

**TOWN OF DAVIDSON
BOARD OF COMMISSIONERS**

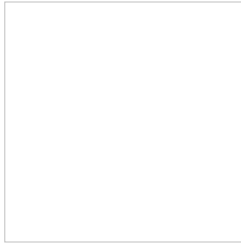
**Town Hall Board Room - 216 S. Main Street
May 7, 2019
6:00 PM**

I. CALL TO ORDER

II. DISCUSSION

- (a) **Public Facilities Phase I Visioning Discussion**
Special Projects Manager Dawn Blobaum
Brent Green and Michael Supino, Creech & Associates
Steven Blashfield, Glave & Holmes Architecture
Stewart Gray, Charlotte-Mecklenburg Historic Landmarks
Commission
Summary: During the last discussion of the 251 South Street building at the March 26 meeting, the board requested additional conversations regarding the “look and feel” of the former school building.
- Having met with each commissioner and the mayor, Creech and Associates will facilitate a discussion summarizing what they heard and positing a vision for the building renovation. Steve Blashfield, the historic preservation consultant from Glave and Holmes, Stewart Gray from the Charlotte-Mecklenburg Historic Landmarks Commission, and a representative from Edifice, our construction management firm, will be present to answer questions and participate in the discussion.

III. ADJOURN



Agenda Title: Public Facilities Phase I Visioning Discussion
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Summary:

ATTACHMENTS:

	Description	Upload Date	Type
▣	Agenda Memo - Public Facilities Phase I Visioning Discussion	5/3/2019	Cover Memo
▣	Presentation - Public Facilities Phase I Visioning	5/7/2019	Cover Memo



Public Facilities Phase I Visioning Discussion

To: Davidson Board of Commissioners
From: Dawn Blobaum, Special Projects Manager
Date: May 7, 2019
Re: Public Facilities Phase I Visioning Discussion

1. OVERVIEW

During our last discussion of the 251 South Street building on March 26, and referring to our field trip to Oxford and Carrboro, the board requested additional conversations regarding the “look and feel” of the former school building.

Having met with each commissioner and the mayor, Creech and Associates will facilitate a discussion summarizing what they heard and positing a vision for the building renovation. Steve Blashfield, the historic preservation consultant from Glave and Holmes, Stewart Gray from the Charlotte-Mecklenburg Historic Landmarks Commission, and a representative from Edifice, our construction management firm, will be present to answer questions and participate in the discussion.

2. RELATED TOWN GOALS

Strategic Plan: Operations, Tactical Priority

2. Capital and maintenance needs.

Core values: Citizens entrust town government with the stewardship of public funds, so government will provide high quality services at a reasonable cost.

Constituents: All Davidson residents.

3. OPTIONS/PROS & CONS

4. FYI or RECOMMENDED ACTION

This meeting is for discussion only. No action is required.

5. NEXT STEPS

The opinions expressed during this discussion will inform the work of Creech and Associates, Glave and Holmes, and Edifice as they prepare conceptual drawings and pricing for presentation to the board in May and/or June.



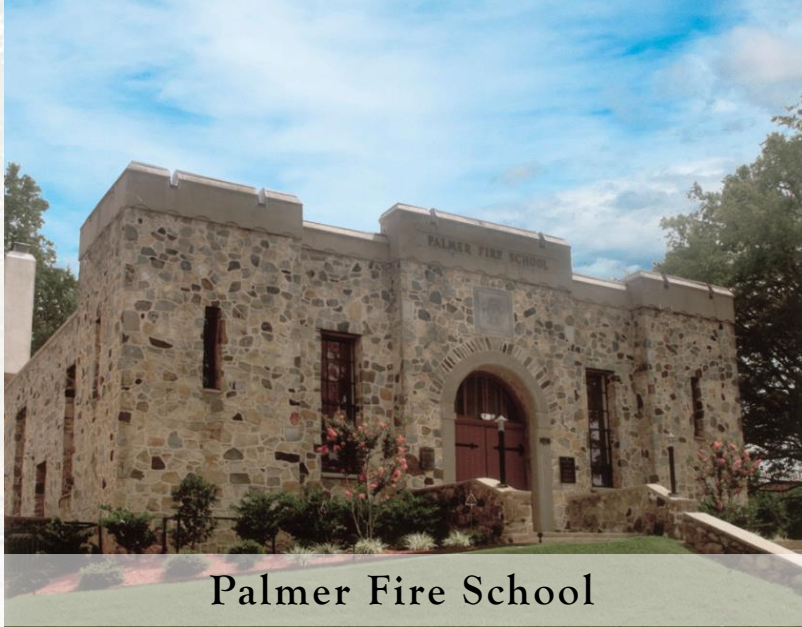
Davidson School – Visioning Session

May 07, 2019

CREECH & ASSOCIATES



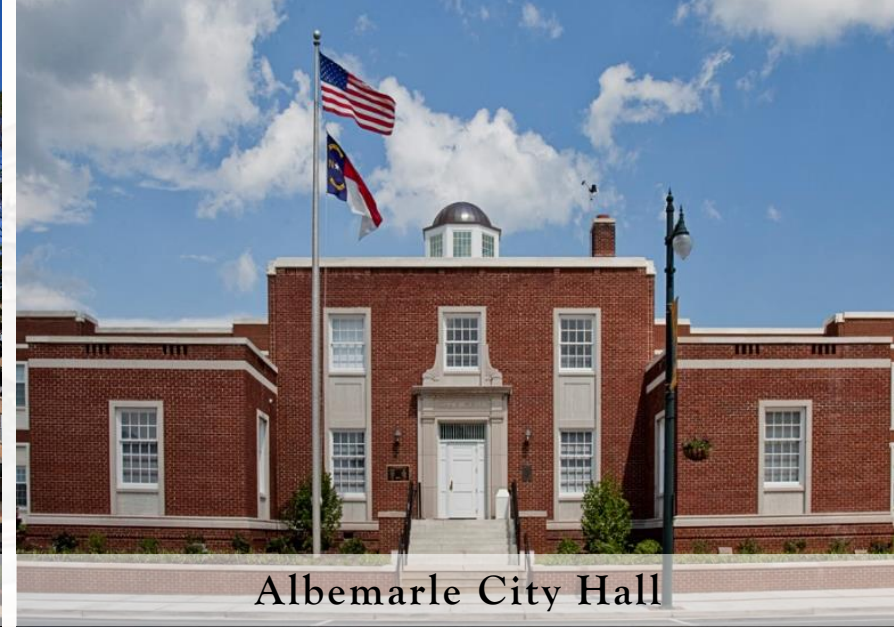
EDIFICE
GENERAL CONTRACTORS
The Art and Science of Construction



Palmer Fire School



Standard Hardware



Albemarle City Hall



Mount Holly Citizens Center



Mount Holly Citizens Center

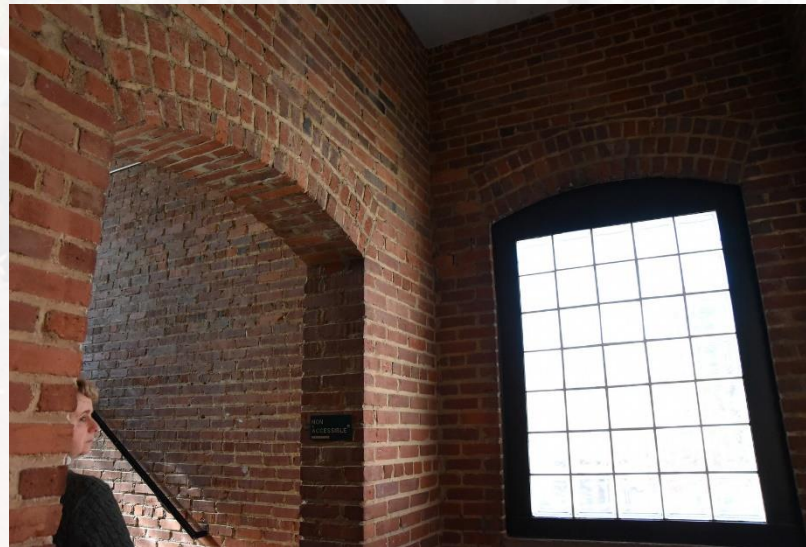


Belmont Police Station



The primary goal of this exercise is to develop an understanding of the expectations for the Board and staff for the scope of work that defines the conceptual design

- *What are some design drivers that will guide the vision of this adaptive reuse for the Davidson School?*
- *What are the expectations for the imprint of the new design on the existing building?*
- *What are some relevant examples of similar facilities that can provide physical examples and context for your project?*



Minimal renovations phased over time



SPACE STANDARDS

Were the facilities, offices, and meeting room sizes comparable to what you envision for Davidson's needs?

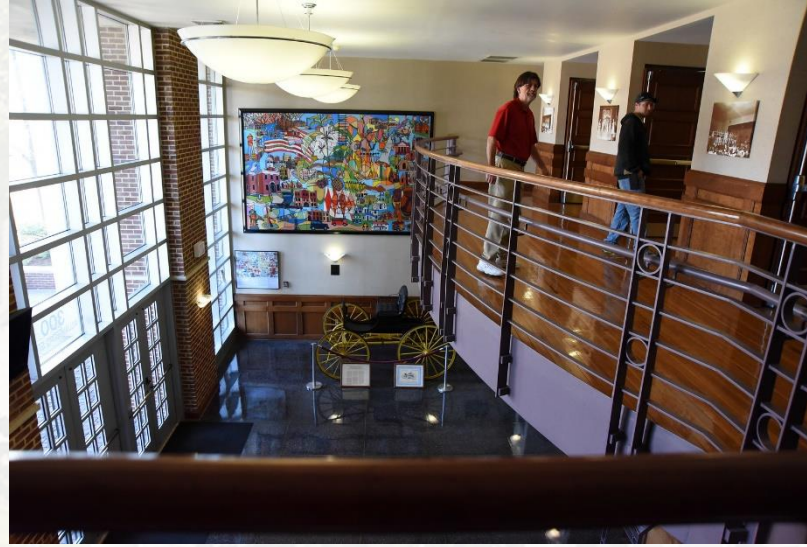
6 out of 6 responded "NO"



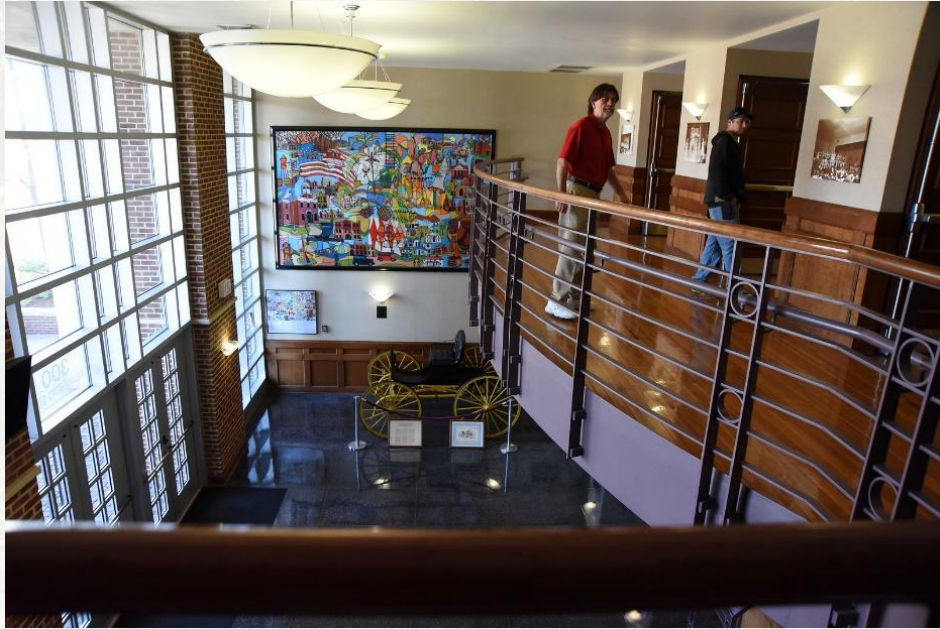
FIT AND FINISH

Were building finishes (flooring, material, trim, ceilings), doors, light fixtures, and furniture an appropriate quality for our project?

4 out of 6 responded "NO"



Extensive renovations with upgraded finishes



SPACE STANDARDS

Were the facilities, offices, and meeting room sizes comparable to what you envision for Davidson's needs?

4 out of 6 responded "YES"



FIT AND FINISH

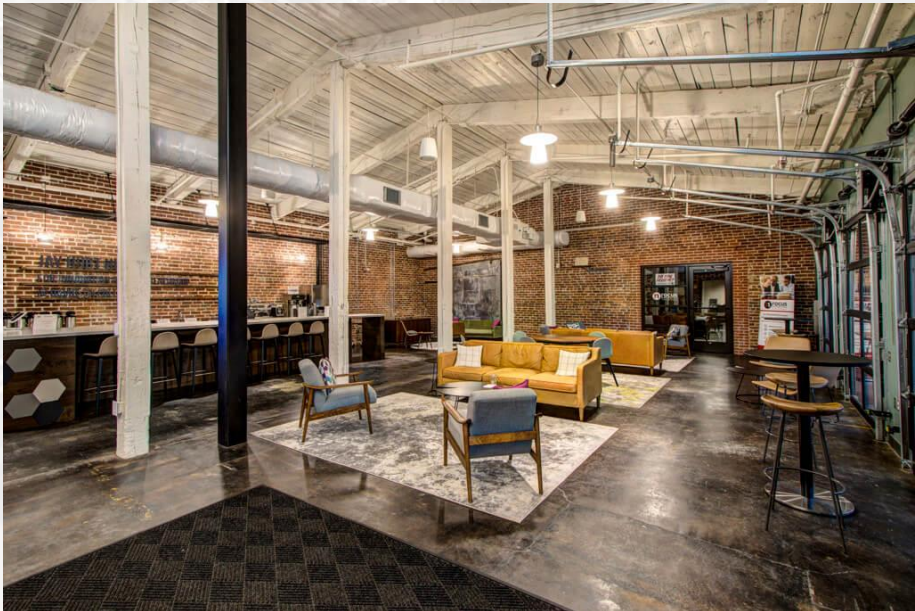
Were building finishes (flooring, material, trim, ceilings), doors, light fixtures, and furniture an appropriate quality for our project?

4 out of 6 responded "YES"



Does this precedent represent a middle ground between Carrboro and Oxford?

What is Mill Vernacular



DESIGN AESTHETIC

- Exposed brick interior walls
- Stained concrete floors
- Exposed structure
- Exposed wood ceilings
- Exposed mechanical ductwork
- Contiguous tall open spaces

The Davidson School has its own inherent different kind of cool

What is the Davidson School Vernacular



DESIGN AESTHETIC

- Concrete stairwells
- Portal Doors
- Main corridor subway tile wainscot and terrazzo floors
- Corridor transom windows
- Original wooden refrigerator
- Radiator built ins along window walls
- Stage area



The Davidson School aesthetic has finished surfaces throughout the building

Historic Analysis



BUILDING HISTORY

Designed by Louis Asbury in 1948

- First NC Member of the AIA
- Worked for Cram, Goodhue & Ferguson 1903-1908
- Operated his Own Practice 1908 - 1956

Building was the result of a Fire, which burned the previous structure which dated from 1893. Intent of the new building was to be fireproof construction, which defined construction materials selected.

The building is significant as an intact example of Modernist architecture and for its association with Louis Asbury, architect.

Historic Analysis



Main Corridor at Front Entry



Typical Stairwell

KEY EXTERIOR HISTORIC FEATURES

Horizontal bands and metal sash windows: “Ribbon windows”

Pre-cast exterior detailing – particularly front façade

Brickwork – Common Bond with Flemish Header Course

Triple hung auditorium windows

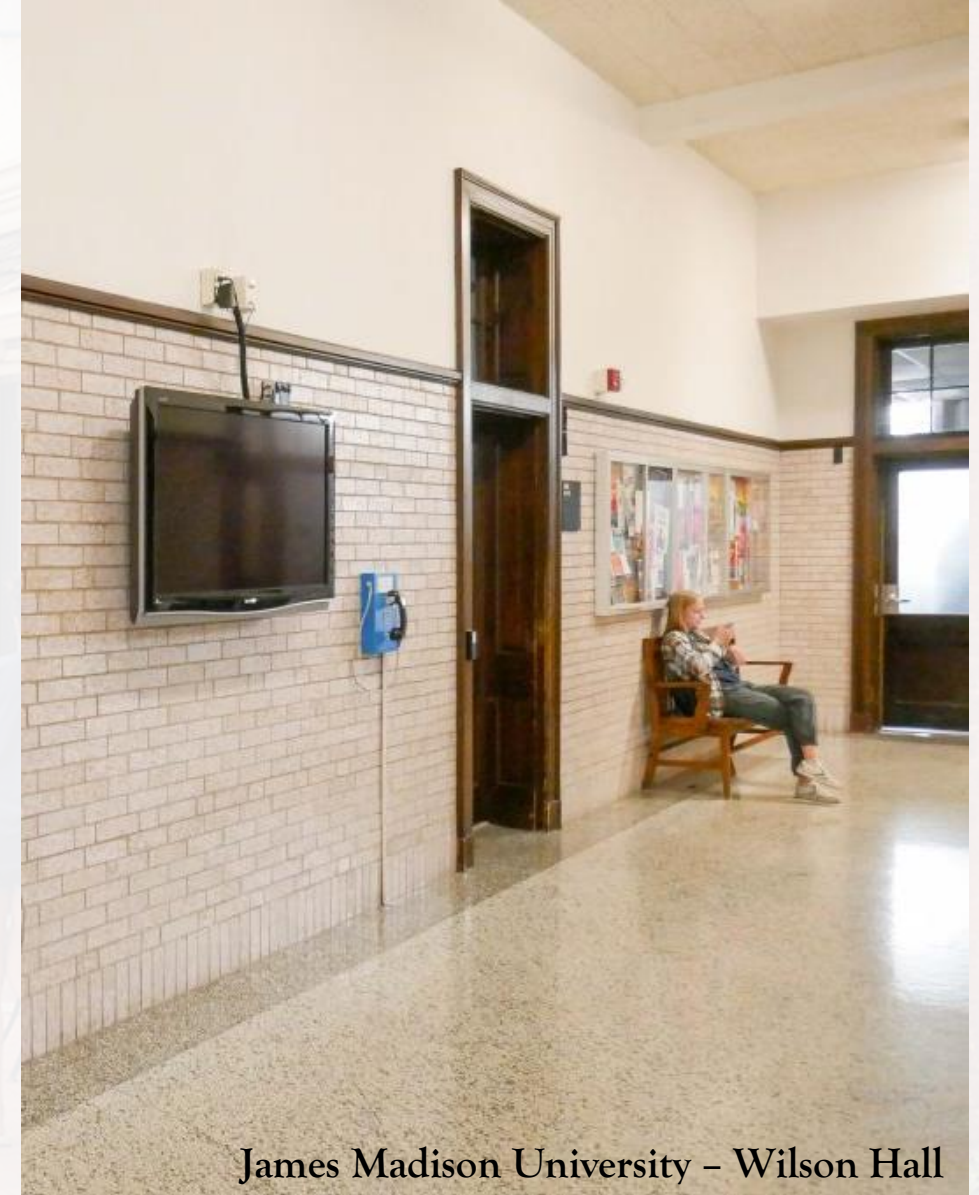
KEY INTERIOR HISTORIC FEATURES

School elements – Built-ins; Interior Doors/Transoms

Interior Terra Cotta wainscot in hallways

Tall interior ceilings

Historic Analysis



Historic Analysis



TYPICAL PRESERVATION APPROACHES

- Focus work for new infrastructure to areas that have been previously modified
- Exterior modifications or expansion should not diminish or overwhelm the existing structure and the elements that are character defining
- Additions, if required, should preferably be to the rear or sides of the existing structure
- Interior modifications should be reversible to the extent feasible
- Core public spaces have a higher degree of importance than private or support spaces
- Areas of public safety and accessibility are common provisions which allow for some sensitive modifications to historic elements.

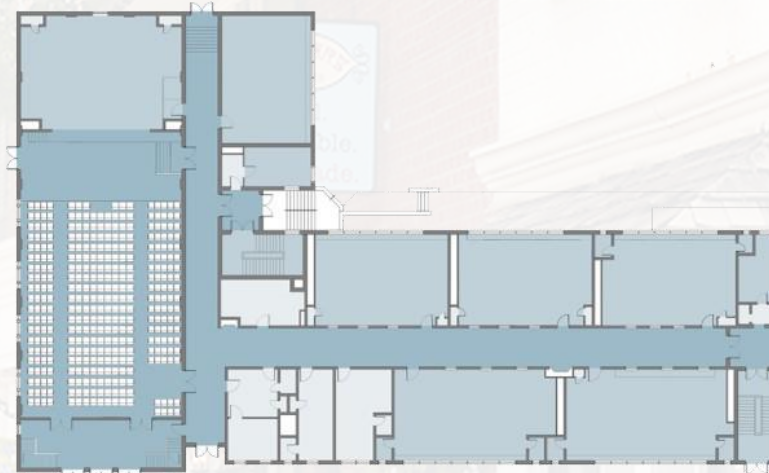
These approaches are one aspect to consider when creating a functional adaptive reuse

Historic Integrity Diagrams

Ground Floor



First Floor



Second Floor



Low Historic Integrity



Medium Historic Integrity



High Historic Integrity

Proposed modifications in the high integrity areas can integrate pieces of the original design

Lower Level Community Space



- *Subway tile wainscot to remain*
- *New lighting fixtures, flooring, and paint*
- *Remove frosting from windows for daylight*
- *Multiple smaller meetings simultaneously*
- *Adequate acoustical separation*
- *Flexible furniture*



OPERABLE WALL SYSTEMS



Providing a Functional Building

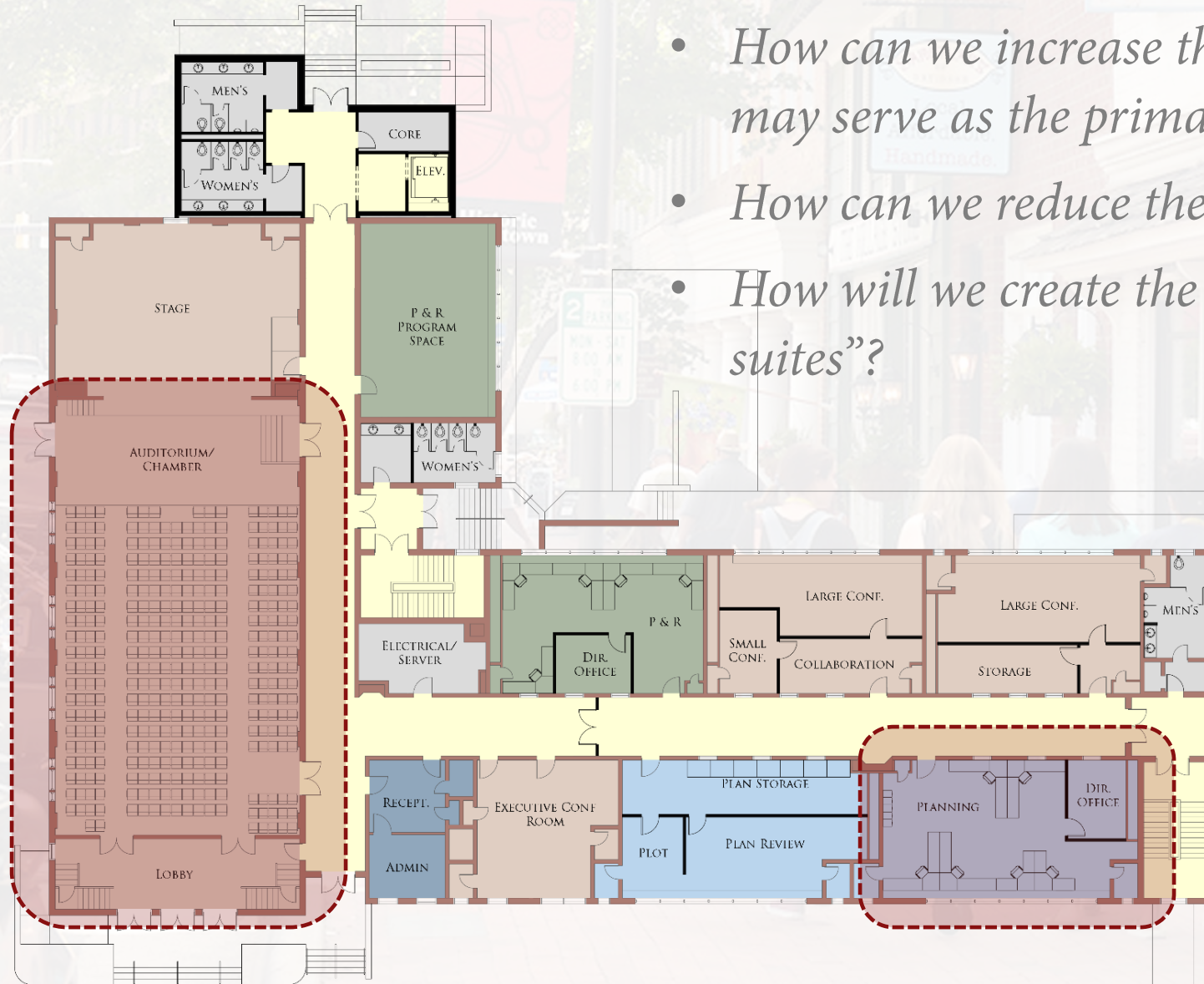


BUILDING SYSTEMS RECOMMENDATIONS

- New restroom addition adjacent to building
- New elevator serving all 3 floors
- Window repair or replacement
- New accessible points of entry
- New mechanical system
- New backflow preventer
- New plumbing systems
- New electrical service and panels



There is substantial work required that is “behind the scenes” in order to restore the building systems for the next 50 years of use and provide an accessible facility for all citizens



- *How can we increase the scale of the auditorium lobby, which may serve as the primary entry for the public?*
- *How can we reduce the seating capacity of the auditorium?*
- *How will we create the offices to be located in “classroom suites”?*

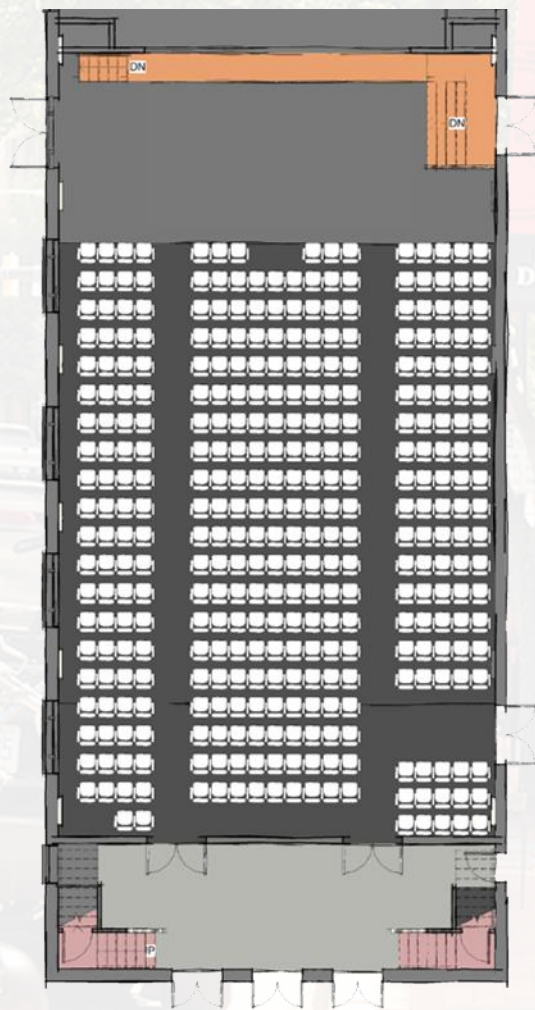
Following are studies that illustrate potential strategies for a classroom reuse and modifications to the lobby and auditorium

Auditorium: Existing Conditions

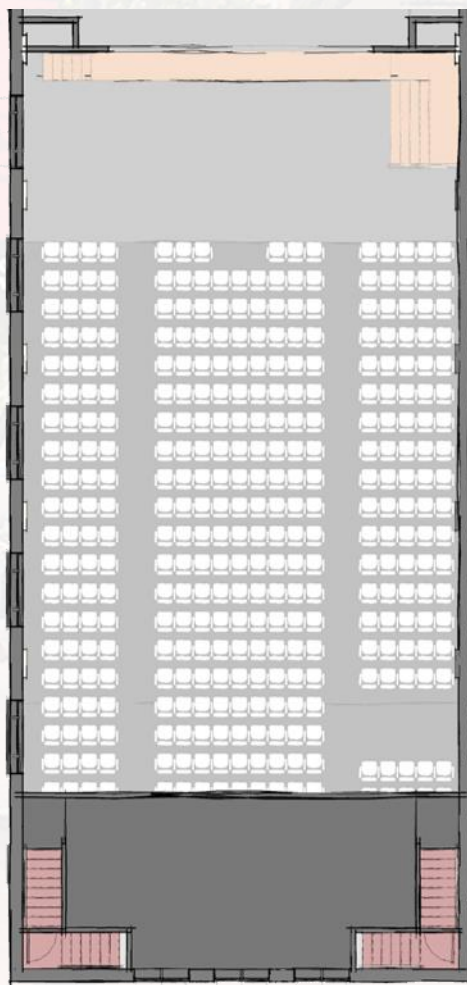


Single story lobby with unused balcony

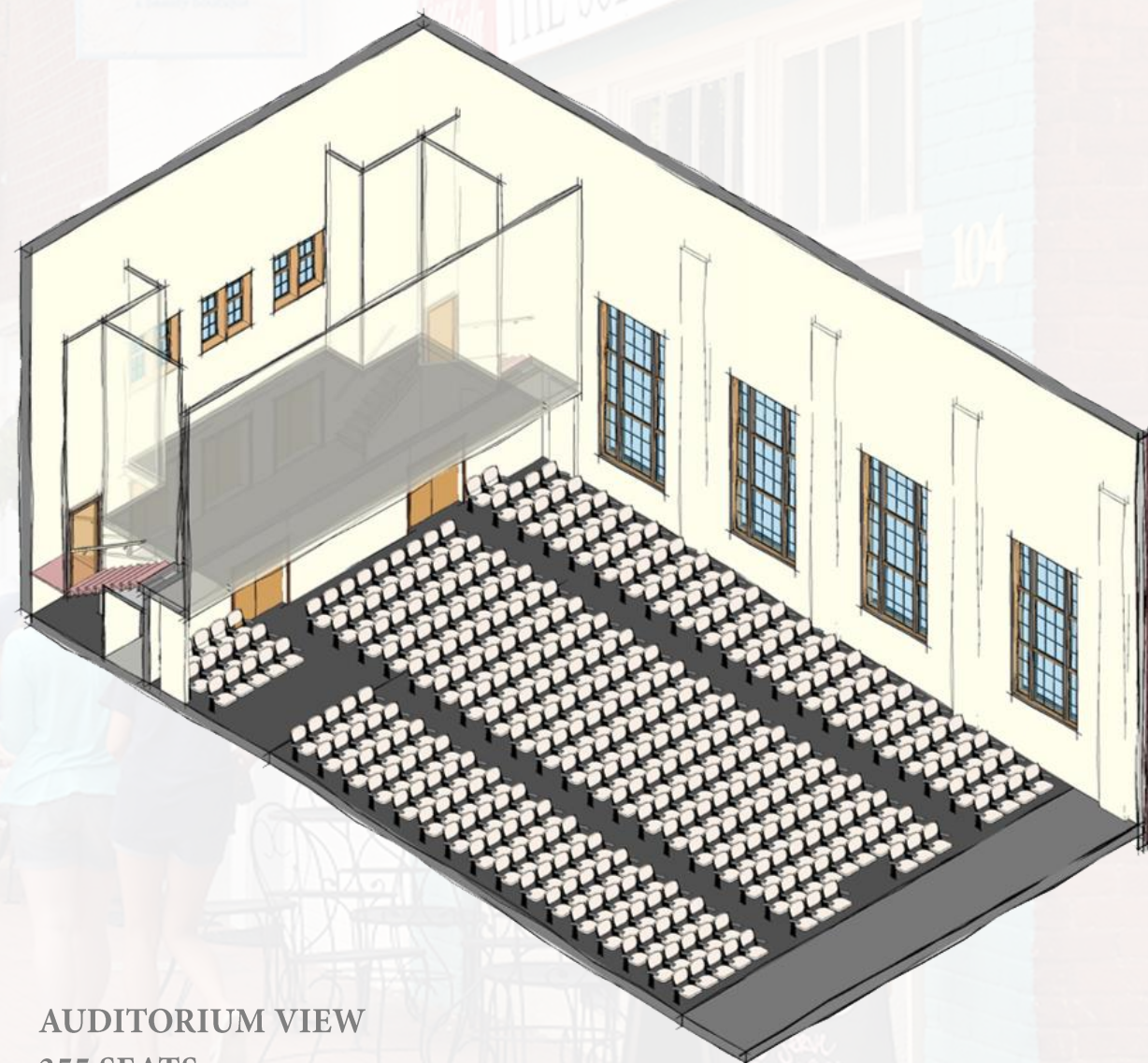
Auditorium: Existing Conditions



ENTRY LEVEL



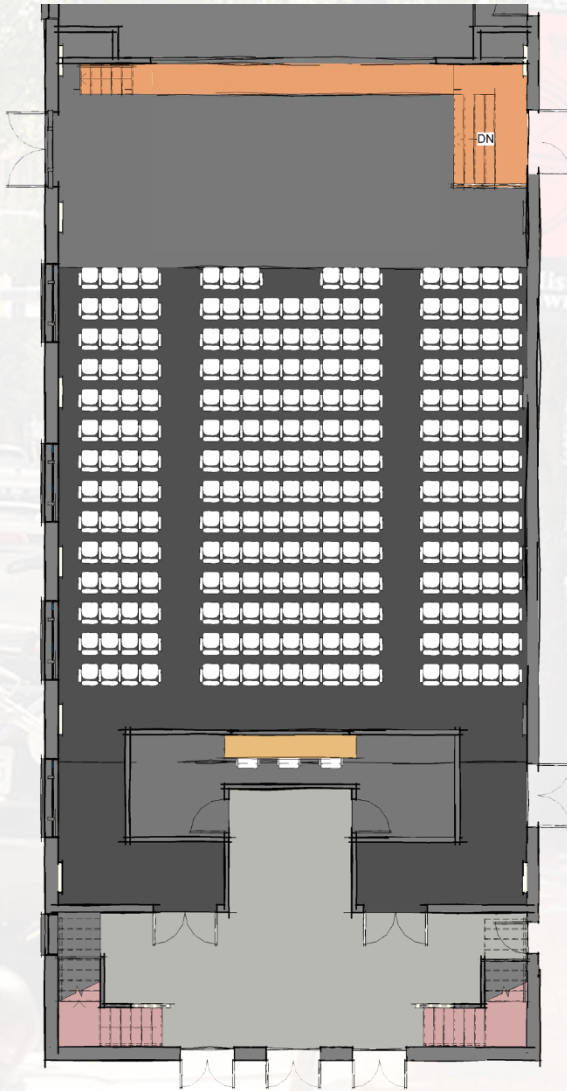
BALCONY LEVEL



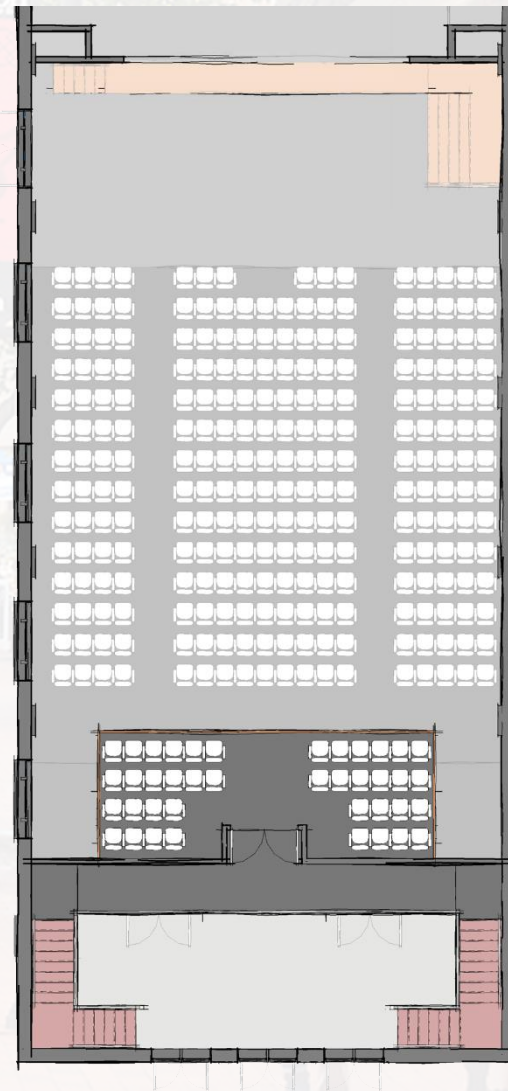
AUDITORIUM VIEW
355 SEATS

Existing balcony sealed off

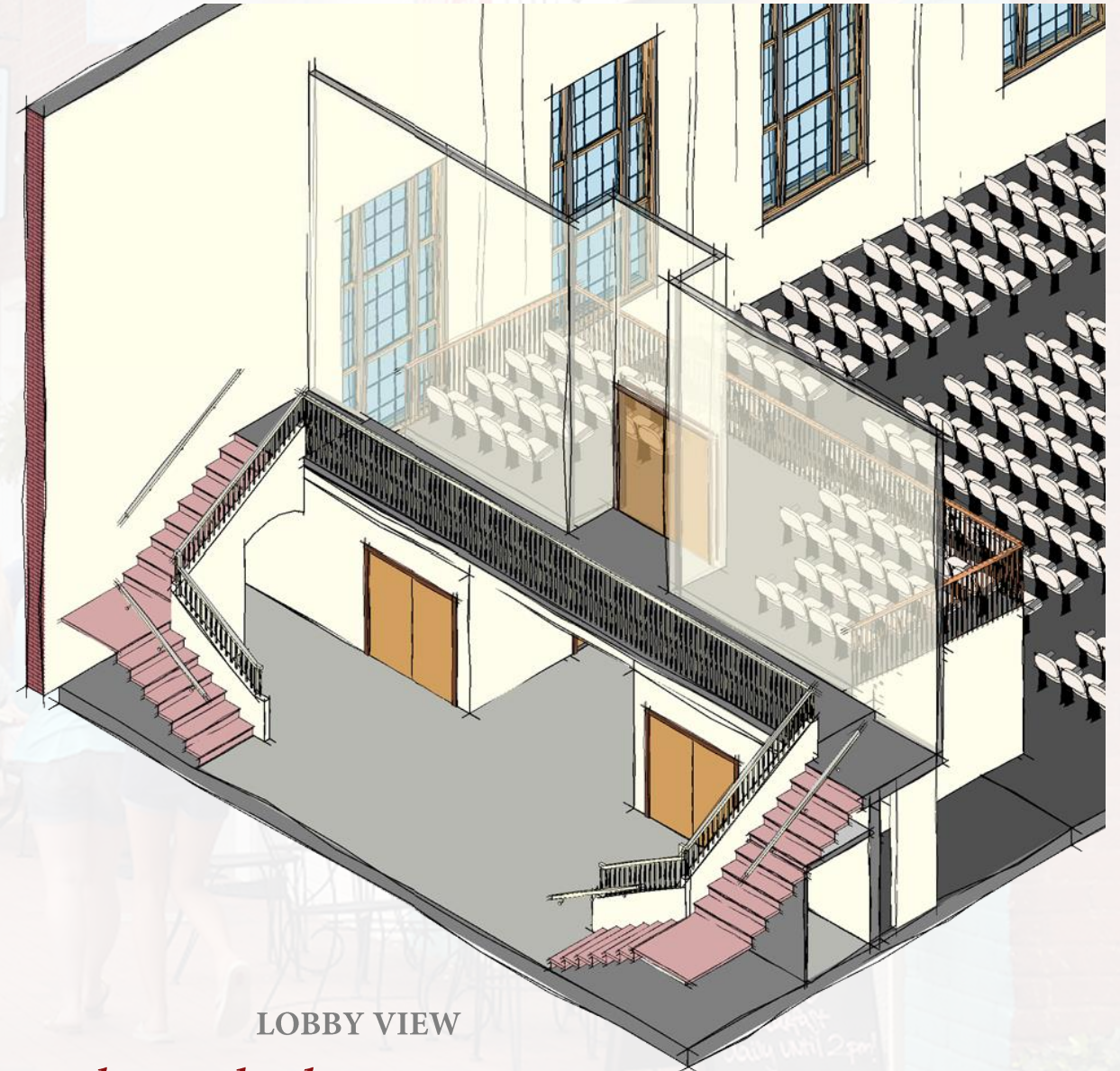
Auditorium: Option A



ENTRY LEVEL



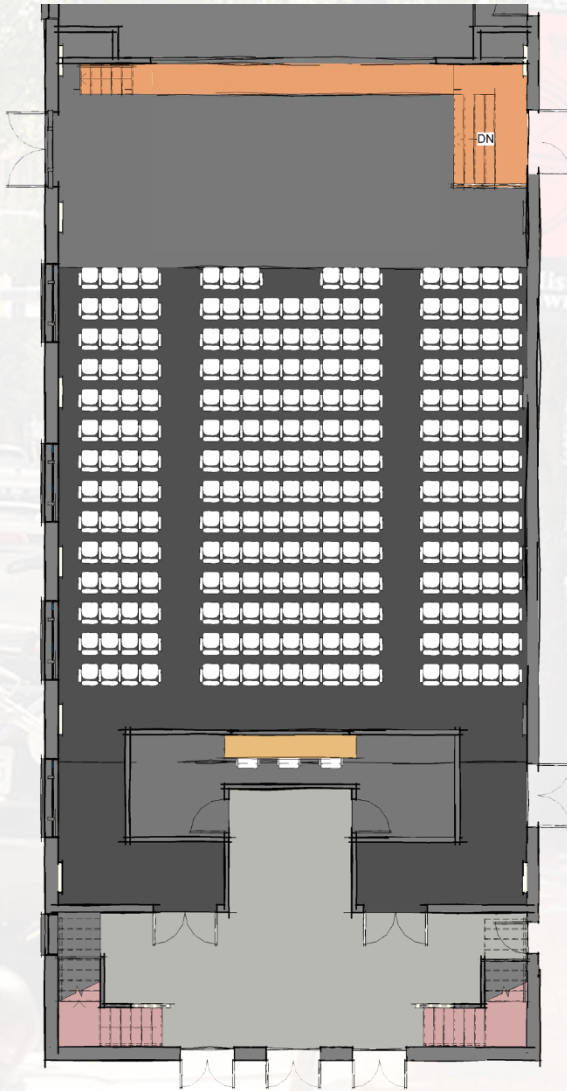
BALCONY LEVEL



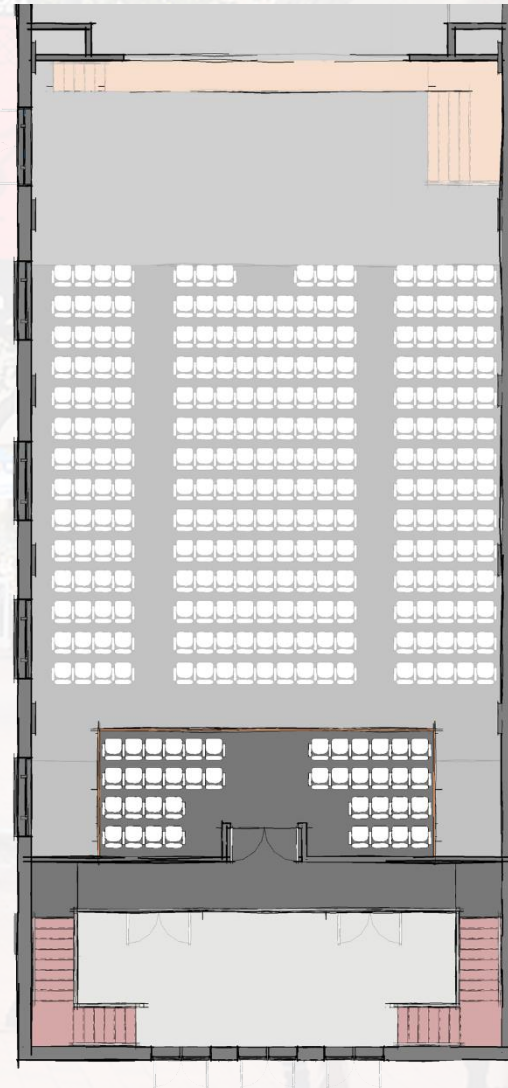
LOBBY VIEW

2 story lobby with overlook

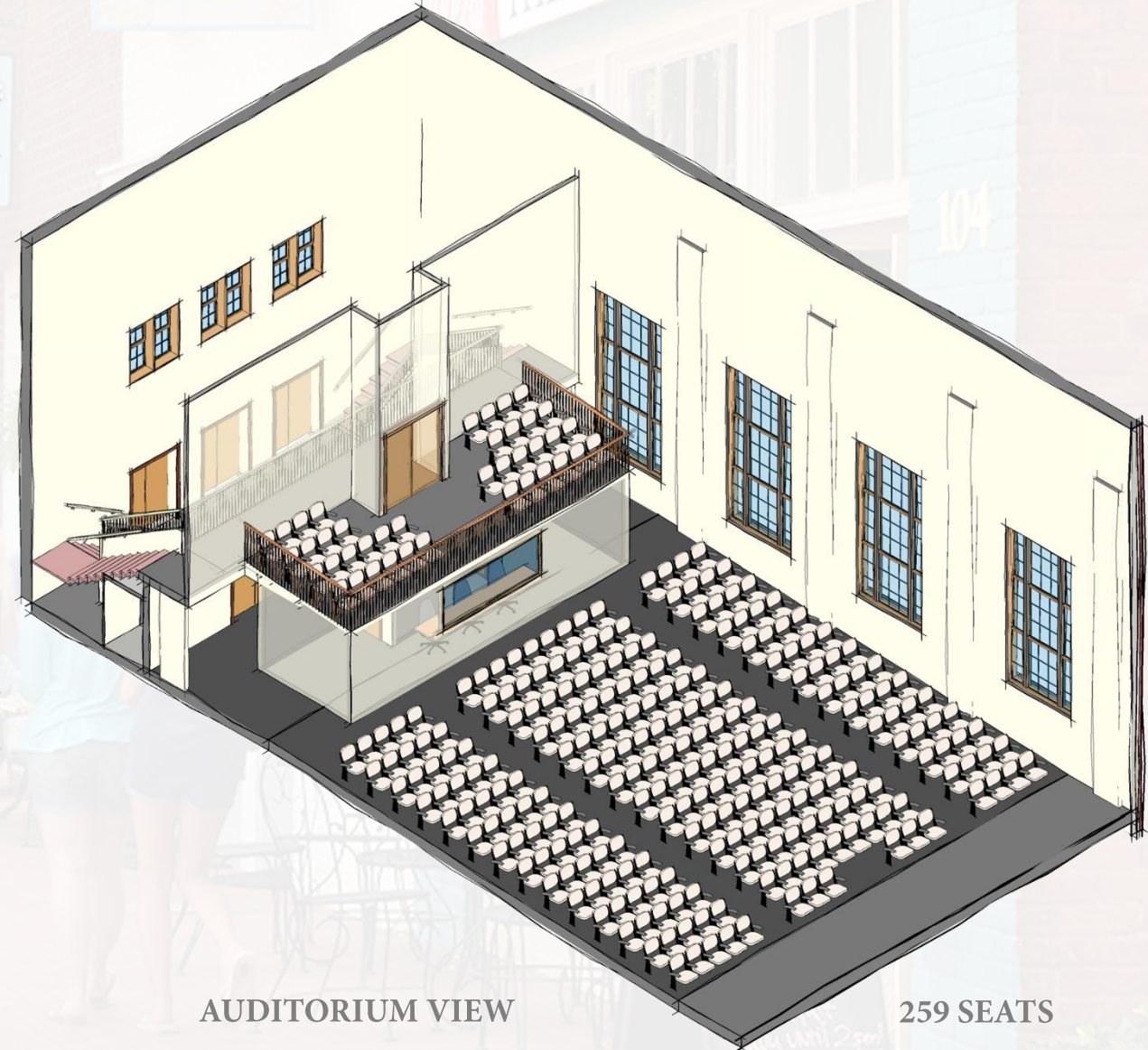
Auditorium: Option A



ENTRY LEVEL



BALCONY LEVEL

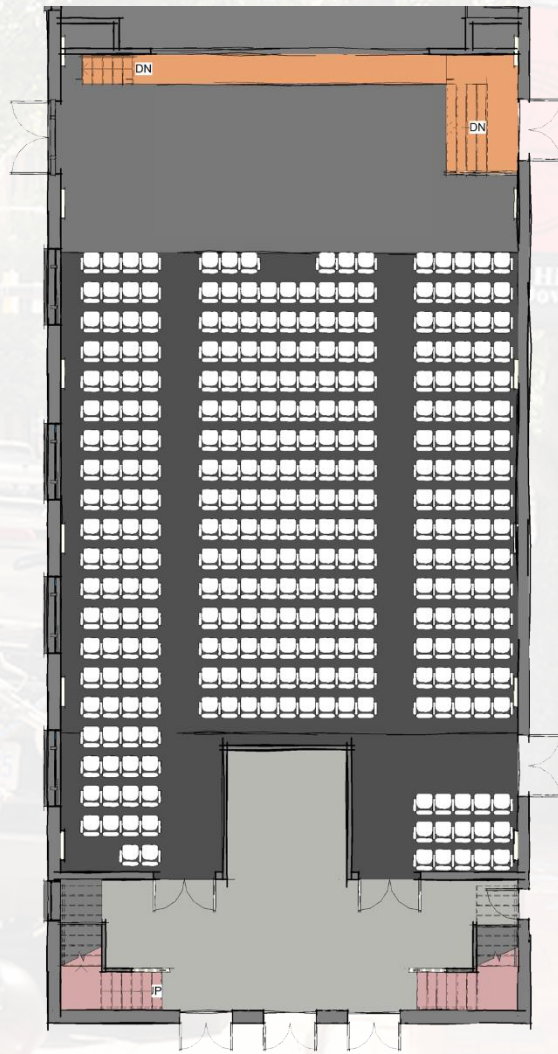


AUDITORIUM VIEW

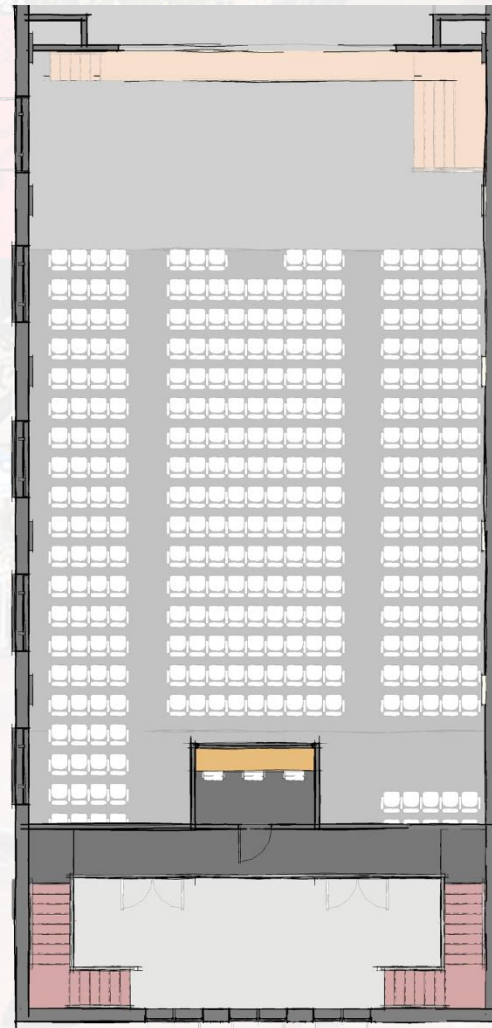
259 SEATS

Balcony seating for 40

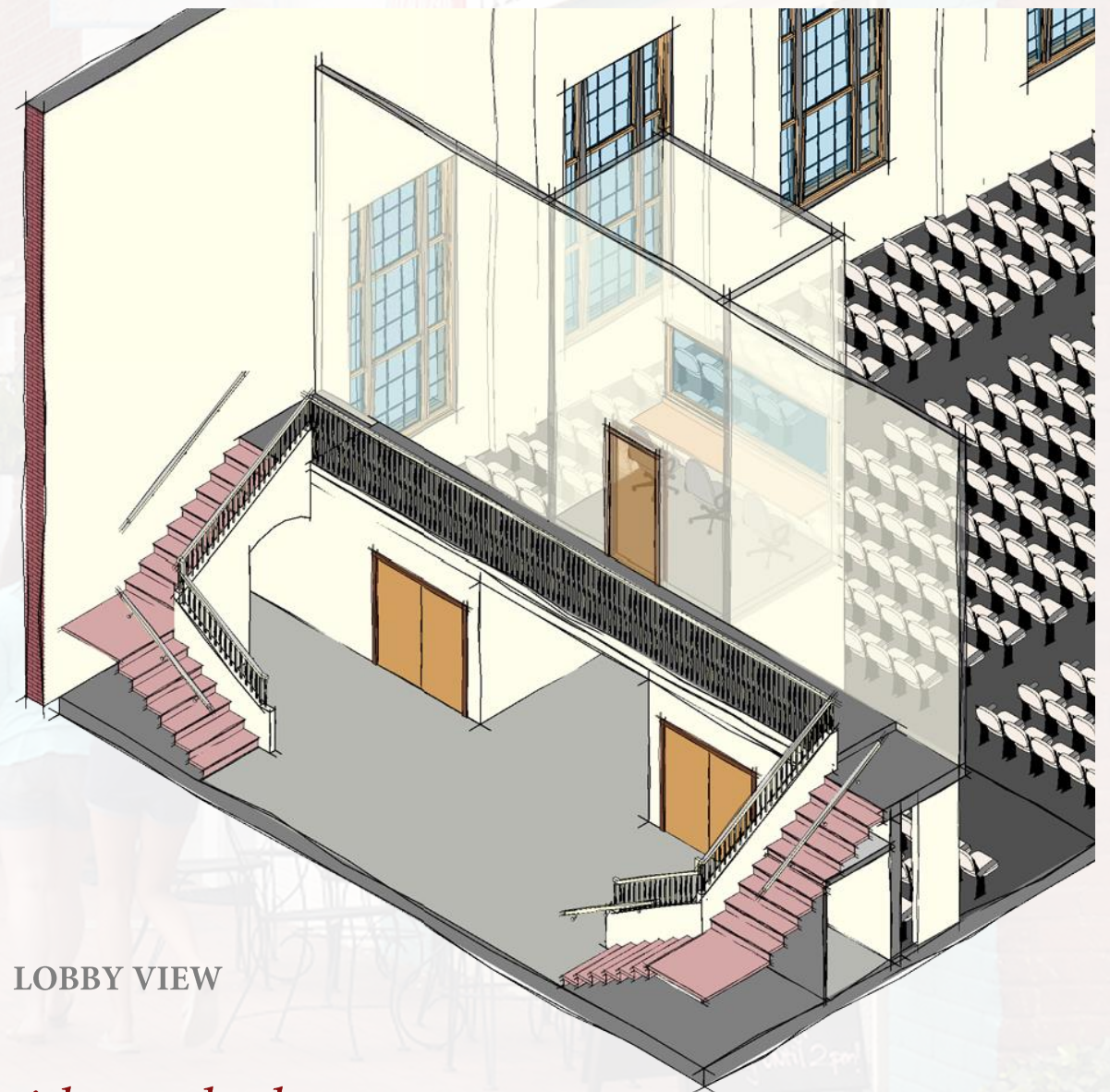
Auditorium: Option B



ENTRY LEVEL



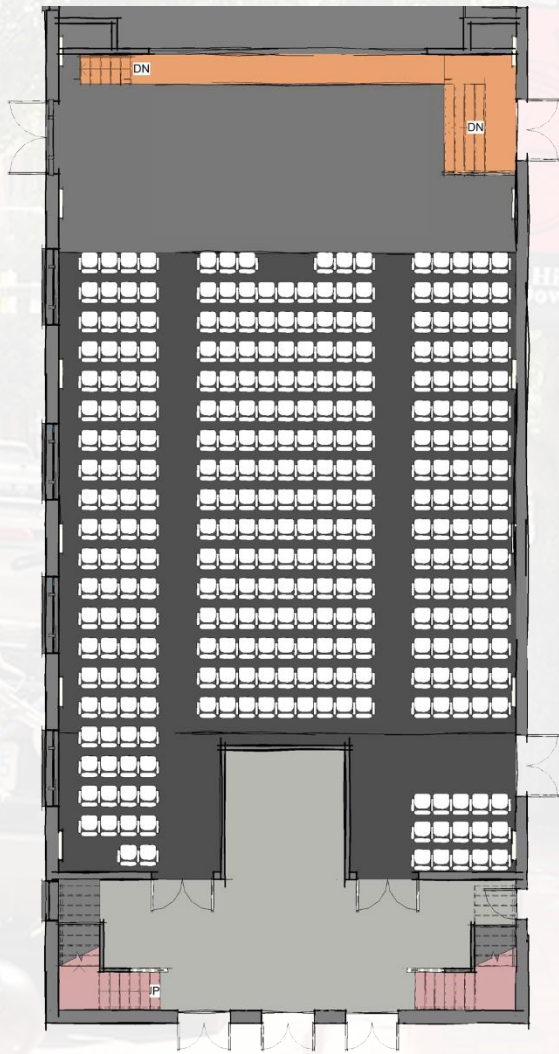
BALCONY LEVEL



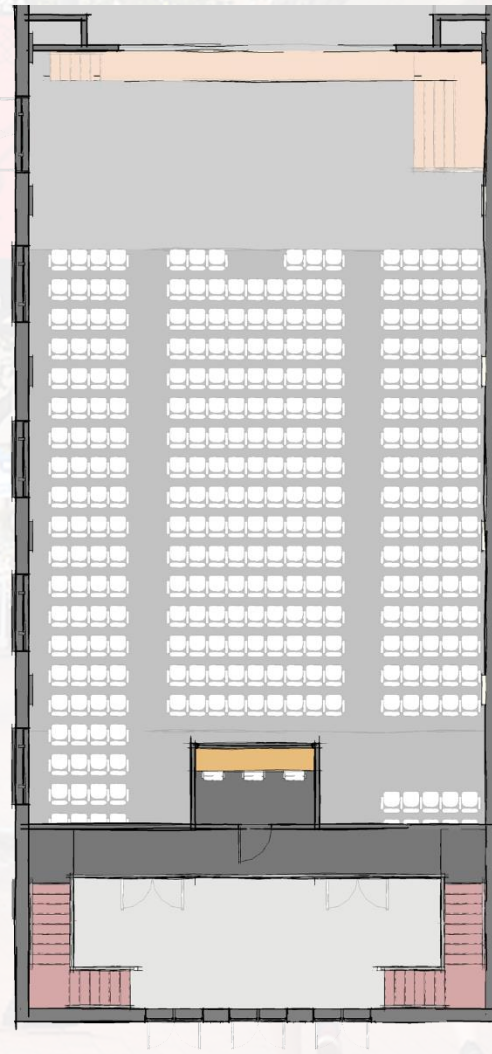
LOBBY VIEW

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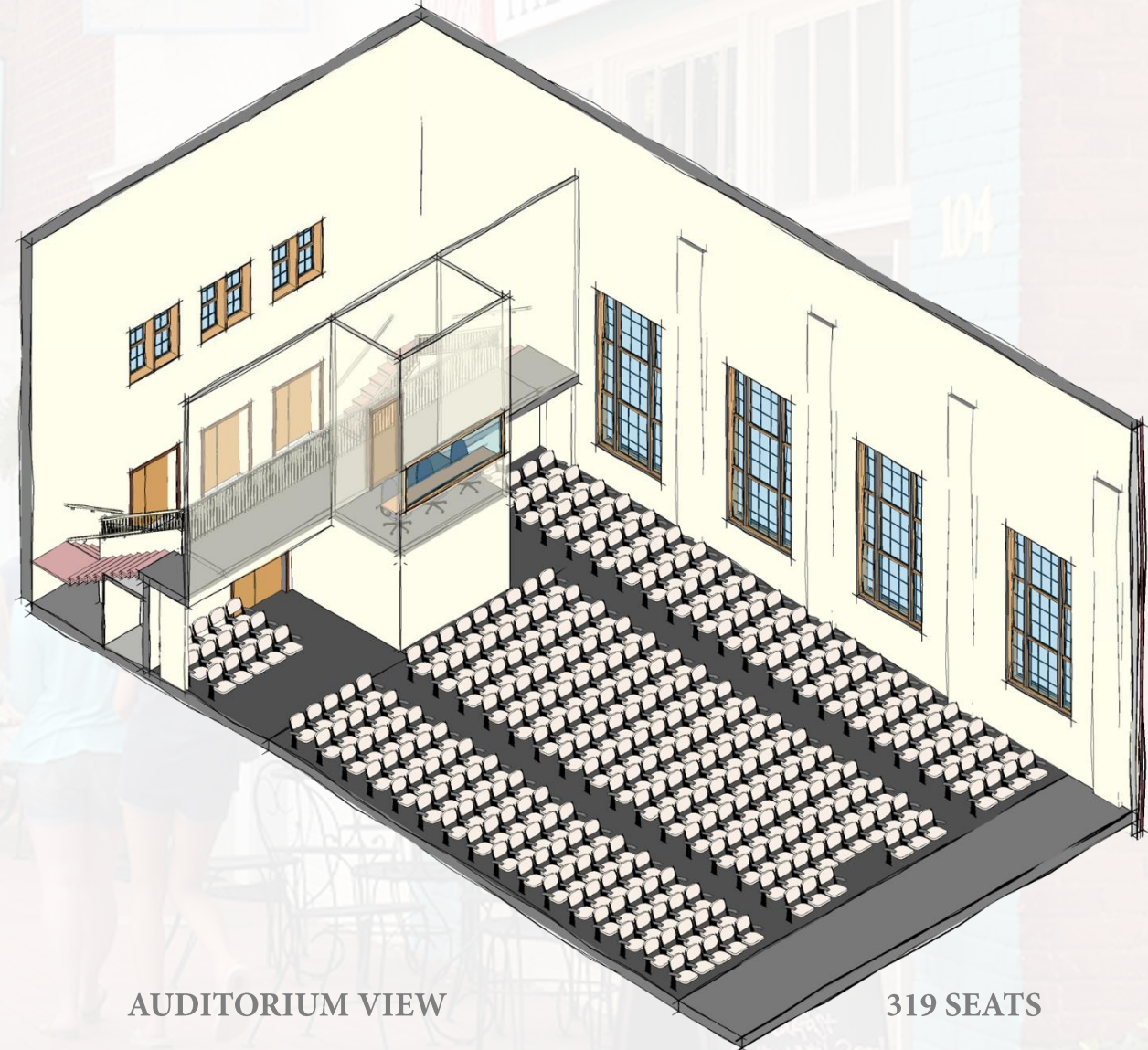
Auditorium: Option B



ENTRY LEVEL



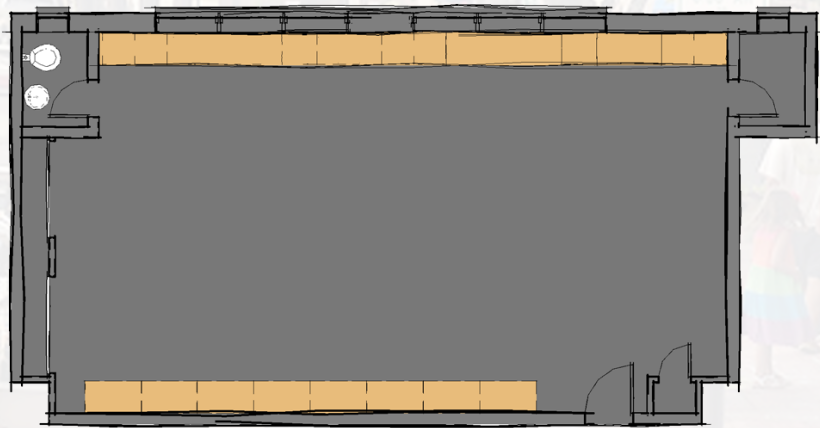
BALCONY LEVEL



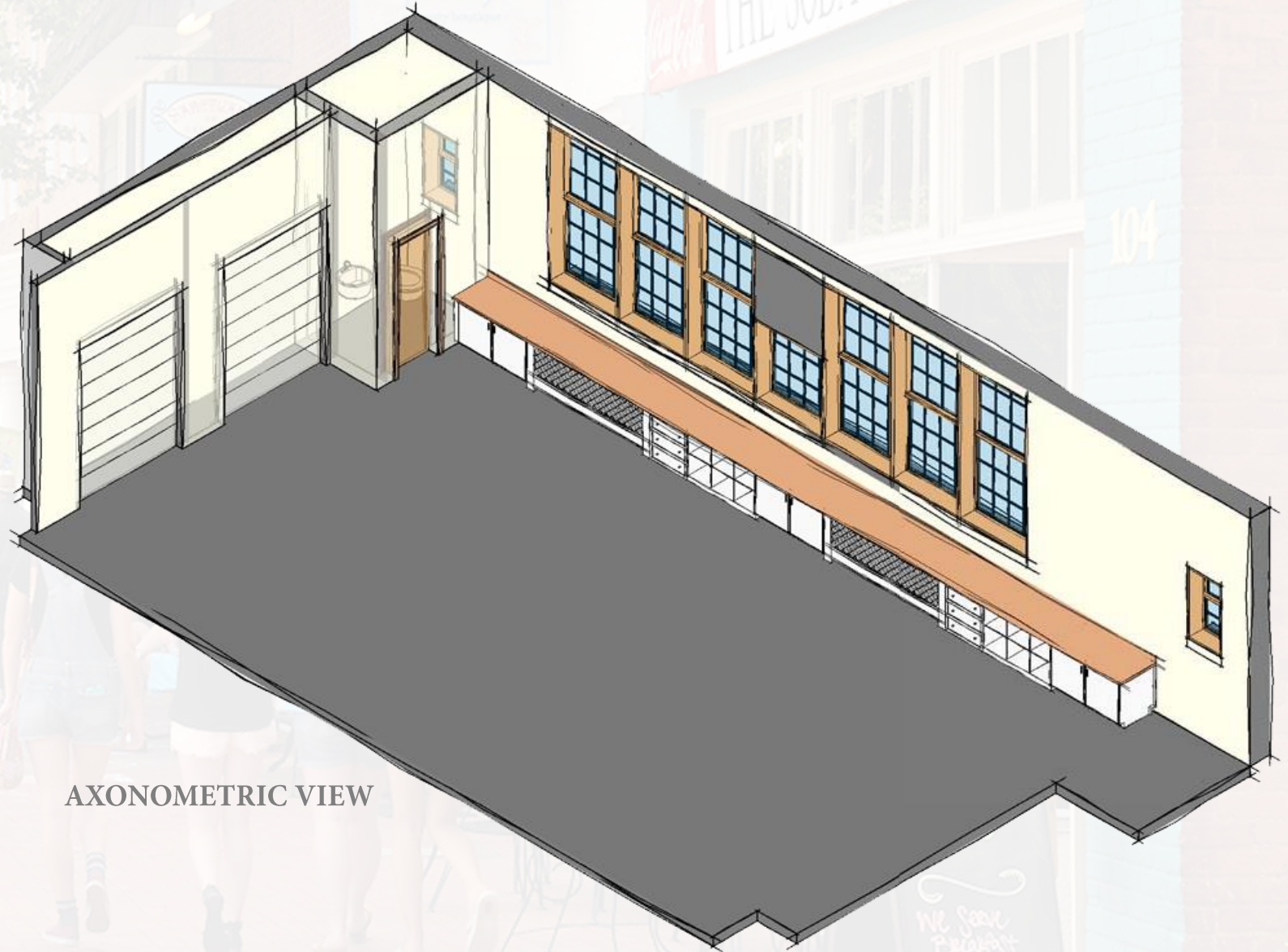
AUDITORIUM VIEW

319 SEATS

Audio-visual room only on upper level

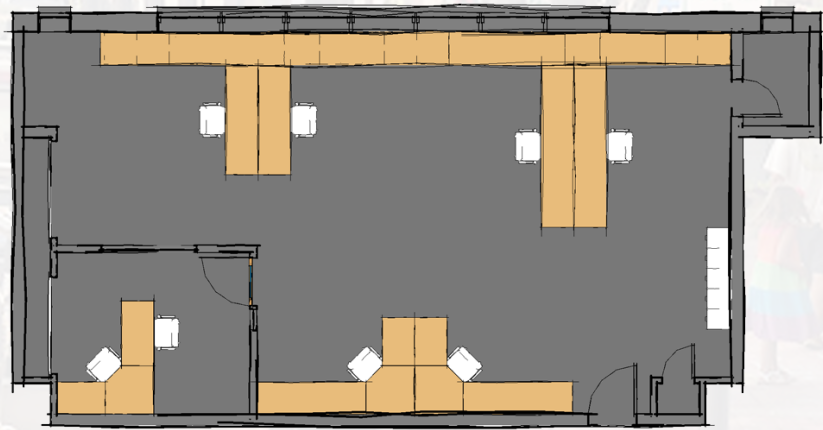


FLOOR PLAN

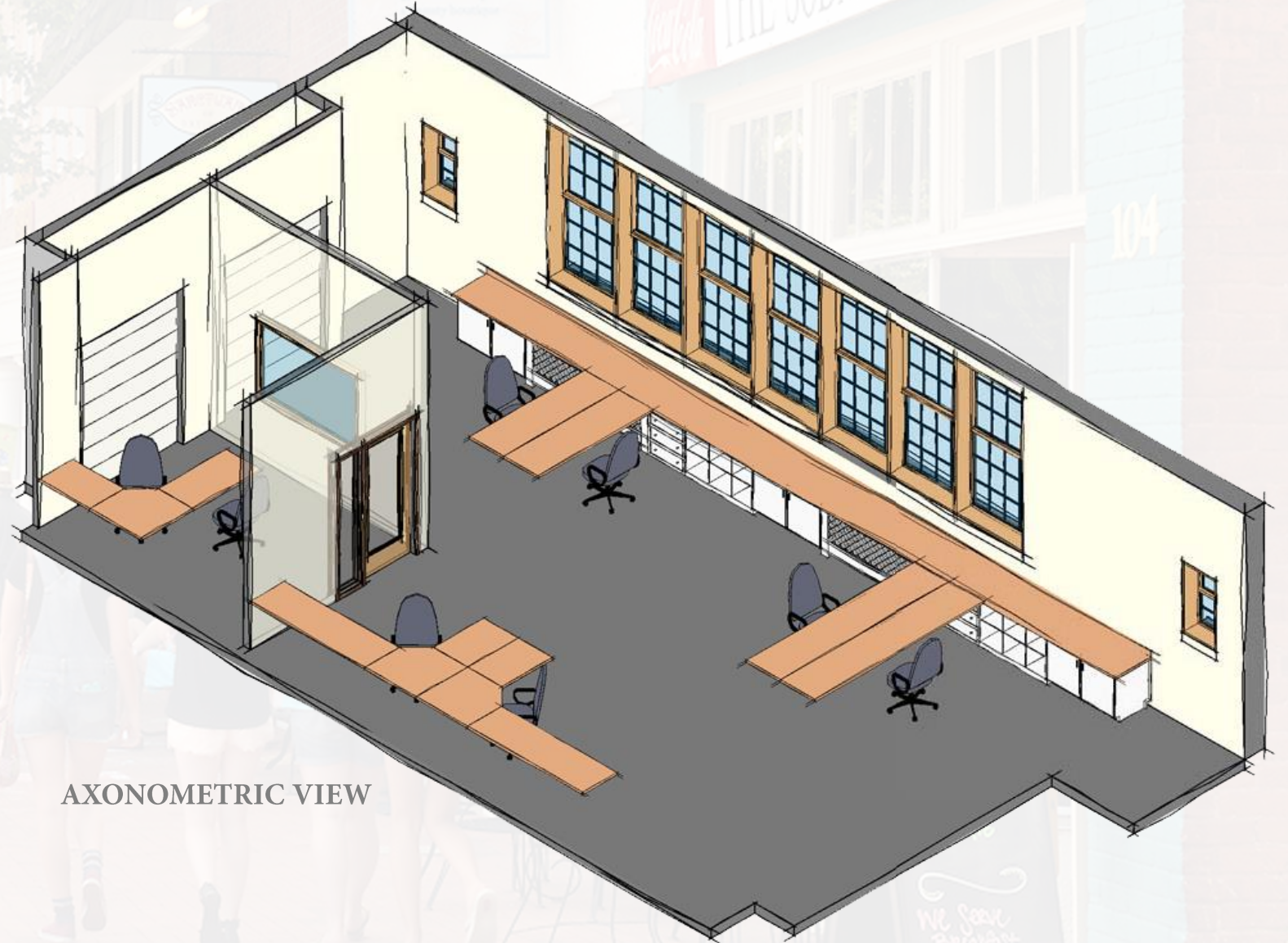


AXONOMETRIC VIEW

Open spaces with no interior partitions



FLOOR PLAN



AXONOMETRIC VIEW

Open workstations with limited interior partitions



Before

- May 28, 2019 Creech/Edifice present early preliminary cost estimate for renovation of IB School and renovation of existing town hall.
- June 11, 2019 Creech/Edifice present final cost estimate for renovation of IB School and renovation of existing town hall.

...Thank you