

COASTAL MANAGEMENT PROGRAM GRANT APPLICATION NARRATIVE

Historic Frankfort Coast Guard Station Redevelopment

May 1, 2008

The following narrative provides detailed information on a project to renovate the historic Frankfort Coast Guard Station, constructed in 1934, into the new Crystal Lake Art Center, providing a year-round educational and cultural resource for area residents and a distinctive cultural destination for tourists.

PROJECT DESCRIPTION

PROJECT PURPOSE: The purpose of the project proposed under the 2008-2009 grant cycle for the Coastal Management Program is to renovate the city's historic Coast Guard Station and convert it to public use as one of Michigan's foremost centers of art education, exhibitions, forums, and events.

The new Center for the Arts will renovate and re-use one of the region's most recognizable buildings as a bridge between Benzie County's hard-muscle industrial past and the knowledge-based, entrepreneurial, recreational, and creative culture and economy that has steadily evolved. This project heeds the new market trends driving the 21st century's creative and sustainable economy, which is heavily influencing more compact patterns of development in Benzie County and all of northern Michigan.

ESSENTIAL PROJECT ELEMENTS: The former Frankfort Coast Guard Station will be transformed into a new Center for the Arts, new galleries, classrooms, and studios, as well as space for a gift shop, a snack area, airy porches, and sunny patios near Frankfort's marinas and active main business district, a very pleasant shoreline stroll away.

In 2004, after 70 years of continuous duty, the United States Coast Guard closed its two-story, 9,600 square-foot, red-roofed, stout-as-a-wooden ship search and rescue station

along the ship channel in Frankfort, Michigan. The crew and operations moved to a modern concrete and steel building next door. For the Coast Guard, which has operated in Betsie Bay since 1886, the move represented the turning of a new page in the long history it has written with the people, vessels, deep waters, and windy northern coast of Lake Michigan.

The old Coast Guard Station, a study in Depression-era utility and efficiency, has served as a kind of cultural sentinel. It is a seven-decade witness to the remarkable transition that turned a busy industrial and commercial fishing port into a new economy city.

The Coast Guard Station has been very well maintained. It also has undergone only minor updates and had no major additions or renovations in its 74-year history. The building has a large middle bay that slopes to the water, which is where rescue boats were stored and repaired. The boat bay is flanked by a basement and first floor space, which included meeting rooms, a command center, a multipurpose room, kitchen, and offices. The long second floor, used to house Coast Guard personnel in rooms off a central corridor, extends over top of the boat bay and first floor rooms. Just north of the building is a large, three-bay garage.

The challenge of this project, which embraces 9,032 square feet of renovations, is to adapt the main building into a dynamic, handicapped-accessible, visual arts center that will operate year round and serve all ages.

The design focuses primarily on interior renovations that respect the original organization of the building. The boat bay will serve as the large gathering and gallery spaces with administrative and service wings to each side. The second floor will be transformed into the primary area of instruction. Exterior rehabilitation will focus on preservation of the historic architecture with minimal changes.

The Crystal Lake Art Center has contracted Quinn Evans | Architects, an Ann Arbor-based firm that specializes in restoring and transforming historic properties to new uses, to turn what is essentially a large boat house and crew quarters into a showcase of art education and exhibition.

The Coast Guard Station, built in 1934, is National Register-eligible, and the agreement between Frankfort and the Interior Department requires that Secretary of Interior guidelines are followed.

Michael Quinn's design calls for building two spacious galleries in what is now the boat storage area, carving teaching classrooms from dormitories, all of it overlooking some of the rarest and most beautiful freshwater landscapes in the nation – Betsie Bay, the Elberta Dunes, and the Lake Michigan shore.

PLAN CONSISTENCY: The project is consistent with the City of Frankfort Master Plan and Zoning Ordinance. The former Frankfort Coast Guard Station is in a zoning district designated as Waterfront Business, and the proposed redevelopment as the Crystal Lakes Arts Center is consistent with that use. The Station was also specifically included in the City's Recreation Plan for acquisition as a recreational facility. The City is currently undergoing a major effort to update the Master Plan and Zoning Ordinance, as well as the Recreation Plan, and the Crystal Lakes Art Center is anticipated to be consistent with or included in each document.

APPROVALS: Construction Code Permits (building, mechanical, and plumbing) will be required from Benzie County. Approval of construction plans will be required from the State Historic Preservation Office (SHPO).

RELATIONSHIP TO EXISTING FACILITIES: The campaign to build the Center for the Arts unites a progressive city and its most prominent arts organization in a long-term effort to leverage art exhibitions, art education, expressions of American heritage,

and historic preservation to strengthen a dynamic downtown, prompt new businesses in and near the city center, and provide for new art, recreational, and service-related jobs. The project preserves an essential historic structure, converts it to public use, and creates an outstanding education and tourist destination for the community. When renovation is completed, residents and visitors will have the opportunity to enjoy a great new education and cultural resource in a location that preserves and honors our maritime heritage. In conjunction with the county's other rich maritime resources, such as the original life saving station in Elberta, and the Point Betsie Lighthouse just four miles north, the new Art Center will not only serve as a signature art education facility, but also as an inspirational link between our authentic past and prosperous new economic future.

PROJECT BUDGET

The total amount that the Crystal Lake Art Center intends to raise in this Capital Campaign is \$2.2 million.

The organization has already raised \$625,000 through donations and commitments. Of that amount, the organization has spent \$39,000 on preliminary design and master planning, \$14,000 on the case study and promotion, and \$7,500 on legal fees.

The following is the construction budget for the project:

<u>Item</u>	<u>Cost Estimate</u>
Site preparation	\$239,450
Main building	\$1,383,757
Garage	\$60,312
Sprinkler fire suppression	\$43,853
South terrace	\$31,239
Refurbish exterior (Siding, Trim, & Gutters)	\$53,860
East patio	\$46,414
Architectural, engineering, project management	\$228,000
Furnishings and equipment	<u>\$80,000</u>
	TOTAL
	\$2,166,885

The Coastal Management Grant will be directed toward barrier-free and accessibility improvements in the main building.

FUNDING SOURCE: The Crystal Lakes Arts Center has already raised \$625,000, and has cash on hand in an amount of \$258,114, well exceeding the minimum local cash requirement of the Coastal Management Program.

The Crystal Lake Art Center seeks to raise nearly \$600,000 from grant-making foundations and public grants. In addition to this CMP grant application in partnership with the City of Frankfort, an application is being made to the Michigan Council for the Arts and Cultural Affairs (MCACA). Requests are also being made to private grant-making foundations, including Rotary Charities of Traverse City, the Americana Foundation, the Carls Foundation, Evans Foundation, DTE Foundation, Fifth Third Bank Foundation, Consumers Energy Foundation, Steelcase Foundation, Herbert H. and Grace A. Dow Foundation, Nathan Cummings Foundation, and Comerica Foundation.

Our program of identification, recruitment, and application for foundation support is extensive. The foundations described above represents only a partial list.

PROJECT TIMELINE

Construction Schedule

In Phase One of construction, which starts in late fall of 2008 and completed by the late summer of 2009, the large boat bay, two wings, and the multipurpose room will be renovated.

In Phase Two, starting in the fall of 2009 and completed in the summer of 2010, the second floor will be transformed into rooms for art instruction and the project will be completed.

Fundraising Schedule

In concert with the work the Art Center has undertaken to gain possession of the Coast Guard Station and design a new Center for the Arts, the organization also launched and is managing an effective capital campaign to raise \$2.2 million to finance construction.

In 2006, the Art Center published a graphically engaging marketing brochure, illustrating in words and pictures the project's need and great promise, to serve as the primary donor recruitment and donor development tool. The brochure helped raise \$625,000 in gifts for the Art Center's design and construction, including \$98,000 in community development funds approved by the U.S. Congress in 2007. We are seeking approximately \$1 million more in donor gifts and some \$600,000 in foundation and government grants to complete the project.

The Art Center this year launched the second phase of the Capital Campaign, focusing on grants for preservation and arts and cultural organizations, as well as on additional donor gifts.