

PROJECT NARRATIVE: Madeleine Choir School

Legal Description of the property:

THE FOLLOWING DESCRIBED TRACT(S) OF LAND IN SALT LAKE COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

PARCEL 1: (09-31-382-002-2000)

ALL OF BLOCK 16, PLAT "D", SALT LAKE CITY SURVEY.

EXCEPTING THEREFROM: ALL BUILDINGS, STRUCTURES AND IMPROVEMENTS.

PARCEL 2: (09-31-382-002-2001)

ALL BUILDINGS, STRUCTURES AND IMPROVEMENTS LOCATED ON:

ALL OF BLOCK 16, PLAT "D", SALT LAKE CITY SURVEY.

Description of the proposal and any Special Exceptions requested:

Proposed new 16,500 SF field house with supporting program and additional needed classroom space. The student population is not proposed to change for the Madeleine Choir School, the proposed Field House will fulfill a long standing need that has existed in the school for a long time. The proposed structure has been carefully placed within the historic campus context with a strong relationship to the school central quad. Exterior materiality was developed through a careful analysis of the Avenues context. This analysis helped establish the exterior materials and color palette.

No Special Exceptions are requested.

Design Guidelines for Historic Commercial Properties & Districts *Source, CHAPTER 13: New Construction*

Site Design & Orientation

13.1 *The traditional historic development pattern should be recognized and maintained in new development.*

RESPONSE: The proposed structure is situated on its site in a manner that allows building facades to be oriented toward 2nd Avenue and B Street. Existing front yard setbacks and spacing of side yards and access are reflected in the proposal. The building entrance to be oriented toward 2nd Avenue to the North and from the internal campus quad from the South.

13.2 *Historic street patterns should be maintained.*

RESPONSE: The proposed structure is located on the site in a manner consistent with the spatial rhythm of the street and neighborhood. Historic alley/access network patterns and widths are preserved.

13.3: *Distinctive features that emphasize buildings on corner lots should be considered.*

RESPONSE:

The proposed structure is not located on a corner.

13.4: *Indigenous plant materials should be included in new landscape designs.*

RESPONSE:

The planting plan will focus on preservation of existing vegetation to the extent possible and replacement with same or similar species when necessary.

Mass, Scale & Form

13.5: *The height of a new building design should reflect the established building scale of the setting and area.*

RESPONSE: The surrounding context consists of 3 and 4 floor apartments and condos. The proposed structure provides 2 floors and roof deck that reflects the established building scale of the setting and area. Please also refer to the figure ground study demonstrating the compatibility of the building scale within the neighborhood context.

13.6: *The Massing characteristics of the new area should form the basis for the scale of new development.*

RESPONSE: The massing of the building is partially determined by the program requirements and also considers the characteristics of the area as the basis the proposed structure. The massing is broken up and stepped down on the North and South sides to create a rhythm connecting the building to its context and providing a similar width and scale to other structures found along the street.

13.7: *The street façade should appear similar in scale to the established scale of the current street block.*

RESPONSE: Facades along 2nd Avenue and B Street have a similar scale and material (masonry and glazing). As a result, the massing and solid to void relationship of the proposed structure is consistent along the current street block.

13.8: *A new building should be designed to reinforce a sense of human scale.*

RESPONSE: The massing is broken up by the use of masonry with changes in texture and bonding to create divisions and visual interest. The use of this propose building material reflects the surrounding context while allowing the structure to utilize details and proportions to express/reinforce the design at a human scale. The landscape layer along the East façade further humanizes the elevation and provides a soft layer that changes with the seasons.

13.9: *Roof forms should be an integral part of the building design and overall form of the building.*

RESPONSE: There are numerous flat roofed structures in the area. This proposal roof pattern is consistent with existing structures similar in scale and it is integral with the building experience.

Architectural Character

13.10: *Contemporary designs compatible with the character of the area and/or district may be used.*

RESPONSE: The proposed design draws upon fundamental design elements pulled from the campus context, including the adjacent Erbin Hall building. The use of an updated massing is compatible with this existing style and allows for the proposed structure to create interest and visual

compatibility while also expressing that the structure is new. A careful contextual analysis was conducted and the color of the façades was generated using the palette of the surrounding context.

13.11: The exact imitation of earlier architectural styles is discouraged.

RESPONSE: This proposal utilizes architectural elements, reflecting and evolving the character of the existing area without imitating or replicating.

13.12: Creative interpretations of historical architectural details can be successful.

RESPONSE: The use of masonry details and glazing allows for a creative and visually compelling interpretation of the historical details in the neighborhood through the design of these materials and patterns.

Façade Elements

13.13: The design of a new building should include the three building elements: a base, a middle and a top.

RESPONSE: The proposed structure utilizes masonry and glazing to break up the facades into levels creating visual interest and connecting to the surrounding character.

13.14: The ground floor level of a building should be designed to encourage pedestrian activity and provide visual interest.

RESPONSE: Primary entrances within the campus and along 2nd Avenue encourage pedestrian activity and create a ground floor that connects well to the site and context. The design addresses the courtyard and street with its mass and void/glazed areas to become clearly identifiable while creating visual interest and clear public access.

13.15: Design elements and details should be employed to integrate a new building with its setting.

RESPONSE: The proposed design incorporates masonry (stack, pattern, color, and texture) which enables design elements and details found within the immediate and wider setting to be used to further integrate the new structure with its neighborhood context.

13.16: Consider building designs that emphasize floor levels.

RESPONSE: The proposed use of masonry with its stack and texture allows for the breaking up and distinction of floor levels. The introduction and spacing of glazing allow for the same effect.

13.17: Canopies and awnings should be considered to emphasize the first floor and entrance.

RESPONSE: A setback and reveal of the entrances from the overall massing allows for covered entry that creates a desired emphasis on both the entrance and experience of the first floor.

13.18: Consider signs as an integral design feature of the overall façade composition.

RESPONSE: The surface provides a location for signage to be incorporated and the architect will be designing this element as an integral part of the façade.

13.19: The use of datestones or cornerstones displaying the building's date of construction is encouraged.

RESPONSE: A datestone/cornerstone element will be considered in the design.

Building Materials

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

RESPONSE: The proposed structure utilizes masonry and colored glazing similar to those found in the immediate surrounding area.

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

RESPONSE: New stack/ bond, and dimensions of brick are used to create visual interest while being compatible with existing character. Colored glazing will also be utilized as a way to further connect the building to the nearby Cathedral.

13.22: Large areas of wall plane should have an appropriate finish.

RESPONSE: Large areas of wall plane will have a design pattern and texture appropriate to its context while also creating visual interest and surface shadow.

Lighting

13.23: The visual impact of site and architectural lighting should be minimized.

RESPONSE: Lighting design will be integrated into the architecture in a site-sensitive way.

13.24: Fixture design should complement the design of the building.

RESPONSE:

Parking

13.25: Parking areas should be located away from the street frontage and where they are least visually obtrusive.

RESPONSE: This project proposes that a small parking lot that is currently utilized by the school be removed. This parking lot is currently located along the street frontage mid-block on second avenue. A shared parking agreement is in place with the Church of Jesus Christ of Latter Day Saints, no additional parking is needed for this property.

13.27: Bikeways and pedestrian walkways should be separated and buffered from external and internal circulation within parking lots.

RESPONSE: Pedestrian walkways within the campus context are proposed to remain as is. The design of the building footprint was carefully considered to make as minimal impact on existing campus circulation as possible.

Sincerely,

A handwritten signature in blue ink, reading "Anne G. Mooney". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

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