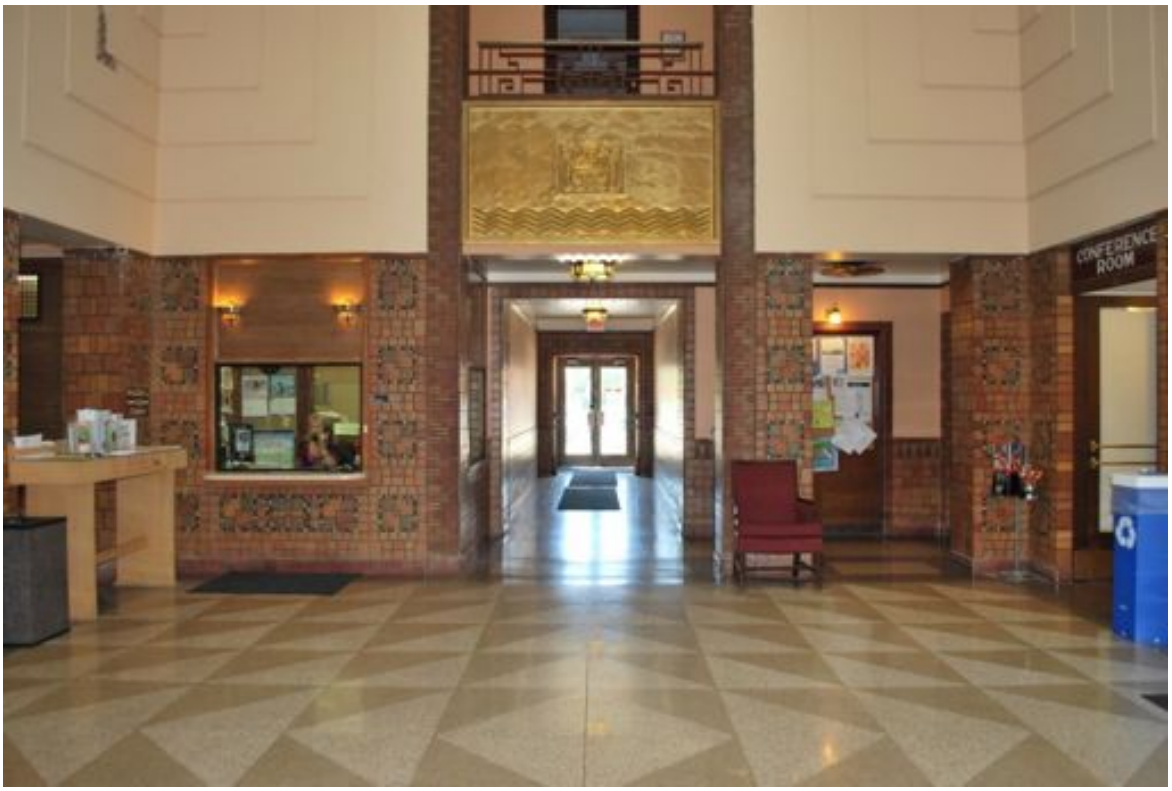


Fig. 410 View of the Entrance Foyer looking west towards Hallway 108 and the west main entrance. (SRJA 2012)

Fig. 411 View of the Entrance Foyer looking north towards the north main entrance. (SRJA 2012)

Fig. 412 View of the Entrance Foyer looking east towards the elevator. (SRJA 2012)

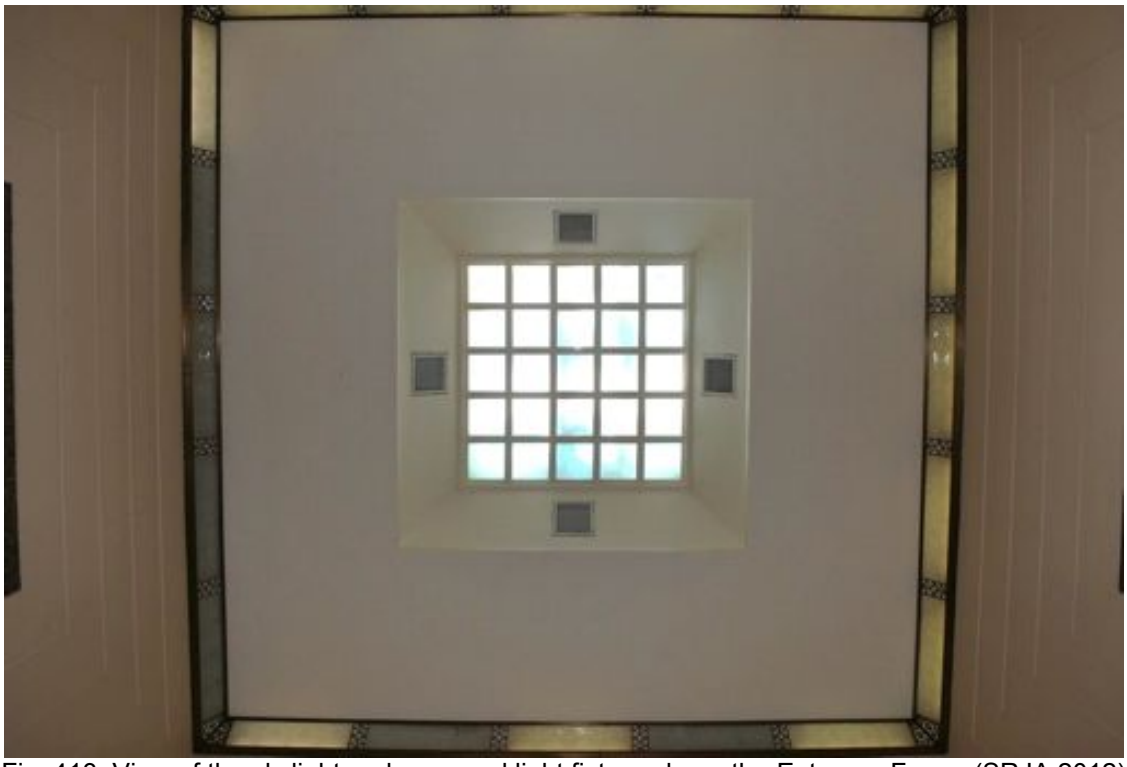


Fig. 413 View of the skylight and recessed light fixture above the Entrance Foyer. (SRJA 2012)

Fig. 414 Detail view of the skylight above the Entrance Foyer. Note the blue and white differences in colored glazing which can be seen from the interior. (SRJA 2012)

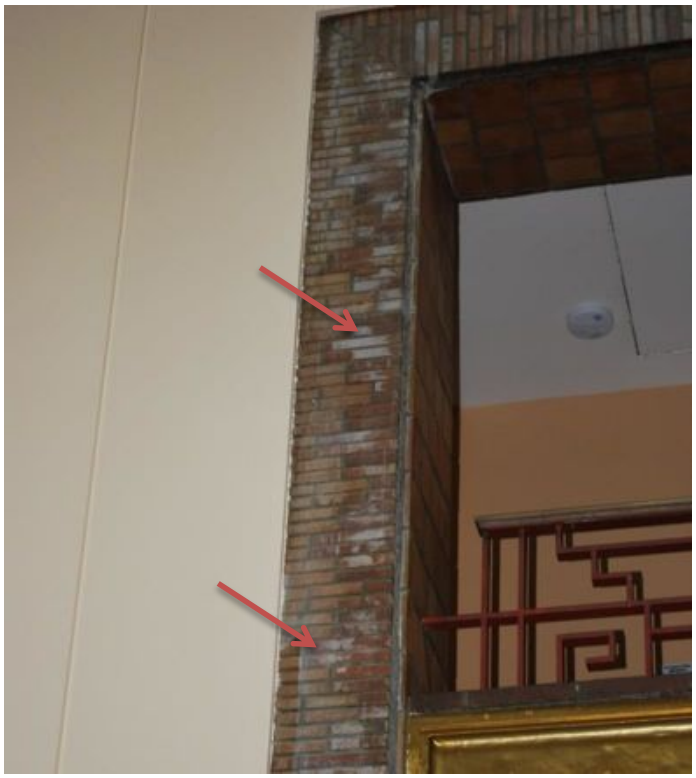


Fig. 415 Detail View of the whitish haze of efflorescence on the glazed ceramic tile in the Entrance Foyer (red arrow). (SRJA 2012)

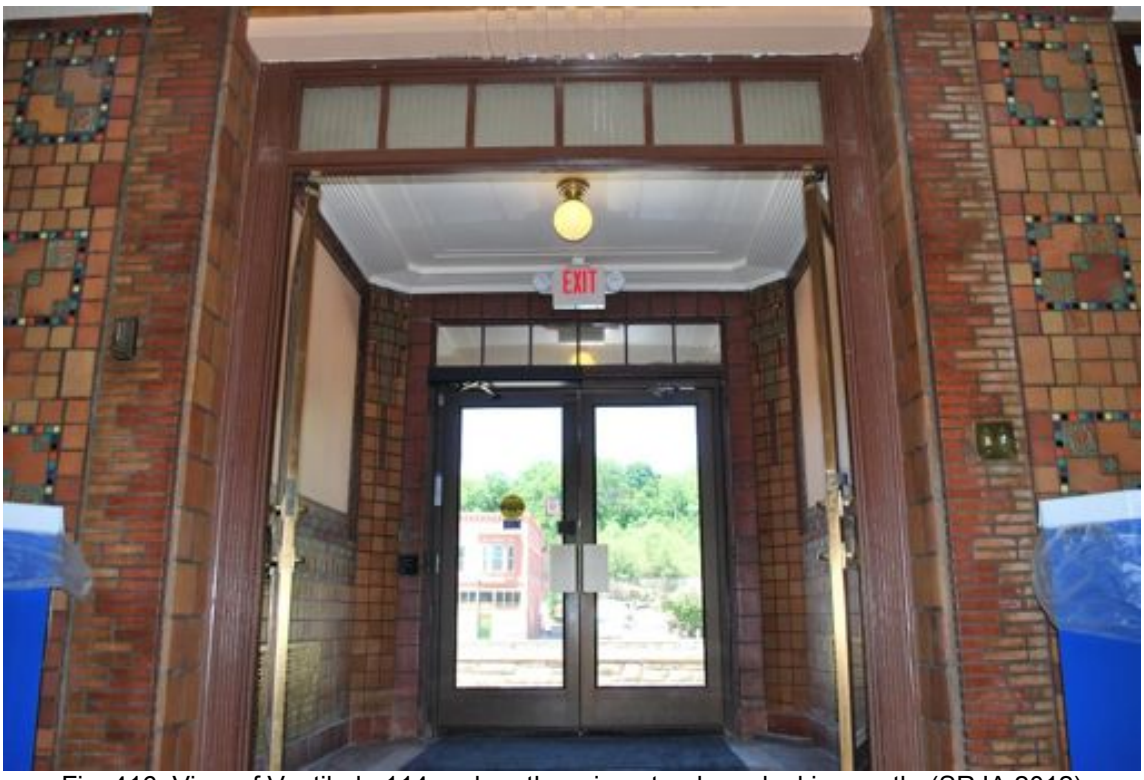


Fig. 416 View of Vestibule 114 and north main entry doors looking north. (SRJA 2012)

Fig. 417 View of typical original interior doors at the main entrances. (SRJA 2012)

Fig. 418 View of Hallway 108 and west main entry doors looking west. (SRJA 2012)

Fig. 419 View of one type of historic light fixture found in the entry Vestibules 110 and 114. (SRJA 2012)

Fig. 420 View of historic bronze plaque located in the West Vestibule 110. (SRJA 2012)

Fig. 421 View of the hall on the east side of the Entrance Foyer. This aisle provides access to the elevator and public restrooms. (SRJA 2012)

Fig. 422 View of the hall on the south side of the Entrance Foyer. This aisle provides access to the Hall of Springs. (SRJA 2012)

Finance Offices: Finance Window 104, Finance Office 105, Private Office 106, and Storage 107

The Finance Offices are located off of the west entrance hallway, and were renovated in 2012 with new interior finishes. Typical existing interior finishes include: plaster walls and ceiling, contemporary pendant light fixtures, Art Deco inspired contemporary wall sconces, stained wood trim and panels, refurbished metal HVAC grilles, acoustic fabric covered wall panels, carpet, rolled resinous flooring and a combination of original and new doors and hardware. The office space consists of an open office space with cubicles and desks, a single private office, an original safe currently utilized for storage (Storage 107), and a new secure transaction window with bulletproof glass and digital microphone system. The spaces are cooled with window A/C units which do not adequately cool the space. Overall the offices are in excellent condition with upgrades to the HVAC recommended.

Fig. 423 View of open Finance Office 105 looking southwest. (SRJA 2012)

Fig. 424 View of east wall with acoustic wall panels in Finance Office 105 looking southeast. (SRJA 2012)

Fig. 425 View of Private Office 106 looking southwest. (SRJA 2012)

Fig. 426 View of Finance Window from Entrance Foyer looking west. (SRJA 2012)

City Manager's Office Suite: 110, Storage 111, Office 112
Located off of the Entrance Foyer across from the Finance Offices, the City Manager's Office Suite was renovated within the past ten years with new interior finishes. Typical existing interior finishes include: plaster walls, acoustic ceiling tile, recessed fluorescent light fixtures, acoustic fabric covered wall panels, exposed stone walls, stained wood chair rail, carpet, and a combination of original and new doors and hardware. It is unknown if these walls had exposed stone originally. It is not a preferred treatment for exterior masonry to be exposed if they originally had plaster installed. The office space consists of two private offices and a storage room. The spaces are cooled with window A/C units which do not adequately cool the space. Overall the offices are in excellent condition with upgrades to the HVAC recommended.

Fig. 427 View of Office 110 looking north. (SRJA 2012)

Fig. 428 View of Office 110 looking northwest. (SRJA 2012)

Fig. 430 View of City Manager's Office 112 looking northwest. (SRJA 2012)

Fig. 429 View of City Manager's Office 112 looking west. (SRJA 2012)

Stair No. 1 and Stair No. 8

Refer to Stair No. 1 and 8 descriptions within the Ground Mezzanine section of this report for additional conditions assessment as the stair(s) connect to the Ground Floor and Ground Mezzanine Floors. Typical existing interior finishes include: plaster walls and ceilings, terrazzo stair treads, risers, and coved base, original wood handrail (not continuous) and original ceiling mounted light fixtures. The existing stairs are very dimly lit, and pose a potential tripping hazard. Black abrasive stair nosing tape has been applied to the stairs in an attempt to help people better discern the edges of the stairs. It is recommended that during future rehabilitation work the lighting is upgraded to increase light levels.

Fig. 431 View of a historic light fixture found within the Stair No. 1 and 8 of the first floor. (SRJA 2012)

Fig. 432 View of Stair No. 1 looking north, down the steps toward the Ground Mezzanine Floor. (SRJA 2012)

Fig. 433 View of Stair No. 1 looking north up to Second Floor. (SRJA 2012)

Fig. 434 View of Stair No. 8 looking north, down the steps towards the Ground Mezzanine Floor. (SRJA 2012)

Fig. 435 View of Stair No. 8 looking north, down the steps towards the Ground Mezzanine Floor. (SRJA 2012)

Fig. 436 View of Stair No. 8 looking north, up the steps towards the Second Floor. (SRJA 2012)

Fig. 437 Detail of Stair No. 8 looking north, up the steps towards the Second Floor. (SRJA 2012)

Women's Restroom 117 and Women's Restroom Anteroom 116
The two public restrooms located on the First Floor are located off of the east side of the Entrance Foyer. The Women's Restroom consists of an anteroom and restroom space. Both spaces have been renovated in the past. This is evident due to repairs and patched in the terrazzo floors which indicate the relocation of the water closets and partitions. Typical existing interior finishes include: plaster walls and ceilings, original ceiling mounted light fixtures, terrazzo coved base and flooring, contemporary white porcelain water closets and sinks, contemporary metal toilet partitions, contemporary plastic laminate base cabinet and counters, new bath accessories, and original doors and hardware. The toilet stalls, bath accessories, sinks and maneuvering clear floor space do not meet 2010 ADA guidelines. The anteroom room has an original exterior door on the southern wall which once accessed the open air terrace around the Hall of Springs; however, the door is now permanently fixed closed. Overall the restroom is in good, functional condition with upgrades recommended to the HVAC and ADA accessibility.

Fig. 438 View of Women's Restroom Anteroom 116 looking west. (SRJA 2012)

Fig. 439 View of Women's Restroom Anteroom 116 looking east. (SRJA 2012)

Fig. 440 View of Women's Restroom 117 looking east. (SRJA 2012)

Fig. 441 Detail view of Women's Restroom 117 sinks looking northwest. (SRJA 2012)

Men's Restroom 118
The Men's Restroom is located off the Entrance Foyer adjacent to the elevator. Typical existing interior finishes include: plaster walls and ceilings, contemporary fluorescent ceiling mounted light fixtures, terrazzo coved base and flooring, tan glazed ceramic tile wainscot, contemporary white porcelain water closet, urinal and sink, contemporary metal toilet partition, new bath accessories, and original door and hardware. The restroom is not ventilated. The toilet stall, bath accessories, sinks, and maneuvering clear floor space do not meet 2010 ADA guidelines. If the Hall of Springs is to be utilized as an event space, additional water closets will be required in order to meet current building code plumbing fixture counts. Overall the restroom is in fair, functional condition with upgrades to the HVAC and ADA accessibility recommended.

Fig. 442 and 443 Left: View of Men's Restroom 118 looking east. Right: View of Men's Restroom 118 toilet stall looking southwest. (SRJA 2012)

Entry 119 and Private Office 120
Located off of the Entrance Foyer, Entry 119 is a vestibule which provides access to the entire east wing of the building. The space is small and has direct access to the elevator rear door and doors to a Closet, Hallway, Unisex Restroom, Historic Hydrotherapy Display Room, and Private Office 120 which is currently utilized as an occasional meeting room. Typical interior finishes include: plaster walls and ceiling, terrazzo floor and coved base, and a combination of original and new doors and hardware. Overall the entry vestibule is in good condition; however, during future rehabilitation efforts it is recommended that the space be enlarged to improve circulation.

Fig. 444 View of Entry 119 looking east. (SRJA 2012)

Fig. 445 View of elevator rear door from Entry 119 looking northwest. (SRJA 2012)

Unisex Restroom 122
The small Unisex Restroom consists of similar interior finishes to that of the adjacent Historic Hydrotherapy Display Room, and is not ADA accessible. Typical interior finishes include: a plaster ceiling, glazed masonry walls, terrazzo floor and coved base, white porcelain water closet and sink, new bath accessories, and original door and hardware. The restroom is not ventilated. The toilet stall, bath accessories, sink, and maneuvering clear floor space do not meet 2010 ADA guidelines.

Hallway 123
The hallway connects the rooms located along the southern portion of the east wing, and is in overall good condition. Typical interior finishes include: plaster walls and ceiling, original ceiling mounted light fixtures, carpeting, original steel clerestory windows, and original and non-original doors and hardware. During future rehabilitation efforts, the retention of the configuration of this space is recommended, along with upgrades to the HVAC.

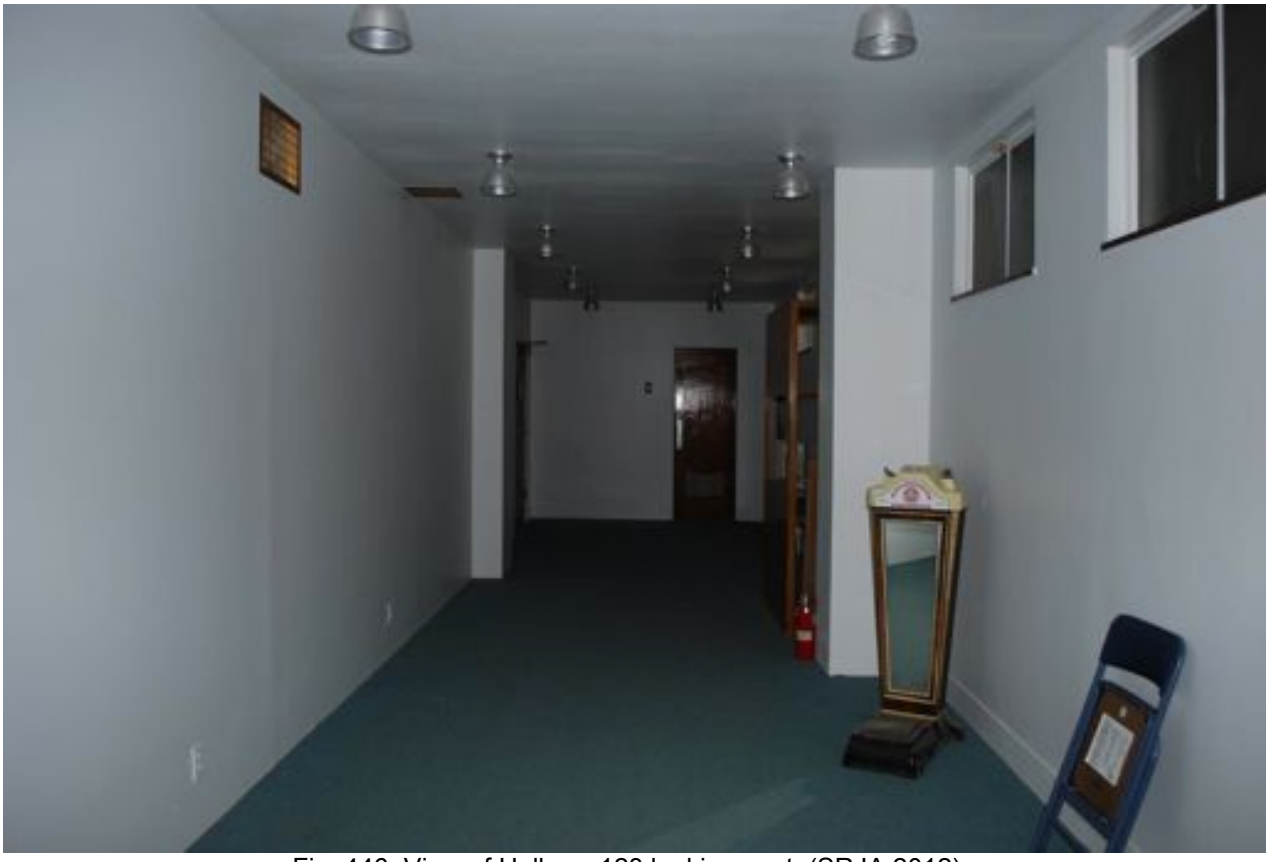


Fig. 446 View of Hallway 123 looking east. (SRJA 2012)

Fig. 447 View of Hallway 123 looking west. (SRJA 2012)

Fig. 448 View of east end of Hallway 123 looking east. (SRJA 2012)

Storage 124

This storage room historically was an open air porch with large open screened windows with screens and a concrete floor which sloped to an interior drain. Currently the space is utilized as storage and is accessed from the private office to the east. The door located along the west wall once opened into the Women's Restroom but it is currently fixed closed. Original steel clerestory windows line the top of the north wall. Typical existing interior finishes include: plaster walls and ceiling, original ceiling mounted light fixtures without globes, painted slopped concrete floor, and original and non-original doors and hardware. During future rehabilitation efforts, the retention of the configuration of this space is recommended, along with upgrades to the HVAC.

Fig. 449 View of the original steel clerestory windows in Storage 124 looking northeast. Note: Some of the clerestory windows have walls built over them in the hallway. (SRJA 2012)

Fig. 450 View of Storage Room 124 looking west. (SRJA 2012)

Fig. 451 View of Storage Room 124 looking east. (SRJA 2012)

Private Office 125

This space is currently utilized as a private office for the Human Resources Department, and is accessed from Hallway 123. This space has been previously renovated with typical interior finishes including: plaster walls with fabric wallcovering, suspended acoustic ceiling tile with recessed light fixtures, carpeting, and original and non-original doors and hardware. The space has large, replacement windows (some with blinds) and direct southern exposure. Temperatures can vary widely from the morning to the afternoon. The space is cooled with a window A/C unit which does not adequately cool the space. Overall, the space is in good condition with upgrades to the HVAC, interior finishes (carpeting, wall covering, and blinds), and windows recommended.

Fig. 452 View of Private Office 125 looking southeast. (SRJA 2012)

Fig. 453 View of Private Office 125 looking northwest. (SRJA 2012)

Office/Storage 126

This space is currently utilized as both a storage space and as a temporary office for Downtown Excelsior Partnership (part of the Excelsior Springs Chamber of Commerce). The space is accessed by either walking through the Unisex Restroom 128 or from the Historic Hydrotherapy Display Room. This space has been renovated in the past with typical existing interior finishes including: plaster walls and ceiling, non-original ceiling mounted fluorescent light fixtures, original metal grilles, carpeting, and solid wood door with non-original hardware. The space has large, replacement windows (some with blinds) and direct southern exposure. Temperatures can vary widely from the morning to the afternoon. The space is cooled with a window A/C unit which does not adequately cool the space. Overall the space is in good condition with upgrades to the HVAC, interior finishes (carpeting, wall covering, and blinds), and windows recommended.

Fig. 454 View of Office 126 looking southeast. (SRJA 2012)

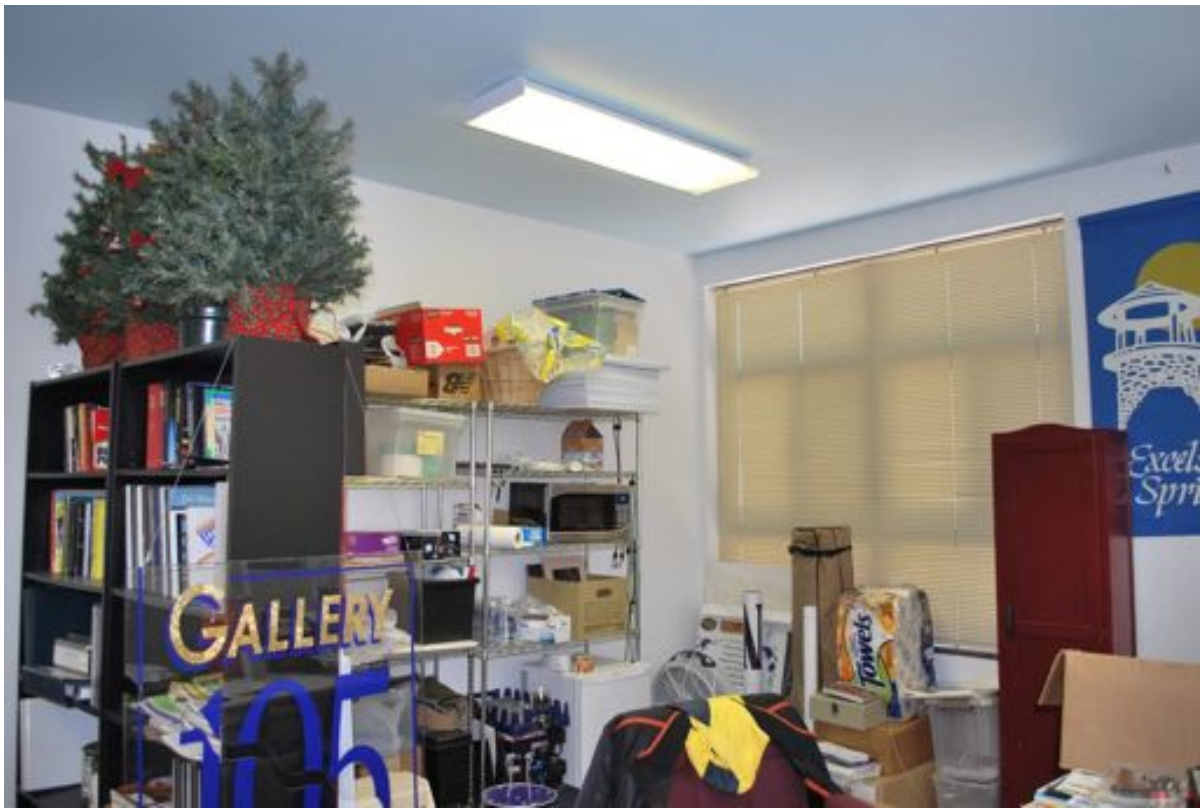
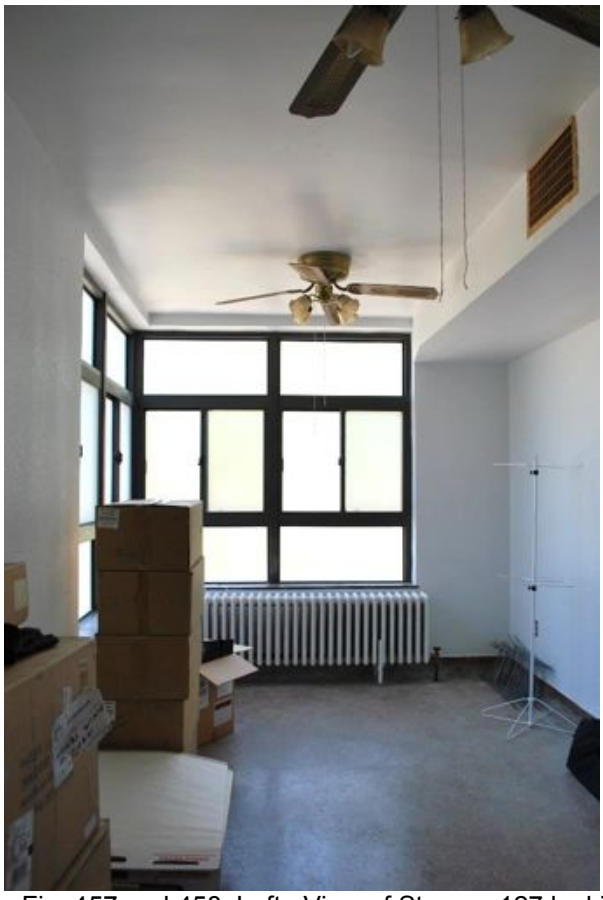


Fig. 455 View of northeast corner of Office/Storage 126. (SRJA 2012)

Fig. 456 View of Office/Storage 126 looking northwest. (SRJA 2012)

Storage 127

Access from the Unisex Restroom 128 or from the Historic Hydrotherapy Display Room, the storage room is currently utilized as storage. Typical existing interior finishes include: plaster walls and ceiling, non-original ceiling mounted ceiling fans with light kit, original metal grilles, one original pedestal white porcelain sink with chrome faucet, terrazzo floor with cove base, large corner windows, and solid wood door with non-original hardware. The space has large, replacement windows. Overall the space is in good condition with upgrades to the HVAC, interior finishes, and windows recommended.



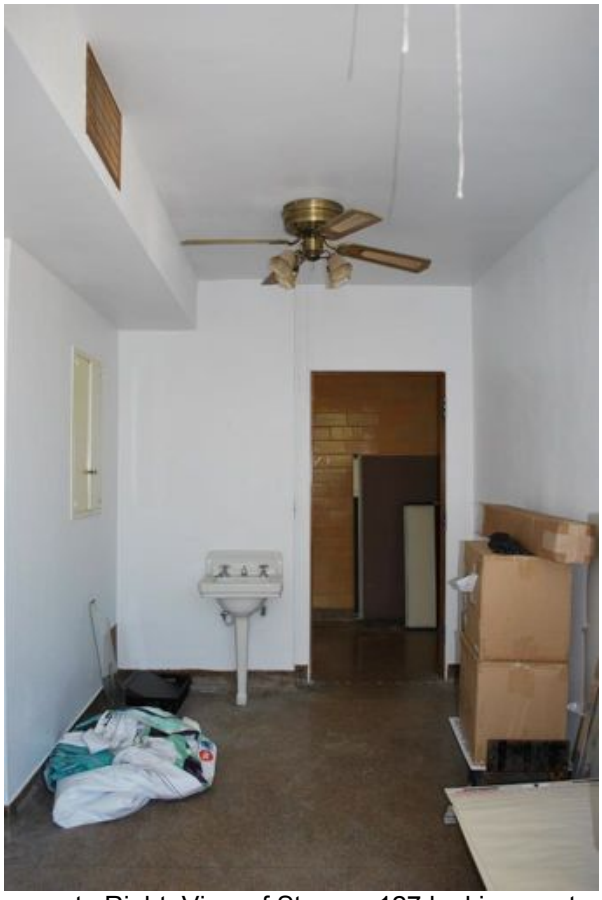


Fig. 457 and 458 Left: View of Storage 127 looking east. Right: View of Storage 127 looking west. (SRJA 2012)

Historic Hydrotherapy Display Room 130, Unisex Restroom 128, and Utility Room 129
Historically these spaces were a part of the Women's Hydrotherapy Spa. The spa was in operation off and on until it was closed in the early 2000s. It was last operated by an independent owner/operator. Currently these spaces serve as a display room, showing visitors how the spa was once furnished and functioned. It has minimal informational displays. This historic spa space is one of the most important historic spaces within the building, and it is recommended to retain as much of the historic configuration, walls, finishes, materials, and fixtures as possible during future rehabilitation efforts. Overall the spaces are in good to fair condition, and have to a high level of historic finishes extant.

The typical interior finishes include: two-toned tan glazed masonry walls, plaster walls and ceilings, glazed ceramic tile and terrazzo cove base and flooring. The terrazzo flooring is in good/fair condition with areas that are discolored/hazy, and cracked areas. Original or very early light fixtures exist within this space, and appear to be functional. If possible, during rehabilitation efforts these fixtures should be retained and restored. Some of the spa equipment and fixtures are still extant including: chrome shower sprays, marble and chrome water pressure controls, porcelain and enameled cast iron plumbing fixtures, metal and wood casework, tin and wood components of the original vapor room and electric steam/sun therapy equipment, and non-original wood massage tables. Half-height tan glazed masonry walls divide the space into individual bays, and have black painted metal curtain rods supported by the stall walls. Each stall would have had curtain dividers and one or two enameled cast iron tubs and/or a massage table. The window sills in this area are bull nosed two-tone tan masonry. It is unknown if any of the plumbing fixtures are still functional; however, the plumbing was replaced or repaired in the past when the spa was functioning. During the rehabilitation of this area, it would be recommended to reuse as many walls as possible, to salvage and re-use the existing historic porcelain plumbing fixtures, and to restore the existing terrazzo flooring.

Fig. 459 View of Historic Hydrotherapy Display Room 130 looking east. (SRJA 2012)

Fig. 460 View of Historic Hydrotherapy Display Room 130 looking west. (SRJA 2012)

Fig. 461 View of typical spa bay in Historic Hydrotherapy Display Room 130 looking northwest. (SRJA 2012)

Fig. 462 View of typical spa bay with massage table looking northwest. (SRJA 2012)

Fig. 463 View of double spa bay looking northwest. (SRJA 2012)

Fig. 464 View typical discoloration, haziness and cracked terrazzo flooring. (SRJA 2012)

Fig. 465 View of historic spa equipment along south wall. (SRJA 2012)

Fig. 466 View of historic vapor room spa equipment along south. (SRJA 2012)

Fig. 467 View of electric historic spa equipment along south wall. (SRJA 2012)

Fig. 468 Detail of historic ceiling mounted light fixture typical throughout the spa. (SRJA 2012)

Fig. 469 View of one style of a historic enameled cast iron tub. (SRJA 2012)

Fig. 470 View of another style of a historic enameled cast iron tub. (SRJA 2012)

Fig. 471 View of the historic spa looking east towards non-original lockers near showers. (SRJA 2012)

Fig. 472 View of shower controls and steam/needle shower looking south. (SRJA 2012)

Fig. 473 View of steam/needle shower area and closet looking west. (SRJA 2012)

Fig. 474 View of steam/needle shower area looking east. (SRJA 2012)

Fig. 475 Detail of steam/needle shower console. (SRJA 2012)

Fig. 476 Detail of raised historic porcelain tub fixture. (SRJA 2012)

Fig. 477 View of Utility Room 129 looking southeast at original cabinets and glazed ceramic tile backsplash (SRJA 2012)

Fig. 478 View of Utility Room 129 looking northeast at original recessed cabinet and glazed ceramic tile walls. (SRJA 2012)

Fig. 479 View of Utility Room 129 looking northeast at original steam cabinet and glazed ceramic tile walls. (SRJA 2012)

Fig. 480 View of original steam cabinet in Utility Room 129 looking northeast. (SRJA 2012)

Fig. 481 Detail of shower along north wall of the Historic Hydrotherapy Display Room 130 looking north. Note the cracked terrazzo flooring (red arrows). (SRJA 2012)

Fig. 482 View of the east open room in the Historic Hydrotherapy Display Room 130 looking south. (SRJA 2012)

Fig. 483 View of the east open room in the Historic Hydrotherapy Display Room 130 looking north. (SRJA 2012)

Fig. 484 View of the east open room in the Historic Hydrotherapy Display Room 130 looking west. (SRJA 2012)

Fig. 485 View Unisex Restroom 128 looking west.(SRJA 2012)

Fig. 486 View Unisex Restroom 128 looking east.(SRJA 2012)

Second Floor

Overview

The Second Floor is mainly used as assembly spaces for public City Council meetings in the Council Chambers room and for legal proceedings in the County Courtroom. The public uses this floor frequently. The Council Chambers are located on the eastern portion of the Second Floor and the County Courtroom is located on the west. The Second Floor retains a high level of historic finishes and features with occupiable spaces are located to the east and west of the two-story open Entrance Foyer, viewed from one of the four large openings in the walls. Historic ornamental metal railings are installed at each opening and are approximately 36 inches in height. These railings are similar in design and configurarion to those at the balcony around the pool on the Ground Meezzainine Floor. The railings have large spaces between balusters and are low in height which do not meet building code for railings of this type. It is recommended that new 42" glass guardrails be installed and the original railings restored. The southern wall of the Gallery space has three large openings with the same metal railings with views looking out into the Hall of Springs and Water Bar below. All spaces retain a high level of historic integrity, finishes and features.

Original materials include: plaster walls and ceilings, glazed masonry and ceramic tile, terrazzo floors, decorative metal railings, original doors, original steel windows with decorative exterior metal screen, and original historic light fixtures.

Fig. 487 View from north Gallery 201 looking south towards the Hall of Springs. (SRJA 2012)

Gallery 201 and Hallway 211

Located around the perimeter of the two-story Entrance Foyer, the Gallery space consists of a narrow floor area that leads visitors from Stairs No. 1 and 8 or the elevator to either the County Courtroom or City Council Chambers. Typical interior finishes include: plaster walls and ceilings, original ceiling mounted light fixtures, original metal vents/grilles, original decorative metal railings and terrazzo flooring and cove base. Stair No. 9 is a back-of-house service stair which accesses the Penthouse and is located along the southern wall of the Gallery and Hallway 211. There are areas of peeling plaster around the ceiling mounted mechanical grilles. Overall the Gallery is in good condition with minor improvements to the interior finishes recommended. There are several areas at the ceiling where paint and plaster are peeling likely caused by the mechanical systems. Of note, the metal railings do not meet building code requirements for guardrails and is recommended that a code compliant glass guardrail be installed at all open railing locations for safety.

Fig. 488 View of north Gallery 201 looking west. (SRJA 2012)

Fig. 489 View of east Gallery 201 looking south. Note the elevator metal access doors in the ceiling above. (SRJA 2012)

Fig. 490 View of west Gallery 201 looking south. (SRJA 2012)

Fig. 491 View of south Gallery 201 looking east. (SRJA 2012)

Fig. 492 View from north Gallery 201 looking south. (SRJA 2012)

Fig. 493 View from east Gallery 201 looking west. (SRJA 2012)

Fig. 494 View from south Gallery 201 looking north. (SRJA 2012)

Fig. 495 View from west Gallery 201 looking east. (SRJA 2012)

Fig. 496 View of Hall of Springs from south Gallery 201 looking south. Typical guardrail around Gallery. (SRJA 2012)

Fig. 497 View of typical decorative metal railing on the Second Floor around open area. (SRJA 2012)

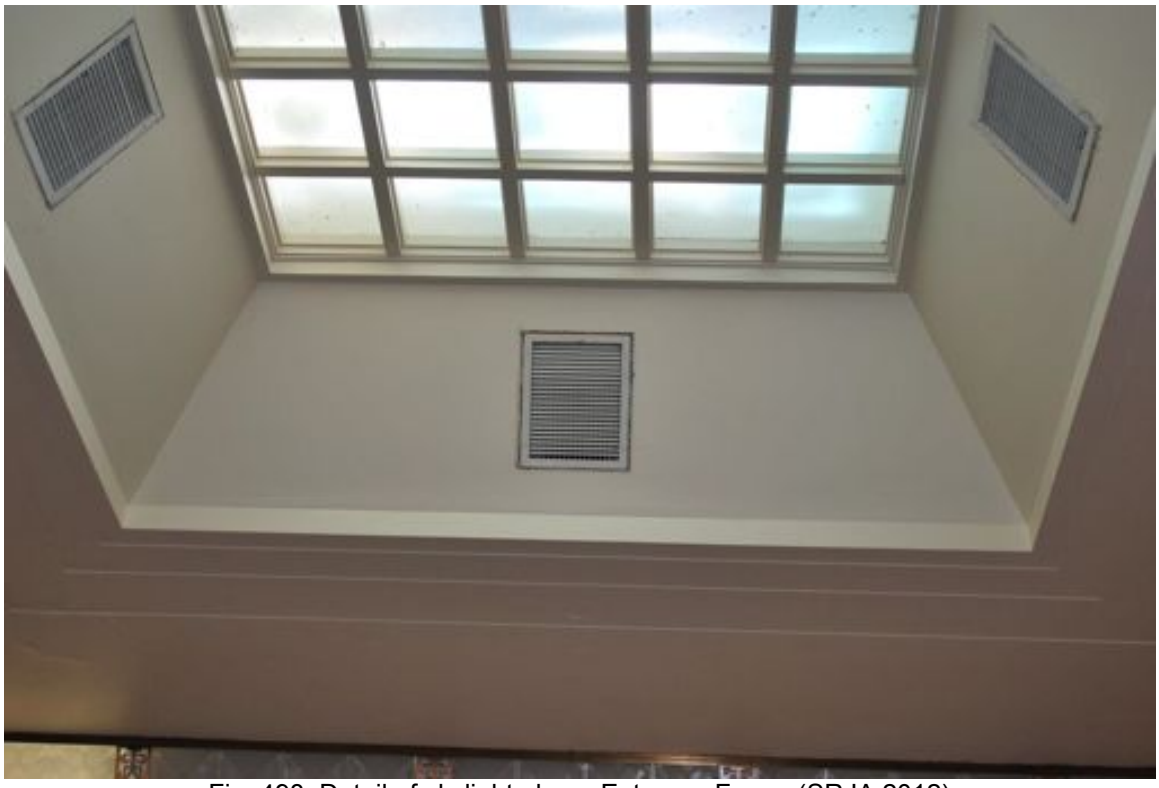


Fig. 498 Detail of skylight above Entrance Foyer. (SRJA 2012)

Fig. 499 Detail of historic recessed light fixture above Entrance Foyer. (SRJA 2012)

Fig. 500 View down to Entrance Foyer decorative terrazzo flooring. (SRJA 2012)

Fig. 501 View of typical plaster ceiling deterioration and original mechanical vent and light fixtures. (SRJA 2012)

Fig. 502 Detail of original light fixtures in gallery space. This fixture is missing the bottom piece of glazing which obscures the light bulbs within and creates a diffused light quality. (SRJA 2012)

Fig. 503 Detail of original steel window and decorative exterior metal screen along north exterior wall. (SRJA 2012)

Fig. 504 Detail of original steel window and terrazzo interior sill. Note: This window and sill should be restored during future rehabilitation work. (SRJA 2012)

County Courtroom 202

The County Courtroom is located on the western portion of the building and is accessed from the west gallery space. Typical existing interior finishes include: plaster walls, suspended acoustic tile ceilings, recessed fluorescent light fixtures and mechanical grilles, carpeting, wallcovering and wood chair railings, replacement aluminum windows, original steel windows with exterior decorative metal screen, stone interior window sills, and original and non-original doors and hardware. There are no significant historic interior finishes in this room except for the plaster walls and wood doors and trim. The focal point of the room is a large contemporary solid wood judge's bench and witness stands. There are two original closets located along the east wall of the space which are accessed from the interior of the courtroom. Overall the County Courtroom is in good condition with improvements to the interior finishes recommended. The space is cooled from roof top A/C units which is ducted throughout the space to recessed mechanical grilles within the acoustic ceiling tile.

Fig. 505 View of County Courtroom 202 looking northwest. (SRJA 2012)

Fig. 506 View of County Courtroom 202 looking northeast. (SRJA 2012)

Fig. 507 View of County Courtroom 202 looking southeast. (SRJA 2012)

Fig. 508 View of County Courtroom 202 looking southeast. (SRJA 2012)

Fig. 509 Detail of County Courtroom 202 historic steel window on east elevation. (SRJA 2012)

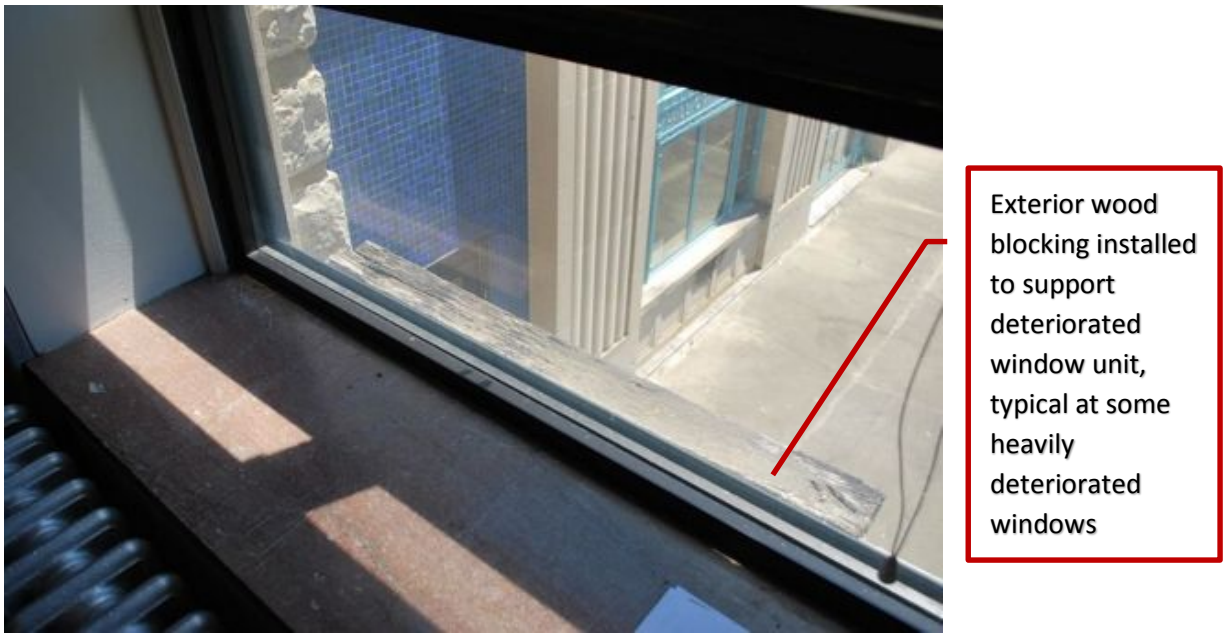


Fig. 510 Detail view of County Courtroom 202 typical window sills. (SRJA 2012)

Meeting Room 204

Located off of the County Courtroom, Meeting Room 204 is accessed through a door on the south wall of the room or from the adjacent Office 205. All interior walls in this space are of modern construction and are partial height. Typical existing interior finishes include: plaster exterior walls, partial height wood paneled interior walls, suspended acoustic tile ceilings, recessed fluorescent light fixtures and mechanical grilles, carpeting, replacement aluminum windows, stone interior window sills, and original and non-original doors and hardware. Overall the Meeting Room is in good condition with improvements to the interior finishes recommended. The space is cooled from roof top A/C units which is ducted throughout the space to recessed mechanical grilles within the suspended ceiling.

Fig. 511 View of Meeting Room 204 looking east. (SRJA 2012)

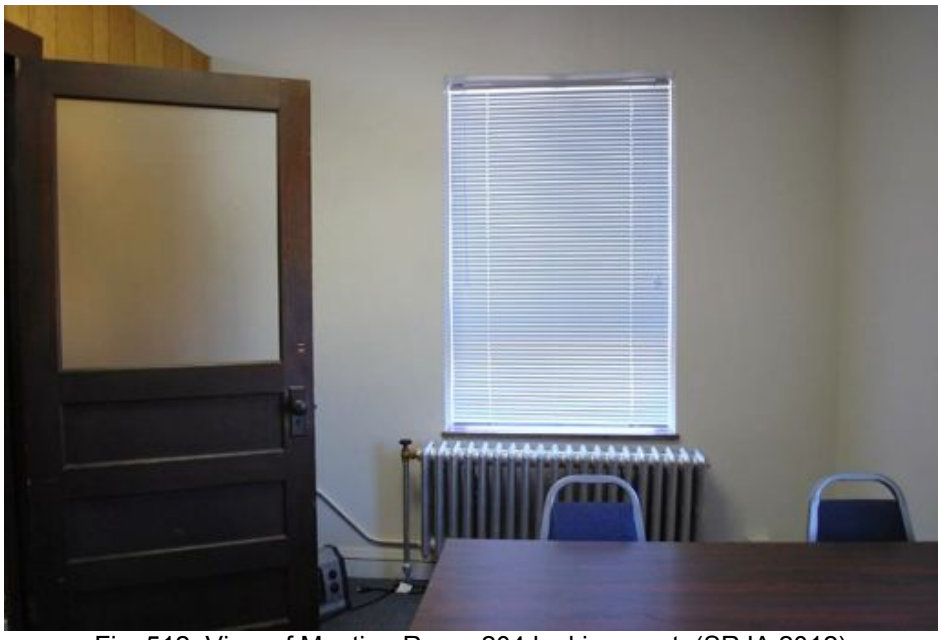


Fig. 512 View of Meeting Room 204 looking west. (SRJA 2012)

Office 205

Located to the north of the County Courtroom, Office 205 is accessed through a door in the south wall from the courtroom. All interior walls in this space are of modern construction and are partial height walls. Typical existing interior finishes include: plaster exterior walls, partial height wood paneled interior walls, suspended acoustic tile ceilings, recessed fluorescent light fixtures and mechanical grilles, carpeting, replacement aluminum windows, stone interior window sills, two (2) pass-through glass windows in the south wall and non-original doors and hardware. Overall Office 205 is in good condition with improvements to the interior finishes recommended. The space is cooled from roof top A/C units which is ducted throughout the space to recessed mechanical grilles within the suspended ceiling.

Fig. 513 View of Meeting Room 204 looking west. (SRJA 2012)

Stair No. 1 and Stair No. 8

Refer to Stair No. 1 and 8 descriptions within the Ground Mezzanine section of the report for additional conditions assessment as the stair(s) connect to the Ground Floor and Ground Mezzanine Floors. Typical existing interior finishes include: plaster walls and ceilings, terrazzo stair treads, risers and coved base, original wood handrail (not continuous) and original ceiling mounted and recessed wall mounted light fixtures. The existing stairs are very dimly lit, posing a potential hazard. The existing historic handrails are not continuous and do not return to the wall per building code requirements. It is recommended that during future rehabilitation work lighting is upgraded so light levels are increased, and if technically feasible the stair handrails are modified return to the wall or new continuous handrails with returns are installed.

Fig. 514 View of Stair No. 8 207 looking west. (SRJA 2012)

Fig. 515 View of Stair No. 1 208 looking east. (SRJA 2012)

Fig. 516 View of Stair No. 1 208 looking down from landing to First Floor. (SRJA 2012)

Fig. 517 Detail view of historic recessed wall light fixtures in stairs. (SRJA 2012)

Unisex Restroom 210

This is an original restroom located in the southeastern portion of the Second Floor and is accessed through Hallway 211. This space is not ADA accessible and is not used by the general public. Typical existing interior finishes include: plaster walls and ceilings, terrazzo floor and cove base, original porcelain water closet and pedestal sink, new bath accessories, original marble toilet partition, original ceiling mounted light fixture and two original steel windows on the south and east exterior walls. It is recommended that the exterior windows be restored and the interior finishes are upgraded during future rehabilitation work.

Fig. 518 and 519 Left: View of original pedestal porcelain sink looking southeast. Right: View of original toilet stall looking north. (SRJA 2012)

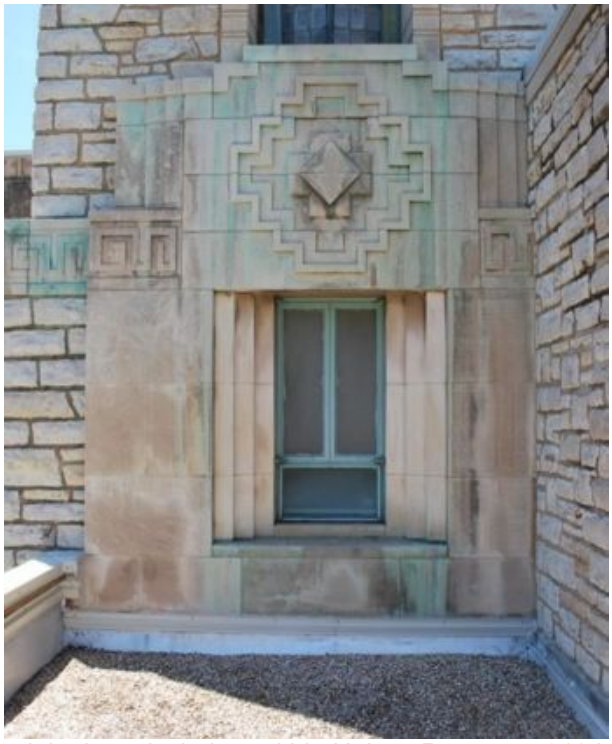


Fig. 520 Exterior view of original steel window within Unisex Restroom 210 looking west. (SRJA 2012)

Janitor Closet 212

Janitor Closet 212 is a typical maintenance closet similar to those found throughout the building near the bloiler flue. This closet is located off of Hallway 211. Typical interior finishes include exposed red structural clay tile walls and concrete walls and ceiling. A single enameled cast iron utility sink is located in each of the janitor closets, similar to the sink shown in Fig. 521. It is unknown if this sink is functional. Overall this space is in fair condition.

Fig. 521 View of typical utility sink located in each Janitor Closet. (SRJA 2012)

Council Chambers 213 and Vault 214

Located on the east half of the Second Floor, the Council Chambers is used as a meeting space for large groups and serves the official meeting location for the City of Excelsior Springs City Council. Typical existing interior finishes include: plaster walls, suspended acoustic tile ceilings, recessed fluorescent light fixtures and mechanical grilles, carpeting, wallcovering (east wall only), contemporary vertical blinds, raised wall mounted signage letters (east wall only), a ceiling mounted projector and recessed rolling screen, A/V system, and original and non-original doors and hardware. There are no significant historic materials in this room except for the plaster walls and columns, and wood doors and trim. The focal point of the room is a large contemporary solid wood built-in desk located in front of the east wall and a matching desk along the south wall. Along the north wall there is evidence of water infiltrating the interior of the building through blistering plaster and stained carpet. The door on the east exterior wall leads out onto the lower roof (R1). This door has been replaced during previous renovations with a wood six panel door and a residential grade exterior storm door with removable screen. The steel lintel above the door is deteriorated and will require repairs. There is one closet and one original vault located along the west wall of the space which are accessed from the interior of the room. The vault has a composite tile floor (refer to the hazardous materials report for information) and painted interior. Overall the County Courtroom, Vault and Closet are in good condition; however, it is highly recommended that the water infiltration issue be resolved before any improvements are made to the interior finishes. This water leak is addressed in the exterior conditions assessment under the North Elevation section. A new commercial grade exterior storm door and insulated exterior door are recommended. The space is cooled from roof top A/C units which is ducted throughout the space to recessed mechanical grilles within the acoustic ceiling tile.

Fig. 522 View of Council Chambers looking south. (SRJA 2012)

Fig. 523 View of Council Chambers looking southwest. (SRJA 2012)

Fig. 524 View of Council Chambers looking northwest. (SRJA 2012)

Fig. 525 View of Council Chambers looking northeast. (SRJA 2012)

Fig. 526 View looking west inside vault. (SRJA 2012)

Fig. 527 Detail of north wall in Council Chambers. Note the water infiltration through the bubbled plaster and water staining on the carpet. (SRJA 2012)

Fig. 528 Detail of deteriorated exterior lintel above exterior door to Council Chambers. (SRJA 2012)

Fan Room 216

Located on the eastern portion of the building along the east exterior wall of the Council Chambers, Fan Room 216 is accessed from the Lower Roof (R1) through a door on the south wall. This small space is unfinished on the interior with exposed red structural clay tile/brick and concrete being the primary materials. This space houses mechanical equipment and ductwork, and is difficult to move around in. Overall the space is in good condition, and does not appear to have any significant water infiltration issues. There are two metal louvers and a single scupper/downspout located on the east elevation. It is recommended that the exterior door and frame be painted, and maintenance work be performed to the existing metal fascias and stone capstones to ensure the space and exterior wall assembly are water tight.

Fig. 529 View of Fan Room 216 looking northwest. (SRJA 2012)

Fig. 530 Interior view of fan room looking north. (SRJA 2012)

Penthouse

Overview

The Penthouse space consists of mechanical and service 'back-of-house' spaces and houses mechanical, electrical, and elevator equipment and provides access to the interior of the tower and roof areas. The spaces are unfinished with exposed red structural clay tile/brick walls and concrete being the predominant interior finishes. The Penthouse is accessed through concrete Stair No. 9 which continues up into the tower. There are a few original steel awning windows still extant in the elevator machine room and one of the fan rooms. These windows are used to ventilate the Penthouse areas and require select glazing replacement and interior screens installed to keep pests out of the space.

Refer to the roof section for information regarding the existing conditions and recommendations for the roofs. Also, refer to the exterior existing conditions and recommendations section for information regarding the tower.

Fig. 531 View of penthouse area from Chambers Roof (R4) looking west, southwest. (SRJA 2012)

Stair No. 9 P01

Since the inception of this report, initial cleaning of the concrete stair and interior of the tower has been performed. Prior to this cleaning, large amounts of bird nests, feathers and excrement coated every surface within the tower. These are environmental hazards that must be continually cleaned out and the access sealed where the birds are getting in. The concrete stair appears to be in good condition. Recommended interior improvements to the stair include handrail revisions/additions, cleaning the stairs and ladder, improvements to the tower glass block, and added interior lighting.

Fig. 532 View of Stair No. 9 P01 looking east. (SRJA 2012)

Fig. 533 View of Stair No. 9 P01 looking up the ladder. Note the bird excrement on the concrete and metal ladder. (SRJA 2012)

Fig. 534 View looking up one of the glass block windows in the tower. (SRJA 2012).

Fan Room P02

Fan Room 02 is almost entirely filled with mechanical equipment and ductwork. It is very difficult to move around within the space. Original steel awning windows and an exterior louver are located in the west exterior wall. Fan Room P02 is accessed from Stair No. 9 through a door on the east wall. The room is in overall good condition with improvements to the overall lighting recommended for it is very dimly lit. Refer to the mechanical, electrical, and plumbing section of this report for existing conditions assessment and recommendations for future MEP improvements.

Fig. 535 View of Fan Room P02 looking west from the stair. (SRJA 2012)

Fig. 536 Exxterior view of the Fan Room P02 looking east at two original windows. (SRJA 2012)

Fan Room P03

Located on the western portion of the building along the exterior wall, Fan Room 03 is accessed from the Chambers Roof (R4) through a door on the north wall of the space. This small space is unfinished on the interior with exposed red structural clay tile and concrete floor and ceiling. This space houses mechanical equipment and ductwork, and is difficult to move around in. Overall the space is in good condition and does not appear to leak however it is unknown how the roof above this space drains as there are no exterior gutters or downspouts. It is recommended that the exterior door and frame be painted, and work be performed to the existing metal fascias and stone capstones to ensure the space and exterior wall assembly are water tight.

Fig. 537 View of the exterior of Fan Room P03 looking west. (SRJA 2012)

Fig. 538 Interior view of Fan Room P03 looking south. (SRJA 2012)

Fig. 539 Detail of exterior stone wall and fan room connection. Note the mass of deteriorated sealant. (SRJA 2012)

Fig. 540 Interior view of Fan Room P03 looking southwest. (SRJA 2012)

Elevator Machine Room P04

The Elevator Machine Room is located north of Stair No. 9 and consists of exposed red structural clay tile/brick walls and concrete floor and ceiling. The space is dominated by the elevator hoistway, elevator equipment and controller. A wood stair/ladder is installed on the east side of the hoistway to access the machine/equipment on top of the hoistway. Around the elevator hoistway is a wood guardrail. A floor metal access hatch is located to the west of the elevator shaft, and opens into the Second Floor east gallery space. The elevator hoistway is open to the floors below and there is no fire separation between the elevator equipment and the path of travel to the exterior. It is recommended that during future elevator rehabilitation a fire rated wall and door be installed to separate the equipment from the remainder of the room. Overall the Elevator Machine Room is in good condition. Refer to the mechanical, electrical, and plumbing section of this report for existing conditions assessment and recommendations for future MEP improvements.

Fig. 541 View of Elevator Machine Room P04 looking north. (SRJA 2012)

Fig. 542 View of elevator hoistway and elevator machine. (SRJA 2012)

Fig. 543 View of exhaust fan and duct and elevator equipment along south wall of the space looking southeast. (SRJA 2012)

Fig. 544 View of electrical panels and elevator equipment located along the west wall. (SRJA 2012)

Fig. 545 Exterior view of the original steel windows of the penthouse. Note the missing and broken panes of glass. (SRJA 2012)