

# HISTORIC OLD CENTRAL HIGH SCHOOL: REHABILITATION

Understanding the Facility Assessment

June 11, 2019



# HISTORIC OLD CENTRAL HIGH SCHOOL: REHABILITATION

Facility Assessment Team

- Building enclosure



- 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

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: **Minnesota**  
COUNTY: **St. Louis**  
FOR NPS USE ONLY  
ENTRY NUMBER: **NOV 3** DATE: **1972**

**1. NAME**  
COMMON: **Duluth Central High School**  
AND/OR HISTORIC NAME: \_\_\_\_\_

**2. LOCATION**  
STREET AND NUMBER: **Lake Avenue and Second Street**  
CITY OR TOWN: **Duluth**  
STATE: **Minnesota** CODE: **27** COUNTY: **St. Louis** CODE: **27**

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

RECEIVED  
AUG 3 1972  
NATIONAL REGISTER



# BUILDING ENCLOSURE

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



# BUILDING ENCLOSURE

## LEAKAGE CONCERNS

North wing entrance

Girls' locker room

Board room

Dormer attic spaces

Loading dock

Basement



# BUILDING ENCLOSURE

## EXTERIOR WALLS AND CHIMNEY

Deteriorated mortar

Deteriorated and  
cracked stone

Deteriorated chimney

Deflected lintels

Efflorescence





# BUILDING ENCLOSURE

## ENTRANCE STAIRS

Cracked terrazzo tiles

Cracked concrete  
landings

Cracked concrete steps

Deteriorated mortar and  
stone side walls



# BUILDING ENCLOSURE

## 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





# BUILDING ENCLOSURE

## WINDOWS

Deteriorated perimeter sealant

Failed glazing gaskets

Original single-pane in attic

Deficient operation hardware

Air infiltration

Moisture infiltration



# SYSTEMS

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





# SYSTEMS

## FIRE PROTECTION

Existing Fire Pump

Fully Sprinkled

Dry Systems

Some Gaps

Functional





# SYSTEMS

## PLUMBING

Accessibility

Old Piping

Old Fixtures



# SYSTEMS

## HVAC

Steam to Hot Water Conversion

45 to 100 years old

Cooling

Control





# SYSTEMS

## POWER

Main Switchboard is full

Some panelboards are full

Damaged receptacles

Surface Raceway





# SYSTEMS

## LIGHTING

Fluorescent lighting

Basic switching for  
lighting controls

Aging Egress and Exit  
lighting, internal  
batteries.



# SYSTEMS

# 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**

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Building enclosure	\$24,000,000
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Systems	\$13,500,000
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Interiors	\$11,000,000
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Total	\$48,500,000
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# REHABILITATION PRIORITIZATION



Building enclosure (Chimney, roof, masonry, windows)



Steam conversion



Ventilation and finishes



Accessibility

# QUESTIONS

Historic Old Central High School:  
Rehabilitation

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