HISTORIC OLD CENTRAL HIGH SCHOOL: REHABILITATION

Understanding the Facility Assessment

June 11, 2019



Building enclosure



HISTORIC OLD CENTRAL HIGH SCHOOL: REHABILITATION

Facility Assessment Team

Systems



Interiors and

Accessibility



HISTORIC IMPACT AND CODES

- 1972 on National Register of Historic Places
- State Historic Preservation Office
- Duluth Heritage Preservation Commission
- St. Louis County Historical Society
- Central Preservation Committee
- Treatment of Historic Properties:
 Rehabilitation

Codes

- Building
- Energy
- Accessibility

Form 10-300 (July 1969)	UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE			STATE: Minnesota		
	NATIONAL REGISTER OF HISTORIC PLACES			COUNTY		
				St. Louis		
INVENTOR		- NOMINATION FORM		FOR NPS USE ONLY ENTRY NUMBER DATE NOV 9 1972		
	(Type all entries - complete applicable sections)					
1. NAME			77.1	(13 + 14 + 16 D. C.		110000000000000000000000000000000000000
	uth Central High	School	/ (1)			1.1
AND/OR	HISTORICA COLOR		AUG CEN	7	garat.	*
2. LOCATI	ON	Residences	JA2 -19		Hickory.	
Lak	ce Avenue and Seco	ond Street	TEGIONAL.		er pil	
Du 1	uth	na oficie national	PHILI	10	64.1	· 6
Min	nesota	m.1110	27 St. Lou	is		27-
3. CLASSIP	ICATION .		Commence Commence	Same of the section		
	CATEGORY (Check One)		OWNERSHIP	STATUS	ACCES TO THE	
☐ Distr	rich : Structure : D	Private:	In Process	Occupie Dartie Unoccupied Preservation work in progress	1 Yes: Restr Unres	tricted

- Leakage concerns
- Exterior walls and chimney
- Entrance stairs
- Roofs
- Windows





LEAKAGE CONCERNS

North wing entrance

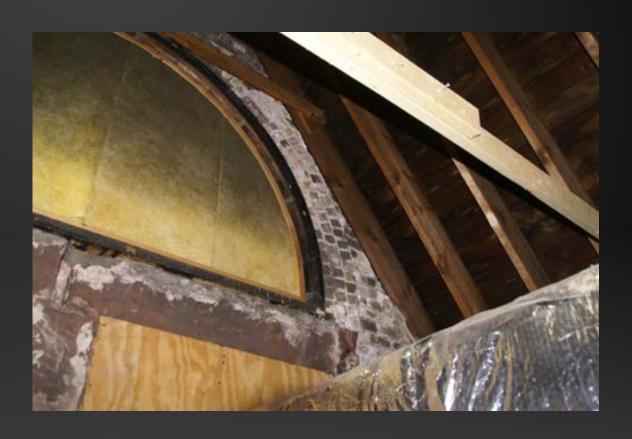
Girls' locker room

Board room

Dormer attic spaces

Loading dock

Basement



EXTERIOR WALLS AND CHIMNEY

Deteriorated mortar

Deteriorated and cracked stone

Deteriorated chimney

Deflected lintels

Efflorescence



ENTRANCE STAIRS

Cracked terrazzo tiles

Cracked concrete landings

Cracked concrete steps

Deteriorated mortar and stone side walls



ROOFS

Missing tile

Damaged snow retention system

Damage from high winds

Falling snow and ice

Need for fall and lightning protection

Reinstall gutters and downspouts



WINDOWS

Deteriorated perimeter sealant

Failed glazing gaskets

Original single-pane in attic

Deficient operation hardware

Air infiltration

Moisture infiltration



- Fire protection
- Plumbing
- HVAC
- Power
- Lighting
- Communications





FIRE PROTECTION

Existing Fire Pump

Fully Sprinkled

Dry Systems

Some Gaps

Functional



PLUMBING

Accessibility

Old Piping

Old Fixtures



HVAC

Steam to Hot Water Conversion

45 to 100 years old

Cooling

Control



POWER

Main Switchboard is full

Some panelboards are full

Damaged receptacles

Surface Raceway



LIGHTING

Fluorescent lighting

Basic switching for lighting controls

Aging Egress and Exit lighting, internal batteries.



COMMUNICATIONS

Replace clock system

Clock are not syncing and showing correct time

Clocks are not standardized



INTERIORS AND ACCESSIBILITY

- Architectural finishes
 - Historically significant elements
 - Primary spaces
 - Secondary spaces
 - Terrazzo
 - Wood
 - Finishes as part of LTFM
 - Carpet / VCT / Suspended ceilings

- Accessibility criteria
 - Historic Significance
 - Existing and 'required' level of accessibility
 - Accessibility options within a preservation context



INTERIORS

ARCHITECTURAL FINISHES

Condition-Poor to Good

Life Cycle

Quality

Aesthetics









ACCESSIBILITY

CONCERNS

Accessible Routes

Building Entrances

Vertical Circulation

Restroom Facilities

Interior doors and signage









REHABILITATION ESTIMATED CONSTRUCTION AND SOFT COSTS

Building encl	sure \$24,000,000
Systems	\$13,500,000
Interiors	\$11,000,000
Total	\$48.500.000

REHABILITATION PRIORITIZATION



Building enclosure (Chimney, roof, masonry, windows)



Steam conversion



Ventilation and finishes



Accessibility

QUESTIONS

Historic Old Central High School: Rehabilitation

Understanding the Facility Assessment

June 11,2019

