

### **Staff Report and Comments**

**Name** Davidson School Gymnasium

**Address** 251 South St.

**City State Zip** Davidson, NC 28036

**Item: Application for COA HLC480**

#### **Project Description**

1. Renovation and repair of the existing gymnasium building. The interior will be fully renovated to upgrade finishes and repair/replace damaged materials. The surrounding site will be regraded to return to original grade and provide access around the building.

#### **Exhibits presented to and considered by the Commission:**

**Exhibit A – Map**

**Exhibit B – Existing Conditions**

**Exhibit C – Proposed Plans**

The HLC has acknowledged the need to alter or add to a historic property to meet continuing or new uses while retaining the property's historic character.

Based upon the information presented in the application, staff offers the following suggested applicable findings of fact:

- The proposed project meets HLC standards 1-7 and 9-10.

**Staff suggests that the Commission approve the application as presented, or with conditions.**

## **THE HLC STANDARDS**

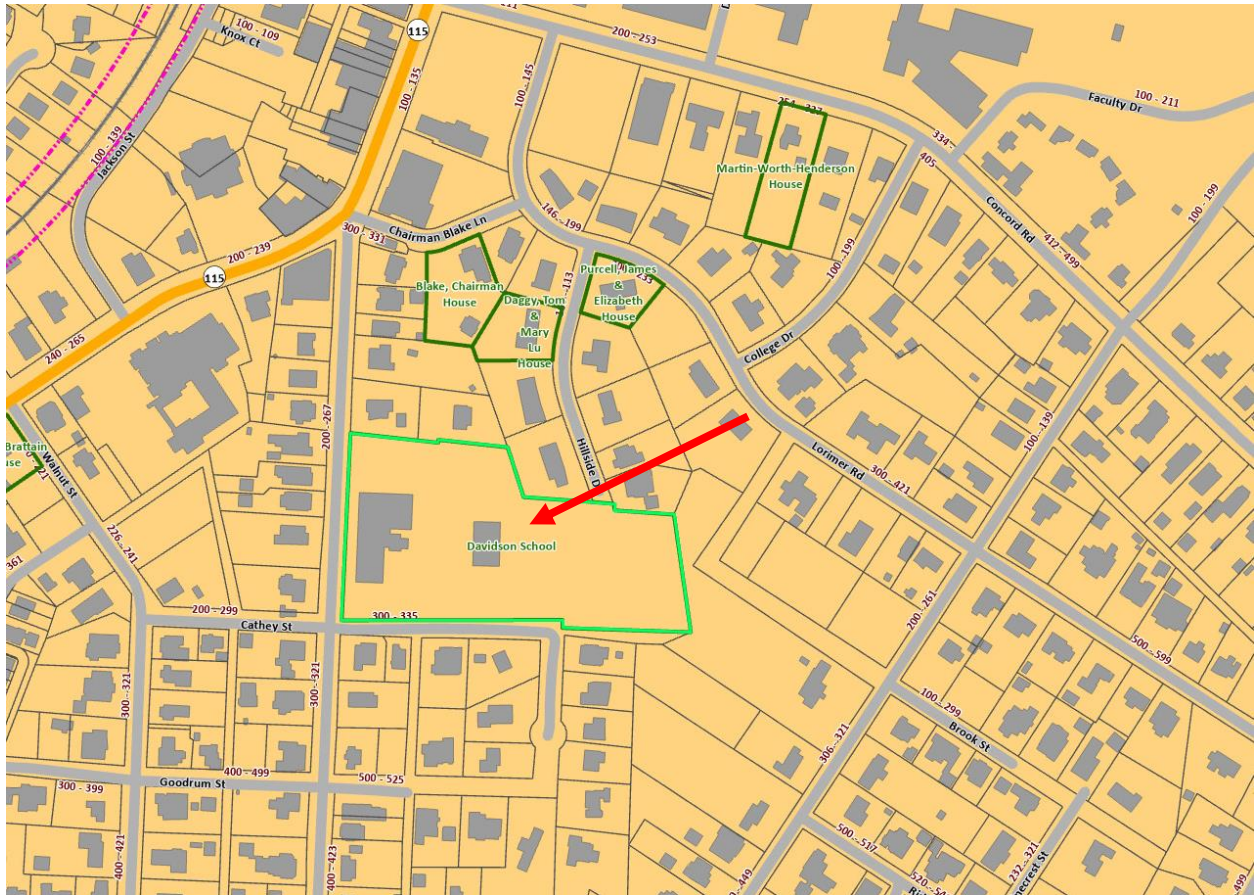
**Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. Alterations, new additions, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# Exhibit A

## Polaris 3G Map – Mecklenburg County, North Carolina

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# Exhibit B

## Existing Conditions

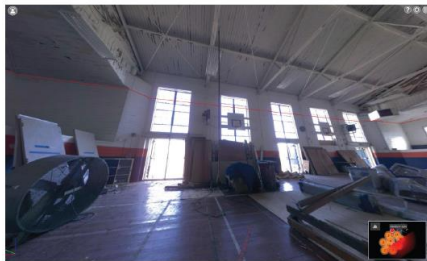
### EXISTING PHOTOGRAPHS & DEMOLITION/ ABATEMENT NOTES



- FRONT WALL FROM GYM FLOOR**
- Demolition of existing balcony and storage area at highlighted area
  - Scraping of loose or flaking paint at all surfaces above red line
  - Removal of tongue & groove siding, to be replaced in kind and painted and farrow blasting of masonry below red line



- CEILING FROM GYM FLOOR**
- Demolition of existing light fixture, space heaters, other utilities
  - Scraping of loose or flaking paint at all surfaces



- REAR WALL FROM GYM FLOOR**
- Scraping of loose or flaking paint at all surfaces above red line
  - Removal of tongue & groove siding, to be replaced in kind and painted below red line

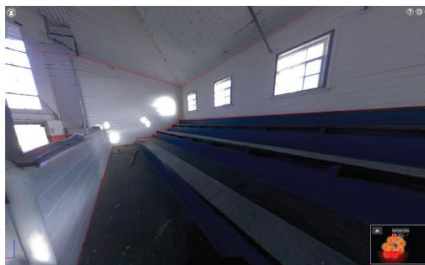


- ENTRY CORNER FROM GYM FLOOR**
- Demolition of existing balcony, wall, and storage area at highlighted area
  - Scraping of loose or flaking paint at all surfaces above red line
  - Removal of tongue & groove siding, to be replaced in kind and painted and farrow blasting of masonry below red line

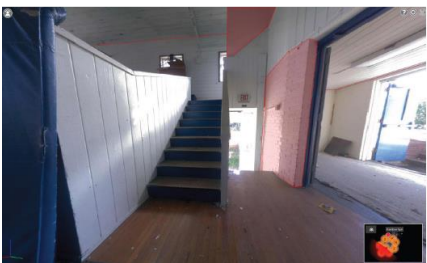
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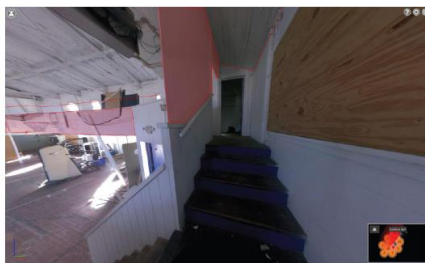
- NORTH BLEACHERS**
- Repair and new finish at existing bleachers and supports (no lead present at these surfaces)
  - Scraping of loose or flaking paint at all surfaces above red line
  - Removal of tongue & groove siding, to be replaced in kind and painted below red line



- SOUTH BLEACHERS**
- Repair and new finish at existing bleachers and supports (no lead present at these surfaces)
  - Scraping of loose or flaking paint at all surfaces above red line
  - Removal of tongue & groove siding, to be replaced in kind and painted below red line



- STAIRS TO BLEACHERS AND VESTIBULE**
- Repair and new finish at existing stairs (no lead present)
  - Scraping of loose or flaking paint at all surfaces above red line
  - Removal of tongue & groove siding, to be replaced in kind and painted below red line
  - Farrow blasting at highlighted brick surface



- STAIR TO BALCONY AND STORAGE**
- Demolition of existing balcony and wall at highlighted area
  - Scraping of loose or flaking paint at all surfaces above red line
  - Removal of tongue & groove siding, to be replaced in kind and painted below red line



# Exhibit C

## Proposed Plans



### HISTORIC GYMNASIUM

CERTIFICATE OF APPROPRIATENESS APPLICATION

RENOVATION OF EXISTING HISTORIC GYMNASIUM BUILDING

FEBRUARY 4, 2025

**Balfour Beatty**

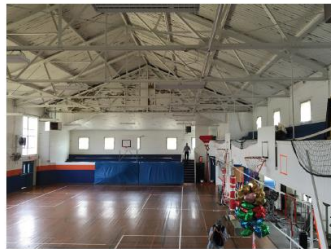
CREECH & ASSOCIATES



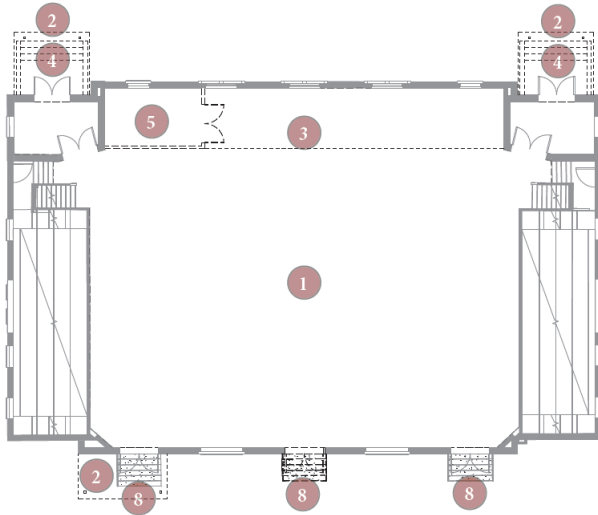
#### PROJECT AND DESIGN UPDATE

THE TOWN OF DAVIDSON BOARD OF COMMISSIONERS APPROVED THE PROJECT TEAM TO PROCEED WITH INTERIOR RENOVATIONS, EXTERIOR IMPROVEMENTS AND MATERIAL REPLACEMENT TO THE EXISTING BUILDING.

Demolition and Abatement scope has previously been submitted and reviewed for the project. The attached presentation and information within represent the remainder of the scope from which the project team is seeking a Certificate of Appropriateness.



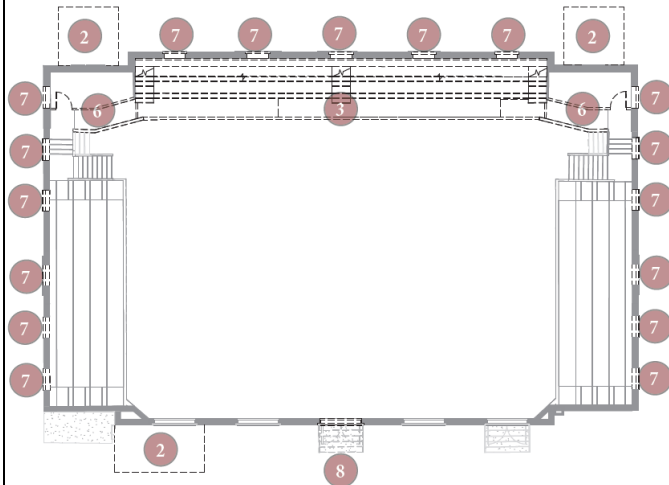
PROPOSED DEMOLITION & ABATEMENT PLAN - LOWER LEVEL (GYM FLOOR)



DEMOLITION SCOPE AND NOTES

1. Gymnasium floor to be removed and replaced throughout
  2. Non-original canopy and column supports to be removed
  3. Balcony and associated structure to be removed
  4. Non-original stair and retaining walls at corner entries to be removed
  5. Non-original storage area to be removed
  6. Walls at upper storage to be removed and replaced to expand at removed balcony location
  7. Remove and replace windows with asbestos containing materials
  8. Repair existing exterior stairs
  9. All interior finishes below approximately 15'-0" above gym floor:
    - Tongue & groove siding to be removed and replaced in kind
    - Exposed, painted brick to be farrow blasted to remove lead paint. Brick to be remain exposed or be repainted (depending on condition of brick after blasting is complete)
  10. All interior finishes above approximately 15'-0", including ceiling:
    - All loose or flaking paint to be scraped away. Existing lead paint finish to be encapsulated with Fiberlock Lead Barrier Compound and painted to match existing condition and lower replacement material
- Roof to be removed and replaced to provide continuous insulation within roof assembly.  
 All interior and exterior doors to be removed and replaced.

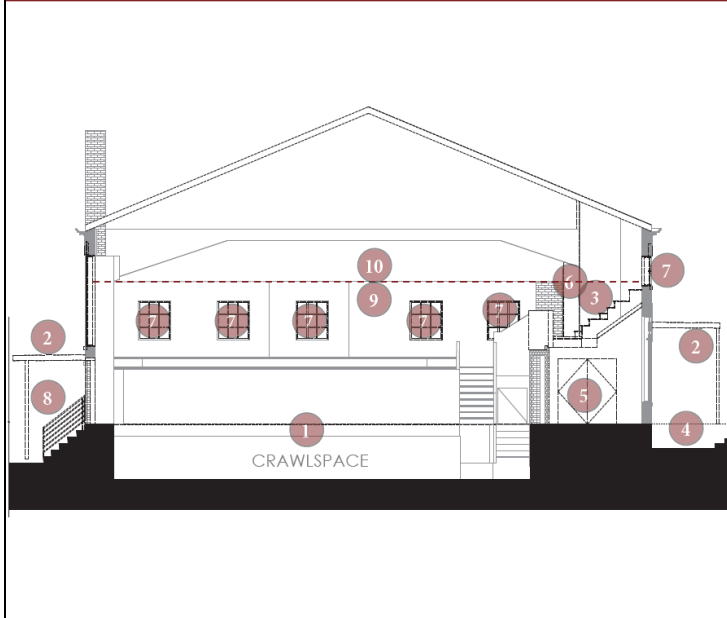
PROPOSED DEMOLITION & ABATEMENT PLAN - UPPER LEVEL (BALCONY & BLEACHERS)



DEMOLITION SCOPE AND NOTES

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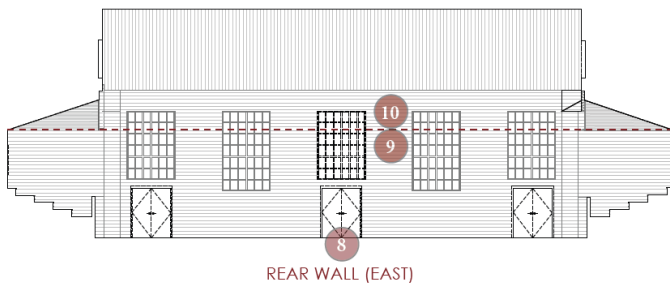
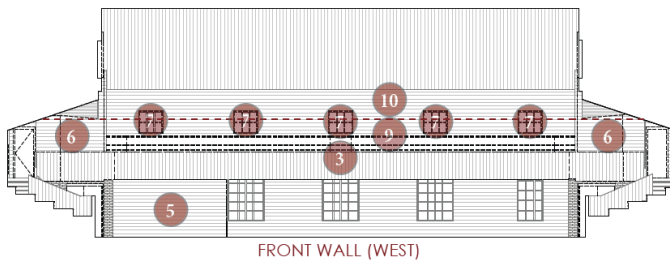
PROPOSED DEMOLITION & ABATEMENT BUILDING SECTION



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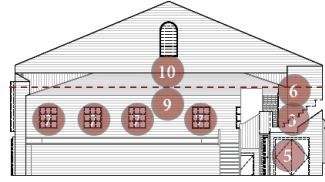
PROPOSED DEMOLITION & ABATEMENT INTERIOR ELEVATIONS



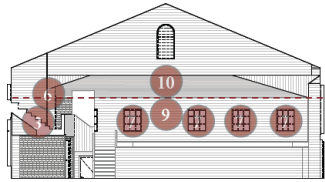
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PROPOSED DEMOLITION & ABATEMENT INTERIOR ELEVATIONS



END ZONE BLEACHER (SOUTH)

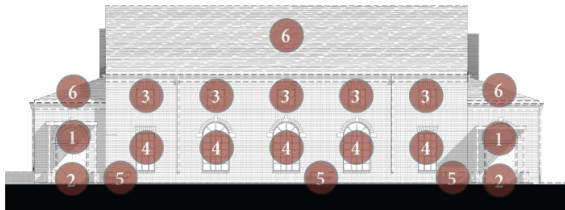


END ZONE BLEACHER (NORTH)

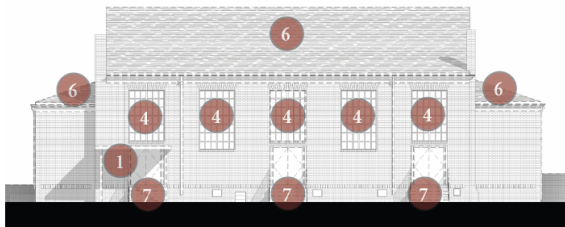
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PROPOSED DEMOLITION & ABATEMENT EXTERIOR ELEVATIONS



ENTRY FACADE (WEST)



REAR FACADE (EAST)

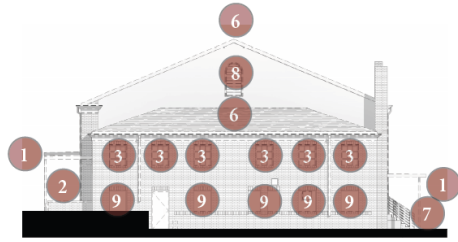
EXTERIOR DEMOLITION SCOPE AND NOTES

1. Non-original canopy and column supports to be removed
2. Non-original stair and retaining walls at corner entries to be removed
3. Remove and replace windows with asbestos containing materials
4. Repair windows and associated trim as necessary
5. Remove existing, non-original crawlspace vents
6. Roof assembly and associated fascia, trim, gutters, and downspouts to be removed and replaced to provide continuous insulation within assembly
7. Existing stairs to be repaired as necessary. New rails
8. Existing louver to be removed and replaced
9. Remove plywood cover at former window openings, to be permanently infilled or replaced with louvers as necessary

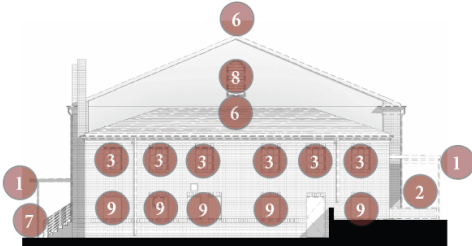
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PROPOSED DEMOLITION & ABATEMENT EXTERIOR ELEVATIONS



ENTRY FACADE (WEST)



REAR FACADE (EAST)

EXTERIOR DEMOLITION SCOPE AND NOTES

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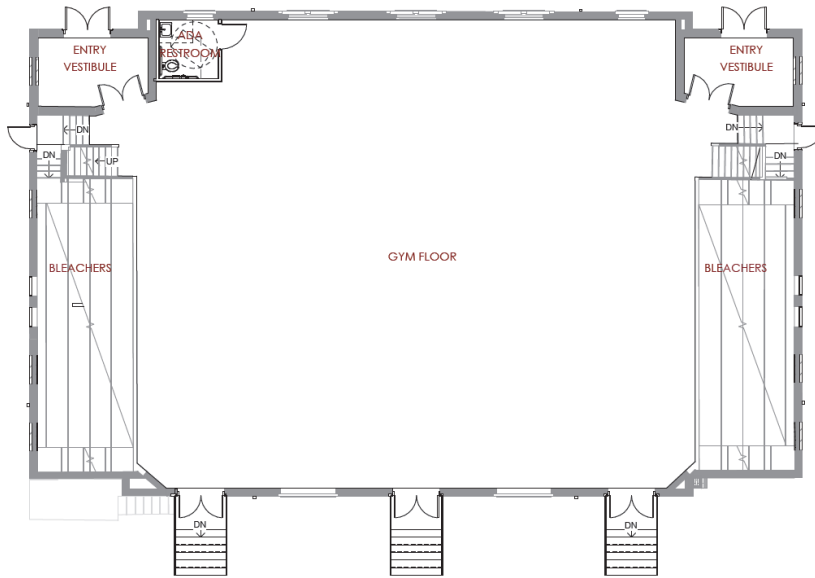
PROPOSED FLOOR PLANS



BASEMENT SCOPE

- ALL EXISTING FIXTURES WILL BE REMOVED AND REPLACED WITH NEW FIXTURES
- NEW WALLS ADDED FOR PRIVACY/ SECURE RESTROOM USE. PARTITIONED FROM STAIRS TO GYM FLOOR ABOVE
- EXISTING SIDING (WITH LEAD PAINT FINISHES) TO BE REMOVED AND REPLACED IN KIND, PAINTED
- NEW HARD TILE (SEE FINISH PALETTE) AT FLOOR OF RESTROOM AREA ONLY
- REMAINDER OF FLOORS TO BE SEALED CONCRETE
- REMAINING FOOTPRINT AT THE REAR OF THE EXISTING LOCKER ROOMS TO BE USED FOR STORAGE/ UTILITY. THIS SPACE WILL BE ACCESSED THROUGH THE RESTROOMS

PROPOSED FLOOR PLANS

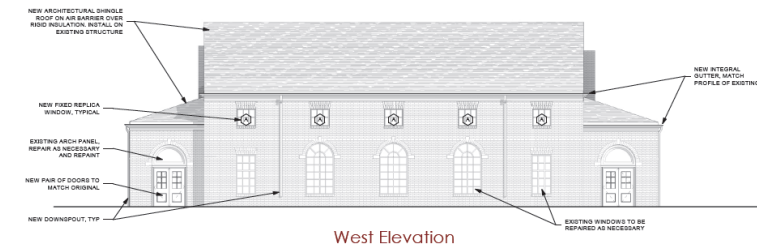


GYM LEVEL SCOPE

- EXISTING GYM FLOOR WILL BE REMOVED AND REPLACED
- EXISTING BLEACHERS TO REMAIN AND BE REPAIRED/REFINISHED AS NECESSARY
- EXISTING VESTIBULES TO REMAIN
- EXISTING REAR STAIRS TO REMAIN AND BE REPAIRED AS NECESSARY. RAILINGS TO BE NEW
- NEW ADA RESTROOM AT LOCATION OF EXISTING (NON-ORIGINAL) STORAGE AREA. ALL NEW FINISHES AT RESTROOM INTERIOR. SEE FINISH PALETTE.
- EXISTING WINDOW TO REMAIN AT ADA RESTROOM WILL RECEIVE PRIVACY FILM AT INTERIOR SURFACE
- HIGH BAY DOME FIXTURES WITH WIRE GUARD FOR SAFETY: ATLANTIC LIGHTING LH822 CZ



PROPOSED ELEVATIONS

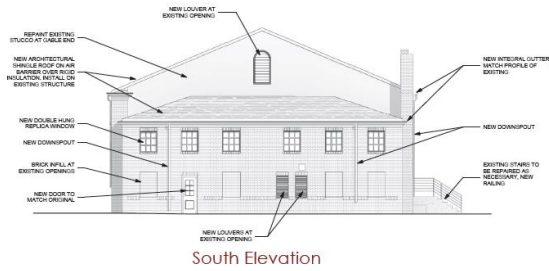


West Elevation

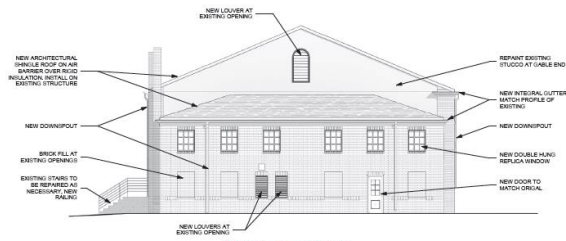


East Elevation

PROPOSED ELEVATIONS



South Elevation



North Elevation

INTERIOR FINISHES PALETTE



## EXTERIOR FINISHES

Architectural Shingles  
GAF Timberline HDZ - Slate



Replica Windows  
The design team is coordinating with multiple potential representative to provide the most appropriate replacement for these windows. Official product data and specifications to follow.



 Custom Built in the USA



Brick  
Taylor Clay - Red Clover

