



Summer 1993

# ProSoCo news

## The History of Benjamin Franklin School Is As Richly Decorative As The Structure

**T**he Golden Age of Public Education is attributed to Washington D.C.'s

Benjamin Franklin School which pioneered the era in education that public schools were not just for paupers, even the children of Presidents Andrew Johnson and Chester Arthur attended this school.

Renowned architect Adolph Cluss, designer of the Smithsonian Arts & Industries building, carefully studied American and European schools before choosing a Second French Empire style that was functional, efficient and grandiose compared to other schools. The cost of construction was so great that President Johnson was often pressured to convert or annex the school for the State Department, which was considered a more prominent tenant.

Constructed from 1865 to 1869, Franklin School quickly gained recognition as one of the most outstanding buildings in Post-Civil War America. The greatest honor was that the model for Franklin School was chosen to represent the city of Washington at the Centennial Exposition in Philadelphia in 1876.

Franklin School not only earned honors for its progressive architecture, but the curriculum was fast becoming the benchmark for all other public schools. Innovative achievements in science and education took place at Franklin School.

Almost 100 years after its dedication, Franklin School faced



*The restoration work of Franklin School by Oehrlein & Associates was honored with a 1993 Brick in Architecture Award from the AIA and the Brick Institute of America. Photo by Carol Highsmith*

demolition. Through the efforts of many volunteers, public officials and national organizations, Franklin School became part of the National Register of Historic Places in 1973. Four years later, the District of Columbia Board of Education (DCBE) incorporated into its policy a program for preservation and restoration of historic buildings.

Oehrlein & Associates Architects had the ambitious task of studying and analyzing old photographs and construction documents to prepare the plan for restoration of the school's exterior to its original 1869 appearance. Restoration began in 1990 under the supervision of Sigal/

Zuckerman Construction Company. They also provided a magnanimous public service grant of nearly three million dollars to help fund the project. Historic restoration involved recreating ornamental ironwork, wooden windows, replacing bell towers that were removed and stripping multiple layers of paint from the brick and natural stone.

The masonry had been painted throughout the years creating a stark contrast of harsh red and white. The first part of the project involved removing the paint. "Several strippers were tested and the last one worked!" said Richard

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## Franklin School (continued)

Hurlbut, Historic Preservation Officer for DCBE. Sure Klean® Heavy Duty Paint Stripper removed decades of paint from the masonry surfaces, which were then neutralized with Sure Klean® Restoration Cleaner. Rust stains and metal streaks caused by the ornamental iron were removed from areas of the brick surfaces with Sure Klean® 800 Stain Remover.

After paint stripping and cleaning the building, the mortar joints were re-pointed to ensure a weathertight wall. Samples of the original mortar were tested and matched in every detail. Excess mortar was then cleaned from the brick with Sure Klean® 600 Detergent.

The handful of wooden windows which could not be repaired were entirely re-created. Replacing the slate roof and re-creating the bell tower, bell, west roof dormers, detailed cupolas and ironwork completed the restoration project.

To protect the delicate stone carvings and ironwork from the damage caused by roosting pigeons, Conservare® Pigeon Control Netting was installed. The nearly invisible netting protects without interfering with the beauty of the building or posing any harm to the birds.

Franklin School now serves as an administrative and teaching resource center for the D.C. public schools.



*Alexander Graham Bell sent his first "wireless" telephone message from the third floor window on June 30, 1880.*

## Putting The Emphasis On Customer Service

**P**roviding more effective technical and sales support is the goal of recent changes in the ProSoCo Customer Service Department.

Recently, ProSoCo assigned regional responsibilities to each customer service representative in the Kansas City, New Jersey and Georgia offices.

Each ProSoCo Sales Manager and Representative has a designated representative to assist architects, distributors, contractors and others with questions relating to products, orders, shipments, and sample and literature requests.

"We're excited! Recent changes, and other improvements we have planned, demonstrate ProSoCo's dedication to customer service," remarked Jim Parsons, Customer Service Manager.

Starting July 1, 1993, when you call ProSoCo at 1-800-255-4255, you will now be asked what state you are calling from. The receptionist will then connect you with the representative assigned to your region.

If your personal customer service representative is assisting someone else when you call, you will be given the option to speak with the first available representative, or to leave a message in voice mail describing the information you need. Your representative will call you back promptly with answers to your questions and to offer any additional assistance you require.

The next time you call ProSoCo take a few moments to become acquainted with your customer service representative. Your representative is a valuable resource available to assist you with questions regarding the full range of ProSoCo products.

## Stand Off® TILE, PAVER & STONE CARE PRODUCTS

**S**tand Off® products are now being sold under the banner of Stand Off® Tile, Paver & Stone Care Products.

Previously marketed as Masonry Maintenance Products, the new banner better defines the direction the Stand Off® line has taken.

Stand Off® reaches beyond the scope of traditional maintenance products. Stand Off® Protective Treatments now prevent oil and food staining on commercial kitchen floors, food courts, pedestrian walkways and vehicular drivethroughs in major cities throughout the United States.

Stand Off® stain removers extract deep-seated oil, grease, rust and other stains from polished or

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## G·A·L·L·E·R·Y

### *Dana-Thomas House Springfield, Illinois*

**Project:** *Cleaning of exterior and interior brick and water repellent application.*  
**Restoration Architect:** *Hasbrouck, Peterson, Zimoch, Sirirattumrong, Chicago*  
**Historical Architect:** *Mike Jackson, Illinois State Historic Preservation Officer*  
**Contractor:** *Western Waterproofing, Chicago*  
**Products:** *Sure Klean® Restoration Cleaner, T-785 Restoration Cleaner, 766 Prewash, Weather Seal Stain and Conservare® 290 Siloxane.*

The Dana-Thomas House is considered by some to be a model of excellence by which all other Frank Lloyd Wright homes should be measured. "It is one of the most intact Frank Lloyd Wright homes," according to Wilbert (Bill) Hasbrouck of Hasbrouck, Peterson, Zimoch, Sirirattumrong (HPZS). Built in 1904, Dana-Thomas House is one of the largest and grandest, "Prairie" style homes designed by Wright.

After several rounds of proposals and preparation of construction documents, restoration work began in the summer of 1987. Lesley Gilmore of HPZS was with the project from the beginning until completion in 1991. As on-site project manager, Gilmore relocated to Springfield to be immersed in the project, and coordinated the work of more than 30 subcontractors during three construction phases.

"It was an incredible project to work on. Everyone put their all in it with good team work!" recalls Gilmore when asked about the project.

After structural and mechanical repair in phase I, phase II consisted of brick repair, brick replacement with original salvaged brick, roofing and exterior cleaning. The beige, exterior brick presented numerous cleaning difficulties. Extremely soiled, the brick contained organic staining matter and at one time may have been treated with linseed oil as a water repellent. Contractor Jim Miller with Western Waterproofing tested several Sure Klean® products. Cleaners that worked on the street elevation surfaces would not produce the same results in the courtyard surfaces.



*Designed for socialite and women's activist Susan Lawrence Dana, the Dana-Thomas House contains a wealth of furniture and fixtures designed by Wright: over one hundred pieces of original white oak furniture; two hundred and fifty art glass doors, windows and light panels; and two hundred original light fixtures and skylights.*

ProSoCo representative Jeff Lucas recalls, "I must have made a dozen or more trips to Springfield starting with the first inquiry from (HPZS) in 1987. Eventually, successful cleaning results were achieved with Sure Klean® T-785 Restoration Cleaner and 766 Prewash."

Phase II also included electrical work and interior cleaning. Because water rinsing is restricted with interiors, cleaning the brick interior with T-785 required careful hand rinsing using a sponge and fresh water. Brick walls in a below-grade cellar required extensive cleaning with Sure Klean® Restoration Cleaner to remove heavy soiling and water-related staining.

During phase III, Western Waterproofing repointed the exterior brickwork and applied Conservare® 290 Siloxane water repellent to the cleaned surfaces. Critical to completing the design, and accent to the tile roof, was application of a red, Sure Klean® Weather Seal Stain on the concrete trim that forms horizontal bands around the middle of the structure.

The original restoration proposal included an illustrated plan of how visitors would experience Dana-Thomas House through walking tours. "Those plans are still being used today!" said Hasbrouck.





## G·A·L·L·E·R·Y

### *Dinwiddie Hall Tulane University New Orleans, LA*

**Project:** Restorative cleaning of limestone and water repellent application  
**Architect:** Perry, Ernst & Farnet, New Orleans  
**Contractor:** King & Co., New Orleans  
**Products:** Sure Klean® 766 Prewash, Limestone Afterwash, Ferrous Stain Remover and Weather Seal Natural Stone Treatment

A university's pride and heritage is reflected in the appearance of its buildings. At Tulane University, one of our nation's oldest and most distinguished universities, that sense of heritage is present in century-old stone buildings that line the streets and crowded walkways.

Situated on 110 acres in residential uptown New Orleans, Tulane's campus houses buildings dating from one year to more than one hundred years.

One such building is Dinwiddie Hall. Built with Alabama limestone in 1923 and an important part of Tulane's history, Dinwiddie Hall was recently restored using Sure Klean®



*Dinwiddie Hall is home to the Middle American Research Institute (MARI) and the geology department. "What better place for students to learn about stone than in this limestone structure," remarked Herb Horil ProSoCo Representative.*

766 Prewash and Limestone Afterwash. Troublesome metallic stains were removed with Ferrous Stain Remover prior to application of Sure Klean® Weather Seal Natural Stone Treatment, a new product introduced specifically for limestone and other natural stone surfaces.

"The building cleaned up better than anticipated," observed Pat Dore of King & Company. "I was amazed at how clean the limestone turned out."

### **Stand Off® Tile, Paver & Stone Care Products** (continued)

unpolished surfaces. Installation cleaners, surface preparation cleaners, interior polishes and maintenance cleaners round out the line to make Stand Off® the most comprehensive range of *Tile, Paver & Stone Care Products* on the market today.

New additions to the line are Limestone & Marble Protector, Penetrating Water Repellent, Grout & Tile Cleaner, Grout Film & Coating Remover, and Non-Meth Stripper. A newly revised brochure is available by writing ProSoCo at P.O. Box 171677, Kansas City, KS 66117, or calling

1-800-255-4255 and requesting up-to-date information on Stand Off® Tile, Paver & Stone Care Products.

#### **Special Editorial Note: Dana-Thomas House**

Purchased by the state of Illinois in 1981, the Dana-Thomas House is now under the jurisdiction of the Illinois Historic Preservation Agency. With restoration complete, the Dana-Thomas House is open to the public for tours. Interested parties should call the Dana-Thomas House at 217-782-6776 for specific days and times.

The news articles included in the ProSoCo News represent factual reporting of methods that some contractors have found effective. They are not intended to be a company endorsement of procedures but merely as possible alternatives in individual situations. Additionally, the use of photographs does not constitute an endorsement of the products.



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