

# PLANNING FOR PRESERVATION: An Architect's Perspective



Ellen Pratt Harris AIA  
South Carolina Historic Preservation Conference  
April 2014

**HARRIS**ARCHITECTS PLLC



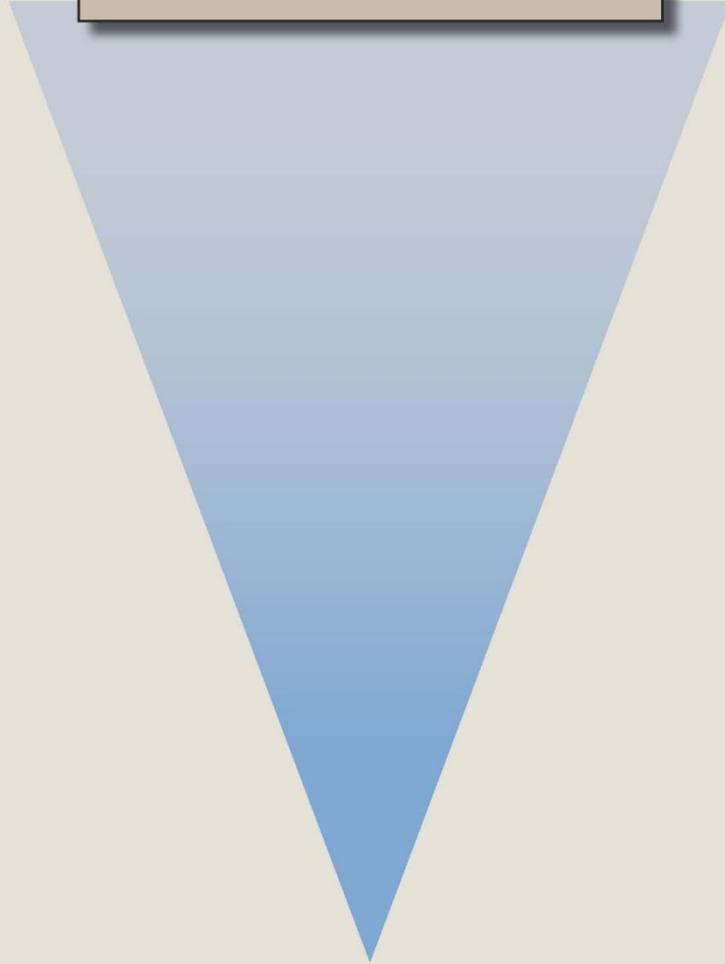




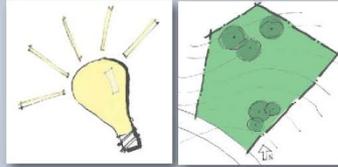




**BUILDING DESIGN**



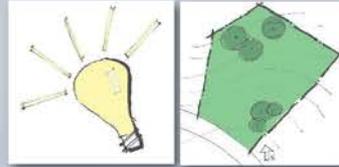
# BUILDING DESIGN



**PLANNING &  
PRE-DESIGN**



# BUILDING DESIGN PROCESS



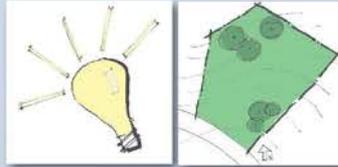
**PLANNING &  
PRE-DESIGN**



**SCHEMATIC  
DESIGN**



# BUILDING DESIGN



**PLANNING &  
PRE-DESIGN**



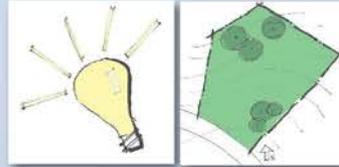
**SCHEMATIC  
DESIGN**



**DESIGN  
DEVELOPMENT**



# BUILDING DESIGN



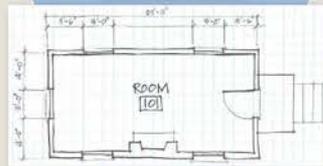
**PLANNING &  
PRE-DESIGN**



**SCHEMATIC  
DESIGN**

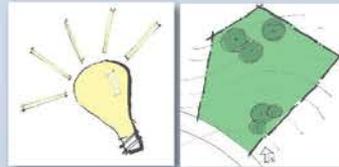


**DESIGN  
DEVELOPMENT**



**CONSTRUCTION  
DOCUMENTS**

# BUILDING DESIGN



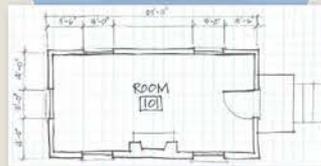
**PLANNING &  
PRE-DESIGN**



**SCHEMATIC  
DESIGN**



**DESIGN  
DEVELOPMENT**



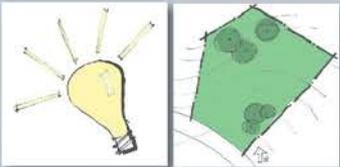
**CONSTRUCTION  
DOCUMENTS**



**BIDDING &  
NEGOTIATION**



# BUILDING DESIGN



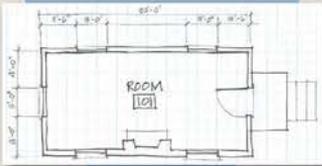
**PLANNING & PRE-DESIGN**



**SCHEMATIC DESIGN**



**DESIGN DEVELOPMENT**



**CONSTRUCTION DOCUMENTS**



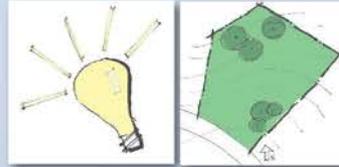
**BIDDING & NEGOTIATION**



**CONSTRUCTION**



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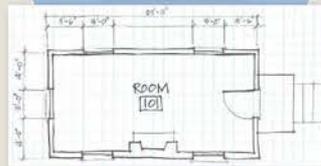
**PLANNING &  
PRE-DESIGN**



**SCHEMATIC  
DESIGN**



**DESIGN  
DEVELOPMENT**



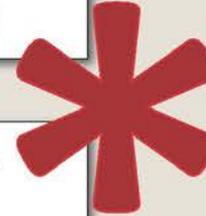
**CONSTRUCTION  
DOCUMENTS**

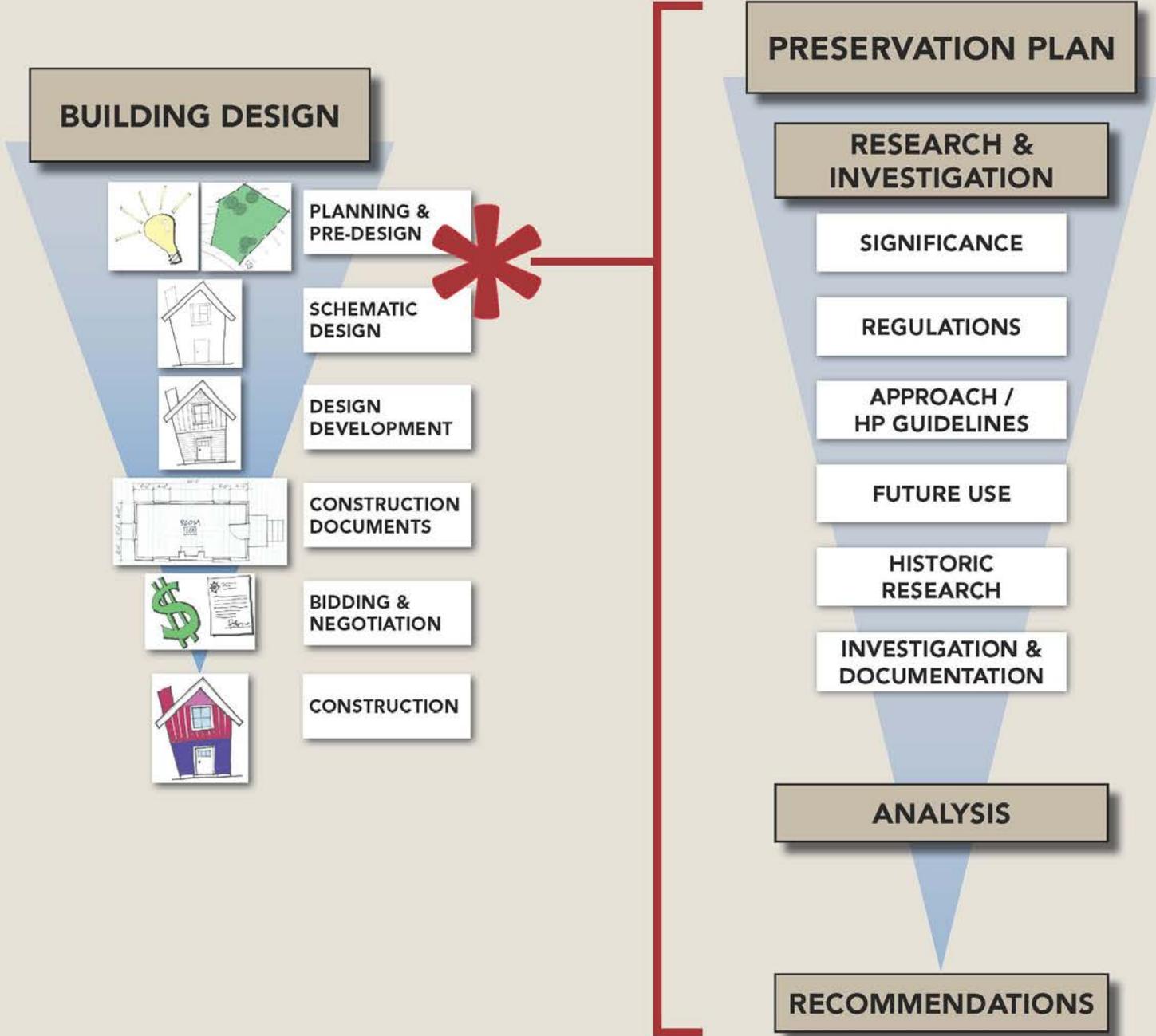


**BIDDING &  
NEGOTIATION**



**CONSTRUCTION**





**PRESERVATION PLAN**

**RESEARCH &  
INVESTIGATION**

SIGNIFICANCE

REGULATIONS

APPROACH /  
HP GUIDELINES

FUTURE USE

HISTORIC  
RESEARCH

INVESTIGATION &  
DOCUMENTATION

**ANALYSIS**

**RECOMMENDATIONS**



**PRESERVATION PLAN**

**RESEARCH &  
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SIGNIFICANCE

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FUTURE USE

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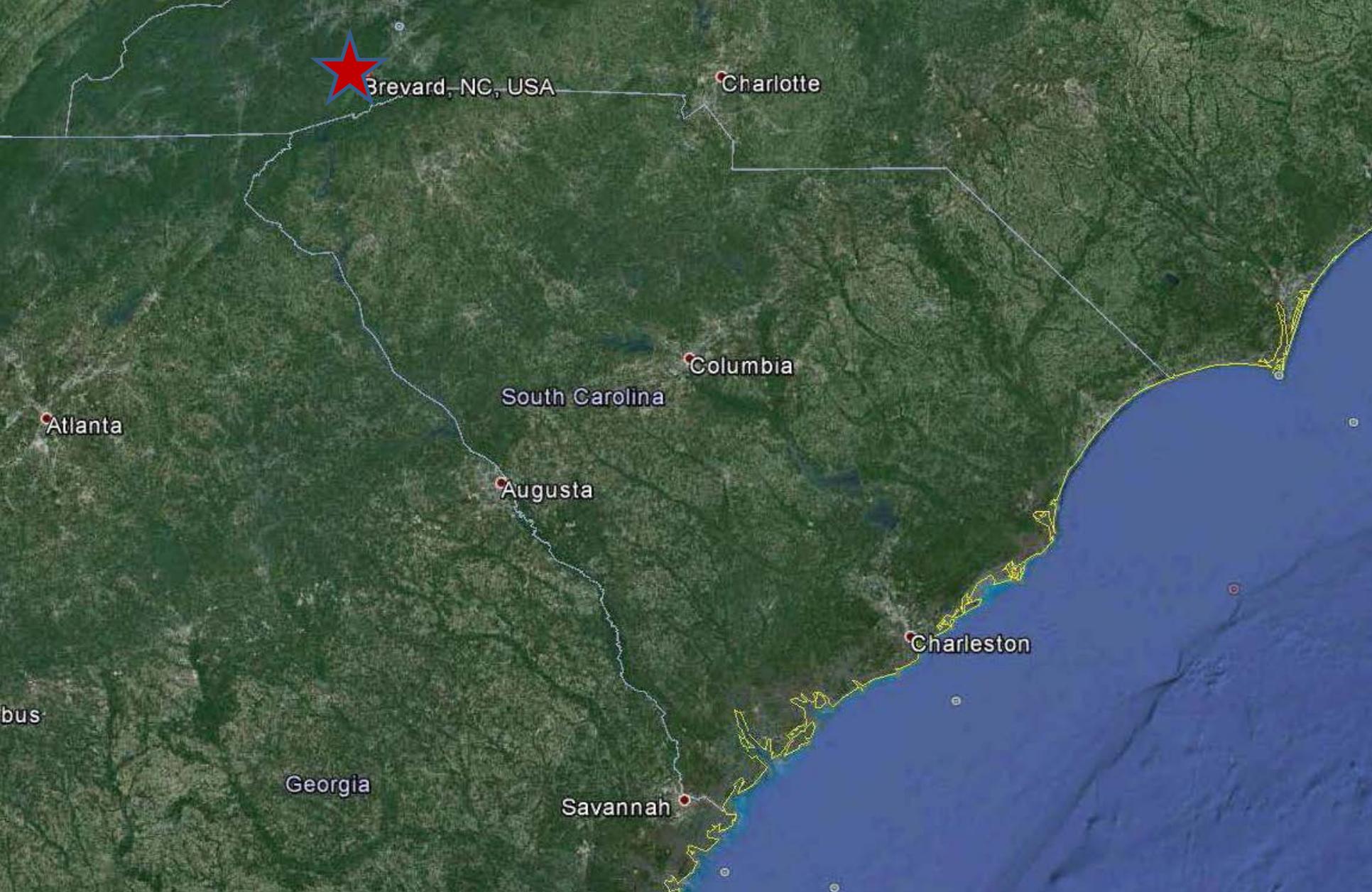
**ANALYSIS**

**RECOMMENDATIONS**

**DOCUMENTATION!**

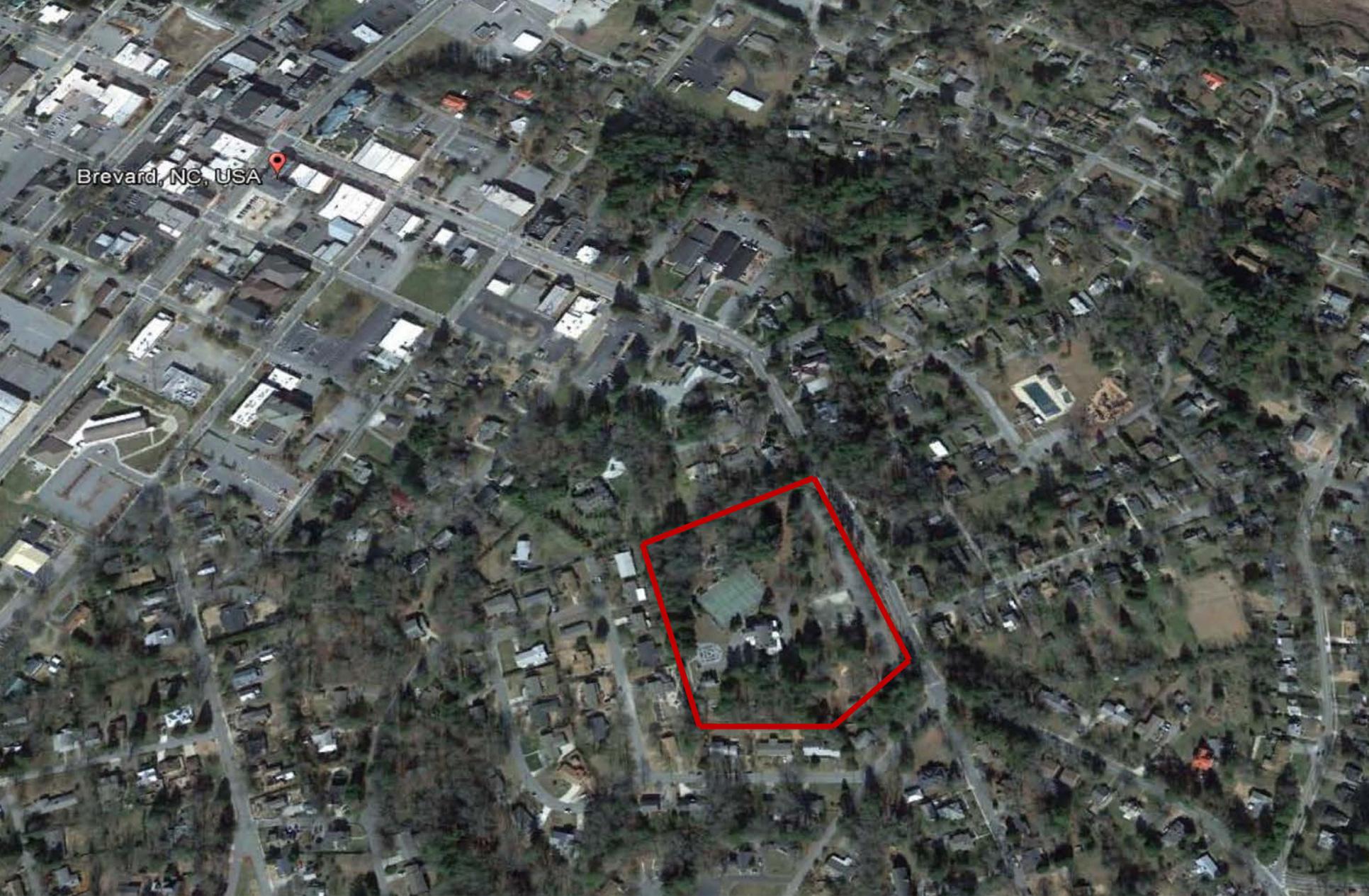






Silvermont





Brevard, NC, USA

Silvermont





Silvermont ca. 1980





Silvermont ca. 1980





Silvermont 2012







Silvermont 2012



**PRESERVATION PLAN**

**RESEARCH &  
INVESTIGATION**

**SIGNIFICANCE**

**REGULATIONS**

**APPROACH /  
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**FUTURE USE**

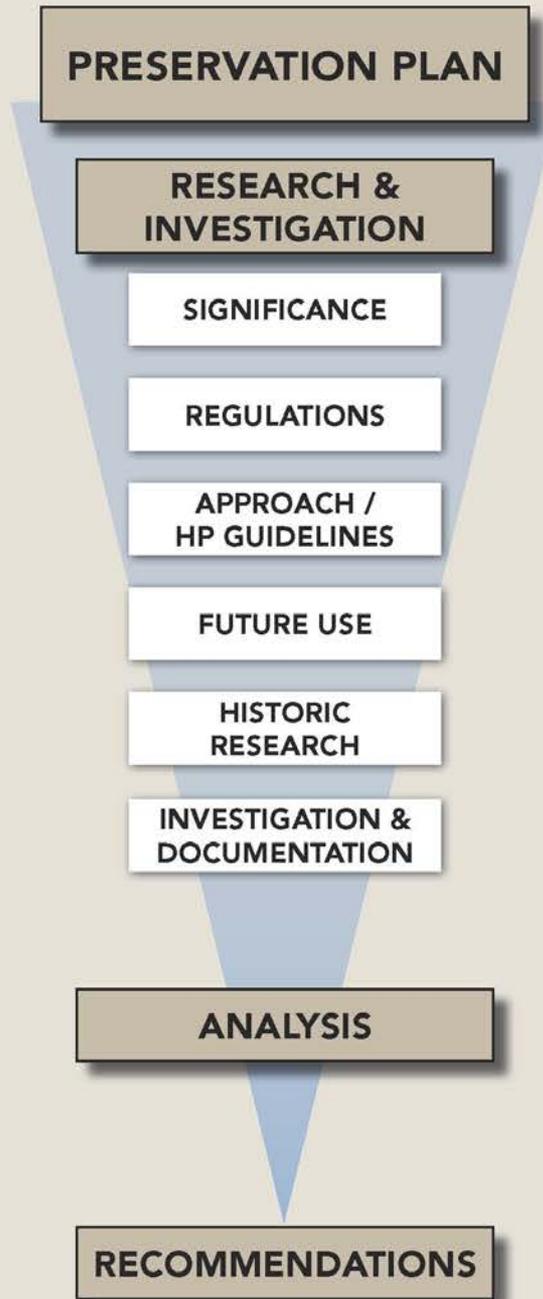
**HISTORIC  
RESEARCH**

**INVESTIGATION &  
DOCUMENTATION**

**ANALYSIS**

**RECOMMENDATIONS**





- Architecture
- Structure
- Building Systems



# PRESERVATION PLAN

## RESEARCH & INVESTIGATION

### SIGNIFICANCE

National Register?  
National Historic Landmark?  
Local Landmark?

### REGULATIONS

Conservation covenants or easements?  
HP review local / state / federal?

✓ **National Register**



**APPROACH /  
HP GUIDELINES**

Rehabilitation? Period Restoration?  
Secretary of the Interiors Standards

**FUTURE USE**

Compatible use?

- ✓ **Rehabilitation with continued existing uses**
  - **1 - Senior Center / Recreational Activities**
  - **2 - Silversteen Museum**
  - **3 - ???**



# HISTORIC RESEARCH

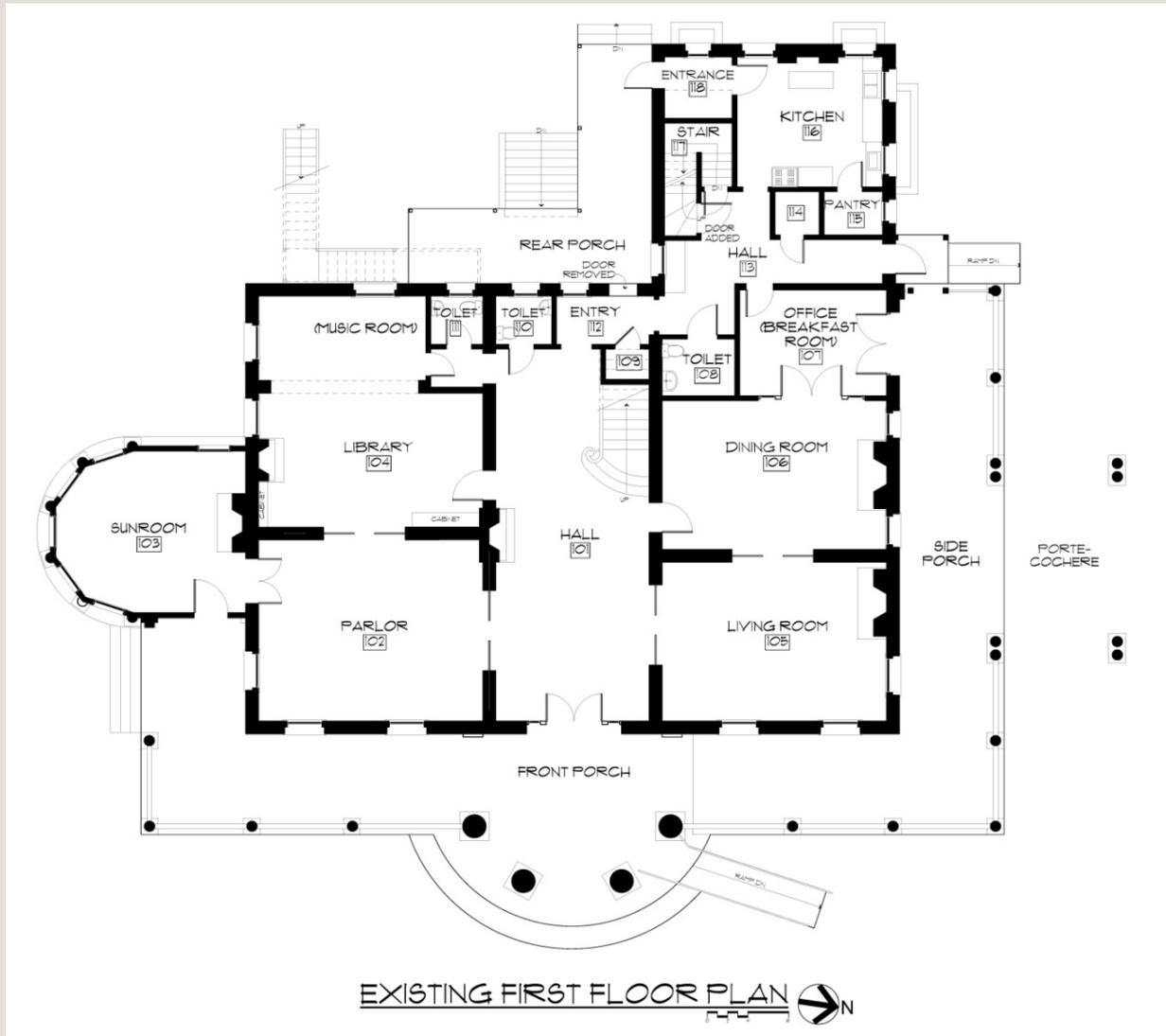
Historic appearance?  
Significant features?





# INVESTIGATION & DOCUMENTATION

Current conditions -  
original, altered, or added?  
Base plans & photographs



## INVESTIGATION & DOCUMENTATION

Current conditions -  
original, altered, or added?  
Base plans & photographs



ca. 1920



2013

Silvermont



# INVESTIGATION & DOCUMENTATION

Current conditions -  
original, altered, or added?  
Base plans & photographs



ca. 1920



2013

Silvermont 2013



# INVESTIGATION & DOCUMENTATION

Current conditions -  
original, altered, or added?  
Base plans & photographs



# INVESTIGATION & DOCUMENTATION

Current conditions -  
original, altered, or added?  
Base plans & photographs



61. Main Stair landing.



62. Main Stair landing.

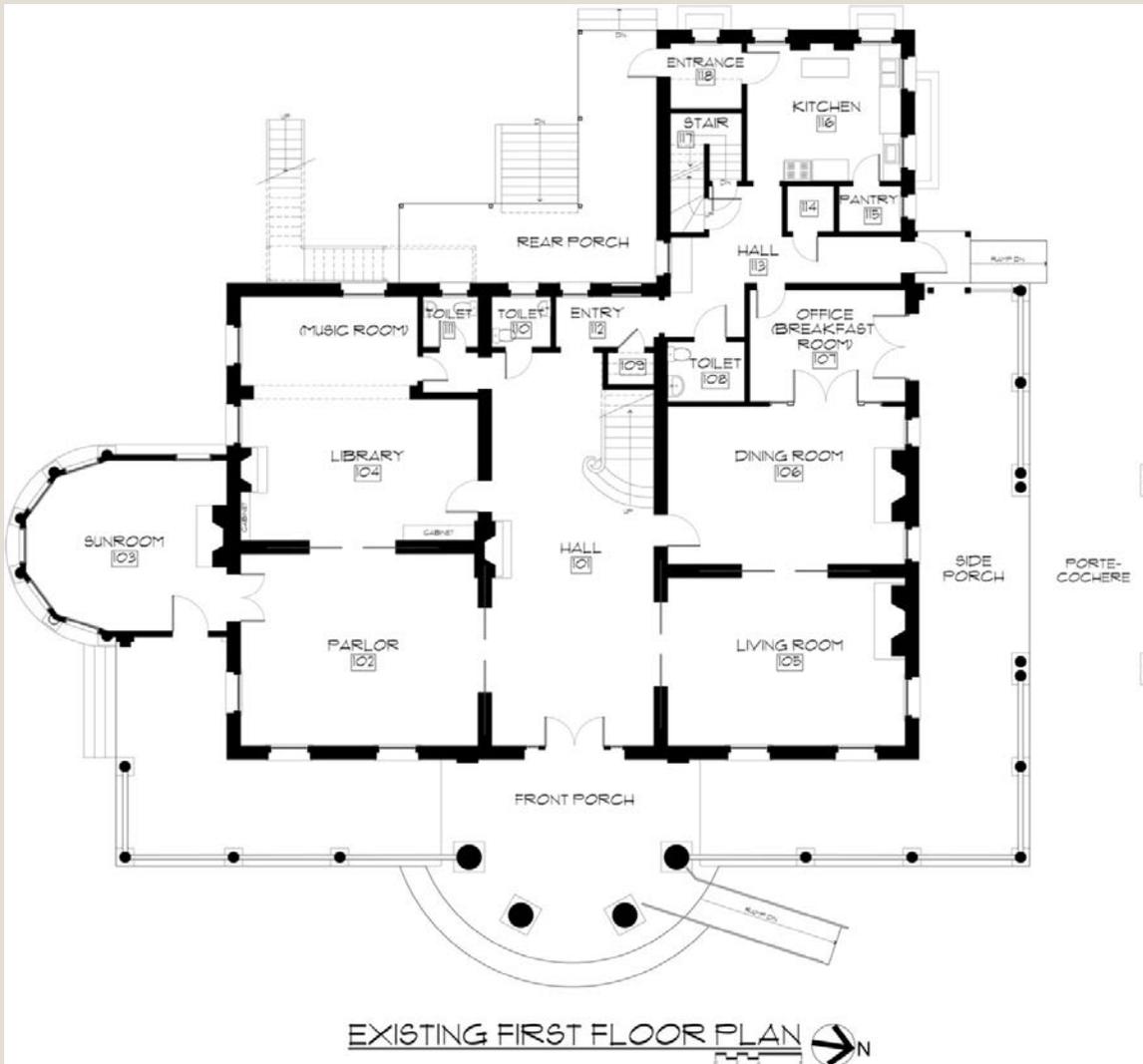


63. Hall 201.



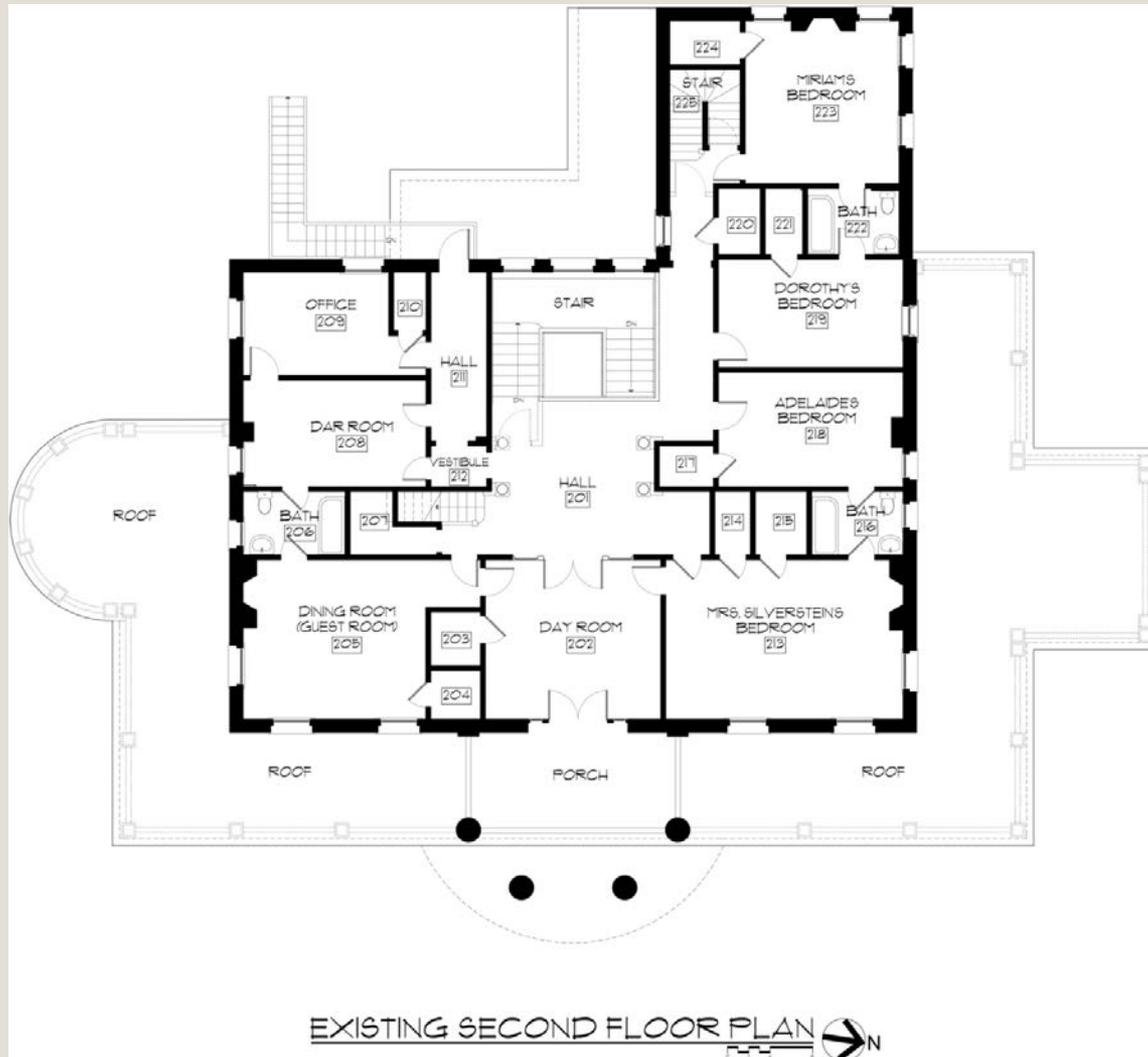
# ANALYSIS

Analysis of findings  
Code requirements for future use?



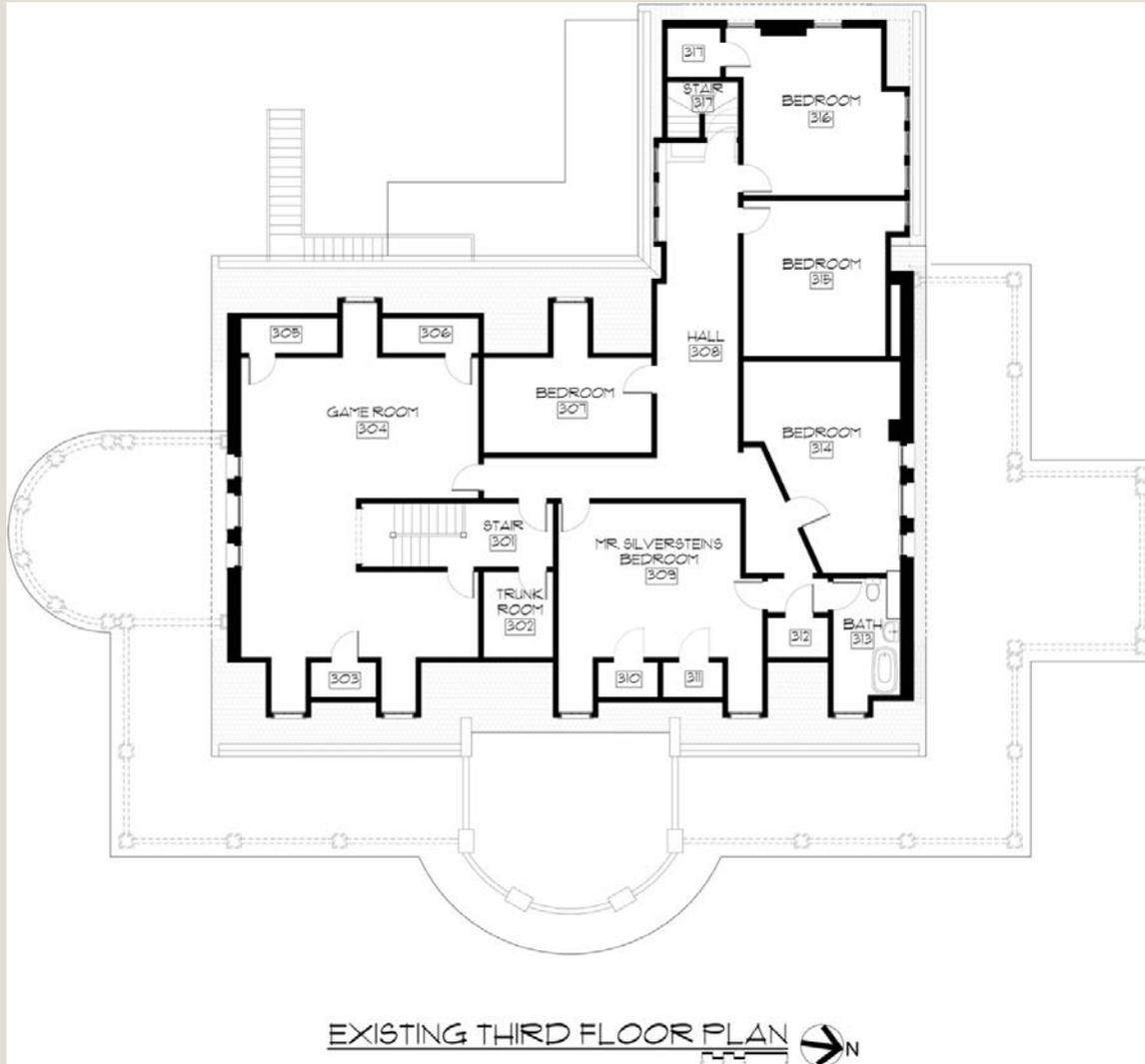
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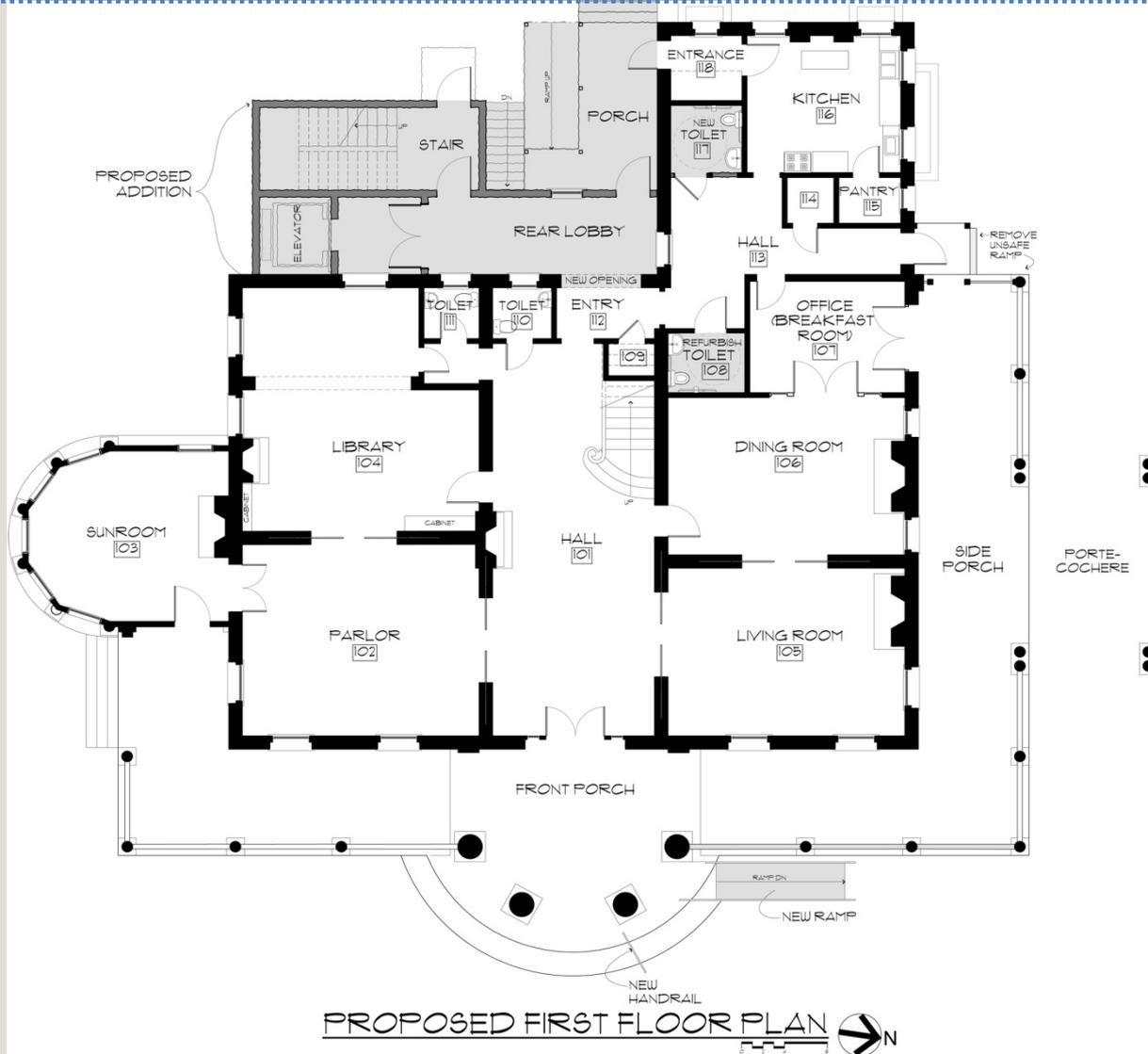
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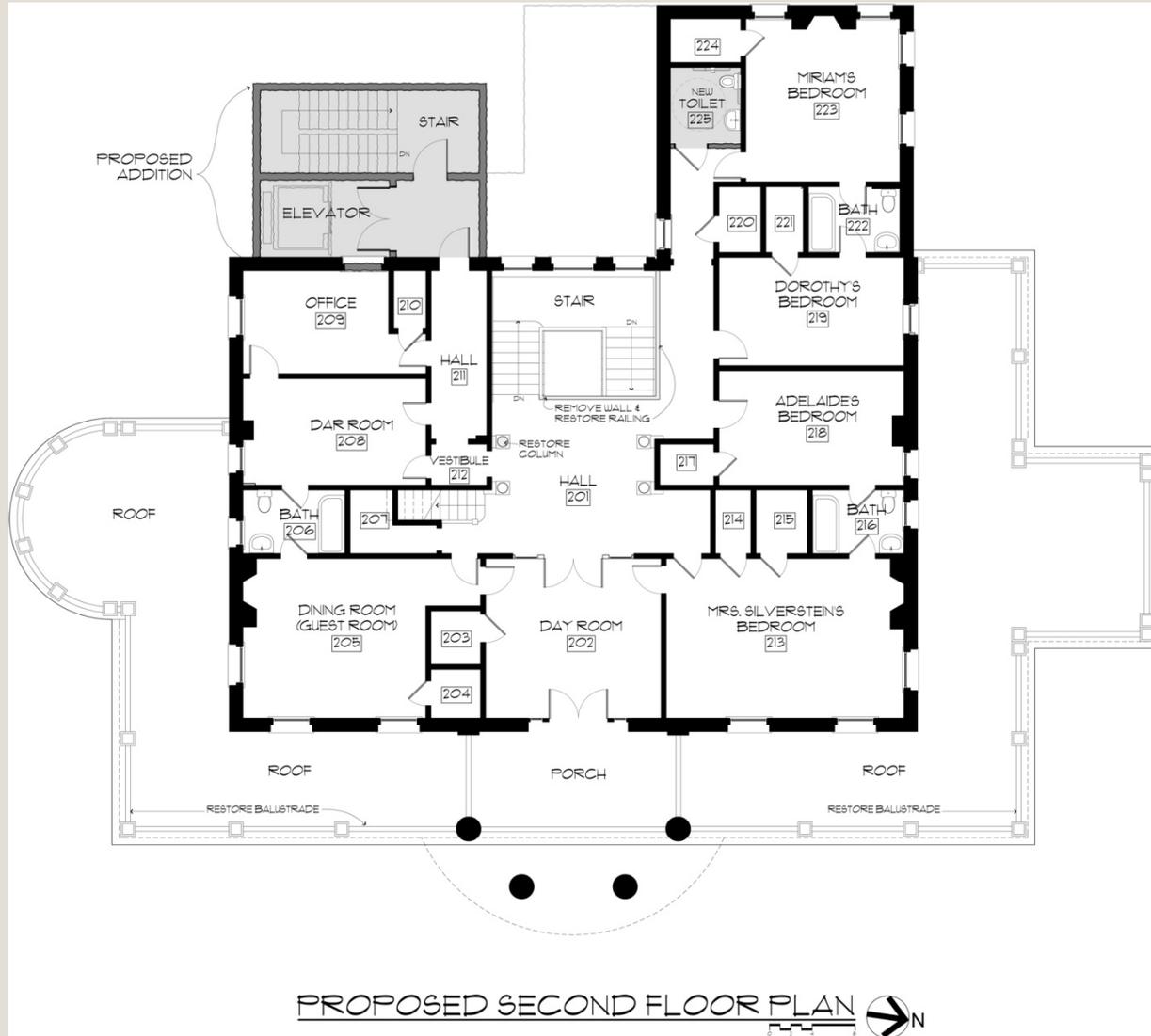
# RECOMMENDATIONS

Scope of Construction Work  
Schematic Design  
Statement of Probable Cost



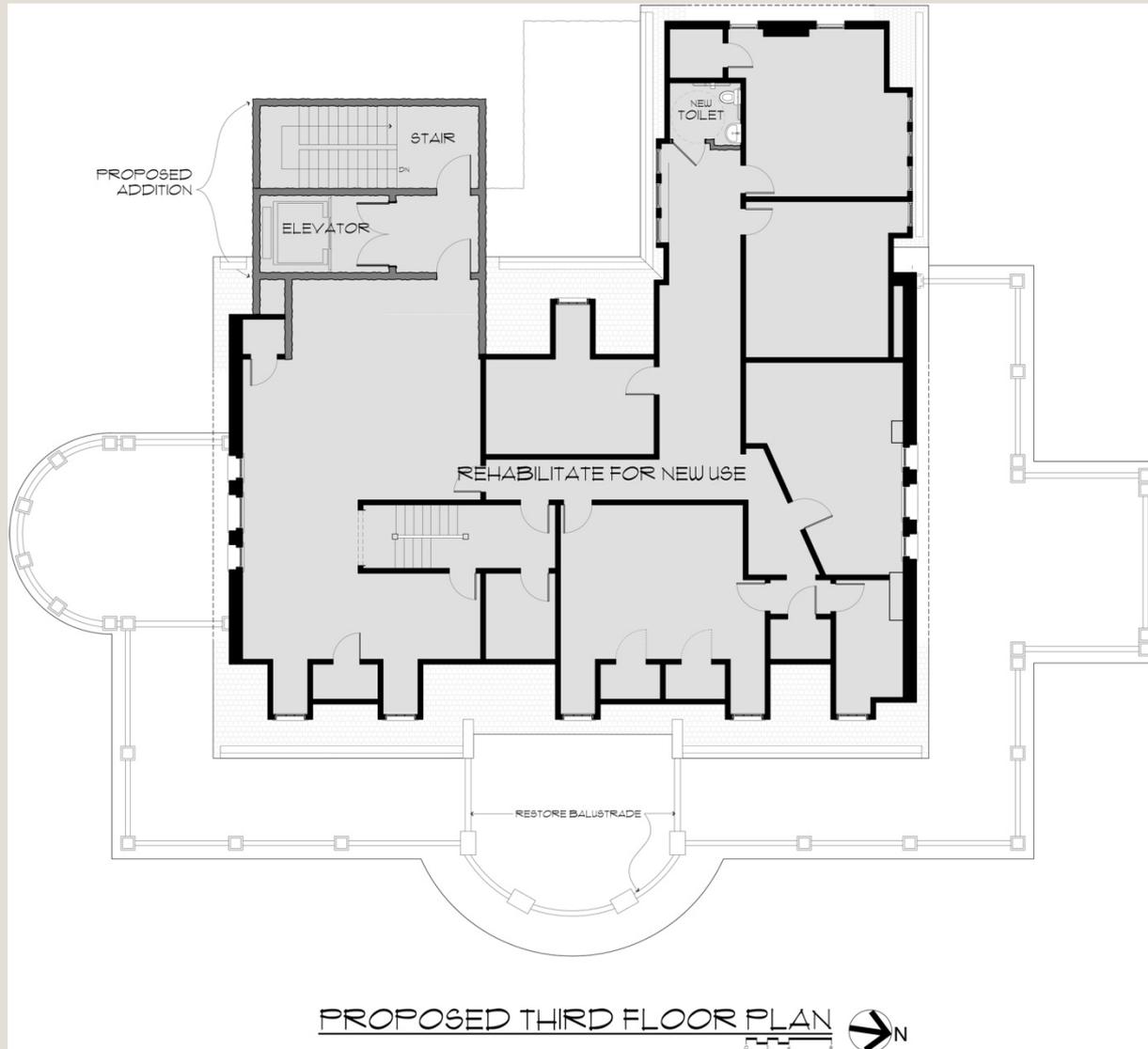
# RECOMMENDATIONS

Scope of Construction Work  
Schematic Design  
Statement of Probable Cost



# RECOMMENDATIONS

Scope of Construction Work  
Schematic Design  
Statement of Probable Cost



# RECOMMENDATIONS

## Scope of Construction Work Schematic Design Statement of Probable Cost

### STATEMENT OF PROBABLE COSTS

Based upon current market information, a statement of probable costs follows. Pricing information is based upon data collected by Harris Architects. Sims Group Consulting Engineers provided costs for building systems. These costs do not include asbestos abatement, interior furnishings, equipment or exhibits. Costs do include overhead and profit.

As funds are probably not available for the entire rehabilitation project, the work has been prioritized in order to phase the work. This is reflected on the statement of probable cost in the columns numbered 1 through 4; with items under column one being of the highest priority. The priority of work has been established through work with the Silvermont Planning Team. Exterior work is of the highest priority as it protects the interior of the building. It should be noted that dividing the work listed in the middle levels of priority into smaller projects is problematic as many of the work items need to follow a progression. For instance, installation of mechanical and electrical systems needs to come before plaster repair and painting.

	qty	unit	unit \$	subtotal	WORK PRIORITY				Notes	
					A	B	C	D		
<b>EXTERIOR</b>										
General roof repairs	1	LS	8,000	8,000	8,000					2
Storm water mitigation	1	LS	5,000	5,000	5,000					
Repair/replace wood trim at eaves & dormers	1	LS	5,000	5,000	5,000					
Replace wood shingles at dormers	349	SF	20	6,980	6,980					
Windows - general repairs	70	EA	100	7,000	7,000					
Construction aids - lift, scaffold, protection	1	EA	15,000	15,000	15,000					
Repair front & side porch										
repair structure	300	SF	20	6,000	6,000					
replace wood floor	1,226	SF	20	24,520	24,520					
replace / repair columns	22	EA	500	11,000	11,000					
repair railing	152	LF	75	11,400	11,400					
replace balustrade @ portico (3rd floor)	51	LF	250	12,750	12,750					
Paint exterior	1	LS	25,000	25,000	25,000					
Repair doors, adjust, weatherstrip	5	EA	550	2,750	2,750					
Rear porch repairs & install ramp	1	LS	2,000	2,000	2,000					
Replace front ramp to meet code	1	EA	1,500	1,500	1,500					
Storm windows	70	EA	250	17,500	17,500					
Windows replace @ basement	5	EA	250	1,250	1,250					
Basement window walls - repair	4	EA	600	2,400	2,400					
Replace shutters	28	PR	450	12,600	12,600					
Masonry repair (spot repointing)	300	SF	10	3,000	3,000					1
Replace membrane roof over porches	2,253	SF	5	11,265			11,265			
Windows - 6 sashes replace @ Sunroom	6	EA	1,500	9,000					9,000	
Replace balustrade @ porch (2nd floor)	224	LF	250	56,000						56,000
<b>BASEMENT</b>										
General repairs and finishes	1,784	SF	15	26,760						26,760





# My Silvermont



*“Silvermont was and is a fixture in my life experience in Brevard. As a kid, it was a place for me and my friends to ride bikes, to play tennis with my family, and pickup basketball after school and on holidays – all memories I treasure.*

*As a parent, I watched my kids learn to ride their bikes there and continue to go there because of the Park’s accessibility and proximity to town. Silvermont provides the only recreation space in town for kids and families. And with the cultural offerings hosted at the mansion, Silvermont Park is a unique and important part of our community.*

*It deserves our care so that our kids and grandkids can have Silvermont memories they treasure.”*

**John Felty, Mountain Song Productions**

## Connect to Your Silvermont

**Tell us what Silvermont has meant to you.**

Share your memories and pictures at [www.silvermont.org](http://www.silvermont.org) or on Facebook page: Silvermont Park. 

**Help us build a new children’s playground –** a place for new memories, and our next project in a larger effort to repair and revitalize Silvermont Park. Go to: [www.silvermont.org](http://www.silvermont.org)



**Silvermont Park**  
*A place to play, learn & gather  
as a community.*





Historic Gaston County Courthouse, Dallas, NC

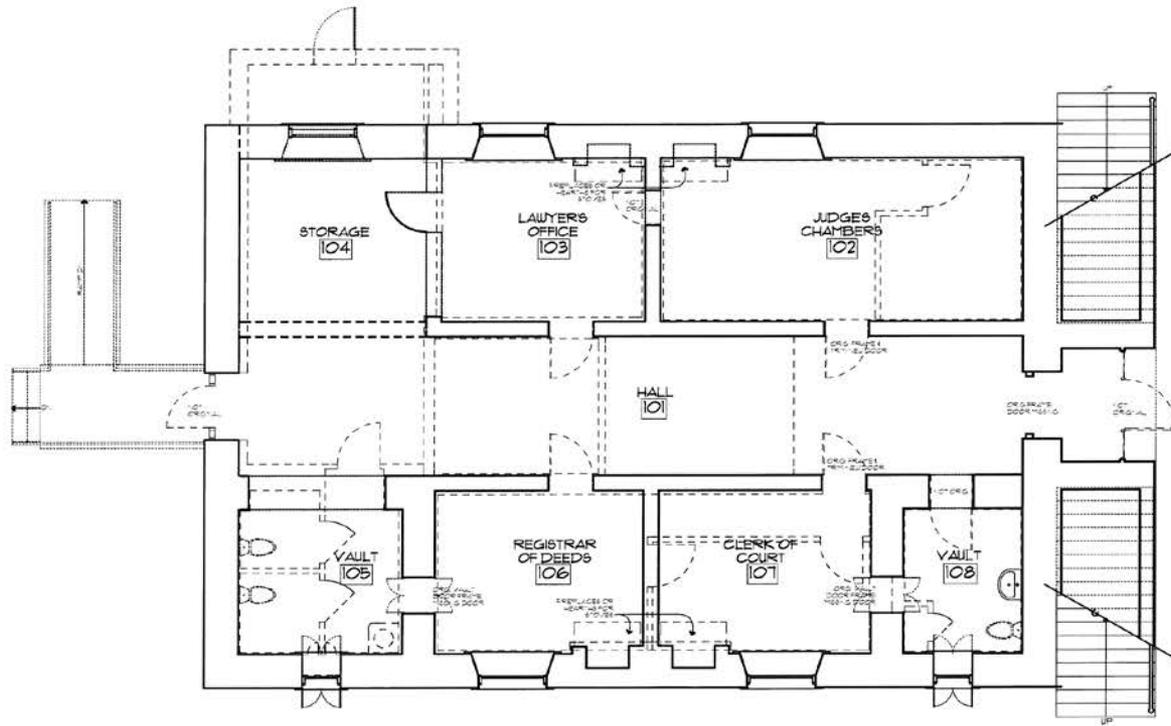




Historic Gaston County Courthouse, Dallas, NC

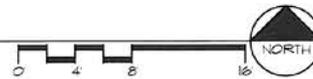


1/26/2012



### MAIN FLOOR PLAN - EXISTING

Scale: 1/8" = 1'-0"



KEY:  
 [Solid Line] ORIGINAL WALL  
 [Dashed Line] ORIGINAL WALL  
 [Dashed Line] ORIGINAL WALL  
 [Dashed Line] ORIGINAL WALL

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**HISTORIC GASTON  
 COUNTY COURTHOUSE**  
 131 North Gaston Street  
 Dallas, North Carolina

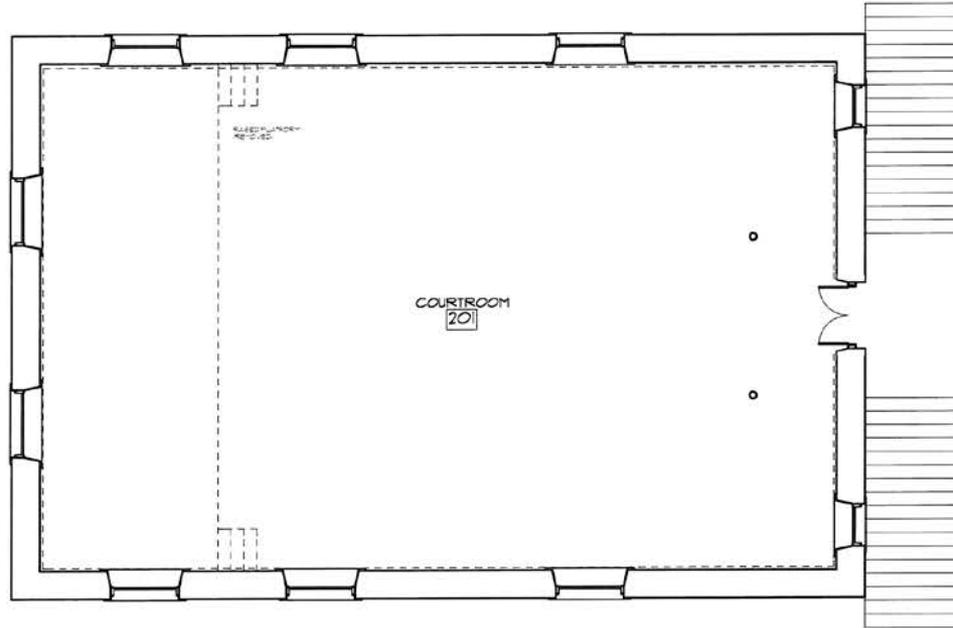
Date 1-23-2012  
**MAIN  
 FLOOR  
 PLAN -  
 EXISTING**

**HARRISARCHITECTS**  
 23 WEST PROSPER STREET, SUITE 201A, #212  
 FORT WORTH, TEXAS 76102  
 817.335.1555 FAX 817.335.1556  
 harrisarch.com

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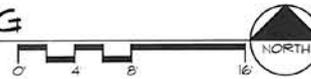


1/26/2012



### UPPER FLOOR PLAN - EXISTING

Scale: 1/8" = 1'-0"



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Date 1-23-2012

UPPER  
FLOOR  
PLAN -  
EXISTING

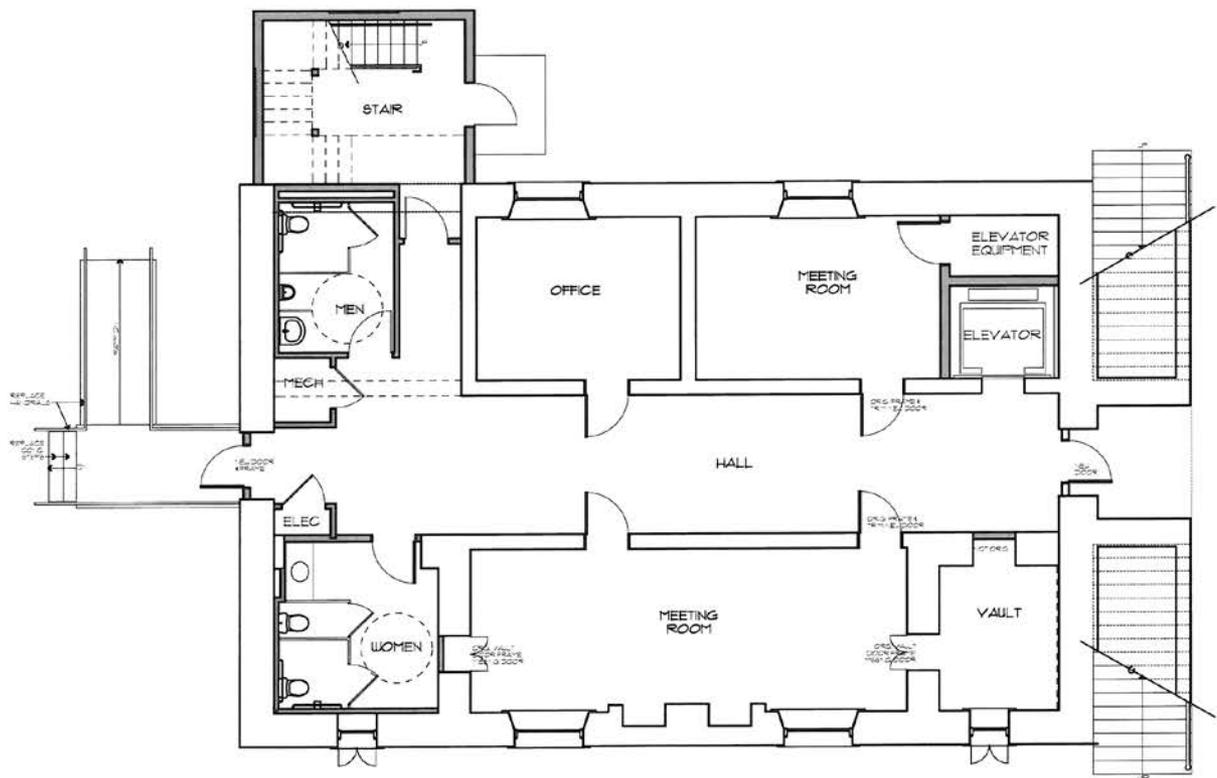
HISTORIC GASTON  
COUNTY COURTHOUSE  
131 North Gaston Street  
Dallas, North Carolina



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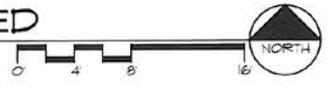


1/26/2012



### MAIN FLOOR PLAN - PROPOSED

Scale: 1/8" = 1'-0"



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**HISTORIC GASTON  
COUNTY COURTHOUSE**  
131 North Gaston Street  
Dallas, North Carolina

Date 1-25-2012

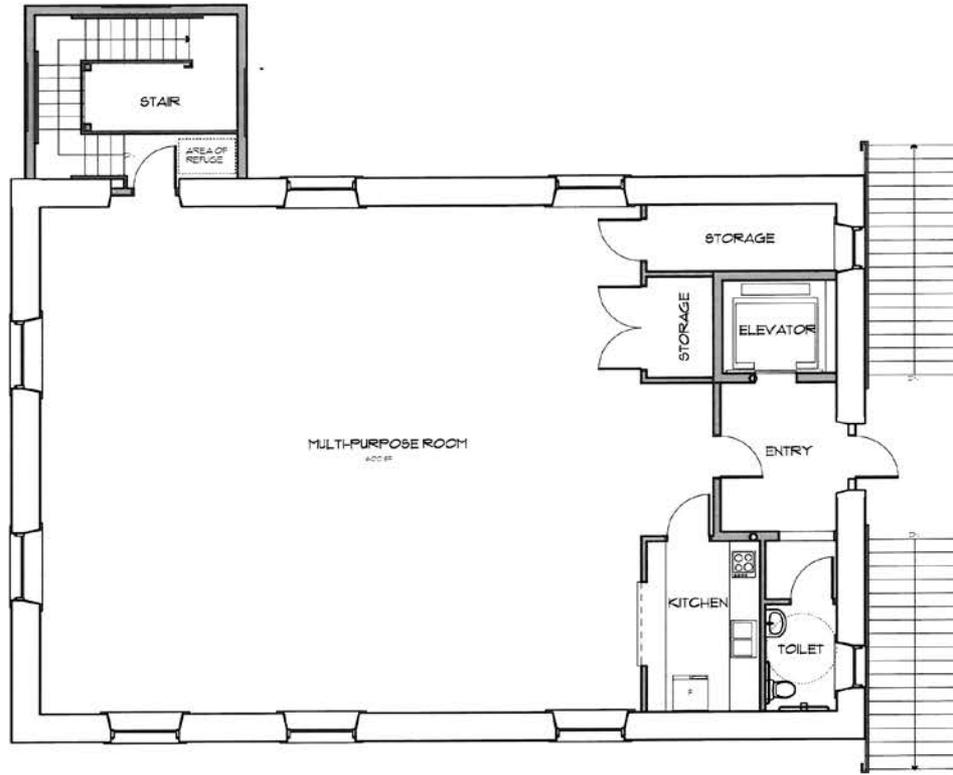
**MAIN  
FLOOR  
PLAN -  
PROPOSED**

**HARRISARCHITECTS**  
33 WILSON PROGRAM STREET  
DALLAS, TEXAS 75212  
817-883-5537 FAX 817-883-5536  
harrisarch.com

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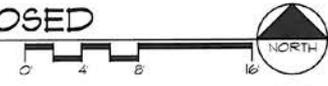


1/26/2012



### UPPER FLOOR PLAN - PROPOSED

Scale: 1/8" = 1'-0"



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**HISTORIC GASTON  
COUNTY COURTHOUSE**  
131 North Gaston Street  
Dallas, North Carolina

Date 1-23-2012

**UPPER  
FLOOR  
PLAN -  
PROPOSED**

**HARRISARCHITECTS**  
131 NORTH GASTON STREET, SUITE 200  
DALLAS, TEXAS 75202  
817.883.1550 FAX 817.883.1556  
harrisarch.com

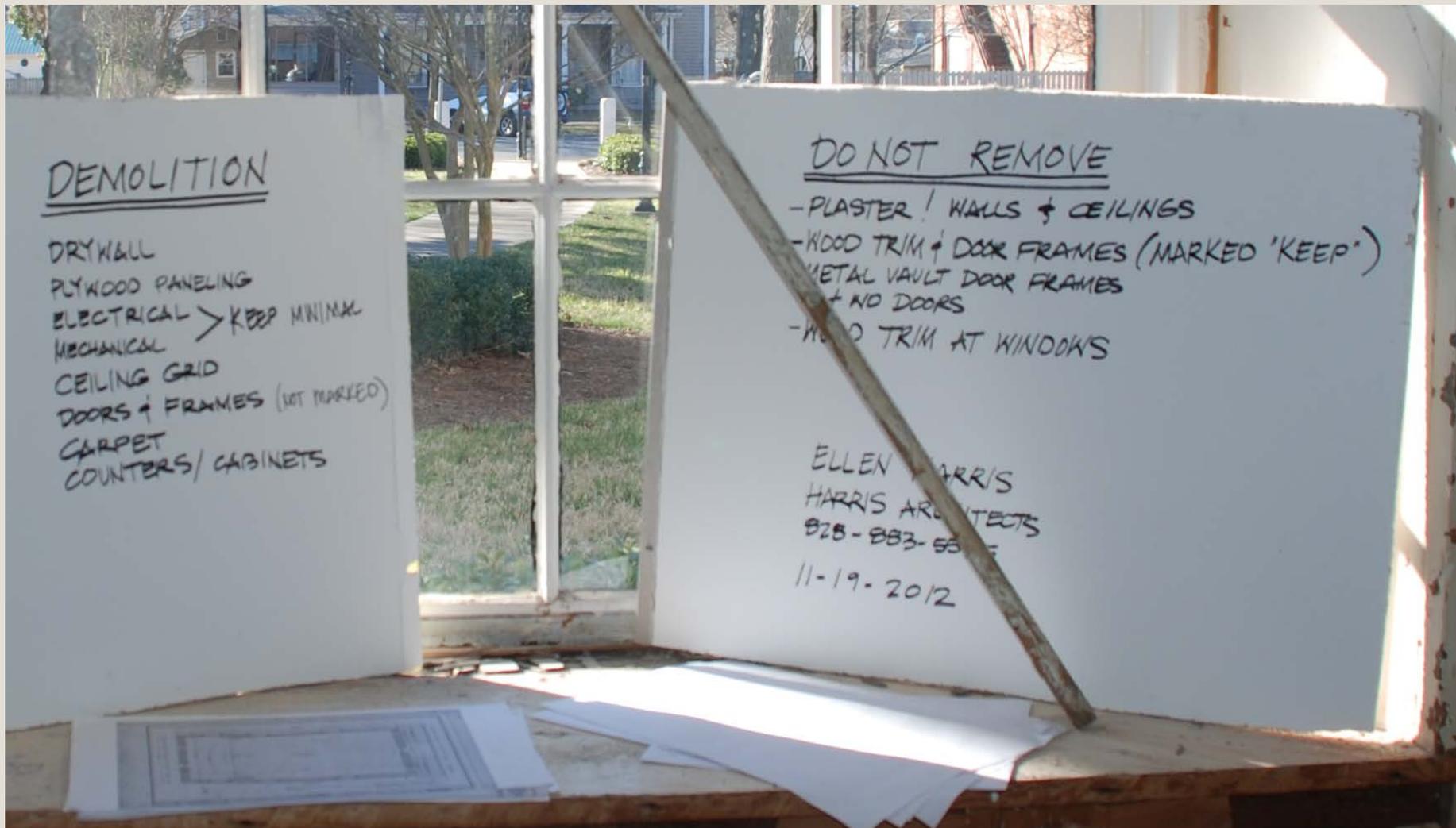
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Historic Gaston County Courthouse, Dallas, NC





DEMOLITION

- DRYWALL
- PLYWOOD PANELING
- ELECTRICAL > KEEP MINIMAL
- MECHANICAL
- CEILING GRID
- DOORS & FRAMES (NOT MARKED)
- CARPET
- COUNTERS/ CABINETS

DO NOT REMOVE

- PLASTER ! WALLS & CEILINGS
- WOOD TRIM & DOOR FRAMES (MARKED "KEEP")
- METAL VAULT DOOR FRAMES
- & NO DOORS
- WOOD TRIM AT WINDOWS

ELLEN HARRIS  
HARRIS ARCHITECTS  
928-883-5555  
11-19-2012

Historic Gaston County Courthouse, Dallas, NC





Historic Gaston County Courthouse, Dallas, NC





Historic Gaston County Courthouse, Dallas, NC





Fort Hill, Clemson University





Fort Hill, Clemson University





Fort Hill, Clemson University





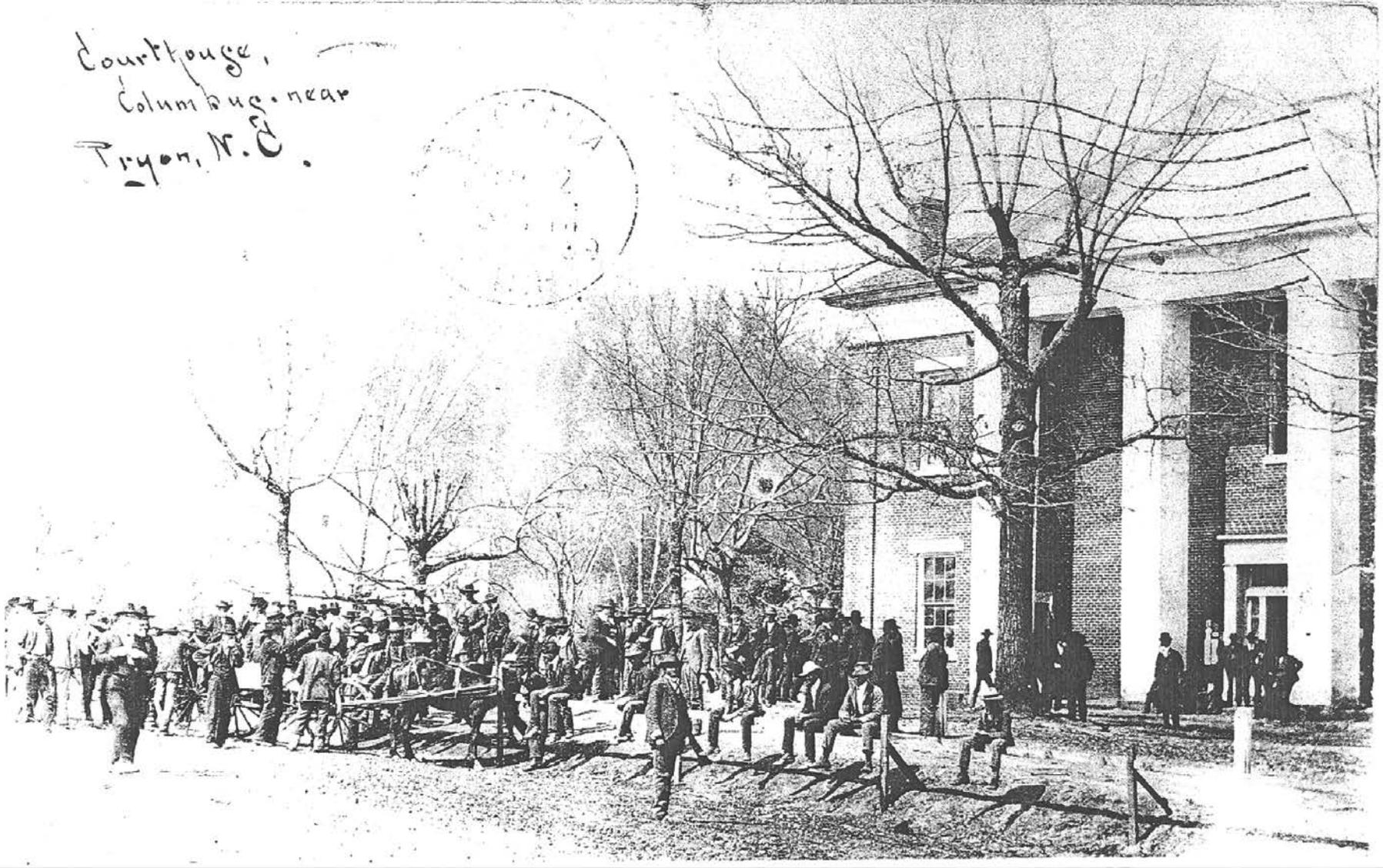




Fort Hill, Clemson University



Courthouse,  
Columbus, near  
Tryon, N.C.



Polk County Courthouse, Columbus, NC





Polk County Courthouse, Columbus, NC









Polk County Courthouse, Columbus, NC





Polk County Courthouse, Columbus, NC



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Ellen Pratt Harris AIA  
South Carolina Historic Preservation Conference  
April 2014

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