

1 **Historic Weaverville Colored School Assessment Report**

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3 The Weaverville Colored School is located at 35 Hillside Street in Weaverville, North Carolina.
4 The building was originally built as a school and has been used as a community center since
5 the 1960s. The building is currently owned by the Little Mount Zion Baptist Church.
6

7 The Preservation Society of Asheville and Buncombe County assessed the major visible
8 components of the Weaverville Colored School and documented their existing conditions on
9 April 17, 2023. Based on the information compiled through the assessment, prioritized treatment
10 recommendations were developed to help with the long-term care of the building.
11

12 **History Timeline**

13
14 1900, ca. A one-room school was established for children of color in Weaverville. It was
15 located between Reems Creek Road and Hillside Street.¹
16

17 1926, ca. A two-room school was constructed (the current building) to replace the single-
18 room school when the school was consolidated with the colored schools in
19 Bernardsville and Alexander.²
20

21 1953 The two-room Weaverville Colored School closed, and the students were sent to
22 Shiloh Elementary located in South Asheville.³
23

24 1961 The School Board sold the two-room school building to the town of Weaverville to
25 be used as a community center.⁴
26

27 1962 The building was moved 200-feet up Hillside Street to its present location to allow
28 for the widening of Reems Creek Road.⁵
29

30 2004 The town of Weaverville sold the school building to the Little Mount Zion Baptist
31 Church.⁶
32

33 Additional research needs to be conducted to determine what involvement the Rosenwald Fund
34 had in the construction of the school.
35

¹ Geraldine Ray and Kelly Elaine Navies, "A History of the African American Community of Weaverville, NC," unpublished history.

² Land of Sky Regional Council, Weaverville Colored School Draft Nomination, June 1, 1989, and Geraldine Ray and Kelly Elaine Navies, "A History of the African American Community of Weaverville, NC," unpublished history.

³ Geraldine Ray and Kelly Elaine Navies, "A History of the African American Community of Weaverville, NC," unpublished history.

⁴ Geraldine Ray and Kelly Elaine Navies, "A History of the African American Community of Weaverville, NC," unpublished history.

⁵ Geraldine Ray and Kelly Elaine Navies, "A History of the African American Community of Weaverville, NC," unpublished history.

⁶ Buncombe County, North Carolina Register of Deeds, Deed Book 3520, Page 65-66.

1 **Existing Conditions Summary**

2
3 The historic Weaverville Colored School building is in overall fair condition. However, there are a
4 few locations in poor condition, which if not repaired, could lead to the rapid deterioration of the
5 building.

6
7 Site

8 The building sits southeast of the Little Mount Zion Baptist Church on Hillside Street. The grade
9 gradually drops between the two buildings but drops off significantly under the building. There is
10 currently not a designated path or sidewalk between the church and the school building. The
11 only option to walk between the two buildings is through the uneven lawn or along the side of
12 the road. This makes it difficult to access the school building.

13
14 In front of the building, there is a small gravel parking lot with room for four to five vehicles.
15 None of the parking spots are marked, nor is there a designated accessible parking spot, which
16 is required by the Americans with Disabilities Act (ADA).

17
18 There are concrete sidewalks leading from the parking lot to the building, which are in good
19 condition. Along the edges of the sidewalks, there are wood railings. However, some of the
20 balustrades on the wood railings are missing, and there is minor wood rot. The paint is also
21 loose and delaminating.

22



23
24 Figure 1. View of the historic Weaverville Colored School looking southeast from Little Mount Zion Baptist
25 Church. (PSABC 2023)

26

1 Exterior

2 The historic Weaverville Colored School building is a symmetrical, single-story, wood clad
3 building with a side gable roof. Centered on the northwest elevation (front) is a small porch with
4 a shed roof, and under the porch are two exterior doors. On either side of the porch, there is a
5 pair of original wood windows. On the southeast elevation (back), there are two sets of six large
6 original wood hung windows.
7



8
9 Figure 2. View of the historic Weaverville Colored School looking south at the northwest elevation (front)
10 and the northeast elevation. (PSABC 2023)
11



12
13 Figure 3. View of the southeast elevation (back) of the historic Weaverville Colored School.
14 (PSABC 2023)

1 The roof is in fair to good condition. It does not appear to be currently leaking, but there are a
2 few locations with biological growth. The roof is also more than 20-years old and is at or past its
3 typical life expectancy.

4
5 The chimney was assessed from grade, but it appears in good condition with no open mortar
6 joints or deteriorated bricks. However, the flashing along the base of the chimney is not properly
7 installed to meet current industry standards. The flashing should be stepped, and
8 counterflashed into the mortar joints. Without the proper flashing, water can infiltrate the roof
9 structure and the building.

10
11 There are existing K-style gutters installed along the northwest and southeast elevation of the
12 building and along the low edge of the porch's shed roof. There are rectangular-shaped
13 downspouts at each of the corners of the building and the north corner of the porch. The gutters
14 are very full of leaves and debris, which prevents water from draining properly. It is also
15 assumed that the downspouts are also full. The gutters are not sloping towards the downspouts,
16 causing water to sit in the gutters and/or run over the edge of the gutters. This can lead to water
17 infiltration in the building. The metal that forms the gutters and downspouts is also showing
18 signs of deterioration, and the downspouts are damaged and dented in several locations.

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21 Figures 4 and 5. Left: View of the brick chimney. Right: View of the leaves and debris in the gutter along
22 the northwest elevation. (PSABC 2023)

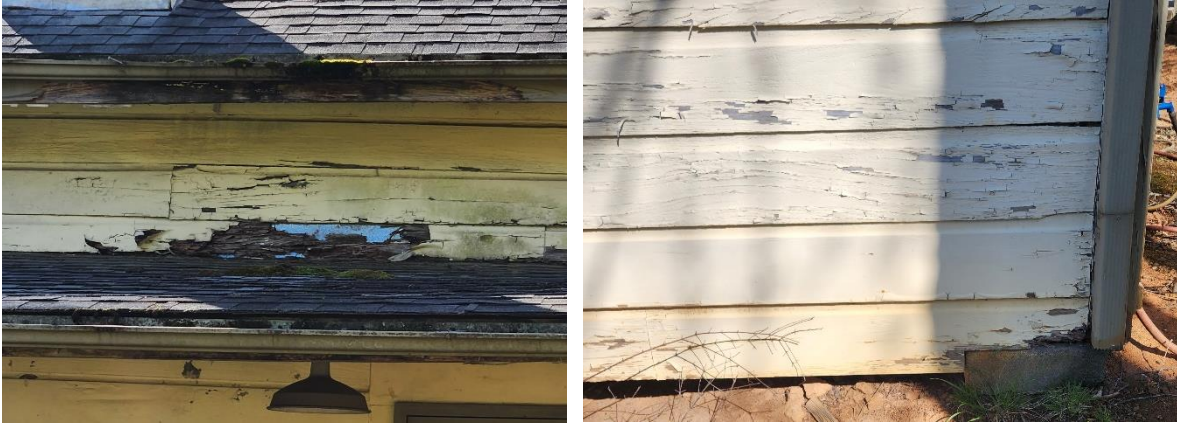
23

24 The tongue and groove wood siding is in fair to good condition. There is one location on the
25 northwest elevation (front) with significant wood rot and deterioration. In this location, the wood
26 is so deteriorated that the wood is gone leaving the wall open and exposing the shed roof
27 flashing. This could lead to a potential water leak. There are a few locations throughout the
28 remainder of the building with minor wood rot and deterioration. A few sections of wood siding
29 and trim are also loose, which could potentially fall.

30

31 The painted finish on the tongue and groove wood siding is in poor condition. There is a
32 significant amount of loose and delaminating paint on the exterior of the building. There is a
33 potential that lead-based paint could be present due to the age of the building. In addition, the
34 loose and delaminating paint could be a life safety issue as the paint particles could easily
35 become air born or be tracked into other buildings and houses.

36



1
2 Figures 6 and 7. Left: View of the significant wood rot and deterioration in the tongue and groove siding
3 on the northwest elevation. Right: View of the typical condition of the tongue and groove siding.
4 (PSABC 2023)
5

6 On the exterior of the building, there is some vegetation growth, specifically on the southeast
7 elevation. This can exacerbate the deterioration of the wood siding depending on the plant
8 species.
9

10 In addition, some of the pipes and conduits that penetrate the exterior wall of the building are
11 open. This could allow water, air, and insects to infiltrate the building.
12

13 The foundation for the building is a combination of a concrete masonry unit (CMU) wall
14 foundation and CMU pier foundation. The CMU piers and foundation appear to be stable, but
15 there are several locations where the mortar joints are open, or the mortar is completely
16 missing. Mortar is integral to tying the CMU together to create a stable foundation.
17

18 On the underside of the floor structure on the southwest end of the building, there is a large hole
19 in the sheathing. It appears the hole was made to install or repair piping. The hole can allow
20 insects, pests, and animals into the floor structure and potentially into the building.
21



22
23 Figures 8 and 9. Left: View of the CMU piers. Right: View of the hole in the sheathing on the underside of
24 the floor structure. (PSABC 2023)

1 All of the original wood windows are still in place in the building and are in fair condition. The
2 glazing putty on all of the windows is cracked and missing in several locations. The glazing putty
3 helps hold the glass in place and prevents air infiltration through the window. The paint on the
4 interior and exterior of the window frames and trim is loose and delaminating, and there are a
5 few locations with minor wood rot and deterioration. The windows have been fixed in place with
6 screws to prevent people from opening the windows.

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9 Figures 10 and 11. Left: View of the large original wood hung windows. Right: Detail view of the muntins
10 and the deteriorated glazing putty. (PSABC 2023)

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12 The two exterior doors are metal, non-original, with a window in the upper panel and two
13 rectangular panels in the lower half. The finish on the doors is scratched, worn, and generally
14 dirty. Weatherstripping is missing or damaged on the bottom of both doors, which can allow air
15 and water to infiltrate the building under the door. The doorknobs on both doors do not meet
16 accessibility requirements because they require a person to tightly grasp and twist the wrist to
17 operate. The wood sill on the northeast door is damaged and starting to deteriorate.

18



19
20 Figures 12 and 13. Left: View of the large original wood hung windows. Right: Detail view of the muntins
21 and the deteriorated glazing putty. (PSABC 2023)

1 Interior

2 The interior of the historic Weaverville Colored School was originally subdivided into two equally
3 sized rooms. At some point, a large opening was cut into the dividing wall to create one large
4 open room. At the southwest end of the room, a kitchen and two restrooms with a small corridor
5 have been installed. The original ceilings and walls are painted wood beadboard, and the floors
6 are painted wood. The non-original walls and ceilings are painted drywall.
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9 Figure 14. Interior view of the historic Weaverville Colored School. (PSABC 2023)

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The beadboard ceilings and walls are in fair to good condition. There are a few small holes through the beadboard from where electrical and other building systems have been installed, and there is some minor damage from typical wear and tear. A few sections of the beadboard are loose, which could potentially fall. The paint finish on the beadboard is loose and delaminating. Similar to the exterior, there is a potential that lead-based paint could be present due to the age of the building.

The non-original drywall ceilings and walls are in fair to good condition. There is one location in the corridor by the restrooms where a section of the drywall has previously been removed. It appears it was removed to abate mold or remove water-damaged drywall. There is still some mold remaining on the drywall surrounding the hole. It is unknown if there is still an active water leak.



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2 Figures 15 and 16. Left: View of the typical condition of the beadboard ceilings and walls. Right: Detail
3 view of the mold surrounding the hole in the drywall ceiling of the corridor by the restrooms.
4 (PSABC 2023)
5

6 The wood floors are in good condition, with only the paint worn in several locations due to
7 typical wear and tear. The paint on the baseboard and trim is also worn and starting to
8 deteriorate from typical wear and tear.
9

10 The header for the wall opening between the two rooms appears to be sagging. It is unknown if
11 this is a sign of active movement in the header, previous settlement, or inadequate structural
12 support capacity of the wood header members. Additional investigation is required to determine
13 the cause of the sagging and what repairs are required.
14



15
16 Figure 17. View looking northeast at the wall opening between the two rooms. Note, the sag at the
17 header. (PSABC 2023)

1 The two non-original restrooms are in good condition. When they were constructed, it appears
2 that they were designed to meet accessibility requirements. However, there are a few current
3 requirements that have not been met. The piping under both sinks is exposed, which could
4 potentially cause someone harm. There are currently horizontal grab bars installed, but the
5 restrooms are missing vertical grab bars. The restrooms and the corridors outside the restrooms
6 are full of shelves and storage items, which are impeding the required clearances at the toilets
7 and the maneuvering clearances at the restroom doors.
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9
10 Figures 18 and 19. Views of the two restrooms within the historic Weaverville School.
11 (PSABC 2023)
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13 The non-original kitchen and the countertop along the southeast wall show signs of typical wear
14 and tear. They also do not meet accessibility requirements. The countertops are too tall, and
15 there is not the required toe space under the sink. In addition, there currently is not a hood
16 above the stove, which is required by the North Carolina International Mechanical Code. The
17 Mechanical Code classifies this kitchen as commercial, so a hood with a fire suppression
18 system and a grease filter are required.
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Figure 20. View looking southwest into the Kitchen area. (PSABC 2023)

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The building's electrical, mechanical, and plumbing systems were not reviewed as part of this assessment. However, there were some items identified that need to be repaired. There are a few open junction boxes, which is a safety concern. The light fixture in the northwest restroom is missing its lens, so the bulbs are exposed. There are also a variety of different light types throughout the interior and exterior of the building. They generally, with the exception of the exterior lights on the porch, do not match the historic character of the building. The mechanical registers are generally dirty, and there are three locations where the registers are missing.

1 **Treatment Recommendations**
2

3 Treatment recommendations are a list of general maintenance, repair items, and proposed
4 future upgrades to help with the long-term stewardship of this historic building. The treatment
5 recommendations are prioritized into immediate, short-term, and long-term recommendations.
6

7 The treatment recommendations were developed to meet the *Secretary of the Interior's*
8 *Standards for Rehabilitation*. The Standards for Rehabilitation were developed by the National
9 Park Service to provide guidance to historic building owners for the maintenance, repair, and
10 alteration of historic structures while preserving the historic features which convey the historic
11 building's historical, cultural, or architectural character. Replacing historic material, features, or
12 elements is only recommended when it is so deteriorated or damaged that it cannot be repaired.
13 If that is the case, the feature or element should be replaced in-kind (matching the material,
14 style, profile, dimension, texture, and detailing).
15

16 *Secretary of the Interior's Standards for Rehabilitation*⁷

- 17 1. A property shall be used for its historic purpose or be placed in a new use that requires
18 minimal change to the defining characteristics of the building and its site and
19 environment.
20
- 21 2. The historic character of a property shall be retained and preserved. The removal of
22 historic materials or alteration of features and spaces that characterize a property shall
23 be avoided.
24
- 25 3. Each property shall be recognized as a physical record of its time, place, and use.
26 Changes that create a false sense of historical development, such as adding conjectural
27 features or architectural elements from other buildings, shall not be undertaken.
28
- 29 4. Most properties change over time; those changes that have acquired historic
30 significance in their own right shall be retained and preserved.
31
- 32 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship
33 that characterize a historic property shall be preserved.
34
- 35 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity
36 of deterioration requires replacement of a distinctive feature, the new feature shall match
37 the old in design, color, texture, and other visual qualities and, where possible, materials.
38 Replacement of missing features shall be substantiated by documentary, physical, or
39 pictorial evidence.
40

⁷ "Secretary's Standards for Rehabilitation," *Technical Preservation Services*, United States Department of the Interior, National Park Service, accessed April 25, 2023, <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>

- 1 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic
2 materials shall not be used. The surface cleaning of structures, if appropriate, shall be
3 undertaken using the gentlest means possible.
4
- 5 8. Significant archeological resources affected by a project shall be protected and
6 preserved. If such resources must be disturbed, mitigation measures shall be
7 undertaken.
8
- 9 9. New additions, exterior alterations, or related new construction shall not destroy historic
10 materials that characterize the property. The new work shall be differentiated from the
11 old and shall be compatible with the massing, size, scale, and architectural features to
12 protect the historic integrity of the property and its environment.
13
- 14 10. New additions and adjacent or related new construction shall be undertaken in such a
15 manner that if removed in the future, the essential form and integrity of the historic
16 property and its environment would be unimpaired.
17

18 **General Treatment and Maintenance Recommendations**

19 General Treatment Recommendations should be applied to the ongoing maintenance, repair,
20 and all future work at the Weaverville Colored School.
21

- 22 • Review of the condition of the building annually to take into account the locations in need
23 of maintenance, repair, or a larger rehabilitation project. Note the areas with recurring
24 issues to determine the underlying problems.
25
- 26 • Hazardous Materials
 - 27 ○ No hazardous materials testing has been done in conjunction with this project.
 - 28 ○ It should also be assumed that lead-based paint exists on many of the painted
29 surfaces.
30
- 31 • Ice and Snow Removal
 - 32 ○ While removal of snow and ice from sidewalks is required for the operation of the
33 building, the solution must be able to be implemented while not damaging the
34 historic materials.
35

36 Normal rock salt is composed of sodium chloride. Sodium chloride creates a
37 brine when mixed with water. This brine absorbs into the concrete, and when the
38 concrete re-freezes, the brine and water mixture expands and creates pressure
39 in the concrete, causing damage through chips and spalls. The brine is also
40 acidic, which can deteriorate the reinforcing steel. The salts also absorb into the
41 concrete and will leach out over time, causing prolonged efflorescence.
42

43 There are other chemicals available that can melt ice and not attack the
44 concrete. Products made of calcium magnesium and urea are chemicals that
45 typically do not negatively affect historic materials.

1 All snow and ice melt products should be used in limited quantities, and their
2 residue should be rinsed away in the spring after the winter thaw.

- 3
- 4 ○ Snow removal can be undertaken using plows, snowblowers, shovels, and
5 brushes. Care must be taken to ensure that the blades of the equipment do not
6 scrape the pavement surface in a manner that might cause chipping. Rubber or
7 urethane blade edges can be used, or proper blade height can be maintained
8 above the pavement surface using guide wheels. Care should also be taken not
9 to damage the concrete sidewalks and brick walls in the snow removal process.
10 Any residual snow can be cleared with brushes.

11 **Immediate Treatment Recommendations**

12 Immediate Treatment Recommendations address known life-safety, maintenance, and repair
13 issues affecting the Weaverville Colored School. These recommendations do not resolve all of
14 the ongoing issues. The goal of these immediate recommendations is to protect the building
15 users, protect the existing materials, and allow for the building to continue to operate until future
16 repair projects can be undertaken. These recommendations should be completed immediately
17 and are listed below.

18 Exterior

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- 20
- 21 • Clean all gutters and downspouts to remove all debris. Repair downspouts to ensure
22 that they properly drain. Repair gutters to raise the low points in the gutter to drain water
23 toward the downspouts. Test all gutters and downspouts to ensure that they are not
24 leaking. Patch damaged areas with butyl tape, as required.
25
- 26 • Remove the significantly deteriorated wood siding on the northwest elevation (front) of
27 the building. Inspect the structure behind the siding and repair as required. Resecure
28 roof flashing as required to create a watertight transition between the roof and the wall.
29 Install new exterior grade wood board that exactly matches the wood species, size, and
30 profile of the existing tongue and groove siding. Prep, prime, and paint the new siding
31 piece.
32
- 33 • Remove all vegetation from the exterior surface of the building.
34

35 Interior

- 36 • Monitor the sagging at the header for the wall opening between the two rooms to see if
37 there is ongoing movement. If the header appears to be moving, shore the opening until
38 the header can be reviewed by a structural engineer and repaired.
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1 **Short-Term Treatment Recommendations**

2 These treatment recommendations provide short-term solutions for the repair of the Weaverville
3 Colored School. The recommendations help stabilize the building and create a watertight
4 building envelope. These recommendations address the majority of the known needed
5 maintenance and repair issues of the building. The Short-Term Treatment Recommendations
6 should be completed within 1 to 5 years.

7 These recommendations are NOT a stand-alone project. These treatment recommendations are
8 cumulative with the previous Immediate scope of work and require completing all of the outlined
9 work.

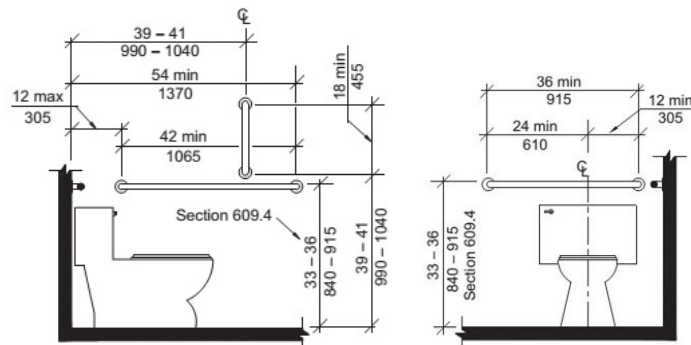
10
11 Exterior

- 12 • Remove the existing roof down to the sheathing. Replace and repair the sheathing as
13 required. Install new waterproof underlayment and new ice and water shield along the
14 roof edges and ridge cap. Install new asphalt shingle roof. The color of the new shingles
15 is to match the existing. Install new flashing throughout the roof with new step flashing
16 and cricket at the chimney.
17
- 18 • When the roof is replaced, remove existing gutters and downspouts and install new
19 gutters and downspouts that are appropriately sized for the roof. The gutters and
20 downspouts can be replaced in-kind with new K-style gutters and rectangular-shaped
21 downspouts. Historically, they would have been half-round gutters and round
22 downspouts. These could also be options for the new gutters and downspouts. Repair
23 existing wood soffit as required. Prep, prime, and paint the soffit and associate trim prior
24 to installing the new gutters and downspouts.
25
- 26 • Investigate if the brick chimney is used for venting any equipment. If it is no longer used,
27 install a pre-finished metal cap on the brick chimney to prevent moisture infiltration, as
28 well as to prevent heat loss. Provide a drip edge and a sloped top to promote water
29 drainage and install it per the Sheet Metal and Air Conditioning Contractors' National
30 Association (SMACNA) guidelines.
31
- 32 • Restore exterior wood siding and trim.
 - 33 ○ Remove all loose and delaminated paint on the exterior of the building with a
34 chemical paint remover specifically designed for wood substrates or other
35 methods that meet the Lead-Based Paint Hazard Management Programs for
36 Renovation, Repair, and Painting (RRP) because it is assumed that lead-based
37 paint is present in the building. Testing should be completed to confirm its
38 presence.
 - 39 ○ Resecure all loose sections of wood siding and trim.
 - 40 ○ Repair or replace wood siding and trim with wood rot and damage.
 - 41 ■ In locations with minor wood rot and damage, repair wood with wood
42 epoxy.
 - 43 ■ In locations with significant wood rot or damage, remove the damaged
44 and deteriorated wood. Inspect the structure behind the siding and repair
45 as required. Install new exterior grade tongue and groove wood board

- 1 that exactly matches the wood species, size, and profile of the existing
2 siding.
- 3 ○ Prep, prime, and paint the entire exterior of the building.
- 4
- 5 ● Square off the hole in the sheathing enclosing the underside of the floor structure on the
6 southwest end of the building. Ensure the new opening is from the center of a floor joist
7 to the center of the floor joist to allow for the new sheathing to be securely fastened.
8 Install new exterior grade plywood within the opening and properly seal the joint with
9 sealant.
- 10
- 11 ● The CMU piers supporting the building appear to be stable, but a structural engineer
12 should be hired to review their condition and be repaired as required.
- 13
- 14 ● Repoint CMU piers and foundation.
- 15
- 16 ● Restore all original wood windows. If it is desired not to have the windows operable,
17 consider fixing the windows in place. To protect the original wood windows, wood storm
18 windows could be installed on the exterior of the windows. The storm windows should be
19 visually unobtrusive with a frame that is smaller than the original wood windows and the
20 meeting rail matching the location of the meeting rail on the original window. Replacing
21 the original windows would damage the character of the building and potentially prevent
22 it from being listed in the National Register of Historic Places, so this option should NOT
23 be explored.
- 24
- 25 ● Exterior Doors
- 26 ○ Prep, prime, and paint the interior and exterior of the doors.
- 27 ○ Remove existing doorknobs and install new levers that meet accessibility
28 requirements on both exterior doors.
- 29 ○ Install sweeps and weatherstripping at the bottom of both exterior doors.
- 30 ○ Repair the damaged and deteriorated wood sill on the northeast exterior door.
- 31
- 32 ● Investigate all exterior louvers and roof vents to confirm that there is insert screening
33 behind the louvers and vents and that the screening is in good condition. Replace the
34 insect screening as required to prevent birds, pests, and insects from entering the
35 building.
- 36
- 37 ● Seal around all pipes and conduit, which penetrates the exterior wall with backer rod and
38 sealant.
- 39
- 40 ● Repair wood railings at the front porch and sidewalks as required and install missing
41 balustrades. Prep, prime, and paint all sides of the wood railings.
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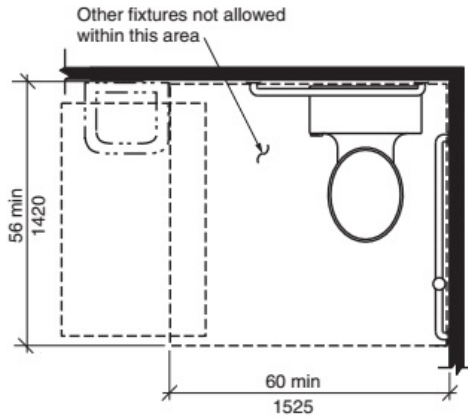
1 Interior

- 2 • The header at the wall opening between the two rooms appears to be sagging. A
- 3 structural engineer should be hired to review the header and repair as required.
- 4
- 5 • Repair the holes and damaged sections in the wood beadboard walls and ceilings as
- 6 required.
- 7
- 8 • Secure loose sections of the wood beadboard walls and ceilings.
- 9
- 10 • Remove all loose and delaminated paint from the wood ceilings, walls, and floors on the
- 11 interior of the building with a chemical paint remover specifically designed for wood
- 12 substrates or other methods that meet the Lead-Based Paint Hazard Management
- 13 Programs for Renovation, Repair, and Painting (RRP) because it is assumed that lead-
- 14 based paint is present in the building. Testing should be completed to confirm its
- 15 presence. Prep, prime, and paint the wood ceilings and walls. The floors can be
- 16 repainted or refinished and stained.
- 17
- 18 • Remove sections of drywall with mold from the ceiling of the corridor by the restrooms.
- 19 Inspect the ceiling structure for the presence of additional mold. Treat as required. Install
- 20 a new section of drywall. Mud and tape the edges of the drywall to create a smooth
- 21 appearance.
- 22
- 23 • Prep, prime, and paint drywall ceilings and walls.
- 24
- 25 • Prep, prime, and paint all wood baseboards, door trim, and interior window trim on the
- 26 interior of the building. The painting of the interior window trim should coincide with the
- 27 window restoration project.
- 28
- 29 • Update restrooms to meet accessibility requirements.
- 30 ○ Install a shroud over the exposed piping under the sinks in both of the restrooms.
- 31
- 32 ○ Install a vertical grab bar, 18-inches minimum, in length in both of the restrooms.
- 33 The grab bar should be mounted between 39-inches and 41-inches above the
- 34 floor with the center line of the bar located between 39-inches and 41-inches
- 35 from the rear wall. Reference the diagram below for grab bar requirements.
- 36



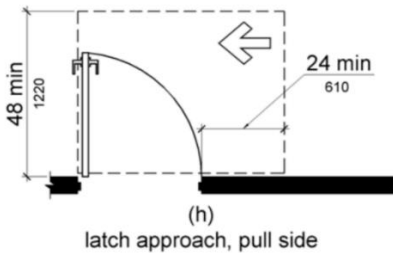
37 Figure 21. ANSI A117.1 grab bar requirements. (ANSI A117.1)

- 1 ○ Remove shelves and storage items from within the restroom to create the
 2 required accessible clearance next to the toilet. Reference the diagram below for
 3 required clearances.
 4



5
 6 Figure 22. Required toilet clearance. (ANSI A117.1)
 7

- 8 ○ Remove shelves and storage items from outside the restrooms in the corridor to
 9 create required accessibility maneuvering clearances at each of the restroom
 10 doors.
 11



12
 13 Figure 23. Required door maneuvering clearance at the restroom doors from the corridor. (ANSI A117.1)
 14

- 15 • Install faceplates on all open junction boxes.
 16
 17 • Install a new lens over the light fixture in the northwest restroom with exposed light
 18 bulbs.
 19
 20 • The building's electrical system was not reviewed as part of this assessment. Consider
 21 hiring an electrical engineer to review the entire system and identify locations that need
 22 to be repaired.
 23
 24 • Clean existing registers and install new registers where they are missing (3 in the
 25 ceiling).
 26
 27 • The building's mechanical system was not reviewed as part of this assessment.
 28 Consider hiring a mechanical engineer to review the entire mechanical system and
 29 identify locations needing repair and energy-saving upgrades.
 30

- The building’s plumbing system was not reviewed as part of this assessment. Consider hiring a mechanical engineer to review the plumbing system and identify locations that need to be repaired.

Long-Term Treatment Recommendations

These treatment recommendations provide a long-term solution for the Weaverville Colored School. They address building upgrades that could help with the long-term use of the building. Long-Term Treatment Recommendations should be completed within 5 to 10 years.

These recommendations are NOT a stand-alone project. These treatment recommendations are cumulative to the previous Immediate and Short-term recommendations and require completing the outlined work.

Site

- Pave the existing gravel parking lot and create at least one designated accessible van parking spot.
- Install a new sidewalk from Little Mount Zion Baptist Church to the existing sidewalk at the building to make accessing the building easier.

Interior

- Remove the existing exterior and interior lighting and install new existing and interior light that is more in keeping with the historic character of the building. Consider installing a recessed or flush mounted light in the corridor outside the restrooms.
- Upgrade the kitchen. Remove the existing cabinets, countertops, sink, appliances, and vinyl flooring. Install new cabinets, countertop, sink, applications (refrigerator and microwave), and luxury vinyl flooring (LVT or LVP) in the kitchen area. All new elements should be installed to meet accessibility requirements. Consider converting the kitchen to a warming kitchen. Per North Carolina International Mechanical Code, a commercial kitchen hood is required above all commercial cooking appliances. If a cooking range is wanted, a Type I hood with a fire suppression system and a grease filter is required.
- Remove the existing countertop along the southeast wall and install a new countertop that meets accessibility requirements. The new countertop should be between 20- and 25-inches in width and no taller than 36-inches above the floor. Cabinets can be put under the counter as long as there is a minimum of 30-inches wide clear floor space along the length of the counter.
- Refinish stained finished or prep, prime, and paint all interior doors.