

2023

# STONE HOUSES SUMMER REPORT



# INTRODUCTION

Work is well underway on the Stone Houses renovation at Dix Park! After a well-attended and energetic Groundbreaking earlier this year, the team has been hard at work on the design and permitting work required to accomplish the goals of this project:

- 1) Rehabilitate three significant buildings for park and community use.**
- 2) Provide an ADA path from the Rocky Branch Greenway to the core of Dix Park.**
- 3) Provide the first permanent external public restrooms to Dix Park.**

At project conception, the team was unsure of the building conditions. As we were able to investigate, we were pleased to find the buildings were in better shape than feared but still required a heavy clean up and taking down to the studs.

Existing Conditions documentation shows the state of the buildings pre-renovation.

[Find Base Conditions Photos Here](#)



# RECOGNITION & THANKS

Dix Park Conservancy is able to renovate the Stone Houses **thanks to a \$3MM gift from the State Employees' Credit Union and a \$2MM gift from the State Employees' Credit Union Foundation.** Their contribution both preserves a significant part of the park's history and creates a welcoming entrance to the park, better accessibility and amenities for visitors, and spaces for community use, park interpretation and education.

The Stone Houses are a perfect fit for the State Employees' Credit Union. For over a century, the State of North Carolina employed countless physicians, nurses, therapists, and support staff throughout the Dorothea Dix Hospital campus to serve the mental health needs of its patients. Many hospital staff lived on the campus, including in the Superintendent's, Physician's, and Gatekeeper's Houses. **With their generous support, State Employees' Credit Union honors the former hospital employees and all state employees who have served the people of North Carolina.**



# WORK TO DATE

1. We are excited to have our Site Permit in hand, meaning that we can begin on the larger lift of the project: the site work. Major elements of site improvements include the ADA path from the Rocky Branch Greenway to the top of the site, the outdoor classroom designed to host small to mid-sized events, and bathroom amenity area providing the parks first external public restroom.
2. The majority of the work to date has been in preparing the buildings for rehabilitation, including clean up and interior demolition.
3. We have scheduled & led several tours of the site, for the Conservancy Board, a tour group from the American Institute of Architects (AIA), and city staff to name a few. **We are pleased to host SECU and SECU Foundation leadership and staff for a tour!**



# EXTERIOR WORK SUMMARY

## SUMMARY

1

Exterior demo has been completed, including an original fire escape, and deck/ramp removal to be replaced with code compliant modern features.

2



We have completed the reroofing of all buildings. The shingles were past the expected life span and were allowing water intrusion in some areas.

3

The trim has been evaluated and repaired for all buildings.

# EXTERIOR WORK SUMMARY

## SUMMARY (CONT.)

4

Significant attention has been paid to the historic stone (quarried locally), in repointing, cleaning and regrouting (below).



5

The team has been able to salvage the majority of the original windows, replacing some glass panes, and adding functionality back to the building ventilation.

# EXTERIOR WORK SUMMARY

## SUMMARY (CONT.)

6

A fresh coat of paint, selected to be historically appropriate to the construction era, is being applied to the buildings, sharpening the exterior aesthetic, and bringing added emphasis to the historic stone.



# INTERIOR WORK SUMMARY

## SUMMARY

- 1 Interior demolition and clean up has been completed after buildings had been vacant for over a decade.



- 2 Areas of water damage have been addressed.





# PROJECT LOOK AHEAD

## CONSTRUCTION MILESTONES AHEAD:

### JUNE – JULY

- Building Rough-ins complete by July.
- Site Work to begin in July.

### AUG – SEPT

- Building Dry Wall and Finishes work in progress.
- Site Grading, Utilities work in progress.

### OCT – NOV

- Building Trade Finals expected.
- Site Flatwork & Paving underway, irrigation completed.

### DEC – JAN

- Building Final and Certificate of Occupancy expected.
- Building Punchlist and Occupation in January.
- Site Landscape installation, site punch list in January.

## RIBBON CUTTING IN EARLY 2024

We are anticipating project completion in January of 2024 and a public opening and Ribbon Cutting in February/March 2024.

