

**STAFF REPORT:** 06-10-2020 MEETING

PREPARED BY: A. DYE

**APPLICATION NUMBER:** 20-6734

**ADDRESS:** 3360 CHARLEVOIX

**HISTORIC DISTRICT:** FRANKLIN-WRIGHT SETTLEMENTS

**APPLICANT:** MONIQUE MARKS, PRESIDENT & CEO, FRANKLIN-WRIGHT SETTLEMENTS

**PROPERTY OWNER:** FRANKLIN-WRIGHT SETTLEMENTS

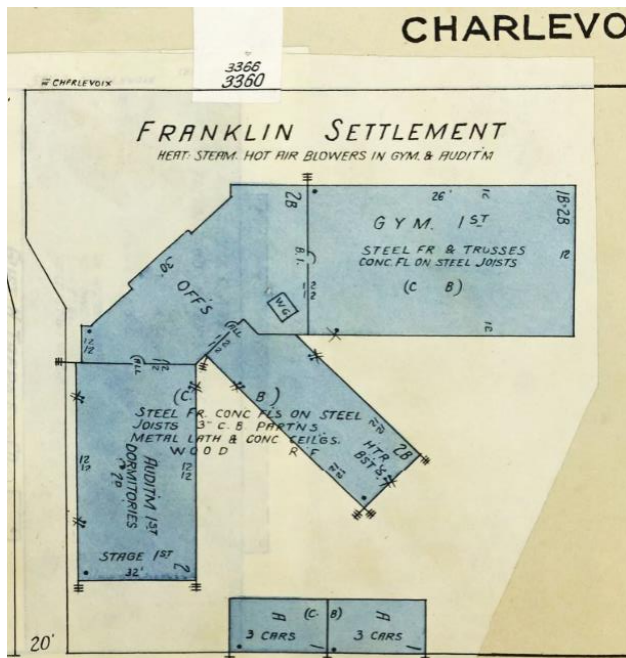
**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 06/04/2020

**SCOPE:** REPLACE FRONT ENTRY STAIRS & RAILING, MASONRY RESTORATION & PAINTING

## EXISTING CONDITIONS

Portions of the architectural description are excerpts from the Historic Designation Advisory Board's Final Report, 2012.

Constructed in 1937, the Franklin Settlement building is a two-story, buff-colored cement block building. The building's layout is an "E" shape: the gymnasium wing faces Charlevoix, the auditorium and dormitory wing faces Elmwood Avenue, and a third wing extends southeast into a paved courtyard. The building has several roof configurations, including sections that are flat with a raised parapet and scuppers with downspouts for drainage, and other areas that have a low slope.



Sanborn Map, Vol. 4, 1922 – Nov. 1951



Google Maps, 2019



The main entry façade faces northwest toward Charlevoix and was built at a 45-degree angle to the north and west-facing wings. HDAB Photo, 2011.

The two double entry doors are accessed by concrete steps leading up to the first floor; painted metal guard rails flank and bisect the stairs. Painted red trim frames the entry doors; centered above the doors, “Franklin Settlement”, is etched into the cement block. The windows, mullions and casings are painted red. Red horizontal bands, which extend from the first and second floor window headers, wrap around the building. Another continuous red horizontal band is located at the parapet. Many of the original windows have been replaced.



Entrance Photo:  
Supplied by  
Contractor



West Elevation, Auditorium facing Elmwood. HDAB Photo, 2011.

A protruding two-story bay with small glass block windows separates the entry/office bay from the auditorium wing. The auditorium façade has four large windows on the first floor, each with nine panes of glass; the center pane is operable.

The remainder of the south and east elevations of the auditorium/dormitory wing and central wing were designed in a style similar to the primary façades.



Left: Side and rear elevations of the Auditorium  
Right: Rear elevation of central wing  
HDAB Photos, 2011.

Returning back to the primary façade facing Charlevoix to the north, this elevation has two sections—a taller narrow section with a raised parapet which corresponds with the angled entry façade, and a long section with a

low, sloped roof which denotes the gymnasium. There are no windows on the first floor of the gymnasium; the second floor's openings alternate between mechanical registers and glass block, each of which is centered above the basement windows. The rear/south façade of the gymnasium (facing the courtyard and Hunt Street) also has alternating glass block openings and mechanical registers.



Viewer Location: Charlevoix, mid-block. The gymnasium wing extends to the east from the office/entry building. HDAB Photo, 2011.



Above: Continued north elevation of the gymnasium. HDAB Photo, 2011.



Right: East Elevation of Gym. Google Maps, May 2019



Rear/south elevation of the gymnasium. HDAB Photo, 2011.

## PROPOSAL

Per the applicant's submitted scope of work and construction drawings, the project will encompass the following items:

- Scrape all loose paint.
- Inspect the façade and make necessary repairs to masonry veneer utilizing standard concrete masonry units (CMU) and necessary tuckpointing at missing mortar joints, in order to prevent further water infiltration.
- Power wash the entire exterior of the building.
- Prime new and exposed masonry.
- Provide (2) Coats of Sherwin Williams A100 Exterior Paint (includes accent bands with colors picked by owner).
- Completely remove main entry stairs and replace per post bid documents provided. (Contractor confirmed the existing wingwalls will remain.)
- *Per the submitted plans:* Concrete stairs will be constructed below-grade at the rear elevation of the gymnasium. A vertical metal railing will be installed to close-off the stairs from the playground.

## STAFF OBSERVATIONS AND RESEARCH

- Designated a local historic district July 2012.
- Below is a Detroit Free Press photo, dated 1981, that shows what likely were the original windows, doors, and entry stair wing walls.



- Below is a photo taken by the Historic Designation Advisory Board in 2011. This photo confirms the original windows, entry doors, and entry stair wing walls were no longer present at the time of local historic district designation.



- Staff does not know when the two story bay was constructed. The Sanborn Map shows the original symmetrical building footprint. As a ramp leads from the parking area to a double door, staff suspects this bay houses an elevator for ADA access; the bay was in place at time of local designation.
- Staff inquired as to the reason behind the design change to the front steps. The architect sent the following reply: “With regards to your question concerning the redesign of the main entrance stairs with a mid-landing, this was a request by the client. They explained to me that for the past several years, this particular entrance has witnessed several accidents by seniors visiting or utilizing this facility. It is based on this fact that a mid-landing is recommended for the comfort of seniors coming into this facility.”

## ISSUES

- Page A-102, Construction Note #5 states: “masonry wall restoration...shall include, but not limited to, paint removal/sandblasting”. The scope of work submitted by the masonry contractor confirms the full exterior will be power washed, with a further verbal commitment that only a low pressure wash will be used to help remove loose paint. Sandblasting will not be used on the building.
- The submitted drawings state the applicant may select new paint colors. While the existing color scheme was present at time of designation, the 1982 photograph gives the appearance the building was at one point a single color. The Commission must discuss with the applicant what, if any, allowances there are for a new exterior color scheme.

## RECOMMENDATION

As the proposed masonry cleaning, repair, and painting will retain existing exterior components; the front stair replacement retains the footprint of the existing stairs and the existing wing walls will remain in place, HDC staff recommends the Commission issue a COA for these projects as proposed as they meet the Secretary of Interior Standards for Rehabilitation, specifically Standards:

*2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

*5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

*6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

*7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

*9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment, and*

However, staff recommends the Certificate of Appropriateness be issued with the following conditions:

- The applicant will submit the final color scheme for staff review.
- The final selection for the front stair railing and rear stair guard rail (specifying design, dimensions, material, and color) shall be submitted for staff review.