



MEMO

TO: Monroe Heritage Preservation Members
FROM: Alyeasha C. Clay
DATE: March 27, 2023
RE: Monroe Heritage Preservation Meeting

Attention! Fellow board members, we have a very important meeting scheduled for, **Thursday, April 6, 2023 @ 6:00 P.M.** The meeting will be held in the Monroe City Hall Building, 1ST Floor, in City Council Chambers.

MINUTES:

None

TENATIVE SCHEDULE:

HIS 102-23: St. Francis Medical Center/Lincoln Builders – 309 Jackson Street – Don Juan Filhiol Historic District

This is a request for approval to complete exterior renovations to an existing building. The applicant is proposing to paint the existing brick and metal portions and install new aluminum composite panels and framing to the building.

OTHER BUSINESS:

None

CITIZEN PARTICIPATION:

Citizens will be recognized, in order, by the citizen sign-in sheet.

Please take a moment out of your busy schedules to call this office and confirm whether or not you will be able to attend this review meeting. Please call Alyeasha at 329-2101. Again, we need a majority of the members in order to have a qualifying vote.It is imperative that we have a quorum. ***

Please bring your copy of the Monroe Historical Preservation Commission by-laws, Rules and Procedures and the ordinance for future referencing throughout the meeting session.

**City of Monroe
Heritage Preservation Commission**

CASE NO.: HIS 102-23
NAME OF APPLICANT: ST. FRANCIS MEDICAL CENTER/LINCOLN BUILDERS
ADDRESS OF PROPERTY: 309 Jackson Street
HISTORIC DISTRICT: Don Juan Filhiol Historic District

REQUEST: The applicant is requesting approval to do exterior renovations to the existing medical facility. The applicant would like to paint the existing brick and metal portions and install new aluminum composite panels and framing to the building. The property is located at 309 Jackson Street in the Don Juan Filhiol Historic District.

SIZE OF PROPERTY: 3.45-acre (more or less)

PRESENT ZONING: C(Campus) District

PRESENT USE: Hospital

MOST NEARLY BOUNDED BY (STREETS): North of Calypso Street, south of Wood Street, east of Jackson Street and west of Catalpa Street.

SURROUNDING LAND USES: The surrounding land use consists of medical office, Anna Gray Noe Park and, south of the Federal Courthouse Building.

**COMMENTS/
RECOMMENDATIONS:** St. Francis Medical Center's plans call for the painting of all the exterior brick, EIFS, and previously painted surfaces in a color that is similar to the existing brick color. The work is being done to provide a building that is uniform in color over its entire area, as the building was constructed in several phases over the years with both brick and EIFS surfaces, which resulted in various materials which were similar in color, which did not match completely. The plan also calls for the front edges of the protruding concrete eyebrows on the original (north) portion of the building and stone windowsills on the newer (south) portion of the building to be painted blue which is the main color of the St. Francis logo, signage, and new panel system.

There are 4 (four) areas on the west and south sides of the building called to have Aluminum Composite Panels (ACM) installed on them. There is also steel framing above the existing wall on the south end which will have blue ACM panels on its top and bottom with a louvered mechanical screen between. There is a large panel on the south side where an existing large sign was located which will have white panels installed that matches the brick paint on which a new 34' H x 32' W cross logo will be installed which is backlit. Above that area, there will be a section with blue ACM panels going up each side and across the top face to form a recessed area which will be covered in EIFS in a color to match the brick paint. On the west side of the building, on its south end, there is a section that protrudes from the main building on which a sign is now installed. This section will also have blue panels on each side and across its top to provide a recessed area in which EIFS will be installed. There will be a backlit 16' H x 15' W cross sign mounted on this EIFS. The final area with panels and EIFS is above the main entrance of the hospital where there is an existing masonry cross. As in the other blue panel areas, this one will have blue ACM panels up both sides and across the top with an EIFS area in the center. There will be a 24" H x 22" W backlit cross sign mounted on the EIFS area.

Please see attached inserts for your review.

DESIGN GUIDELINES:

Signage

Retain and maintain existing historic signs if possible. Ensure new signs and significant alternations to existing signs are compatible with the historic building and streetscape. Install signs in a manner that no damage occurs to historic materials. All signs must mee the specific requirements of any existing or future citywide sign ordinances.

Paint

Property owners are encouraged to use colors appropriate to the age and style of the dwelling. The painted finish on traditionally painted parts of the buildings and landscapes like wood siding, architectural details, window sashes and fence should be maintained.

4 Master Plan Recommendations continued

4.3.6.3 Preferred Facade Improvement along Calypso

Again, all components of Minimal Facade as well as the Mid-Range Improvement are included in the Preferred option. The additional components in this facade is focused on connecting the lowered screen wall and blow with the subject floor tower. This connection completes the entire corner and campus entry as well as screen the roof from the southwest corner and those traveling eastbound on Interstate 20.

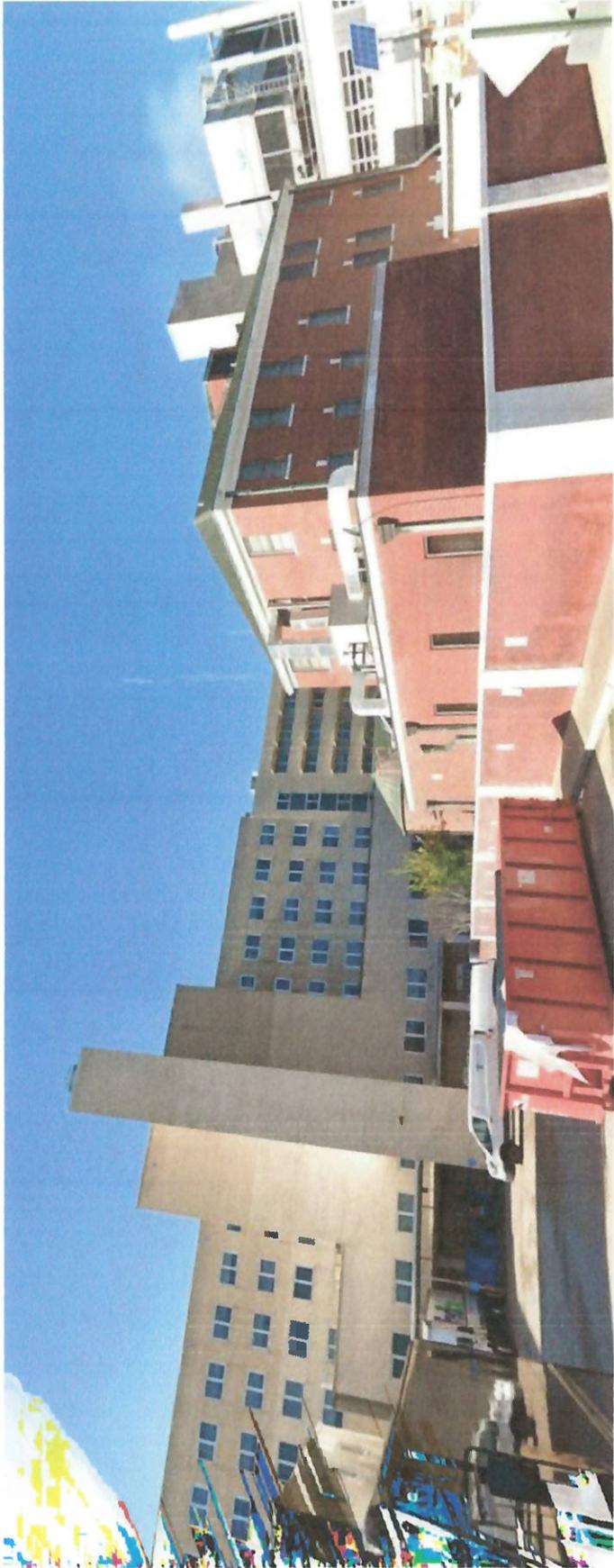
Preliminary Cost Assumptions

- South Facade large backlit sign @ \$3K-10K to \$111,000 each installed
 - South Facade text letters backlit signs @ \$40,000 to \$60,000 total installed
 - East Facade (Jackson St.) medium size backlit sign @ \$72,000 to \$98,000 each installed
 - Metal Panel and supporting structural components @ \$59 to \$72 per SF installed
 - Metal Louvers with Blow @ \$45 to \$55 per SF installed
 - Structural Support @ \$360 to \$440 per LF installed
 - Roof Patching and Repairs @ \$23 to \$28 per LF installed
 - Stucco @ \$32 to \$39 per SF installed
 - High Quality Vapor Permeable Masonry Paint @ \$7 to \$3 installed
- Construction to Project Cost multiplier of 33%
- 4.5% Escalation factor (3% per year) - Starting Construction by December 2021
- Capital Cost Placeholder of \$1,500,000 to \$1,650,000



Figure 4b Preferred Facade Improvement









SAINT FRANCIS MEDICAL CENTER — FACILITY MASTER PLAN

4.3.7 Building Exterior Refresh along Jackson St. and above the main entry

The second area of focus is along Jackson Street and above the main entry. This building face, while not highly visible along Interstate 20, will remain a key building facade for a significant amount of time. In the short term, it will still serve as the main entry until the construction is finished on the new Hospital and Surgical Tower and new Main Entry. Once this is constructed, it is recommended that the entry get backfilled with the discharge baffle and park up. Additionally, with the park getting maintained and hopefully used more by the patients, families and staff, this building elevation will remain important.

In a desire to restore some of the original intent, it is our recommendation to replicate the architecture and branding language from the south side at this location as well. Therefore, replacing the cross, which from the ground resembles more of a "plus" sign rather than cross. Therefore, it is important that the message of St. Francis Medical Center is clearly conveyed through proper signage. The signage will match the other two on the altar tower and primary facade. The logo sign is navy blue acrylic with backlit LEDs. Navy blue metal panel frames the logo while grey Stucco fills the area around the sign.

Much attention of the facade upgrades has been looking at the higher floors of the building, especially because of the visibility from the interstate. But, because of the park and activities that will continue at the entry it is important to update the perspective from the ground. There are a couple of ways the pedestrian facade can be upgraded. Painting is affordable but may require multiple paint jobs over the years. Metal panel has a longer lifespan but is a high performance material against weathering and assures that it will only need to be done once, standing the test of time far better than paint would in order to ensure an update, we have assumed painting the facade.

Preliminary Cost Assumptions

Exterior Facade Jackson St 1 large backlit sign @ \$72,000 to \$86,000 each installed

Metal Panel and supporting structural components @ \$59 / \$72 per SF installed

Stucco @ \$32 to \$39 per SF install

High Quality Vapor Permeable Masonry Paint @ \$7 to \$8 per SF installed

Construction to Project (cost multiplier of 13%)

4.5% Escalation factor (3% per year) - Start-up Construction by December 2021

Capital Cost Placeholder of \$300,000 to \$375,000



Figure 14. Jackson St. Facade Improvement