

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

ROWE ARCHITECTS

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

ROWEARCHITECTS

ROWEARCHITECTS

DESIGN TEAM

ARCHITECTURAL

Rowe Architects, LLC
100 East Madison Street, Suite 200
Tampa, Florida 33602

Rick Rowe, AIA
r.rowe@rowearchitects.com

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STRUCTURAL

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Adam Schildmeier, P.E.
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The City of Clearwater
North Ward School

Building Assessment
August 13, 2024

Final Issuance

North Ward School
Building Assessment

ROWEARCHITECTS

Contents

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Study Summary	
Project Data	
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Stormwater Management	
FEMA Flood Zone.....	
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Fire	
Wastewater.....	
Gas	
Power	
Civil Permits.....	
Architectural Analysis	
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Windows & Doors	
Ceilings	
Interior Walls and Openings	
Flooring	
Stair	
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Roof	
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Windows and Doors	
Ceilings	
Interior Walls and Openings	
Flooring	
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Building 5	
Building 6	
Covered Play Court.....	
Domed Structure.....	
Structural Analysis	
Buildings 1 and 2	
Building 3	
Building 4	
Building Code Analysis.....	

North Ward School
Building Assessment

ROWEARCHITECTS

Architectural Work Recommendations and Alternatives

Building 1

Roof

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

"Not Recommended: Using a substitute material for the replacement that does not convey the same appearance of the roof covering or the surviving components of the roof feature or that 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

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

Replacing the asphalt shingle with a clay tile would further enhance the property's ability to procure historic preservation grants. That being said, replacing the asphalt shingle roof in-kind at this time would not disqualify the property from pursuing historic preservation grants. This is because the building already had the asphalt shingle roof when the City bought the property.

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

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

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

North Ward School
Building Assessment

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DEVELOPMENT CONCEPTS

COMMUNITY WELLNESS CENTER

First Floor



DEVELOPMENT CONCEPTS

MIXED USE & RESIDENTIAL

First Floor



DEVELOPMENT CONCEPTS

PROFESSIONAL DEVELOPMENT

First Floor



LEGEND

- DINING
- KITCHEN
- OFFICE
- RESTROOM
- UTILITY



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



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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?**



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