

THE FARMHOUSE COMMUNITY CENTER* FACT SHEET

*Proposed name pending review and approval. Informally known as "Redmon House."



History: The Farmhouse Community Center is a one-story frame, gable front Craftsman house with clapboard siding. The front gable porch roof is supported by posts on stone piers, typical of Craftsman style. It is distinguished by double brick chimneys. The land was owned by D.B. Stafford in 1937, who also owned much of the surrounding farmland. Craftsman details date from c. 1937, although interior construction indicates that the original structure dates from before 1900. The house was home to a series of tenant farmers who worked the surrounding fields. It is a contributing structure within the town's Historic District and is the last remaining farmhouse on over 140 acres of town-owned parkland.

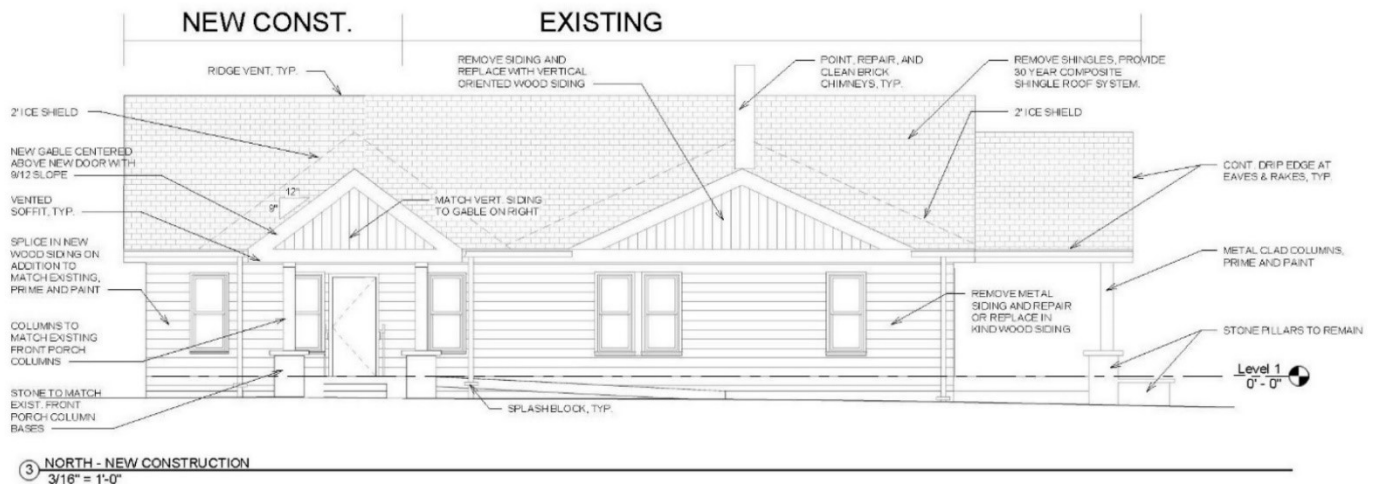
Project Timeline:

2018: The life estate granted to the tenants expired with the passing of Linda Redmon. Interior demolition revealed strong structural condition. Outbuildings and oil storage removed from site.

2019: Subcommittee of Parks and Recreation Advisory Board, including staff, established by Town Council to investigate potential uses of the property. The subcommittee determined that community meeting/events space is the most appropriate use, using Kernersville Community House as a model. Parks and Recreation Master Plan survey confirmed meeting/event space as preferred use among residents who responded. Town Council added the project to the Town's 5-year Capital Improvement Plan.

2020: Parks and Recreation Advisory Board established renovation of the structure for community meeting/event space as its #5 priority.

2021: Architect hired to prepare construction/renovation plans for the recommended use. Construction plans and cost estimates completed in Fall of 2021.



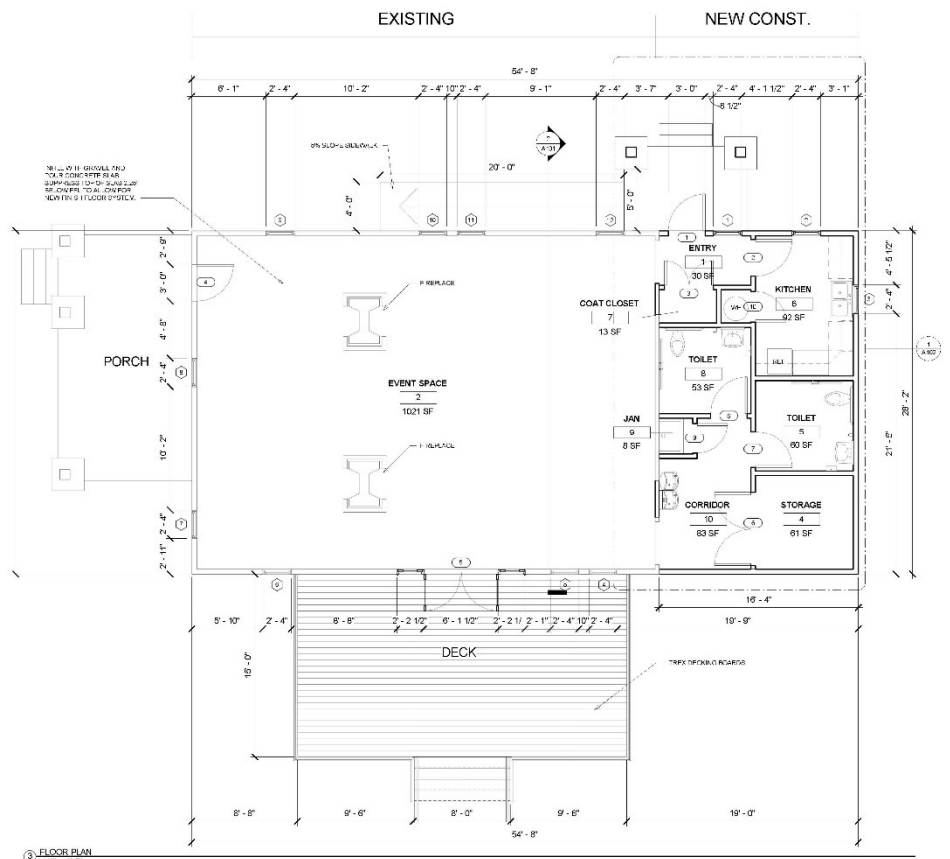
2022: Parks and Recreation Advisory Board lists project as its #2 priority. Town Manager includes \$455,000 for project in 2022/2023 proposed budget. Cost estimate includes demolition of a portion of the structure, all renovation and new construction costs, and estimated septic system improvements. The estimate also includes a 5% contingency and 22% markup.

Proposed Use:

The community center renovation was designed as an indoor meeting and event rental space. This broad classification could include town committees and outside groups interested in an event space, including Scouts, ORYA, Garden Club, local service clubs, family reunions, birthday parties, baby showers, small farmers' markets, pop-up art shows, weekend museum-style displays, coffee house music events, exercise classes, and the like.

Highlights of Renovation/New Construction:

1. 1021 square foot meeting/event space. Tables and chairs are stored on site. With tables and chairs set up, the facility can comfortably seat up to 50 guests.
2. A later addition to the original structure will be demolished as part of the renovation, and a new, functional 450 square foot addition will be added. The new addition will seamlessly blend with the existing structure, and will feature two ADA accessible restroom facilities, a 61 square foot storage room, 92 square foot prep kitchen, as well as a coat closet and janitor closet.
3. The existing deck will be removed and replaced with a new 405sf deck, allowing for indoor/outdoor event space.
4. Free public wifi will be provided, in addition to a flat screen monitor for presentations.
5. Space is designed for functionality and ease of maintenance and includes easy to clean floors and surfaces.
6. Exterior renovation and adaptive re-use of the structure will be consistent with Historic District Design Standards, including removal of metal siding and restoration of the original wood siding underneath, pointing and cleaning brick chimneys, and maintaining original stone pillars.



Elements Not Included in Current Cost Estimates:

1. Site plan/permitting (\$25,000)
2. Sidewalks/landscaping (\$45,000 included in CIP for 2023/24)
3. Appliances and furnishings (\$6,000)
4. Project management (\$20,000)
5. Consideration of additional parking needs to be determined during site plan preparation (TBD)