North Ward Elementary School

City Council Work Session
Sept. 15, 2025

CLEARWATER
BRIGHT AND BEAUTIFUL · BAY TO BEACH

OVERVIEW

- Initial City Efforts (2019 to 2023)
- Rowe Architects Study (2024)
  - Building Assessment
  - Repair Recommendations
- Council Vision & Next Steps (2025 and beyond)
  - Vision for Site
  - Future Ownership & Partnerships
  - Repair & Funding

CITY EFFORTS (2019 TO 2025)

2019	North Ward Elementary Purchase Wannemacher Jensen Architects Conceptual Mixed-Use Plan
2020-2021	Adaptive Reuse of the North Ward Elementary School White Paper (Cardno) City Council Direction to Proceed with Historic Designations & RFP for Rehabilitation & Adaptive Reuse Identification of viable uses, target developer types, subsidy needs assessment and RFP preparation (Lauren Campbell, LLC)
2021	National Register of Historic Places Designation
2022	Local Historic Designation
2023-2024	RFP Released, Awarded to Rowe Architects
2025	Capital Improvement Project C253 - North Ward Renovations - $200,000

TEAM

ROWE ARCHITECTS

- ARCHITECTURE / HISTORIC PRESERVATION

MASTER CONSULTING ENGINEERS

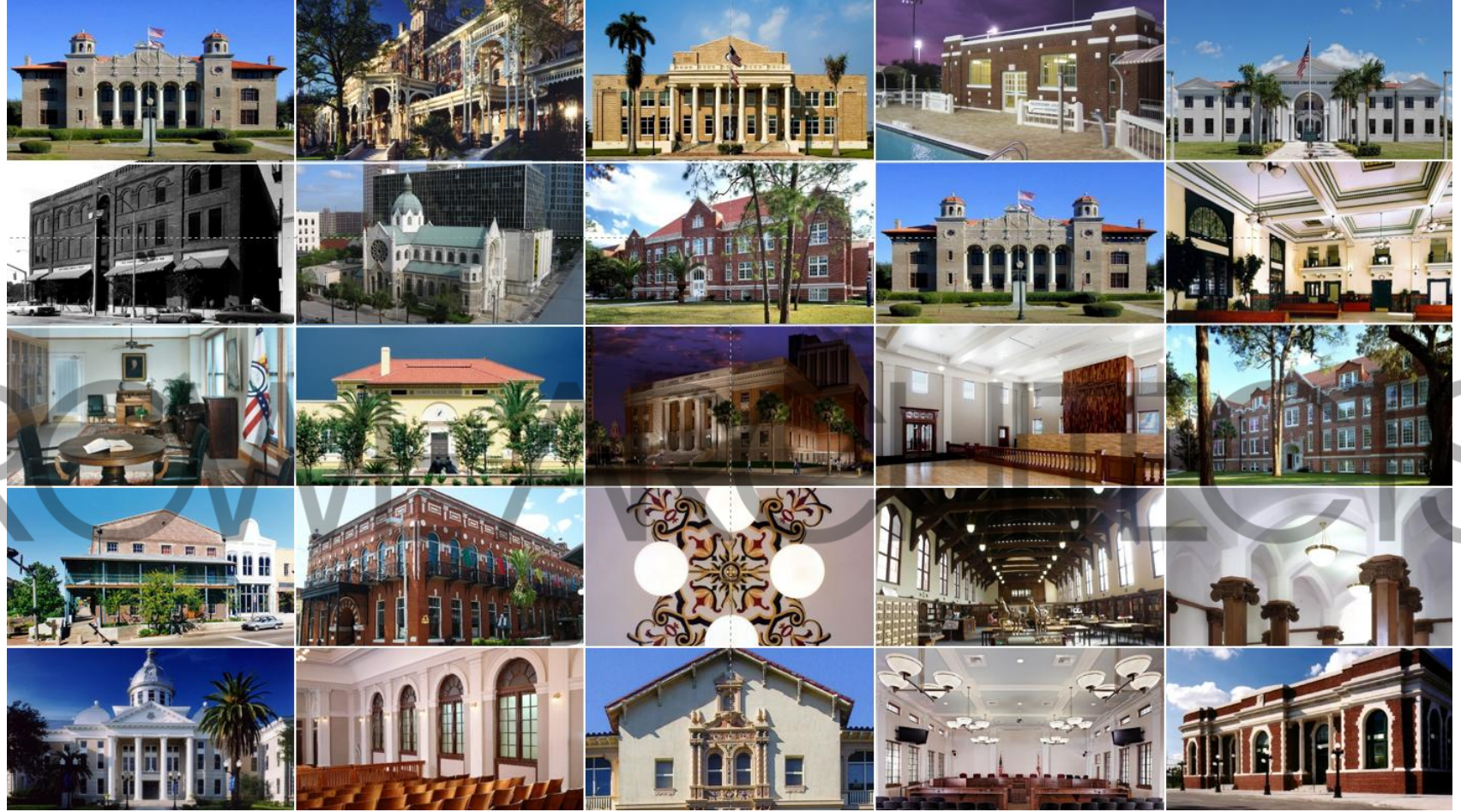
- STRUCTURAL

WGI

- MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION

RENO BOYD BUILDING CO.

- COST ESTIMATOR



100+ HISTORIC BUILDINGS
26 NATIONAL REGISTER OF HISTORIC PLACES
15 FLORIDA TRUST FOR HISTORIC PRESERVATION AWARDS
2 NATIONAL HISTORIC LANDMARKS

NORTH WARD HISTORIC SCHOOL

Specialized Historic Architectural Preservation Consulting Services

*"The City of Clearwater's goal is to **preserve** and activate the **North Ward School** and re-establish its prominence in the community, create synergy with surrounding development, and facilitate **neighborhood vibrancy** and vitality."*

1. *Adaptive reuse of the historic building.*
2. *Replacement of non-historic buildings onsite.*
3. *Potential intensification of use in keeping with the site's character and historic setting.*
4. *Activate street level through uses and potential gathering spaces.*
5. *Connection to the neighborhood through the site's edges.*
6. *Creation of liable wage jobs.*
7. *Sustainable redevelopment.*
8. *Increase building / site resiliency.*

NORTH WARD HISTORIC SCHOOL

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TASKS

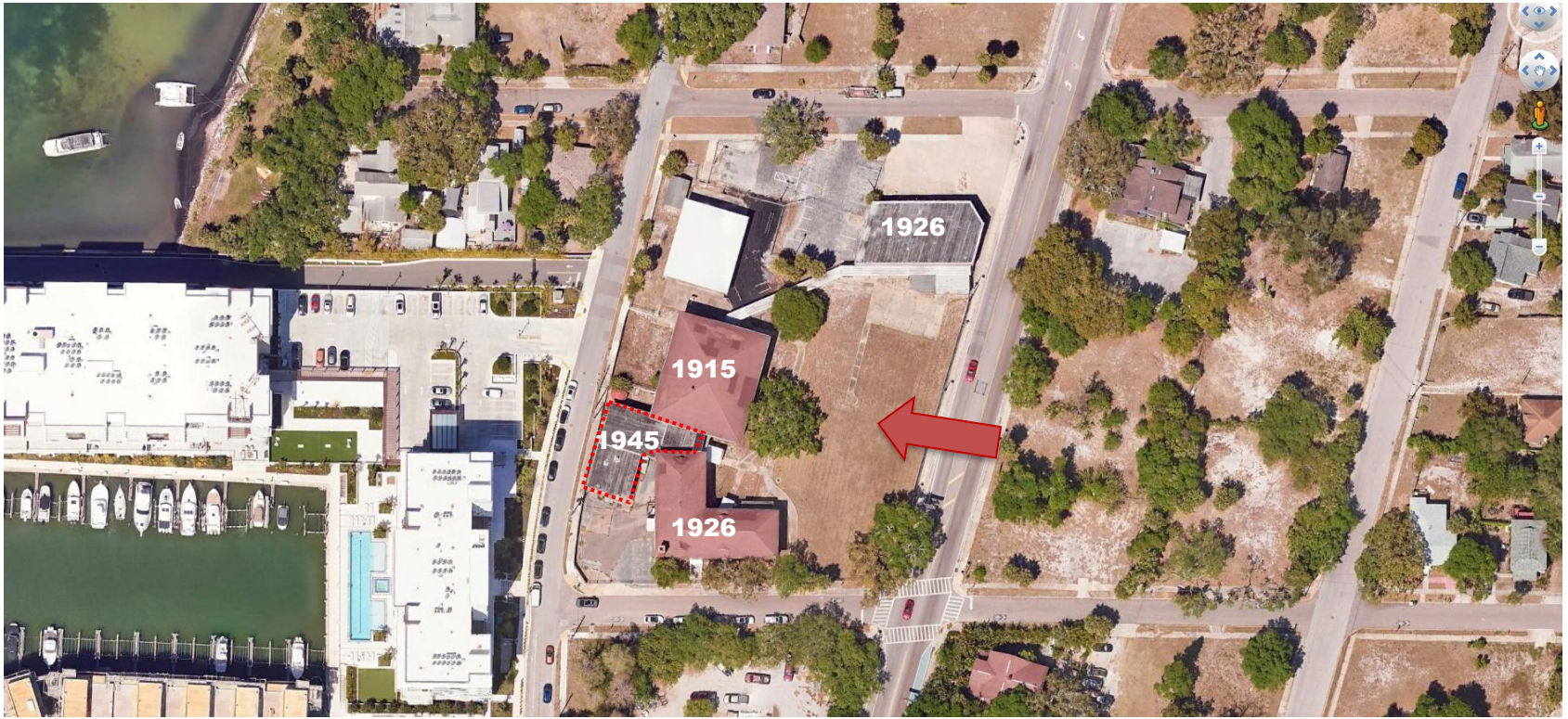
1. ASSESS SITE AND BUILDINGS.

2. HISTORICALLY-SENSITIVE REPAIRS.

3. POTENTIAL DEVELOPMENT CONCEPTS.

NORTH WARD HISTORIC SCHOOL

NORTH WARD HISTORIC SCHOOL



NORTH WARD HISTORIC SCHOOL

1915 BUILDING

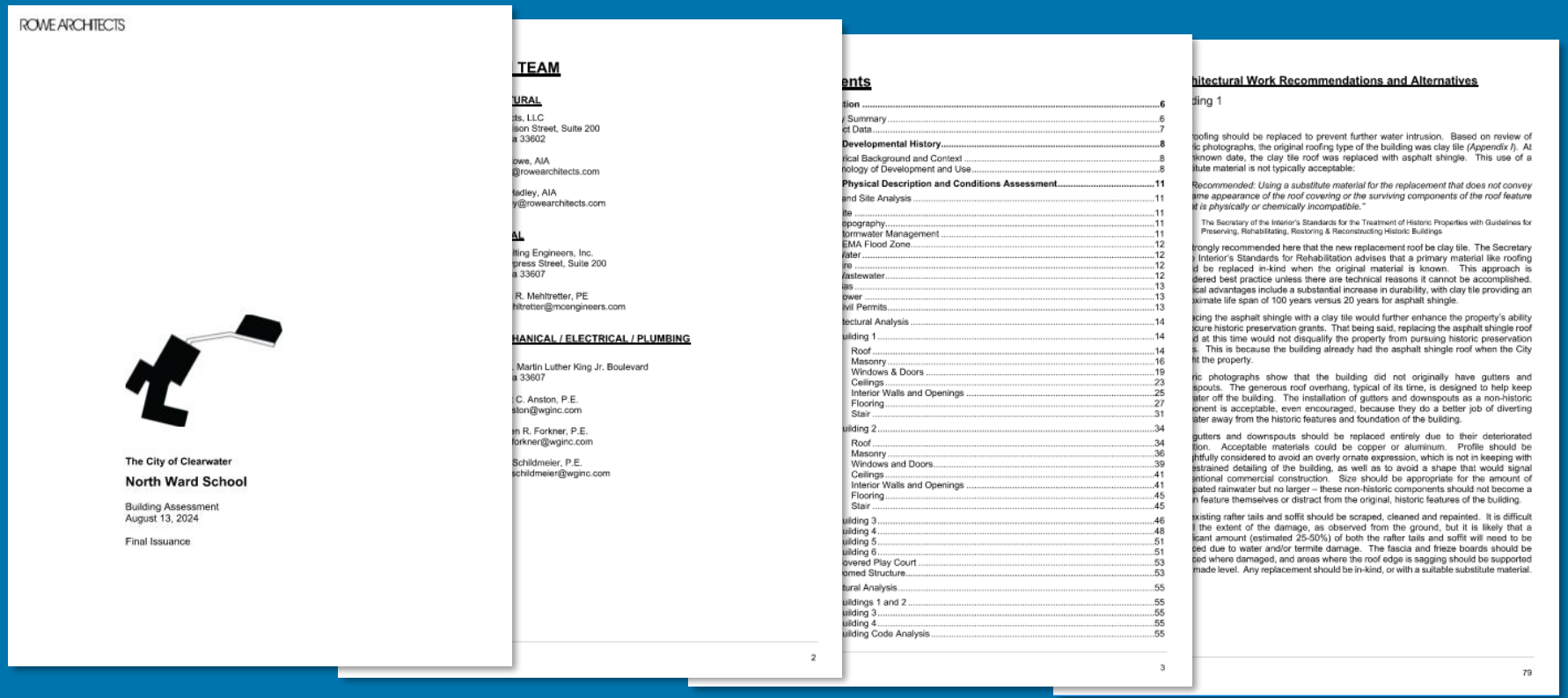
NORTH WARD HISTORIC SCHOOL

1926 BUILDING

NORTH WARD HISTORIC SCHOOL

1945 BUILDING

BUILDING ASSESSMENT & REPAIR RECOMMENDATIONS



ROWE ARCHITECTS

The City of Clearwater

North Ward School

Building Assessment
August 13, 2024

Final Issuance

TEAM

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hitectural Work Recommendations and Alternatives

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roofing should be replaced to prevent further water intrusion. Based on review of ic photographs, the original roofing type of the building was clay tile *(Appendix I)*. At nknown date, the clay tile roof was replaced with asphalt shingle. This use of a itute material is not typically acceptable:

Recommended: Using a substitute material for the replacement that does not convey ame appearance of the roof covering or the surviving components of the roof feature at is physically or chemically incompatible."

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings

trongly recommended here that the new replacement roof be clay tile. The Secretary Interior's Standards for Rehabilitation advises that a primary material like roofing d be replaced in-kind when the original material is known. This approach is dered best practice unless there are technical reasons it cannot be accomplished. ical advantages include a substantial increase in durability, with clay tile providing an ximate life span of 100 years versus 20 years for asphalt shingle.

acing the asphalt shingle with a clay tile would further enhance the property's ability cure historic preservation grants. That being said, replacing the asphalt shingle roof d at this time would not disqualify the property from pursuing historic preservation s. This is because the building already had the asphalt shingle roof when the City ht the property.

ric photographs show that the building did not originally have gutters and spouts. The generous roof overhang, typical of its time, is designed to help keep ater off the building. The installation of gutters and downspouts as a non-historic onent is acceptable, even encouraged, because they do a better job of diverting ater away from the historic features and foundation of the building.

gutters and downspouts should be replaced entirely due to their deteriorated tion. Acceptable materials could be copper or aluminum. Profile should be htfully considered to avoid an overly ornate expression, which is not in keeping with estrained detailing of the building, as well as to avoid a shape that would signal entional commercial construction. Size should be appropriate for the amount of pated rainwater but no larger – these non-historic components should not become a n feature themselves or distract from the original, historic features of the building.

existing rafter tails and soffit should be scraped, cleaned and repainted. It is difficult the extent of the damage, as observed from the ground, but it is likely that a icant amount (estimated 25-50%) of both the rafter tails and soffit will need to be ced due to water and/or termite damage. The fascia and frieze boards should be ced where damaged, and areas where the roof edge is sagging should be supported made level. Any replacement should be in-kind, or with a suitable substitute material.

79

DEVELOPMENT CONCEPTS

COMMUNITY WELLNESS CENTER

DEVELOPMENT CONCEPTS

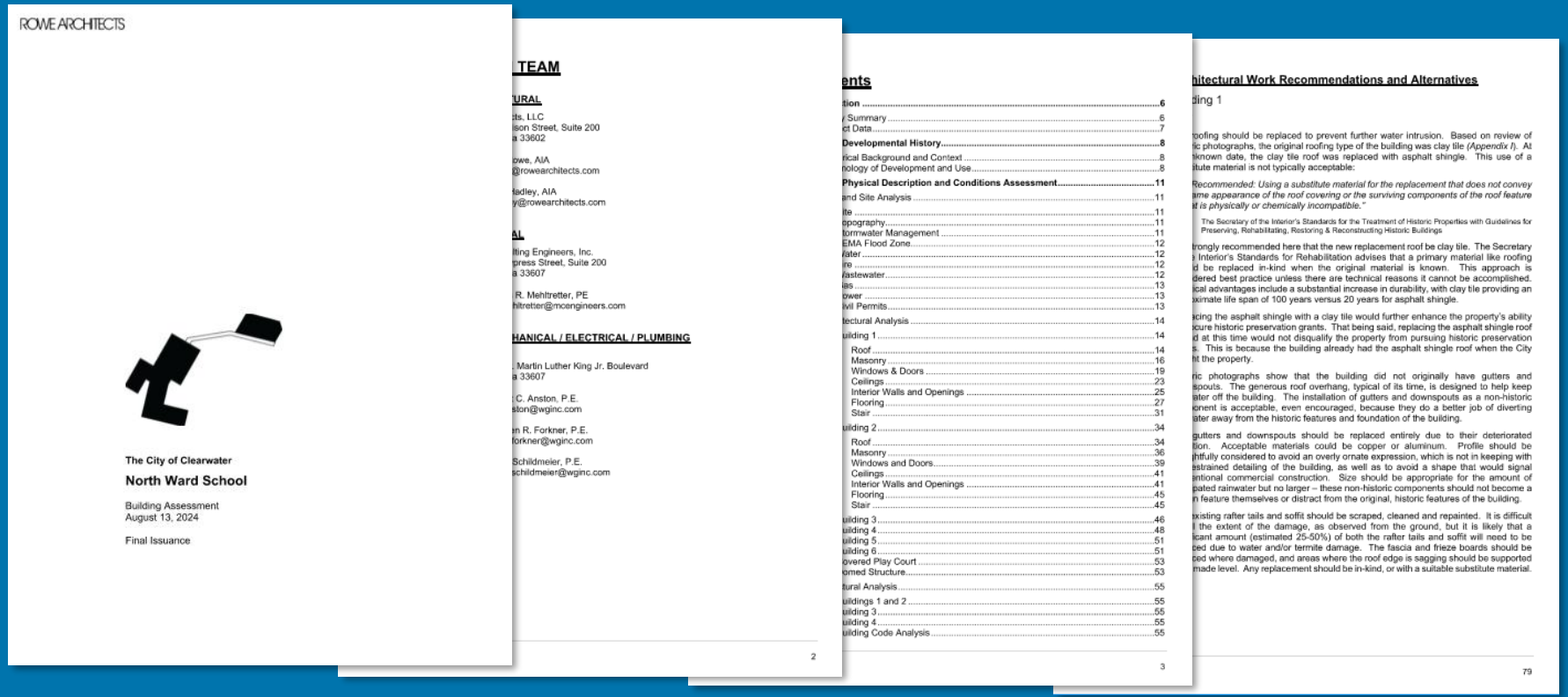
MIXED USE & RESIDENTIAL

First Floor

DEVELOPMENT CONCEPTS

PROFESSIONAL DEVELOPMENT

BUILDING ASSESSMENT & REPAIR RECOMMENDATIONS



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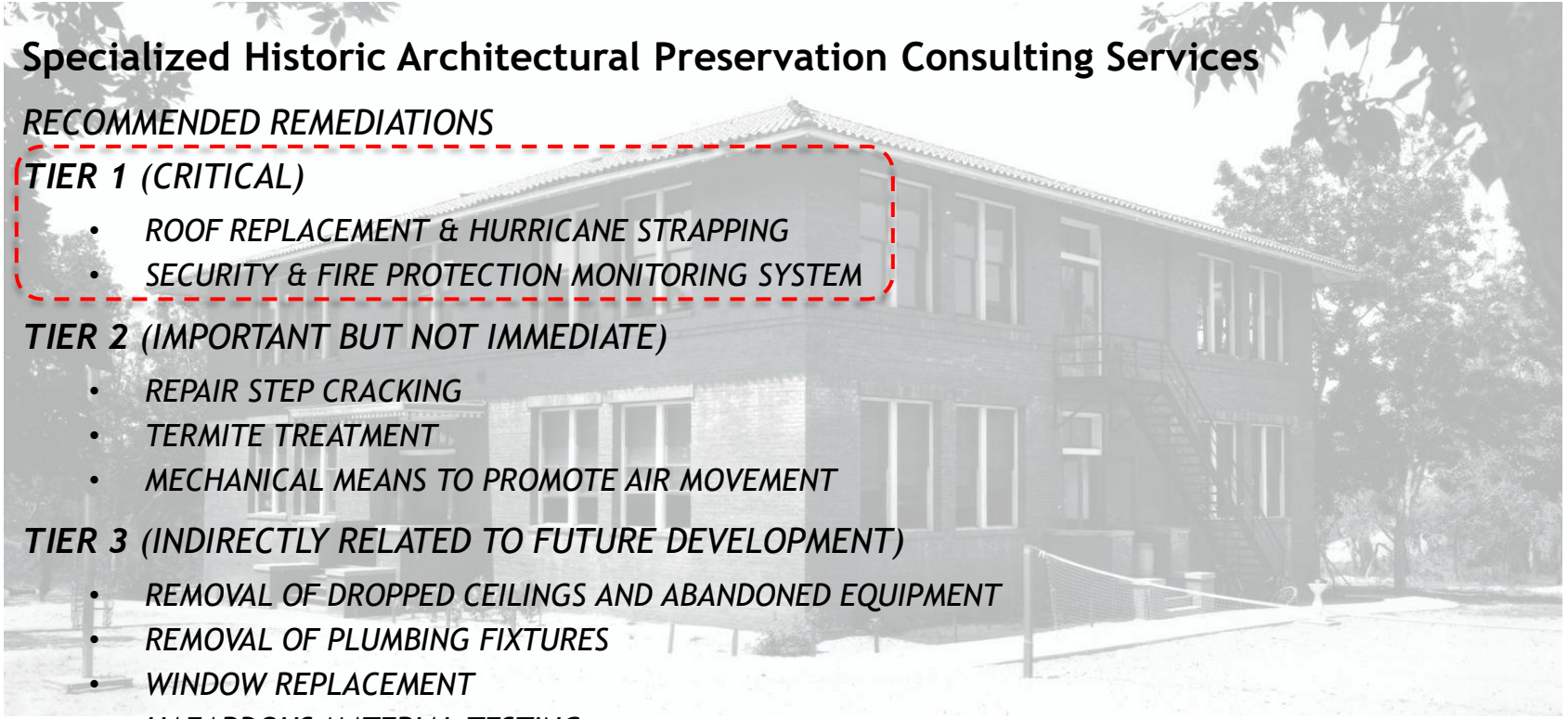
NORTH WARD HISTORIC SCHOOL

AREAS OF CONCERN - ROOF LEAKS

NORTH WARD HISTORIC SCHOOL

AREAS OF CONCERN – STRUCTURAL SETTLING

NORTH WARD HISTORIC SCHOOL



Specialized Historic Architectural Preservation Consulting Services

RECOMMENDED REMEDIATIONS

***TIER 1** (CRITICAL)*

- *ROOF REPLACEMENT & HURRICANE STRAPPING*
- *SECURITY & FIRE PROTECTION MONITORING SYSTEM*

***TIER 2** (IMPORTANT BUT NOT IMMEDIATE)*

- *REPAIR STEP CRACKING*
- *TERMITE TREATMENT*
- *MECHANICAL MEANS TO PROMOTE AIR MOVEMENT*

***TIER 3** (INDIRECTLY RELATED TO FUTURE DEVELOPMENT)*

- *REMOVAL OF DROPPED CEILINGS AND ABANDONED EQUIPMENT*
- *REMOVAL OF PLUMBING FIXTURES*
- *WINDOW REPLACEMENT*
- *HAZARDOUS MATERIAL TESTING*

NORTH WARD HISTORIC SCHOOL

TIER 1 ROOF REPLACEMENT

ASPHALT SHINGLE

- +/-15 YEAR LIFESPAN
- IN-KIND REPLACEMENT
- APPROXIMATELY $200,000

CLAY TILE

- +/-50 YEAR LIFESPAN
- IMPROVES STANDING FOR HP GRANTS
- APPROXIMATELY $700,000

TIER 1 HURRICANE STRAPPING & FIRE PROTECTION MONITORING

HURRICANE STRAPPING & DECK REPAIR

- UNKNOWN EXTENT OF DAMAGE
- APPROXIMATE ESTIMATE $100,000

FIRE ALARM UPGRADE

- EXISTING SYSTEM NOT FULLY FUNCTIONAL
- APPROXIMATELY $15,000

CITY COUNCIL DISCUSSION

The following questions are provided for discussion and direction:

- What types of repairs should be prioritized with existing funding?
- What type of development program/project is preferred? (e.g., uses)

THANK YOU

QUESTIONS?

CLEARWATER

BRIGHT AND BEAUTIFUL · BAY TO BEACH