

Dorothea Dix Park

Master Plan Joint Workgroup Building Tours

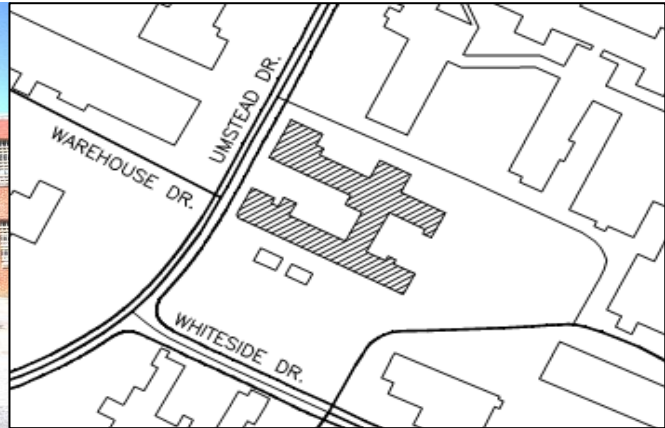
Date: Tuesday, May 22 + Thursday, May 24, 2018
Time: 4:00pm – 6:00pm
Location: Dorothea Dix Park

Meeting Agenda

Tours begin at the Spruill Building, continue through McBryde, Superintendent's House and conclude at All Faiths Chapel.

A brief discussion will be included after the building tours to discuss what was seen, impressions of the buildings and potential reuse ideas.

Spruill



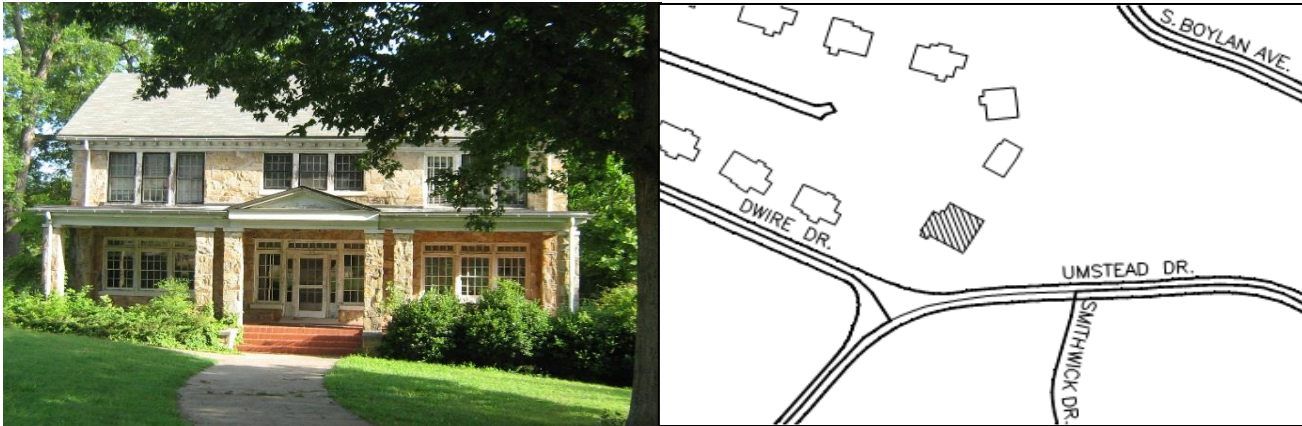
Address:	1100 Umstead (Annex - 1050 Umstead)
Occupant:	NC DHHS - Vacant
Approximate Square Footage:	46,464 ft ²
Original Construction:	
Name:	Unknown
Date:	4/18/1905
Architect:	Unknown
Renovation/Addition #1:	
Name:	Renovation of Spruill Building
Date:	6/21/1966
Architect:	Frank F. Clarke Architect
Renovation/Addition #2:	
Name:	Roof Repair for Certain Buildings Dorothea Dix Hospital (Partial)
Date:	3/4/1976 (As Built)
Architect:	Smith/Mills
Renovation/Addition #3:	
Name:	Dorthea Dix Renovation - Spruill Building
Date:	10/12/1989
Architect:	Moore+Burton Architects
Renovation/Addition #3:	
Name:	Reroofing of Spruill Building and McBryde West-A Building
Date:	6/1/1996
Architect:	H.S. Annis Architect, A.I.A.

ARCHITECTURAL

Exterior

Skin:	Brick veneer.
Windows & Doors:	Painted steel windows with single-pane glass and precast concrete sills.
Fascia & Soffits	None.
Other details:	Precast concrete entry, fabric entry canopies, metal parapet coping, tall chain link fencing enclosing courtyards and exterior stairwell, painted steel handrails.
Notes:	Overall condition of exterior is fair to poor: All steel windows and flashing rusted and windows are not energy efficient, all rusted steel to be painted, recommend window replacement, fabric canopies have torn and need replacement, exterior brick needs tuck-pointing at each window location, brick and precast sills require cleaning, exterior steel handrails are rusted and require paint.

Superintendent's House



Address: 900 Umstead
 Occupant: NC DHHS - Vacant
 Approximate Square Footage: 3,694 ft²
 Original Construction:
 Name: Superintendent's House - State Hospital for the Insane
 Date: 8/27/1923
 Architect: H.A. Underwood

ARCHITECTURAL

Exterior

Skin: Two-story stone masonry
 Windows & Doors: Wood-framed windows and doors with single-pane glass, precast concrete sills, rear wood garage door with glass.
 Fascia & Soffits: Ornamental wood fascia and soffits
 Other details: Covered front porch with wood framed roof and stone columns, brick front porch steps and floor, stone chimney, side entry aluminum canopy with steel column, rear painted steel fire escape and posts.
 Notes: Overall condition of exterior is fair: Wood windows and doors are in disrepair and need caulking and painting, steel lintels need scraping and painting, all wood soffits and fascia need scrape and paint, precast sill joints need point up, wood porch ceiling needs paint and rotted boards need replacing, side porch aluminum awning is dirty and steel column needs paint, various stone joint point up needed throughout, rear steel fire escape is rusted and needs paint, wood garage door in disrepair, rear concrete site retaining walls cracked and shifted, crawl space vents are missing and need replacement, gutters need cleaning.

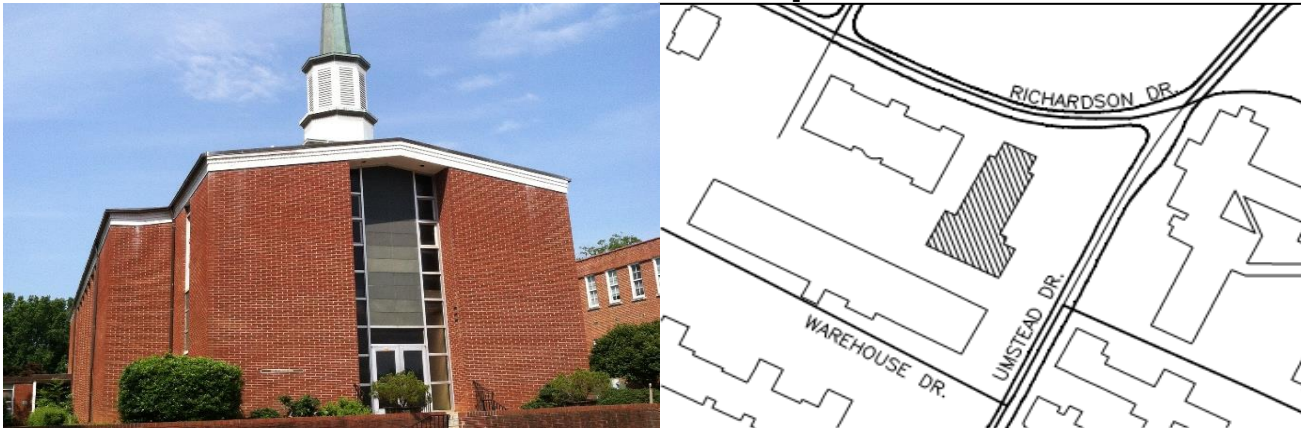
Roof

Type: Gable style with asphalt shingles
 Age/Remaining Life: Estimated age 5-10 years old.
 Roof Primary: Painted metal gutters and downspouts
 Drains Secondary: None.
 Notes: Front porch asphalt shingles front porch need replacing, rear built-up asphalt flat roof needs replacing.

Elevator

Type: None.
 Notes: None.

All Faiths Chapel



Address:	1030 Richardson Drive
Occupant:	NC DHHS
Approximate Square Footage:	11,852 ft ²
Original Construction:	
Name:	Chapel - State Hospital
Date:	1/1/1955
Architect:	John Erwin Ramsay, Architect
Renovation/Addition #1:	
Name:	Renovation of Chapel
Date:	5/3/1968
Architect:	Haskins & Rice Architects
Renovation/Addition #2:	
Name:	Roof Repairs & Reroofing Chapel, Adams, Graham & Ashby
Date:	6/25/1990
Architect:	The Taynton Architecture Practice

ARCHITECTURAL

Exterior

Skin:	Brick with stone panels between windows.
Windows & Doors:	Aluminum single-pane windows with precast concrete sills.
Fascia & Soffits	Painted wood fascia and soffits
Other details:	Copper coping, wood steeple with copper copings and steeple top and cross, granite steps, concrete landings, painted steel handrails, brick rear fence with painted iron gates, two wood post canopies.
Notes:	Overall condition of exterior is fair: Brick entry court needs tuck-pointing at joints, steel handrails are rusted and need paint, concrete entry walk is cracked, steps, brick, and entry landing need cleaning, paint is peeling on wood fascias, steel downspout outlets are rusted and paint is chipping, caulking at stone panels and at windows needs replacing, windows are not energy efficient and replacement is recommended, concrete sill is broken, wood canopy post needs paint, rear aluminum window gaskets are missing and cracked, wood window headers have water damage and need replacement, iron gates are rusted and need painting, copper fascias need cleaning.

Roof

Type:	Gable-style white TPO membrane
Age/Remaining Life:	Estimated age over 20 years. Roof may need replacement in the next 5 years.
Roof Primary:	Copper gutters and downspouts with painted steel outlet
Drains Secondary:	None.
Notes:	No known leaks.