

Silvermont Planning Team Recommendations

April 2013

The Silvermont Planning Team makes the following recommendations for Silvermont Park following nearly 15 months of investigative work at the property.

The goal of the recommendations is to bring the house and the grounds up to a standard of excellence fitting their place in the history of Transylvania County, and their potential future role in our community.

The recommendations separate proposed work into four Phases, with Phase A being top priority. Each Phase has three parts: work projects, a timetable and costs.

We propose initially drawing funds for this work from the Silvermont Reserve Fund currently in the budget. We recommend that work proposed in Phase A begin in this current fiscal year. In future years, funds would come from general funds, grants and community donations.

The following is a general description of the Phases of work with reference to details in the two attached reports: a Preservation Plan (PP) for the house, and a Grounds Plan (GP) for the grounds.

PHASE A

Work Projects:

- **Stabilize the exterior of the house.** This includes repairs to porches, roof and building, replacing deteriorated materials, painting all surfaces, making aesthetic improvements, and improving handicap access.
- **Make front grounds improvements.** This includes removing hazardous trees, repair of eroded paths, repair of picnic shelter, improved lighting, a new area for basketball-only activity, and repurposing the multi-purpose plaza for community gatherings, with landscaping.

Timetable:

April 2013-June 2014

Cost:

House and grounds, labor and materials: \$254,750

Architectural, engineering and landscape design fees: \$23,993

(Detailed work and cost breakdowns on Pages 69 and 70 in Preservation Plan, and Pages 41 and 42 in Grounds Plan. Details specify additional 25% contingency on house costs.)

PHASE B

Work Projects:

- **Make interior upgrades and repairs:** Includes interior work repairs, and improvements to the mechanical, electrical and plumbing systems. Provides

- heating and cooling in the house where it currently does not exist. Repair and improve all interior finishes. Fire protection system for entire house.
- **Make grounds improvements:** Includes new surfacing for multi-purpose plaza, path improvements and relocation, front entry and driveway landscaping work, signage, bike racks, water fountains, trash cans, dumpster relocation, improved handicap parking.

Timetable:

July 2014-June 2015

Cost:

House and grounds, labor and materials: \$543,536

Architectural, engineering and landscape design fees: \$52,816

(Detailed work and cost breakdowns on Pages 69 and 70 in Preservation Plan, and Pages 41 and 42 in Grounds Plan. Details specify additional 25% contingency on house costs.)

PHASE C

Work Projects:

- **Make mansion porch roof and carriage house improvements:** This work includes replacing membrane roofs over porches, repairs to the carriage house and public restroom improvements.
- **Make grounds improvements.** This includes making paths handicap accessible, providing a children's playground, outdoor adult fitness equipment, benches, picnic tables and a park information kiosk.

Timetable:

July 2015-June 2016

Cost:

House and grounds, labor and materials: \$162,365

Architectural, engineering and landscape design fees: \$13,884

(Detailed work and cost breakdowns on Pages 69 and 70 in Preservation Plan, and Pages 41 and 42 in Grounds Plan. Details specify additional 25% contingency on house costs.)

PHASE D

Work Projects:

- **Finish 3rd floor and provide access:** This work includes a rear addition with stairs and elevator, providing access to all floors. Rehabilitation of third floor. Replacing balustrade on second floor.
- **Make grounds improvements:** Includes front entrance work.

Timetable:

July 2016-April 2017

Cost:

House and grounds, labor and materials: \$572,875

Architectural, engineering and landscape design fees: \$56,798

(Detailed work and cost breakdowns on Pages 69 and 70 in Preservation Plan, and Pages 41 and 42 in Grounds Plan. Details specify additional 25% contingency on house costs.)

NOTE: As phased work begins, the team recommends that a formal scheduled maintenance plan (see Pages 71 and 72 in Preservation Plan; and Page 43 in Grounds Plan), with assigned responsibility, be adopted going forward so that the investment in the house and property is protected and preserved.

Why Is It Time To Make A Significant Commitment?

Already, hundreds of volunteers have worked thousands of hours at Silvermont Park because of their love of this place. Tens of thousands of dollars in cash, materials and other resources have been donated by over 50 local businesses just in the last three years.

Now, we need our government leaders to join us with significant investment in this property because:

1. **History and Heritage.** Silvermont represents a piece of our heritage, our history. It provides context for part of the story of Transylvania County.
2. **Valuable Gift.** Silvermont has been entrusted to us. It was a gift. Don't we owe it respect and care?
3. **High Visibility.** Silvermont is located just .3 of a mile from the intersection of Main and Broad. It is highly visible and, while a county park, an important part of the city of Brevard.
4. **Gathering Place.** Silvermont includes 8.5 acres of green space within walking distance of many neighborhoods and easy driving distance for the whole county at a time when people in our community are asking for more space for outdoor activity, for community gathering, for connecting.
5. **Economic Development.** When it comes to economic development, isn't Silvermont a piece of that important "quality of life" element that makes a community appealing? As a government-owned property, it should be an example of the standard of excellence promoted by our leaders.

In May 2017, we want Silvermont's house and grounds to represent the values and standards of the people of Transylvania County as we all celebrate the 100th birthday of this property.