HISTORIC LANDMARK COMMISSION

RONALD McDonald HOUSE
PLNHLC2011-00503
901 East South Temple
May 2, 2013

Planning and Zoning Division
Department of Community and Economic Development

Applicant:
Ronald McDonald House

Staff
Ray Milliner
ray.milliner@slcgov.com
(801)535-7645

Zone:
RMF-35 (Residential Multi-Family)

Master Plan Designation:
Avenues, Medium Density 8-28 units per acre

Council District:
District 3 – Stan Penfold

Lot Size:
Approximately .19 Acres

Current Use:
Eleemosynary Facility

Applicable Land Use Regulations:
- 21A.34.020 H

Notification:
- Notice mailed on February 21, 2013
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites February 21, 2013
- Property posted on February 21, 2013

Attachments:
A. Material Information

Request

The Ronald McDonald House, represented by CRSA Architects, is requesting that the Historic Landmark Commission review and approve an exterior finish material called Dryvit TerraNeo which is designed to simulate a rock finish on portions of the now under construction Ronald McDonald House (the design of the new building was approved by the Historic Landmark Commission on February 2, 2012).

Recommendation

Staff recommends that the Historic Landmark Commission review the proposed finish material and provide staff and the petitioner with direction as to whether it is an appropriate finish material for new construction in a historic district.

Possible Motions

Approval: Based on the testimony, plans presented, and the findings written in this staff report, I move that the Historic Landmark Commission approve the use of the exterior finish material called Dryvit TerraNeo on the Ronald McDonald House now under construction. The proposal meets the standards for a Certificate of Appropriateness for New Construction subject to the following condition of approval.

Condition of Approval

1. The material shall be applied only to those areas indicated on the plans attached to this staff report.

Denial: Based on the testimony, plans presented, and the following findings, I move that the Historic Landmark Commission deny the use of the exterior finish material called Dryvit TerraNeo on the Ronald McDonald House now under construction. The proposal does not meet the standards for a Certificate of Appropriateness for New Construction.

VICINITY MAP

Background

On February 2, 2012, the HLC reviewed and approved a petition for new construction in the South Temple Historic District. As part of the final approval, the following conditions of approval were attached:

- The primary exterior building material shall be brick. Stucco or other types of synthetic material are not allowed as a primary building material.
- Types and styles of materials shall be reviewed by staff for final approval prior to installation on the building.
- Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Planning Director prior to their construction.
- The architect and/or applicant shall be responsible for coordinating the approved architectural drawings/documents with the approved construction drawings/documents. The overall aesthetics of the approved architectural drawings/documents shall take precedence. Any discrepancies found among these documents that would cause a change in appearance to the approved architectural drawings/documents shall be reviewed and approved prior to construction.

Compliant with the conditions of approval, the petitioner presented the final finish materials to staff for review and final approval. The primary building material proposed was brick with metal roofing and the Dryvit TerraNeo material as secondary materials. The Dryvit TerraNeo would be replacing the stone that was approved by the HLC. Staff found that the brick and metal were consistent with the original HLC approval and approved them. Because the Dryvit TerraNeo material is a synthetic material, and is proposed to be prominently featured on the building, staff

found that the change in material was a significant change and the HLC has generally not approved the use of similar products on prominent facades. As a result, staff has brought the issue to the Historic Landmark Commission for review and direction as to whether or not it is an appropriate finish material for the building.

Comments

Public Comments

At the time of this writing, staff has received no public comment relating to the proposed material.

Analysis and Findings

21A.34.020 H Historic Preservation Overlay District

Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure: In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the historic landmark commission and city council and is in the best interest of the city:

Of the standards outlined in this section of the Zoning Ordinance, it is standard number two (2) that pertains specifically to the relationship of materials with the surrounding area. The design standards set forth in standard number two (2) provide the regulatory foundation for the review of building materials on new construction while the design guidelines provide a guide to help evaluate and interpret the design standards. Planning Staff, therefore, has reviewed this request based on pertinent materials from the Zoning Ordinance as well as the *Design Guidelines for Historic Commercial Properties & Districts in Salt Lake City.*

Standard 2: Composition of Principal Facades:

a) Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
b) Rhythm of Solids To Voids In Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
c) Rhythm of Entrance Porch And Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
d) Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

DESIGN GUIDELINES FOR HISTORIC COMERCIAL PROPERTIES & DISTRICTS IN SALT LAKE CITY

13.20 Exterior building materials should be of a high quality and compatible with adjacent buildings.

- Materials should be varied to provide architectural interest.
- Combine building materials in patterns to articulate the design and create a sense of human scale through the scale of the components.

- The character and properties of materials should inform the facade design.

13.21 New alternative materials that are compatible in character to historical materials may be acceptable with appropriate detailing.

- Alternative materials for new buildings may be used if they provide texture and scale that complements their surroundings.
- Alternative materials should have a proven durability in Salt Lake City's climate.
- Different materials may be appropriate for commercial areas with historic architecture from the recent past.

Analysis: The Dryvit TerraNeo product has been around for about 15 years; nonetheless, staff could find no sample of the product within a historic district, and very few buildings that have employed it in Salt Lake City. This specific material has not been considered by the HLC and therefore, staff was reluctant to approve it administratively because it represents a major change from the original stone that was proposed. The HLC has the authority to review and approve or deny it on a case by case basis. Below staff has listed possible positive and negative impacts of the material:

Positives

- Visually, the Dryvit TerraNeo material is designed to simulate the look and feel of cut stone on the façade of a building.
- When properly applied, it can be used to create detailed finishes that simulate details of a stone finish.
- From a distance, it does have the appearance of stone.
- The stone appearance is complimentary to the surrounding architecture along South Temple.
- The material is proposed as secondary to the primary material proposed on the building which is brick.
- Information provided by the manufacturer indicates that it will be durable, and a visual inspection of material that has been on a building for approximately 15 years show little deterioration (see attachment A).

Negatives

- Due to the relatively recent introduction of the material in the Salt Lake City market, it is difficult to determine whether or not it will be durable in our climate.
- If improperly applied, the material may deteriorate quickly.
- It does become readily apparent that the material is not stone when one makes a close product inspection.
- In the past, the Commission has been reluctant to allow similar synthetic products on new construction within historic districts.

Finding: Staff finds that the proposed Dryvit TerraNeo material has not yet been used within a City Historic District. Staff further finds that the material will be used as a secondary building material, and it is designed to complement the surrounding architecture of South Temple. Staff is requesting that the HLC determine whether or not it is of a high enough quality to be approved as a building material on South Temple.

Attachment A
Material Information

CRSA
ARCHITECTURE · PLANNING · INTERIORS
649 E SOUTH TEMPLE · SLC, UT 84102 · 801.355.5915 · www.crsa-us.com

April 3, 2013

Ray Milliner, Principal Planner
Salt Lake City Planning
City & County Building
451 South State Street, Room 406
Salt lake City, Utah 84111

Re: Staff Approval of Exterior Finish Systems required by HLC Approval
Ronald McDonald House, Phase I
BLD2012-04963

Dear Ray:

As part of the HLC approval of the new RMH building, the SLC staff was to approve the final exterior finish materials prior to installation. On March 11, 2013, you and I met briefly at your office to discuss the exterior finish material samples and products. You approved the brick and metal panel. You had questions about the durability and attractiveness of the "faux stone" product samples I presented to you. The discussion below and attachments hereto are to address the product's "durable and attractive" qualities.

The exterior finish material of this building is 62% brick. Other materials are 21% faux stone, 9% accent faux stone, 4% metal and 4% concrete (bridge element not included).

The product submitted for the faux stone is called Dryvit TerraNeo. This product is an acceptable faux stone material. With this shaped material, it is easy to successfully represent real stone and achieve strong, stone-like joinery, horizontal joints with minor vertical joints, as with any large stone block application.

The attached, highlighted elevation diagrams show where brick and faux stone products will be installed on the subject project. Also attached are photographs of this product installed around the Salt Lake and Utah valleys which we observed to appear as faux stone. Observations of this or similar products on buildings constructed more than 15 years ago were noted as appearing to be the same quality as new installations, noting no visible degradation. This shows the product to be successful, long-lasting, and attractive after many years.

<u>Faux Stone Exterior Finish System</u>

- Material – The faux stone system submitted for this application is Dryvit TerraNeo.
- Durability – Dryvit's standard reinforcing mesh will be used where this material is applied above the ground. Next to walking areas, upgraded reinforcing mesh gives this product added durability. Its' initial tinted scratch coat is almost 1/8" thick with a finish top coat also almost 1/8" thick, and high-traffic areas receive a third coat. With over ¼" thick coat on mesh, this product is durable and, better, it is repairable where the repair of actual stone would be formidable. Additionally, the system has insulative value. On vertical surfaces the topcoat is as durable and protective as a stucco product. Where it is installed on small sloped, horizontal surfaces, the product is sealed for added protection from water infiltration. The product has a 10-year warranty.
- Attractiveness – With tinted base coat(s) and faux stone finish coat, including mineral parts enhanced with inclusions and reflective mica, this product appears to be stone. Furthermore, because the detailing and jointing will be similar to stone joinery, the overall system will have a true stone appearance. Horizontal

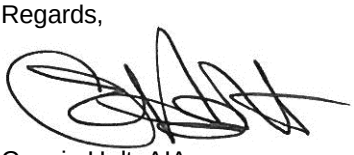
joints and vertical joints with sanded sealant, the same sanded sealant used at expansion joints in the brick, will aid the material to appear like real stone.

The TerraNeo installations we observed as most successfully representing stone were installed adjacent to another real material, i.e., real brick masonry or stone masonry. We believe this juxtaposition, along with care in detailing, will further enrich the visual attractiveness of the product. The RMH building will have installations of the TerraNeo product adjacent to brick at the vast majority of the transitions.

- Accent Material – The accent material submitted is a Dryvit product with a solid color and its texture will match the TerraNeo. Similar to other buildings along South Temple Street, cornice, window sill and header materials differ from main building materials as an accent. This shift provides necessary visual relief and is used in minor locations above the pedestrian level. This accent material will be consistent with the TerraNeo in representing stone with stone-like joinery and detailing.

For reasons outlined above, we believe the submitted exterior faux stone products will create a durable and attractive exterior façade in this application for years to come. We anticipate your feedback, looking forward to progressing swiftly since construction has begun. Thank you for your time and consideration.

Regards,



Connie Holt, AIA
Architect / Project Manager
C R S A

Attachments:
Elevation Diagrams & Scan of Color Samples
Photos of Nearby Installations
Selected Product Data from the Submittal

Copy to: M. Ferro, RMH
Carrie Romano, RMH
Karin Lanning, RMH
Brian Bready, R&O Construction
Mike Philips, R&O Construction
Dave Nicholson, Nicholson Const.
Juan Landeros, Nicholson Const.
Allen Roberts, CRSA
Wally Cooper, CRSA

TerraNeo® (DS481)

100% Acrylic-Based Finish with Large Mica Chips and Multi-Colored Quartz Aggregates

Description

TerraNeo finishes (loosely translated as “New Earth”) offer architects, designers and building owners a natural aggregate finish that establishes an innovative and exciting surface with distinctive features. TerraNeo finishes offer high-performance attributes that ensure a long-lasting, radiant finish certain to enhance a building’s stature.

Benefits

TerraNeo is ready mixed and has excellent color retention. It is vapor permeable, and is resistant to dirt pickup, mildew growth and UV degradation.

Uses

TerraNeo is recommended for use with any of Dryvit’s exterior insulation systems, as well as over cement plaster, tilt-up panels, cement board or precast structures. TerraNeo finishes also make an outstanding impression on interior walls of all kinds.

Coverage

The recommended coverage is 8.8 - 9.3 m^2 (95-100 ft^2) per 19 L (5 gal) pail at a recommended thickness of 3 mm (1/16 in). Coverage will vary depending upon the texture and appearance desired.

Properties

Drying Time - The drying time of TerraNeo is dependent upon the air temperature and relative humidity. Under average drying conditions 21 °C (70 °F), 55% R.H., protect work from rain for at least 48 hours.

Water Vapor Transmission (ASTM E 96) - TerraNeo is permeable to moisture vapor.

Moisture Resistance (ASTM D 2247) - 14-day exposure. No deleterious effects.

Salt Spray Resistance (ASTM B 117) - 500 hours. No deleterious effects.

Accelerated Weathering (ASTM G 155) - 3000 hours. No deleterious effects.

Wet-Scrub Resistance (ASTM D 4213-83) – Passes 2,000 scrub cycles.

Mildew Resistance (ASTM D 3273) - Passes.

Flame Spread (ASTM E 84) - 25, Class 1.

Application Procedure

Job Conditions - Air and surface temperature for application of TerraNeo must be 10 °C (50 °F) or higher and must remain so for a minimum of 48 hours.

Temporary Protection - Shall be provided at all times until base coat, finish and permanent flashings, sealants, etc. are completed to protect the wall from weather and other damage.

Surface Preparation - Surface must be smooth and free of imperfections to ensure satisfactory appearance.

Interior and exterior surfaces must be above 10 °C (50 °F) and must be clean, dry, structurally sound and free of efflorescence, grease, loose paint, oil, form release agents and curing compounds. Interior painted surfaces must be lightly sanded before application of Color Prime™.

Dryvit Reinforced Base Coat: The base coat must cure a minimum of 24 hours before application of Color Prime and TerraNeo.

Concrete: The concrete shall have fully cured prior to application of Color Prime and TerraNeo. If efflorescence, form release agents or curing compounds are present on the concrete surface, the surface shall be thoroughly washed with muriatic acid and flushed to remove residual acid. All projections shall be removed and small voids filled with Genesis® or Genesis® DM base coat.

Masonry: The masonry surface, with joints struck flush, shall be "skim coated" with Genesis or Genesis DM base coat to produce a smooth, level surface.

Stucco: Color Prime and TerraNeo shall be applied over the cured brown coat. If additives are present in the stucco, a test patch shall be made and bond strength checked prior to application.

Mixing – Just prior to application, mix the TerraNeo for 1 minute to ensure uniformity using a Demand Twister or Windlock B-MEW, B-M1 or B-M9 mixing paddle driven by a high-torque 12 mm (1/2 in) drill, at 400-500 RPM. **DO NOT OVERMIX.** The TerraNeo will usually trowel apply well enough after being mixed**without the addition of water.** If the material will not spread easily after mixing, water can be added in small increments. The same amount of water must be added to all pails of a given batch. Do not exceed 6 ounces per pail. **A Dryvit Field Service Manager should be contacted if a given batch of TerraNeo needs more than 6 ounces per pail of water to spread properly.**

Application - Color-coordinated Color Prime shall be applied to all substrates a minimum of four hours prior to application of TerraNeo (*see chart). Color Prime must be fully dry before TerraNeo is applied. Trowel apply an even layer onto the primed base coat, approximately 1.6 mm (1/16 in) to 3 mm (1/8 in) thick. With a clean plastic float, lightly float the surface of the TerraNeo finish using a tight figure 8 pattern. Float over the finish lightly several times, cleaning the float frequently in the process. This will bring to the surface the large mica and enhance the granite appearance. Allow the TerraNeo to thoroughly dry for a minimum of 48 hours under average drying conditions [21 °C (70 °F), 55% R.H.]. Do not apply TerraNeo on surfaces that will receive sealant. Those surfaces shall be coated with color-coordinated Color Prime.

Clean Up - Clean tools with water while TerraNeo is still wet.

Maintenance - All Dryvit products are designed to require low maintenance. However, as with all building products, depending on location, some cleaning may be required. See Dryvit publication DS152 on cleaning and recoating.

Storage

TerraNeo must be stored at 10 °C (50 °F) or above in tightly sealed containers out of direct sunlight.

Cautions and Limitations

- TerraNeo must not be used on exposed exterior horizontal surfaces. Minimum slope is 150 mm (6 in) in 350 mm (12 in), which is 27°. Maximum length of slope is 350 mm (12 in).
- TerraNeo shall not be used below grade.
- Minor color deviation will occur due to the natural aggregate and variations in raw materials. To achieve the best color results, material from the same batch number should be applied to a specific wall section. Therefore, check batch numbers before applying materials.
- A minimum 2.4 m x 2.4 m (8 ft x 8 ft) area of actual project or mock-up wall shall be coated by the applicator/contractor with the TerraNeo finish to establish acceptance by the owner, architect or project manager.
- TerraNeo must never be used alone on exterior applications over any type of gypsum board, foam plastic insulation or other type insulation board.

TerraNeo Colors		Coordinating Color Prime Colors	
200	Gibraltar	618	Antique Gray
201	Zanzibar	327	Mocha
202	Serengeti	117	Colonial Tan
203	Sonora	347	Winter Brown
204	Amazon	527	Brushed Gray
205	Andes	306	Swiss Mocha
206	Vesuvius	634	Granite Gray
207	Glacier	132	Mountain Fog
208	Teton	318	Brown Flair
209	Everest	104	Dover Sky

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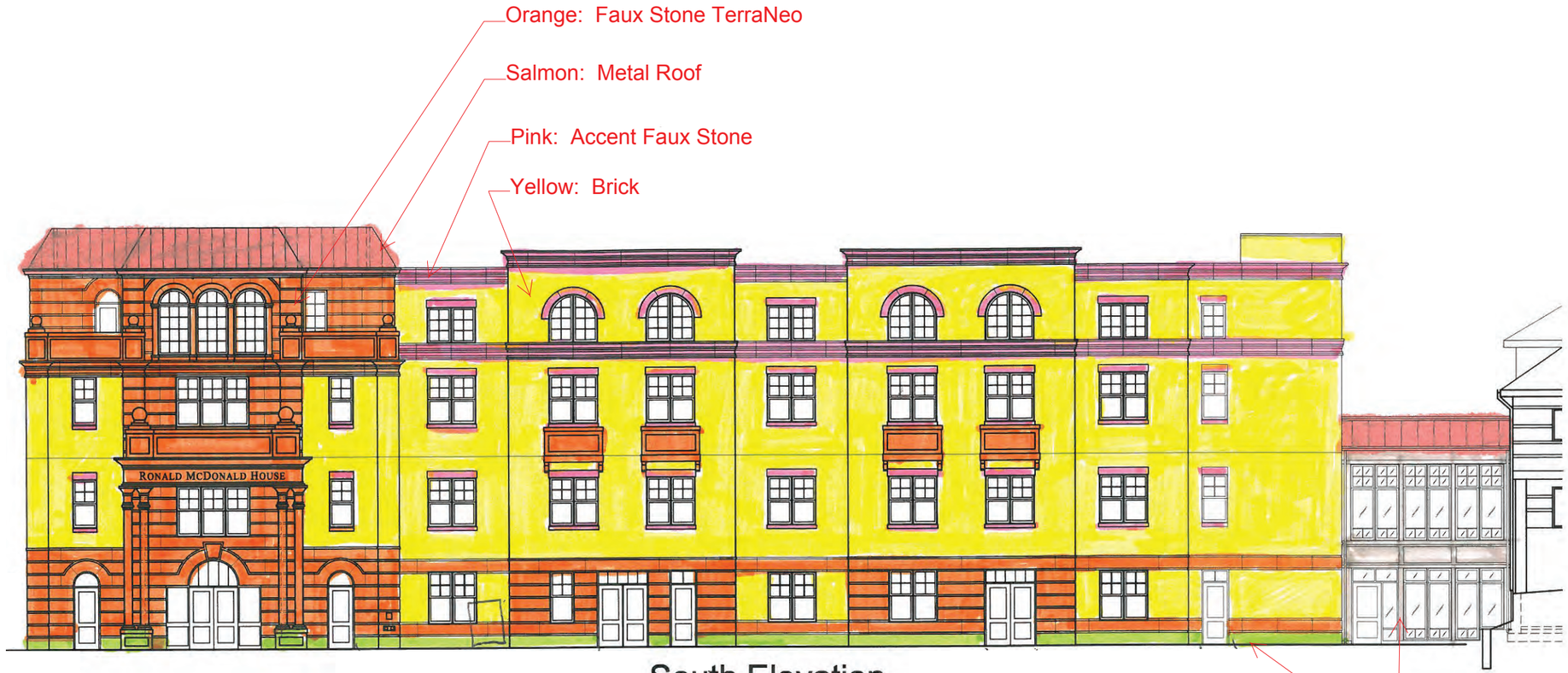
R3:1-25-2006



South Elevation

1/16" = 1'-0"

EXTERIOR MATERIALS

Ronald McDonald House - Phase 1

CRSA, 2013-April-03

North Elevation

1/16" = 1'-0"

EXTERIOR MATERIALS

Ronald McDonald House - Phase 1

CRSA, 2013-April-03

East Elevation

1/16" = 1'-0"

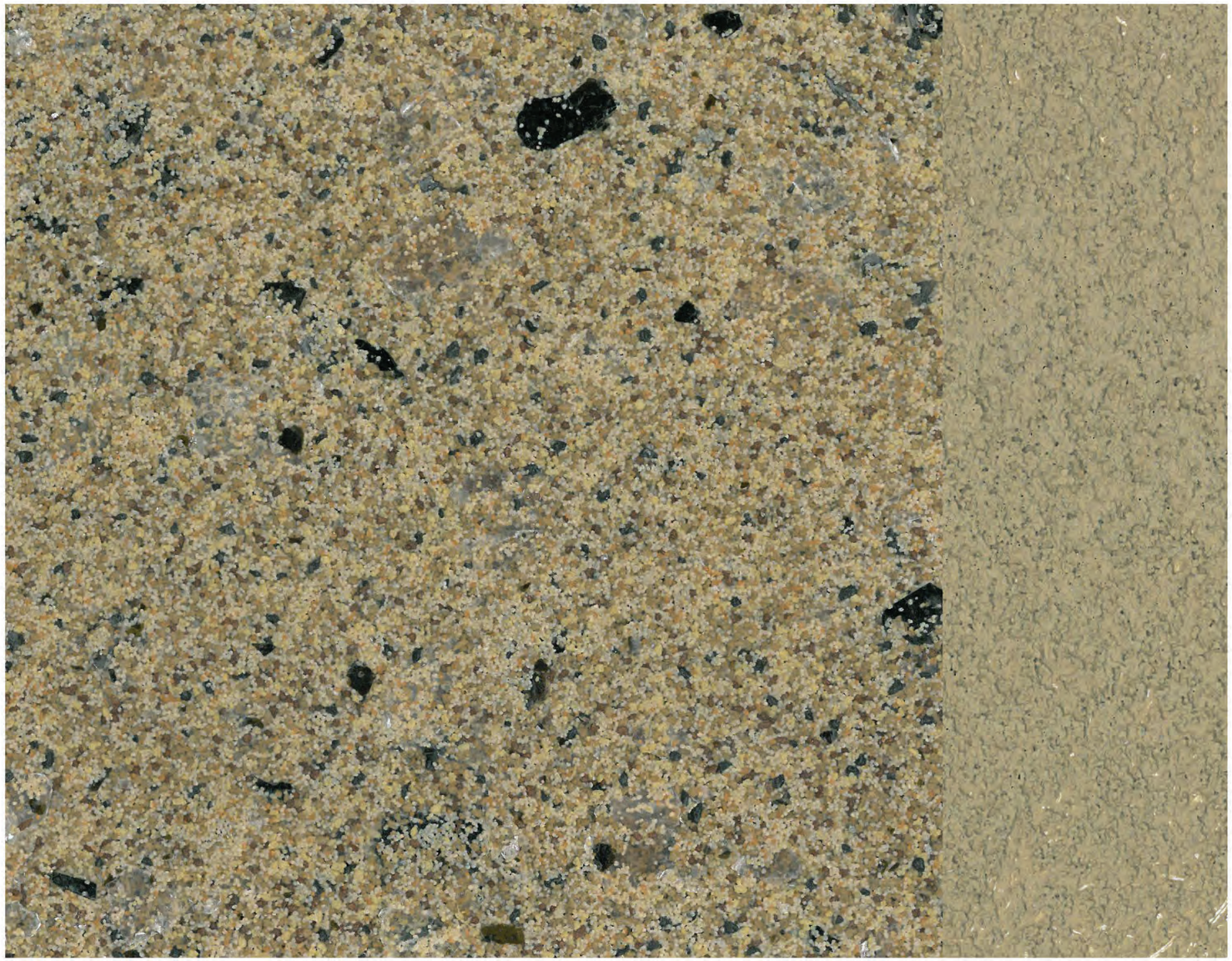
West Elevation

1/16" = 1'-0"

EXTERIOR MATERIALS

Ronald McDonald House - Phase 1

CRSA, 2013-April-03



TerraNeo faux stone

(Orange)

Accent

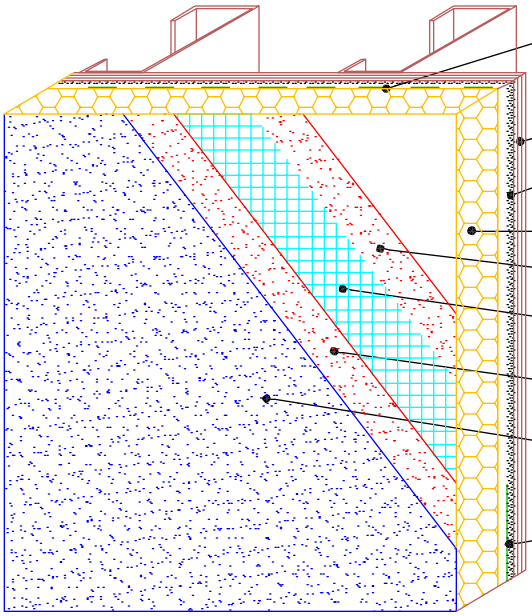
(Pink)

EXTERIOR MATERIALS

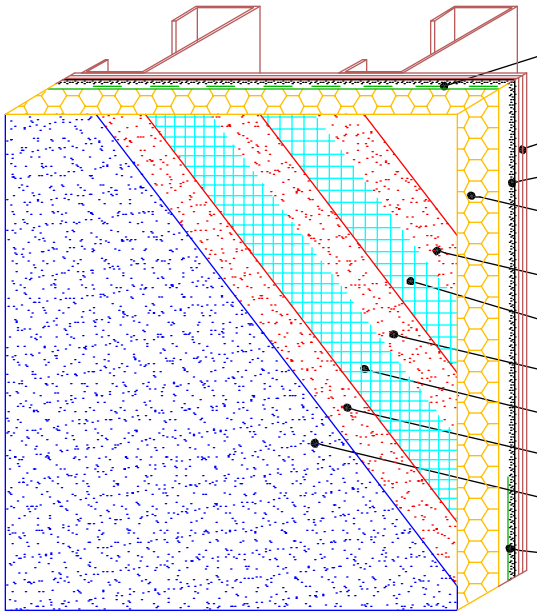
Ronald McDonald House - Phase 1

CRSA, 2013-April-03

NORMAL IMPACT



HIGH IMPACT



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Outsulation Plus MD System

NOTE:

1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. AS AN OPTION DRYVIT DRAINAGE TRACK™ CAN BE USED AT SYSTEM TERMINATION AT GRADE, REFER TO OPMD 0.0.03 FOR CONFIGURATION.
3. DRYVIT DRAINAGE TRACK SHOULD ONLY BE USED AT GRADE LEVEL TERMINATIONS.

The architecture, engineering and design of the project using the Dryvit products is the responsibility of the project's design professional. All systems must comply with local building codes and standards. This detail is for general information and guidance only and Dryvit specifically disclaims any liability for the use of this detail and for the architecture, design, engineering or workmanship of any project. The project design professional determines, in its sole discretion, whether this detail or a functionally equivalent alternative is best suited for the project. Use of a functionally equivalent detail does not violate Dryvit's warranty. This detail is subject to change without notice. Contact Dryvit to insure you have the most recent version.

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APPROVED BY:	REV:	DATE:
RS	10	03/08


Genie GS-1930

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