

# HISTORIC LANDMARK COMMISSION

**RONALD McDonald HOUSE  
PLNHLC2011-00503  
901 East South Temple  
December 1, 2011**



Planning and Zoning Division  
Department of Community and  
Economic Development

**Applicant:**

Ronald McDonald House, Casey McDonough, representative

**Staff**

Ray Milliner  
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(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:**

vacant

**Applicable Land Use Regulations:**

- 21A.34.020 H

**Notification:**

- Notice mailed on November 17, 2011
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites November 17, 2011
- Property posted on November 17, 2011

**Attachments:**

- A. Previous Elevation
- B. New Elevations

***Request***

The Ronald McDonald House, represented by CRSA Architects, is requesting approval of a Certificate of Appropriateness Involving New Construction of a building with a fifteen (15) foot height exception.

***Recommendation***

Staff recommends that the Historic Landmark Commission review the petition, and grant the request for design review and a 15 foot height exception on the building at 901 East South Temple pursuant to the conditions of approval, analysis and findings in this staff report.

**Conditions of Approval**

1. The maximum height of the building shall be 50 feet above established grade.
2. The primary exterior building material shall be brick. Stucco or other types of synthetic material are not allowed as a primary building material.
3. Types and styles of materials shall be reviewed by staff for final approval prior to installation on the building.
4. Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Planning Director prior to their construction.
5. 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.
6. With the exception of the 15' (Fifteen foot) height exception, the building shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Salt Lake City Zoning Ordinance (including Section 21A.34.020); International Building, Fire and related Codes (including ADA compliance).

## VICINITY MAP



## Background

On August 18, 2011, the applicant submitted a petition for the following:

1. A certificate of appropriateness involving the alteration of a noncontributing structure to remodel the existing Ronald McDonald house.
2. A certificate of appropriateness involving new construction for a new building located on the adjacent property to the west.
3. A request that the Historic Landmark Commission grant a 10 foot height exception for the new building.

The property, located at 901 East South Temple at the corner of M Street and South Temple and is zoned RMF-35. The principal use of the property is to provide temporary housing for families with children who are in the hospital.

The proposal was reviewed as a work session item by the Historic Landmark Commission on October 20, 2011. At the meeting, the Commission was asked to provide feedback on the design of the building as well as the proposed height increase. Noting that the standard for granting the height exception is higher than that of approval for a compliant building, the Commission directed that approval would come with a finding that the design and architecture is that of a monumental building with an entrance onto South Temple.

The applicant has reworked the design based on that input and is here tonight asking that the Commission approve the design.

## ***Proposal***

The applicant is proposing to build a 4 story building on the corner of M street and South Temple. The new building would be attached to the existing Ronald McDonald House by a two story bridge. The south west corner of the building would have a chapel / meditation component on the 4<sup>th</sup> floor with an exterior deck area. Vehicular access to the property would be from M Street. Parking would be on a surface lot located behind the both buildings. The building is designed to accommodate a future addition on the rear if necessary. The principal use will be small residential units, with a theater, meeting room, and various activity rooms located on the main floor. The new building would have 24 guest rooms and the existing building would be remodeled to have 28 rooms for a total of 52 rooms. The new building would also have 15 unfinished guest rooms on the fourth floor that would bring the total number of rooms up to 67.

## ***Comments***

### **Public Comments**

Staff received one email comment regarding the petition. It is attached as exhibit C.

## ***Analysis and Findings***

### **Proposed Height Exception**

The applicant has petitioned the Historic Landmark Commission for a 15 foot height exception. The maximum height in the RMF-35 zone is 35 feet above established grade. The proposed building would be approximately 50 feet above established grade at its highest point and 43'-6" feet at it's lowest. The applicant's motivation is that the increased height would enable them to meet the future needs of the Ronald McDonald house and manage expected growth.

In order to approve the height exception, the HLC must find that the taller building (50 feet) would be more compatible with the surrounding historic buildings than a building proposed at the allowed zone height (35 feet). The burden of proof lies with the applicant, who must demonstrate that the design of the building meets this standard. At the October 20, work session, the Commission provided the following basis for consideration of a height exception on the site:

- Most arterial streets in Salt Lake City end at a monumental building, that creates a defining landmark for the area (1300 East, 800 East, 200 South etc.).
- The site in question, at the end of 900 East is one that could support a monumental building provided the building had the right design and architecture.
- The architecture of the building should be of a quality expected of a monumental building.
- There must be a prominent entrance to the building facing South Temple.
- The applicant should look at ways to break-up the width of the building to approximate the streetscape of South Temple.

**Analysis:** The applicant has revised the proposed drawings to better suit the direction of the HLC. Revisions include:

1. Removed gables from corner and bay windows.
2. Removed curved sun shades from corner and gabled bay windows.
3. Added flat roof at top of 3<sup>rd</sup> story on corner and at square bay windows.

4. Made two window pairs at curved bay windows and the windows above the curved bays at the 4<sup>th</sup> floor.
5. Added porch and different entry at corner.
6. Made overhangs deeper.
7. Modified 4<sup>th</sup> floor of corner tower so that curve of windows matches curve of bay windows.
8. Changed the brick so that there is a dark base, medium middle and light top.
9. Added recessed brick courses to base brick.
10. Added recessed brick courses at corners of tower and top of tower as well as at square bays to imply quoins at those corners.
11. Changed windows at the corner tower so that the 1<sup>st</sup> and 2<sup>nd</sup> floor have taller transom windows and the 3<sup>rd</sup> floor smaller transom windows.
12. Changed windows on the corner tower 4<sup>th</sup> floor so that there are four instead of three.
13. Changed windows on the rest of the building so that the 1<sup>st</sup> and 2<sup>nd</sup> floors have transoms.
14. Made the headers above doors and windows taller.

In reviewing the proposal, staff has found that the revisions to the building are an improvement, in that the design changes combine to make the building more architecturally compatible with other buildings along South Temple. The new features of the building are similar to those found on other large, significant buildings along the street. Further, it is noted that the changes will reduce the visual impact of the height as viewed from the street. Eliminating the gables and replacing them with flat roofs, using a lighter color brick on the upper floors, increasing the size and weight of the top cornice and the inclusion of lintels over the windows will create a visual effect of capping the height of the building.

On October 20, the Commission emphasized the need for a significant entrance to the building, in this way, the building would “acknowledge” the South Temple frontage. The applicant responded by adding a porch and a different, more visible, entry to the southwest corner. Staff has reviewed the entrance, and finds that in and of itself, the entry does not rise to the level of a monument, but it does work to create a nexus between the building and South Temple, which, when combined with the other changes to the structure, constitute a significant upgrade in the design over the previous version.

**Finding:** Staff finds that the proposed design meets the criteria established by the Historic Landmark Commission on October 20, 2011 requiring that the building be designed as a “monument” structure. Staff finds that the proposed design is similar in design, mass, scale and material to other structures noted by the Commission as monument structures.

## **ZONING ORDINANCE AND DESIGN GUIDELINES**

### **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:

#### **Standard 1: Scale and Form:**

- a) Height And Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;

- b) Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;
- c) Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
- d) Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

**Analysis:** Although the proposed building would be taller than that which is allowed in the RMF-35 zone, it is visually compatible with surrounding structures on the streetscape. The Maryland Condominiums located approximately 500 feet to the west are 50 feet in height, while the Commodore Apartments located to the east are 51 feet in height. To mitigate the perceived width of the building, the applicant has broken the structure into 5 separate components, by this means visually reducing the mass of the building when viewed from the street. By eliminating the gables from the corners and bay windows, and making the roof flat, the applicant has made the roof form more in keeping with the surrounding buildings of this style. This also has the effect of capping the building and reducing the visual height of the building.

In addition to the new building, the applicant is proposing to renovate the existing Ronald McDonald House, which would be attached to the new via a covered walkway. No exterior changes are proposed to the existing building. The walkway, at ground level, would have a pitched roof, and mostly glazing along the facades. It would be subordinate to both buildings, setback from both the front and rear facades, and be much lower in height than either building.

**Finding:** Staff finds that the scale and form of the building, including the connection walkway, are consistent in height, width, proportion and shape with the surrounding streetscape and architecture. Staff further finds that granting the height exception will not have a negative impact on neighboring properties due to the similarity of the building design to other structures in the immediate neighborhood.

## **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.

**Analysis:** On October 20, the Commission emphasized the need to have a prominent entry to the building along the front façade (facing South Temple). The applicant responded by bolstering up the front entry on the southwest corner with a porch and entry stairs. This porch has the effect of orienting the building toward the street, and cementing its relationship with the sidewalk. Staff analysis of the entryway finds that in and of itself, the entry does not rise to the level of a monument, but it does work to create a nexus between the building and South Temple, which, when combined with the other changes to the structure, constitute a significant upgrade in the design over the previous version.

The applicant has proposed using a mix of brick colors on the building which combined will reduce the perceived height of the building. By using darker colored brick on the lower floors, and transitioning to lighter color on the upper floors, the hope is that the building will appear lighter on the top and reduce the perceived

height. This technique is utilized on other buildings in the immediate neighborhood (Maryland Condominiums) to great effect. Another change that significantly upgraded the building design is the addition of heavy lintels above each of the windows. This enhancement bolsters the rhythm of solids to voids along each of the facades as it makes the building more compatible with similar architecture in the surrounding area.

**Finding:** Staff finds that the composition of the proposed façade is compatible with other buildings in the area. Staff further finds that the use of materials and the breaking up of the front façade into 5 components, the addition of heavy lintels above the windows, the creation of a porch component on the front façade and the use of different colored brick on the upper floors contribute to a compatible relationship between the building and the surrounding streetscape.

### **Standard 3: Relationship to Street:**

- a) Walls of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
- b) Rhythm of Spacing And Structures On Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
- c) Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
- d) Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

**Analysis:** Because the property is at the terminus of 900 East, the Historic Landmark Commission directed the applicant to create a monument building, similar to those found at the terminus of other arterial streets in the City. By doing this, the building will become visually related and compatible with other buildings similarly located. Staff has found that the building meets the minimum criteria for a monument structure (based on criteria and direction provided by the Commission, see above), and therefore finds that the relationship between the building and the street is characteristic of the South Temple vernacular.

Because the building is located on a corner, is moved forward on the lot and is separated from the buildings behind it, the additional height will have a limited impact on adjacent buildings. There is an existing office building that is approximately 35 feet above grade immediately behind the property, followed by single family homes along 1<sup>st</sup> Avenue, ranging from 25 to 30 feet above grade. This rhythm of spacing between structures creates a logical transition between the larger buildings along South Temple toward the residential use in the Avenues.

The HLC directed the applicant to create a prominent entry way to the building as well as to look at ways to minimize the bulk of the building by making it similar architecturally to other buildings along the street. The applicant addressed this direction by placing the entry on the southwest corner with a porch and patio. This element marks the entry to the building as well as providing a nexus between the street and the structure. To reduce the apparent bulk of the building, the applicant has proposed to utilize a mix of exterior brick colors wherein the brick becomes lighter at each subsequent floor level. Further, the use of a large cornice on the roof and over the bay windows will have a capping effect on the building. As a result, staff finds that the building will be visually compatible with the public way it fronts. The design is similar to, without replicating, other larger buildings in the area. The front entry orients the building toward the South Temple right-of-way.

South Temple has been recognized by the American Planning Association as one of the Great Streets in America. This recognition is based primarily on the relationship between the street and the buildings that front it. Although there is a range of setbacks along the street (residential buildings are setback office buildings or institutional buildings not so much), very few have parking, staging or other no-frills activities that occur in front, rather these things occur in the rear. This has the effect of accentuating the architecture, and thereby enhancing the pedestrian experience.

By placing the parking in the rear, and keeping the building oriented toward South Temple, the applicant has made the building compatible with the historic character of the H historic preservation overlay district, maintaining the pedestrian feel of the street.

**Finding:** Staff finds that the placement of the building toward South Temple enables the transition from larger office type uses to residential along M Street. Staff finds that the use of materials will dampen the visual impact of the height when viewed from the street. Staff finds that the relationship between the pedestrian and the building will be enhanced by the placement of a more prominent entry on the building. Staff finds that these design elements combine to make the building contributory to the visual continuity and compatibility of the South Temple corridor.

**Standard 4: Subdivision of Lots:** The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

**Analysis:** This standard is not applicable as no subdivision amendments are proposed.

**Finding:** Staff finds that this standard is not applicable.

**Attachment A**  
Previous Elevations









**Attachment B**  
Site Plan and Elevations



# Ronald McDonald House Charities®

of the Intermountain Area

*"The House That Love Built."*



## Changing Needs

The original house was built in 1987 and had 17 rooms. The western addition, built in 1993, added 12 more guest rooms increasing the total number of guest rooms to 29 rooms. Since then the needs of guests utilizing local hospitals has changed.

Previously, children were mostly treated and stayed in the hospital and their parents stayed at the house but children are now more often treated at the hospital but stay with their parents at the house. This also now includes immune compromised patients who require being able to cook for themselves in their rooms.

Last year 1,800 families were served at the house but 143 were turned away for lack of rooms. This year more than 1,200 families have been served with the expectation that 1,800 would be served by the end of the year. However, 432 families have been turned away so far this year for lack of rooms and it is expected that as many as 500 will be turned away by the end of the year.

The old Brigham Street Inn at 1135 East South Temple is also operated by the Ronald McDonald House and is full most of the time.

An apartment building at 130 South 800 East was remodeled with the intention of being able to serve immune compromised patients solely from this building. However, without lock-out kitchens those apartments were not available to families without immune compromised patients. Because of the high vacancy rate and high operating expense this building was leased to the Huntsman Cancer Hospital to serve their patients.



## Planning for the Future

With the purchase of the gas station next door, the opportunity for expanding the house to meet the changing and increasing needs was obvious and we quickly came to the conclusion that the expansion should have as much potential for adding guest rooms into the future as possible.

Because it is always more expensive and more difficult to operate multiple facilities it was determined that the ideal would be to serve all the guests from one house.

The new building will have 24 guest rooms and the existing building will be remodeled to have 28 rooms for a total of 52 rooms which includes more wheelchair accessible room as well as rooms with lock-out kitchens for immune compromised guests.

The new building will also have 15 unfinished guest rooms on the fourth floor that can be completed as they are needed and would bring the total number of rooms up to 67.

The new building has been designed so that it is possibly to add a north west wing with an additional 20-24 guest rooms which would bring the total number of possible rooms up to 89-93 rooms.

The new building has indoor and outdoor play and game areas for children, a fitness and meditation chapel for parents, larger and more efficient kitchen and dining facilities, a large living room for families to gather, a large multipurpose room and expanded operational and administration spaces.







900 East South Temple Intersection - Today





The Site



Ronald McDonald House Charities®  
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Arial at Street Frontages



Ronald McDonald House Charities®  
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View from South Temple





Elevation View from South Temple Street







Elevation View from M Street



RONALD McDONALD HOUSE EXPANSION

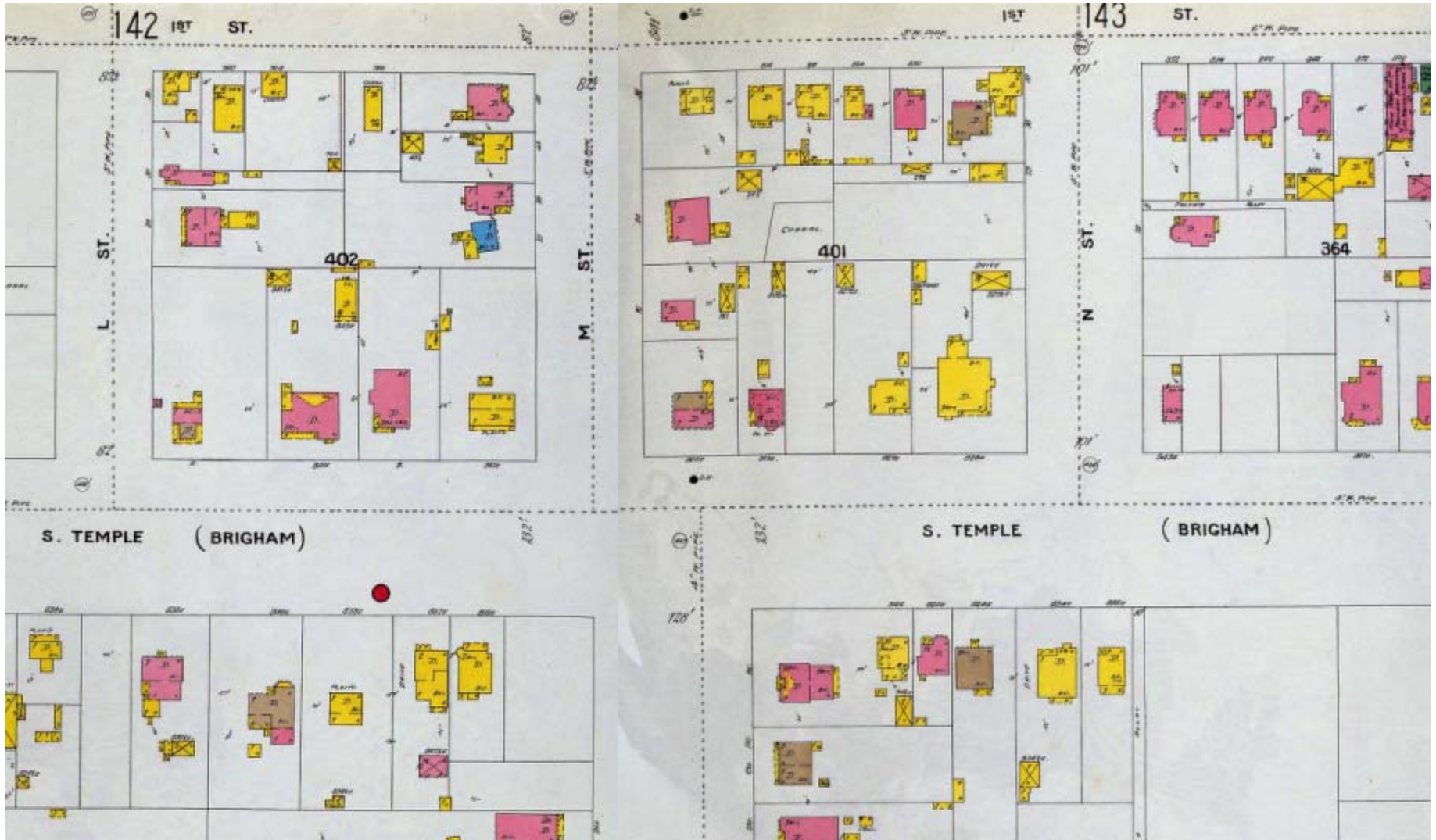


Elevation View from South Temple





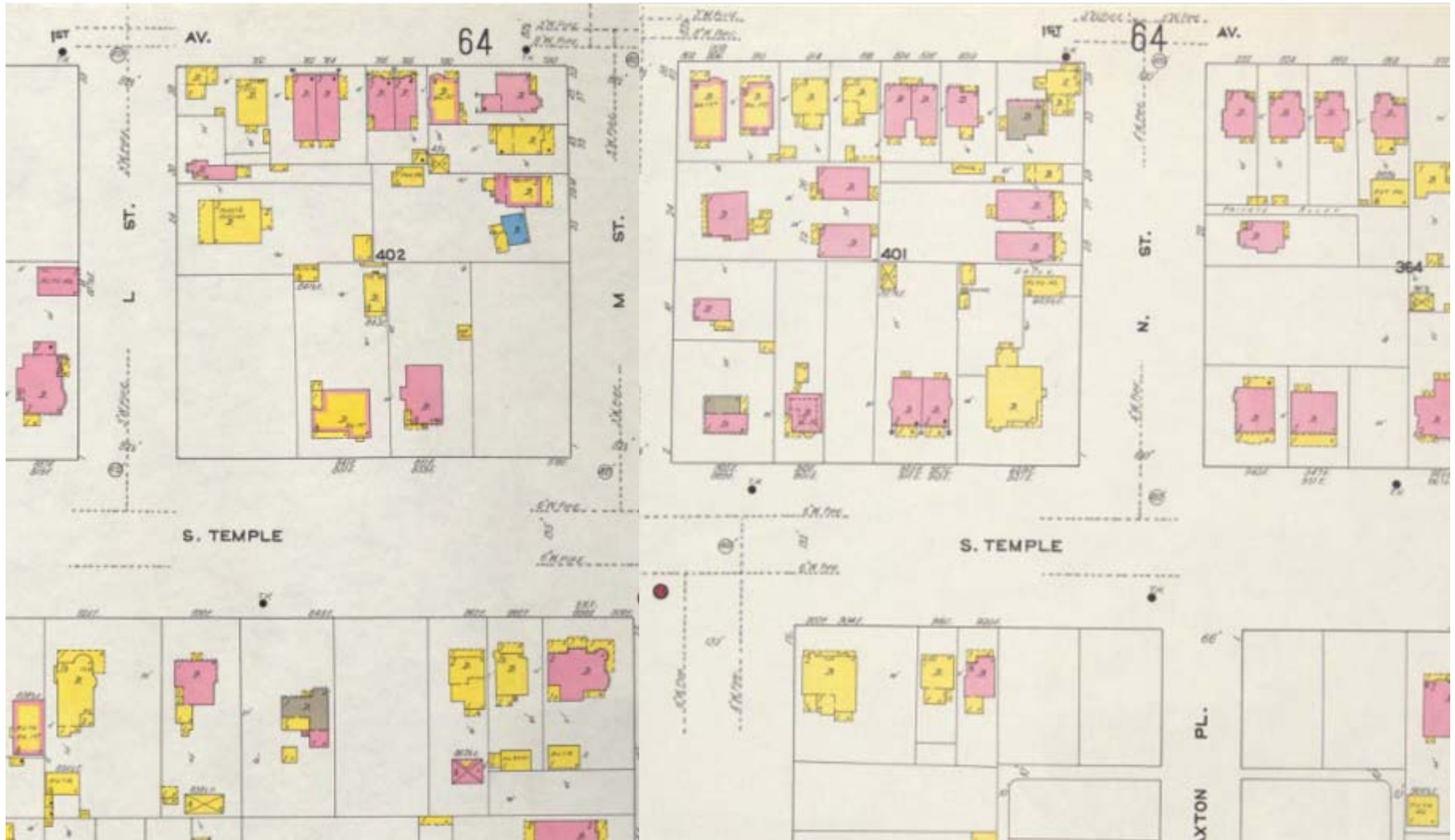
RONALD McDONALD HOUSE EXPANSION



900 East South Temple Intersection - 1898 Sanborn Fire Map



RONALD McDONALD HOUSE EXPANSION

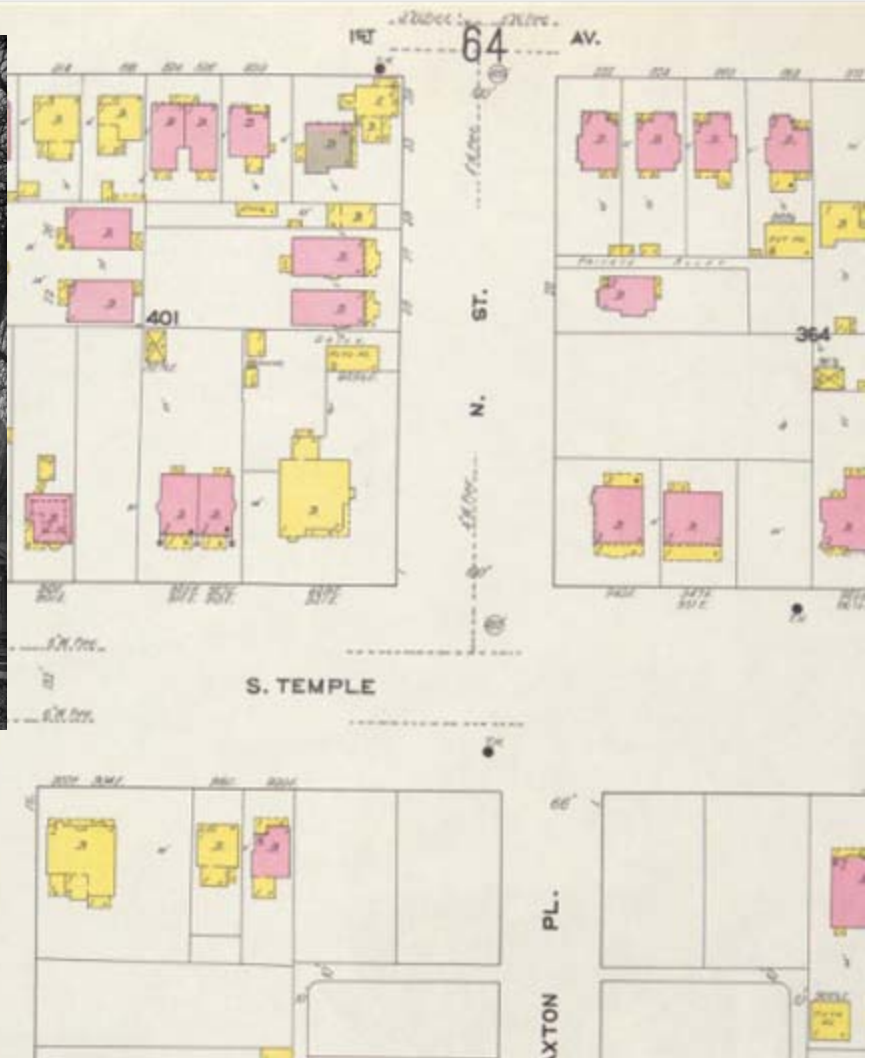


900 East South Temple Intersection - 1911 Sanborn Fire Map



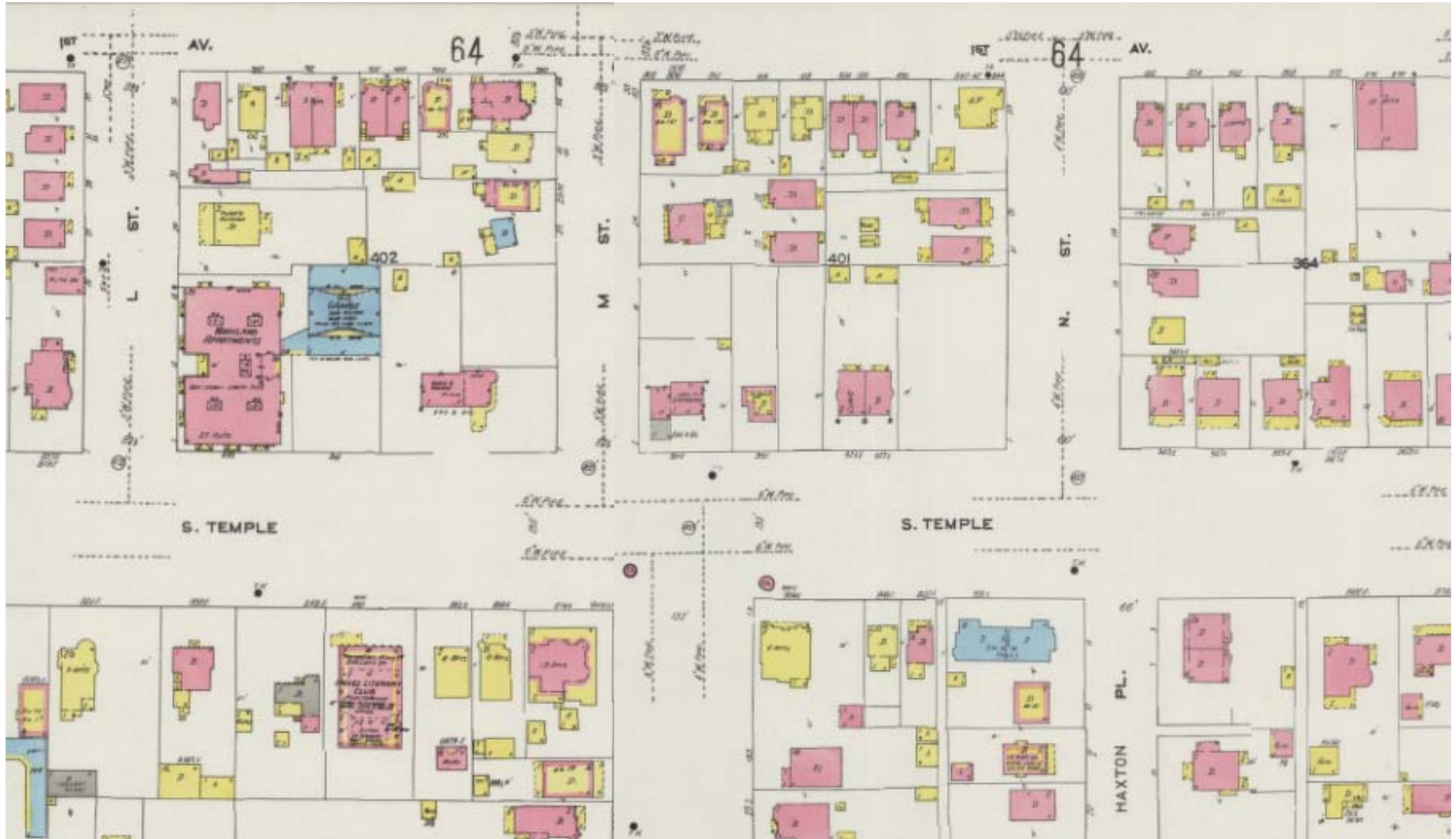


RONALD McDONALD HOUSE EXPANSION



900 East South Temple Intersection - 1911 Sanborn Fire Map





900 East South Temple Intersection - 1950 Sanborn Fire Map

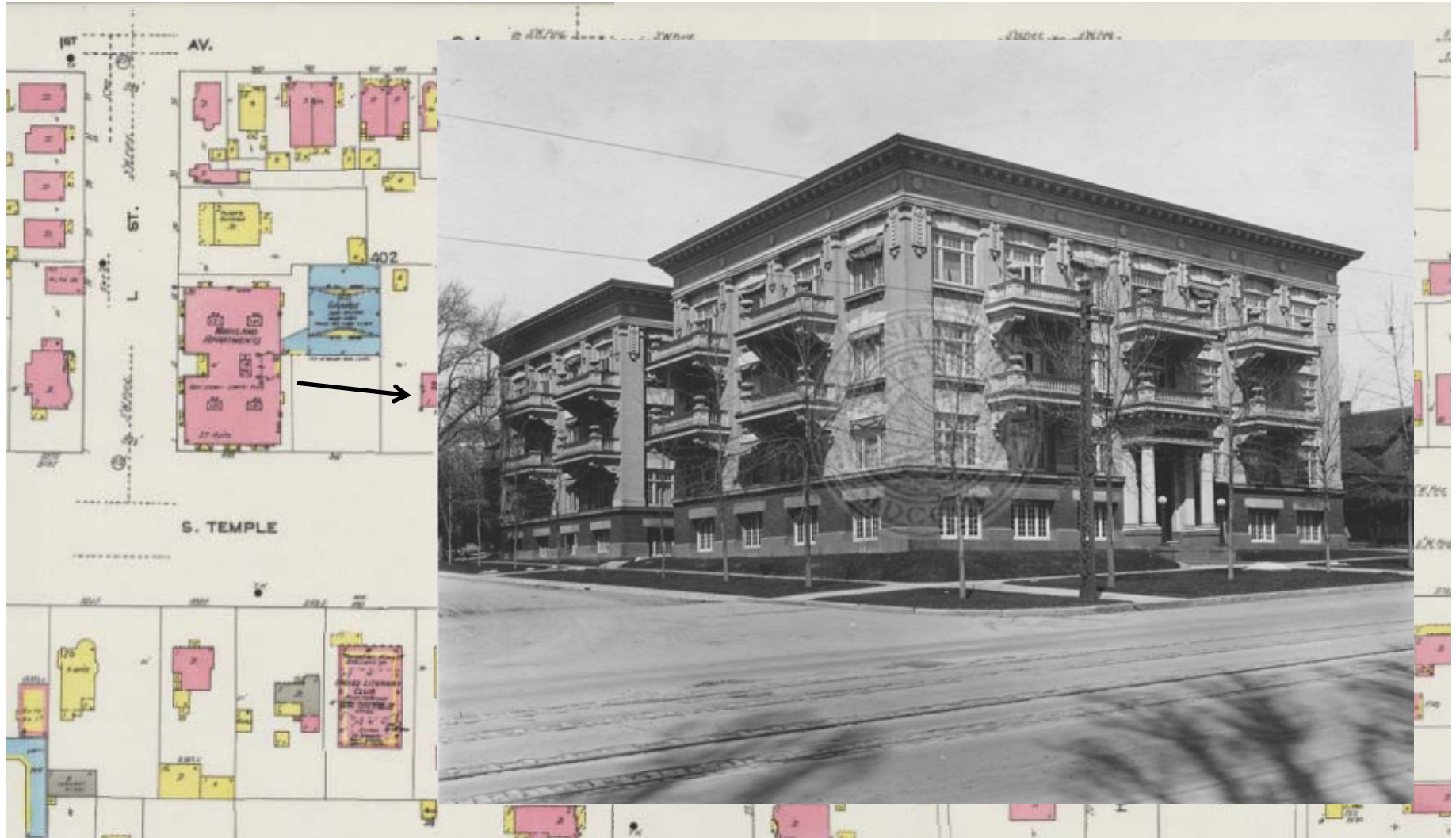






900 East South Temple Intersection - 1950 Sanborn Fire Map





900 East South Temple Intersection - 1950 Sanborn Fire Map









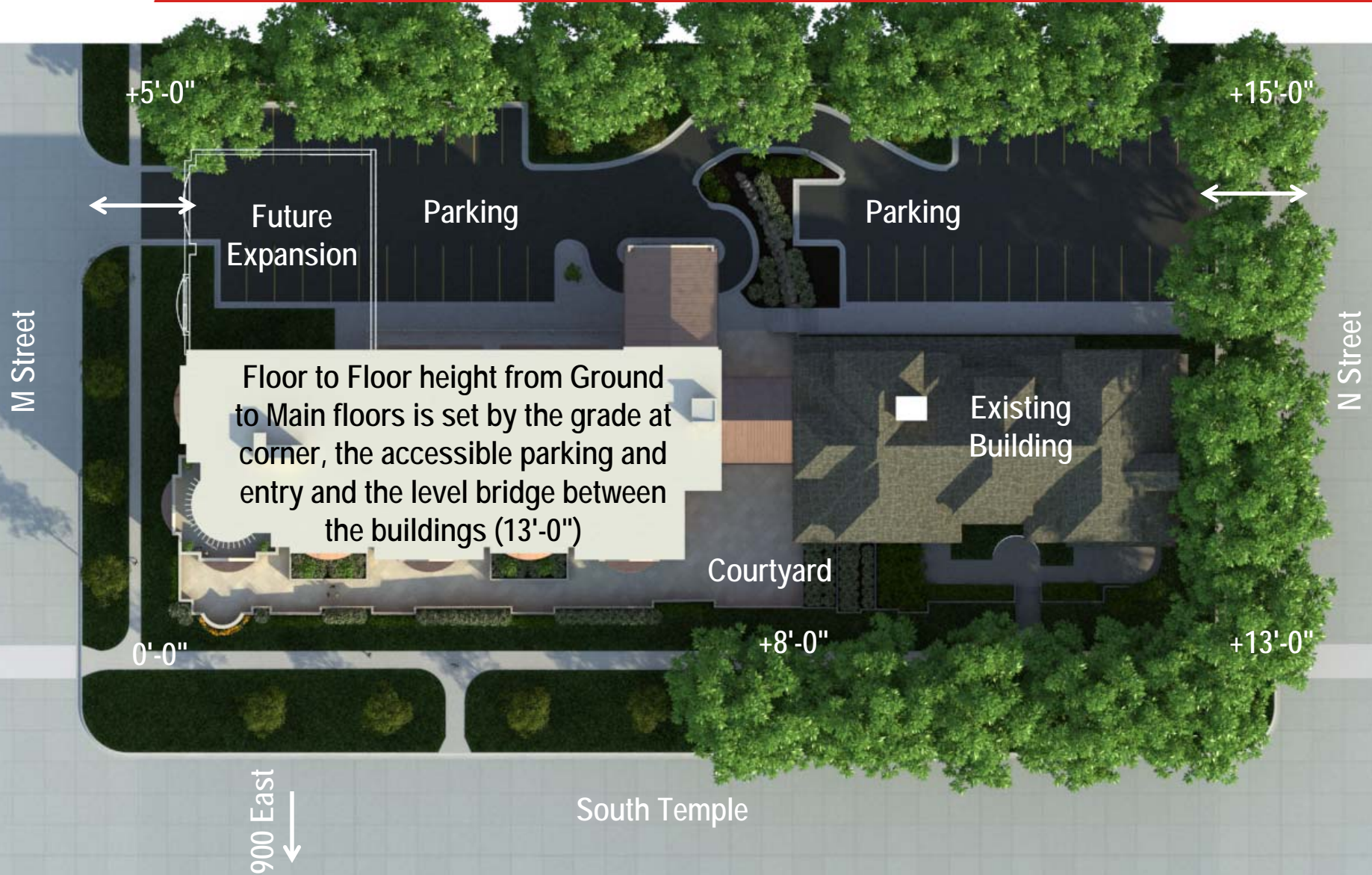




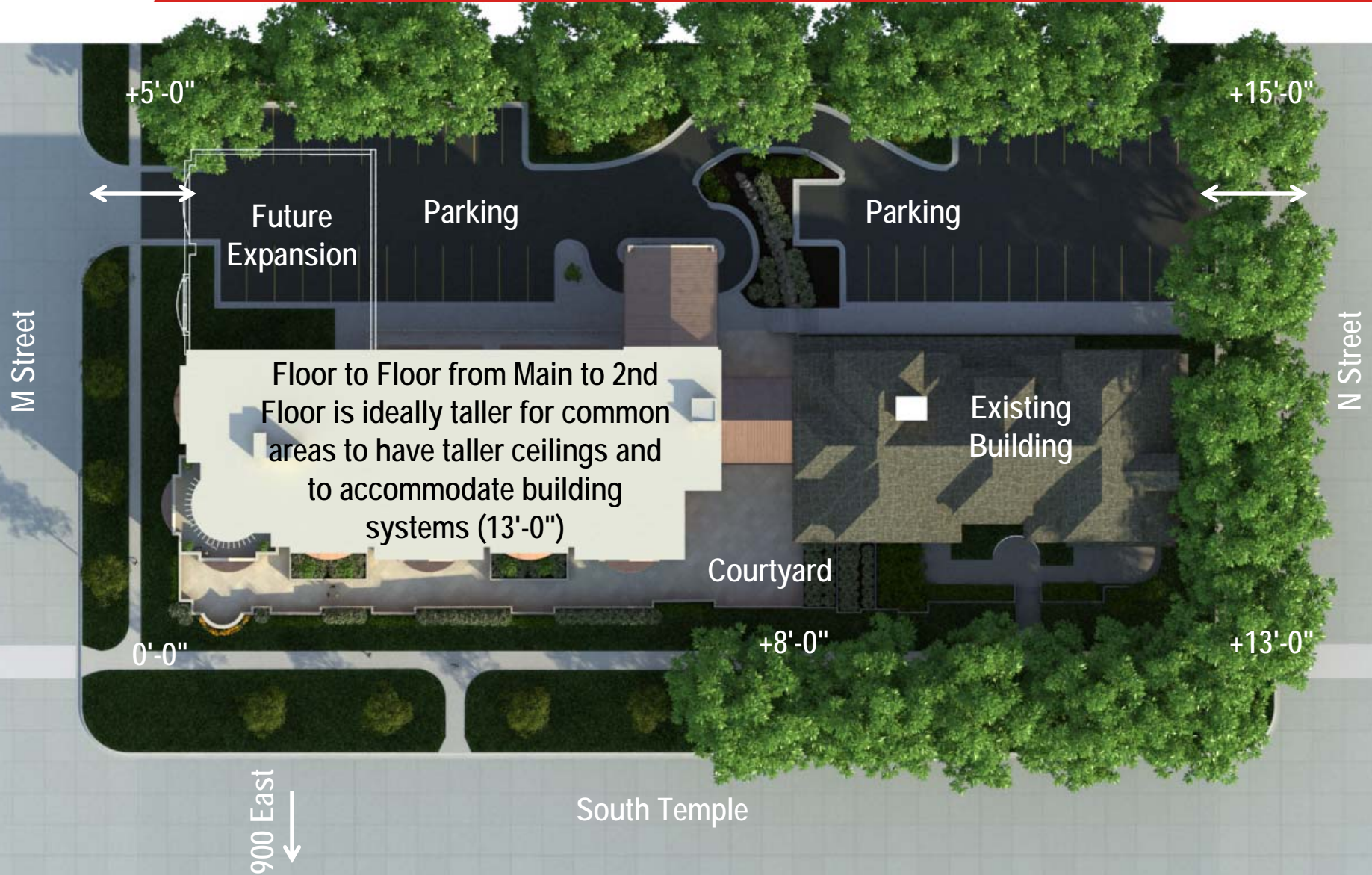
Site Plan - Grades and Maximum Building Height







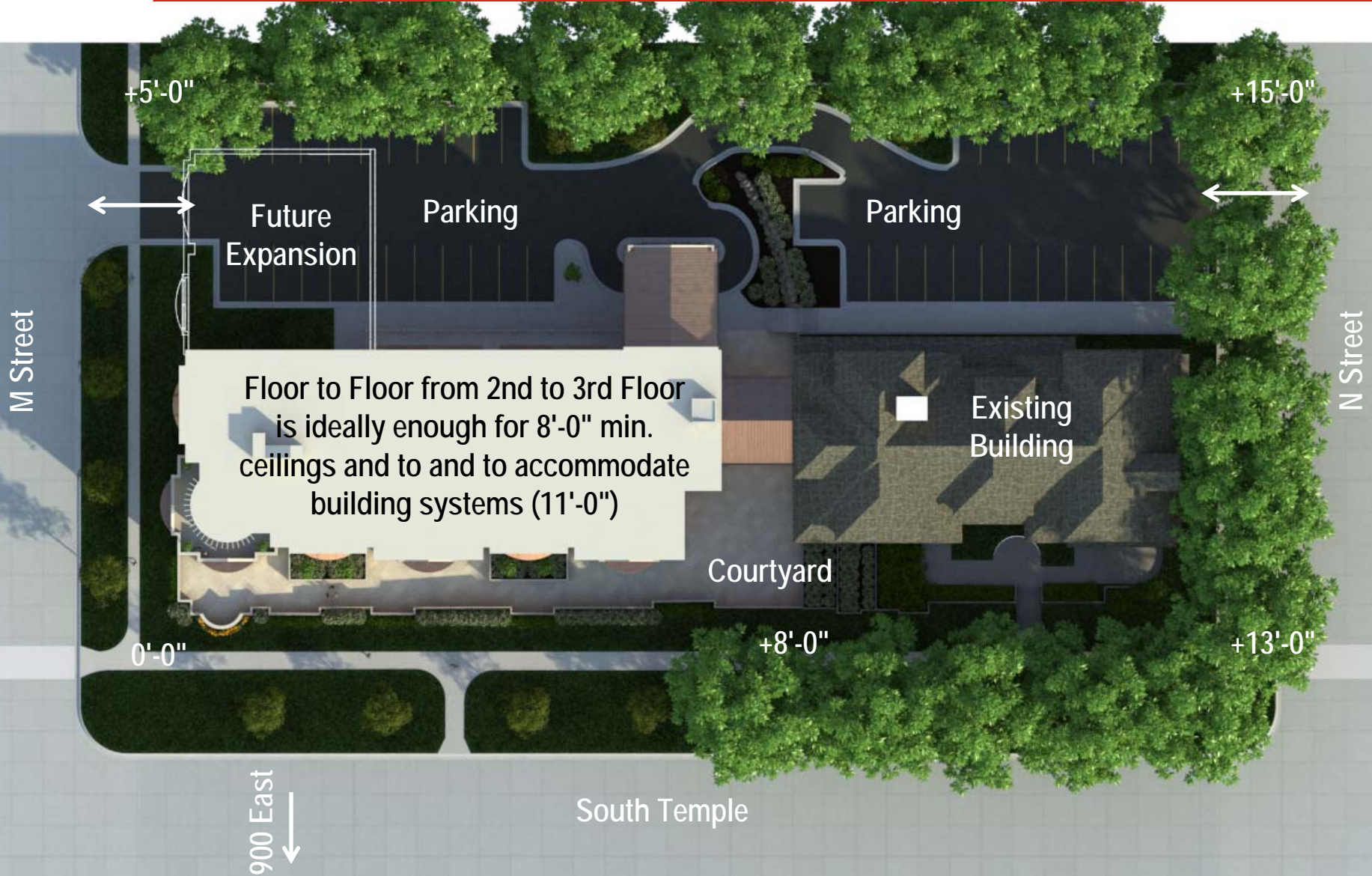




Site Plan - Grades and Maximum Building Height















Site Plan - Grades and Maximum Building Height



RONALD McDONALD HOUSE EXPANSION



Max. Building Height from Changing Grades



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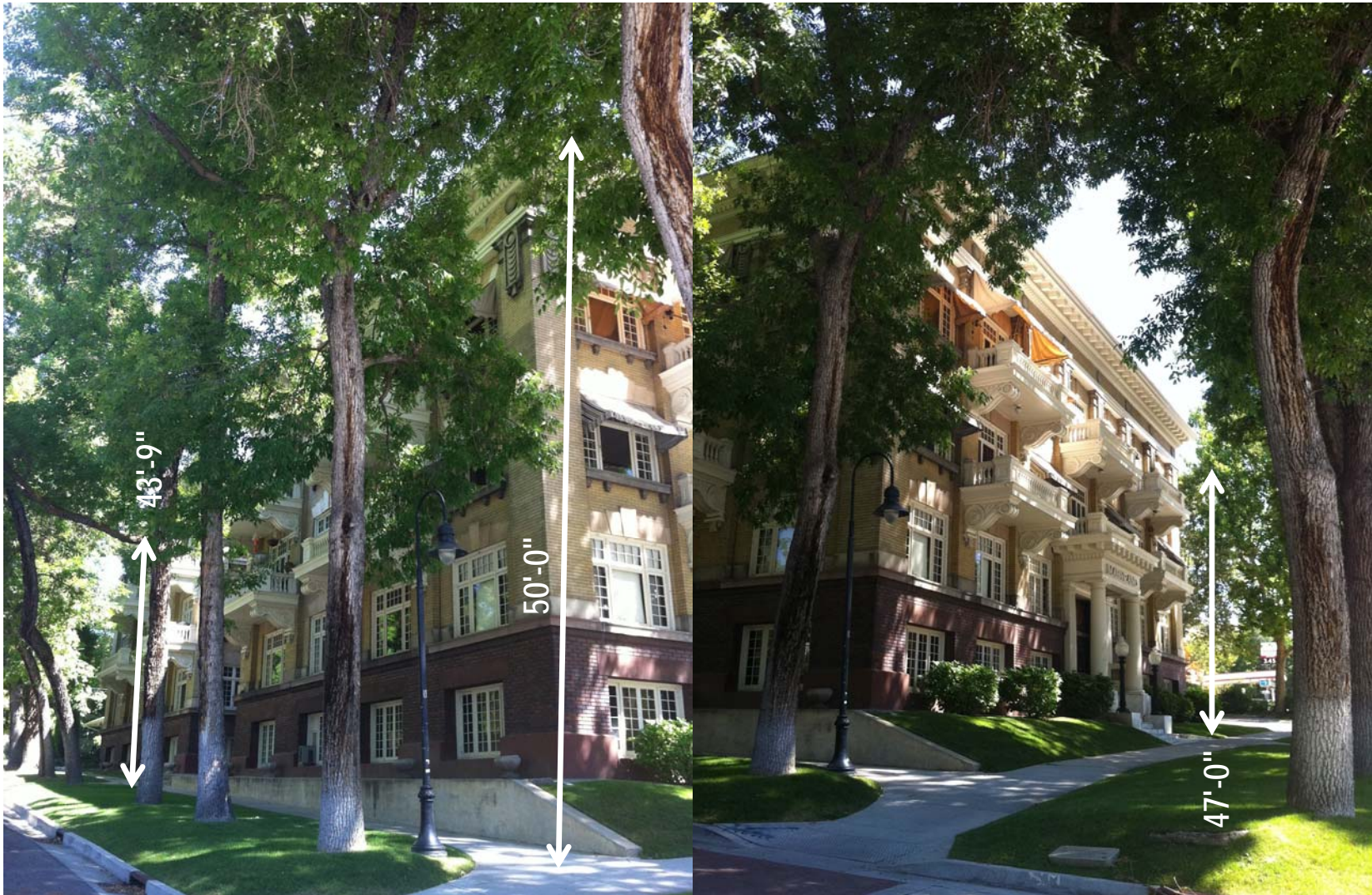




900 East South Temple Intersection - Today









RONALD McDONALD HOUSE EXPANSION



838 Condominiums



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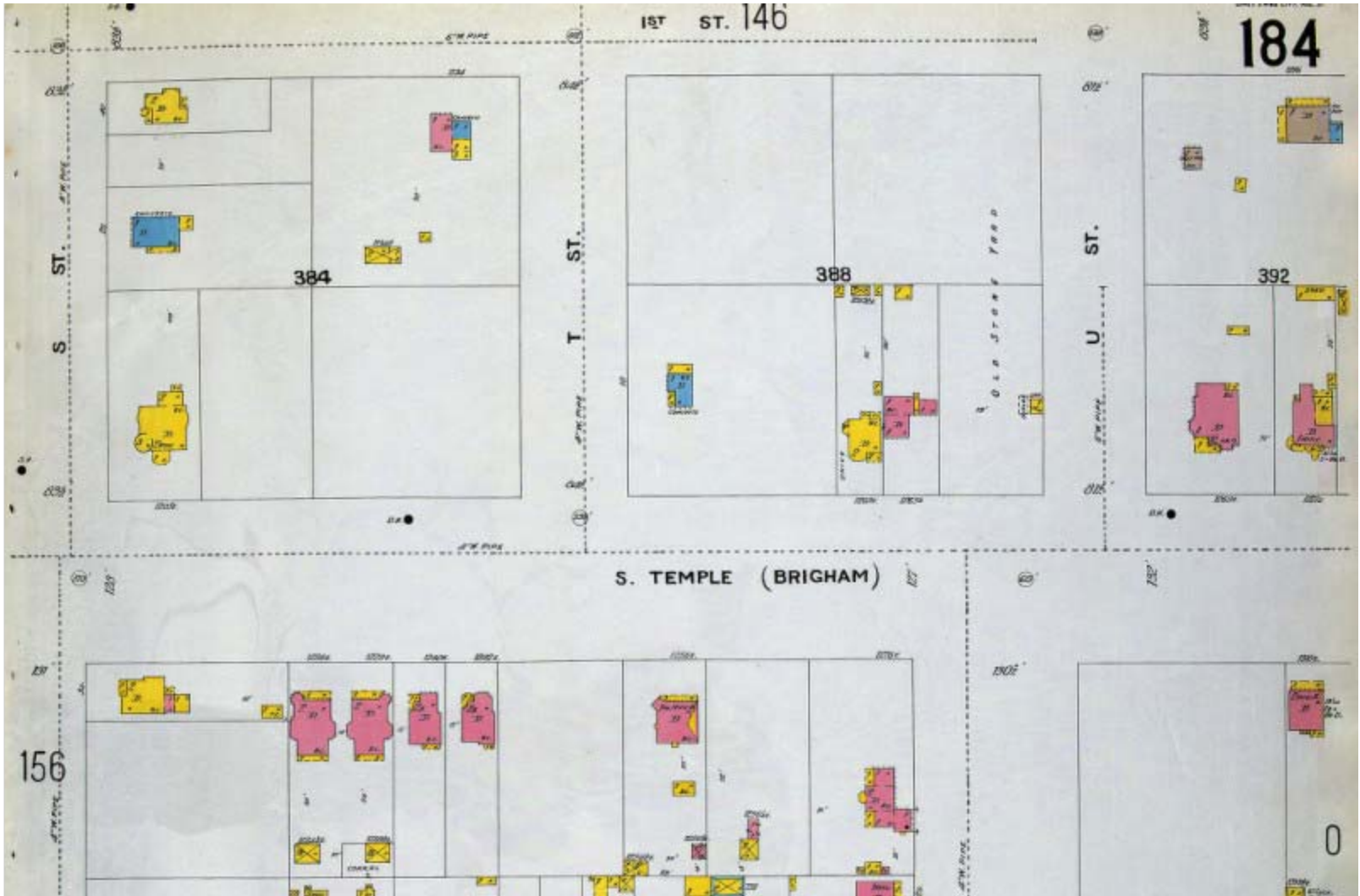


900 East South Temple Intersection - Today





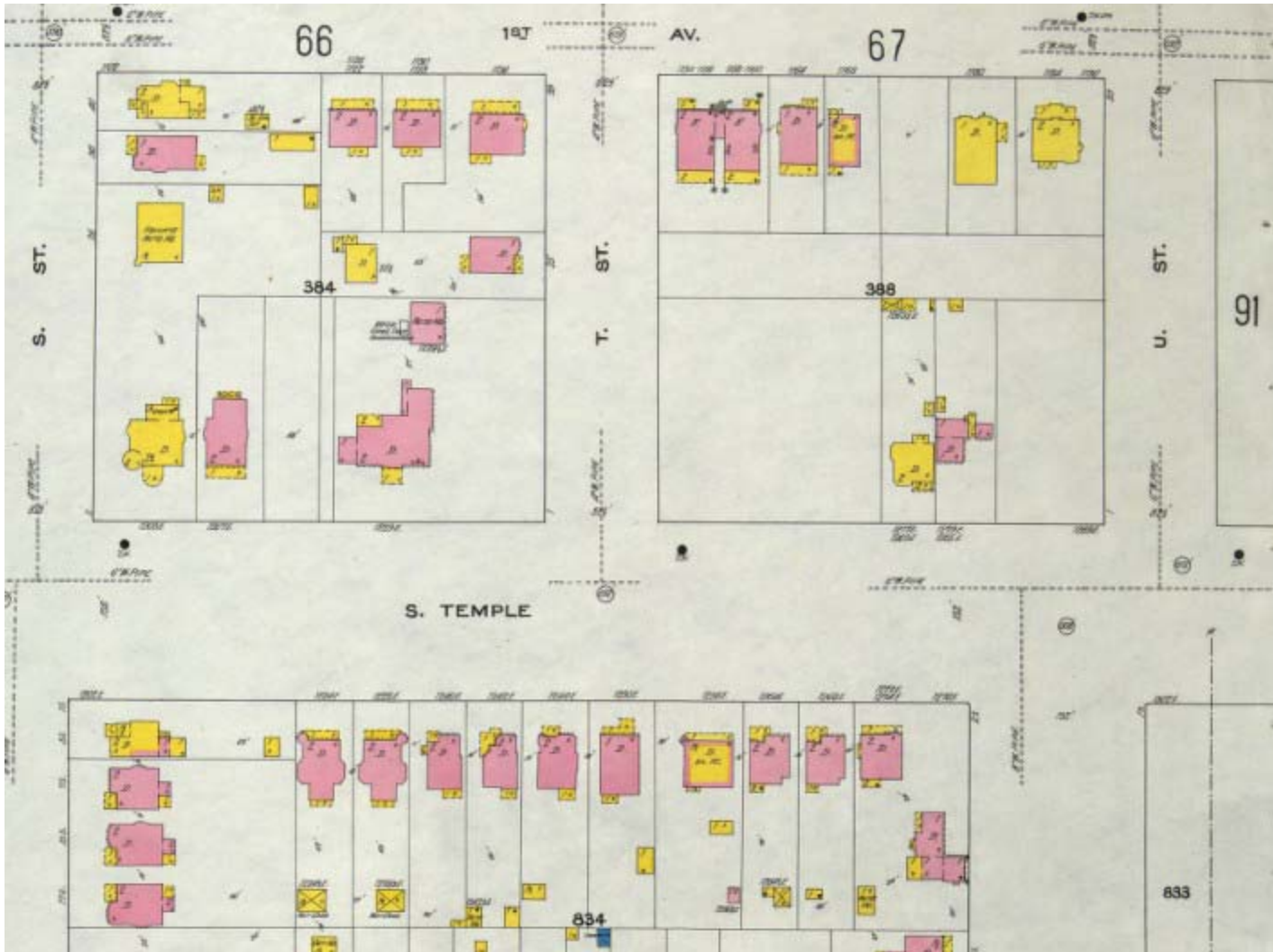
RONALD McDONALD HOUSE EXPANSION



1300 East South Temple Intersection - 1898 Sanborn Fire Map

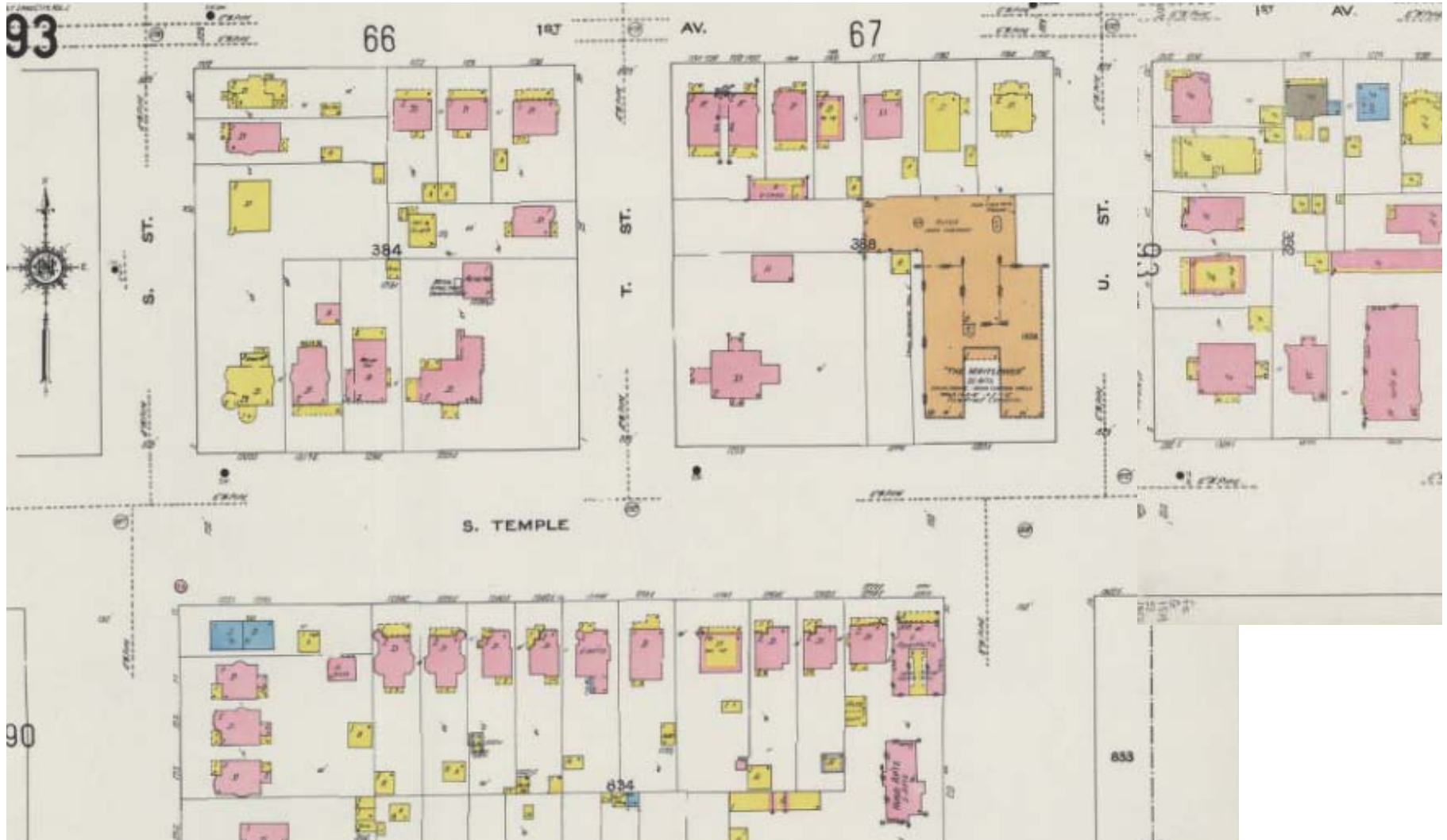


RONALD McDONALD HOUSE EXPANSION



1300 East South Temple Intersection - 1911 Sanborn Fire Map



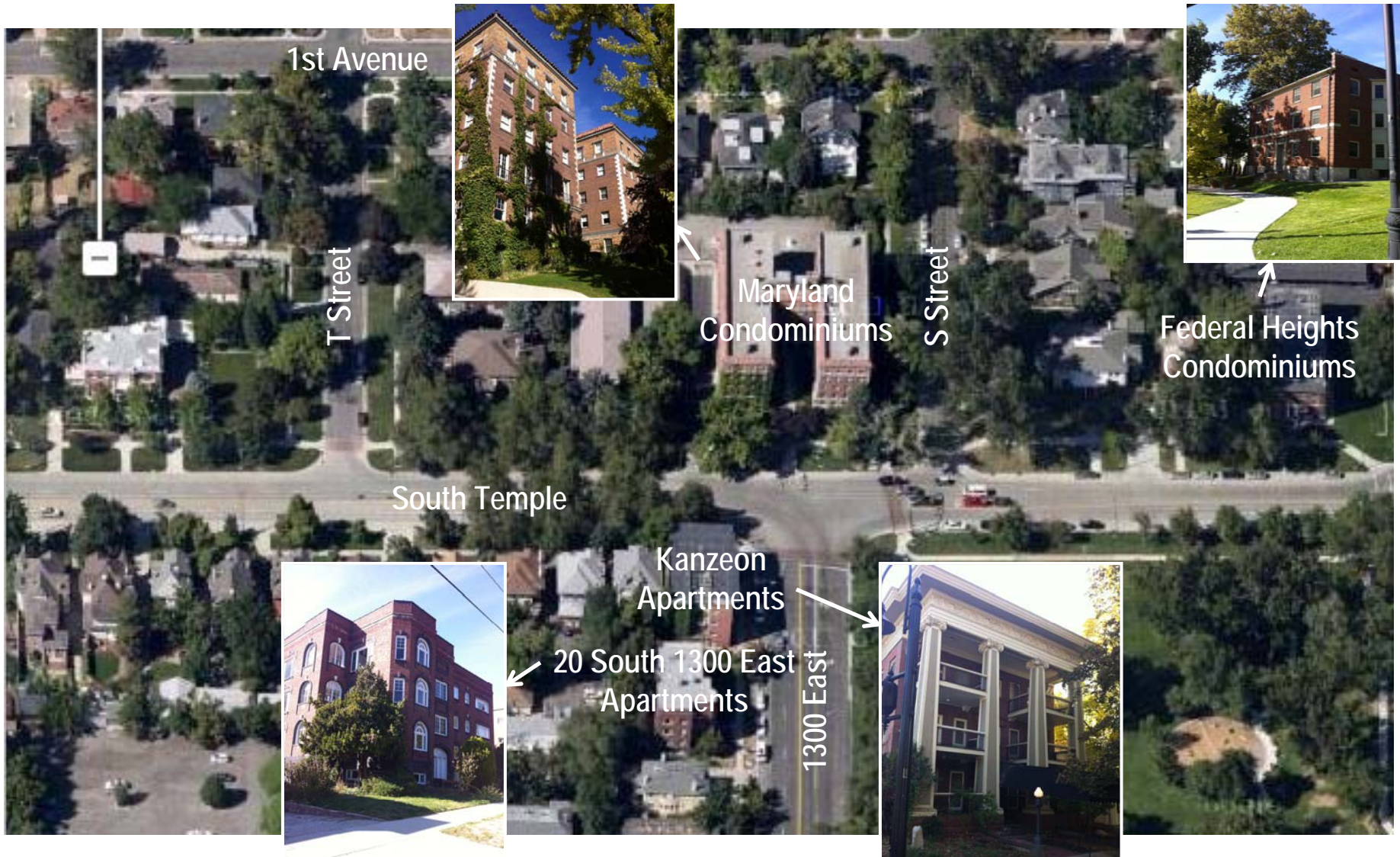


1300 East South Temple Intersection - 1950 Sanborn Fire Map





RONALD McDONALD HOUSE EXPANSION



1300 East South Temple Intersection - Today



## Community Council Input

We presented our plans to the Greater Avenues Community Council Executive Committee, the Greater Avenues Community Council and the East Central Community Council.

The two most significant comments from those meetings were concerns about parking and a desire to connect a building entrance to South Temple.



## Parking

Table 21A.44.060F Minimum Off Street Parking - Eleemosynary Facility  
1 parking space for each family, plus 1 parking space for every 4 individual bedrooms, plus 1 parking space for every 2 support staff on the busiest shift

89-93 Total guest rooms possible = 22-23 Parking spaces required

20 Support staff on busiest shift = 10 Parking spaces required

32-33 Total parking spaces required

40 Total parking spaces provided





## Parking (cont.)

The house offers a shuttle service to local hospitals three times each day giving guests the opportunity to not have to drive and therefore have to park at the house which many guests take advantage of.

There are bus lines on South Temple that will take guests to Shriner's and Primary Children's Hospitals which some guests take advantage of.

Primary Children's Hospital works with the house so that guests can park their vehicles in the hospital parking garage for their stay and then guests can utilize the shuttle service of bus lines to get from back and forth from the house to the hospital.



## Connection at South Temple

The courtyard will have a gate at its south west most point leading the sidewalk. While this gate will mostly be used in an egress only function to exit to the street from the courtyard, it can be used as a street entrance when the multi-purpose room is used for community meetings, house events, etc. that may occur in that space.

