

# HISTORIC LANDMARK COMMISSION

**RONALD McDonald HOUSE**  
**PLNHLC2011-00503**  
**901 East South Temple**  
**March 6, 2013**



Planning and Zoning Division  
Department of Community and  
Economic Development

**Applicant:**

Ronald McDonald House

**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:**

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. Proposed Elevations

***Request***

The Ronald McDonald House, represented by CRSA Architects, is requesting approval of a Certificate of Appropriateness Involving New Construction for a structure that would connect the existing Ronald McDonald House to a new building currently under construction next door (the design of the new building was approved by the Historic Landmark Commission on February 2, 2012).

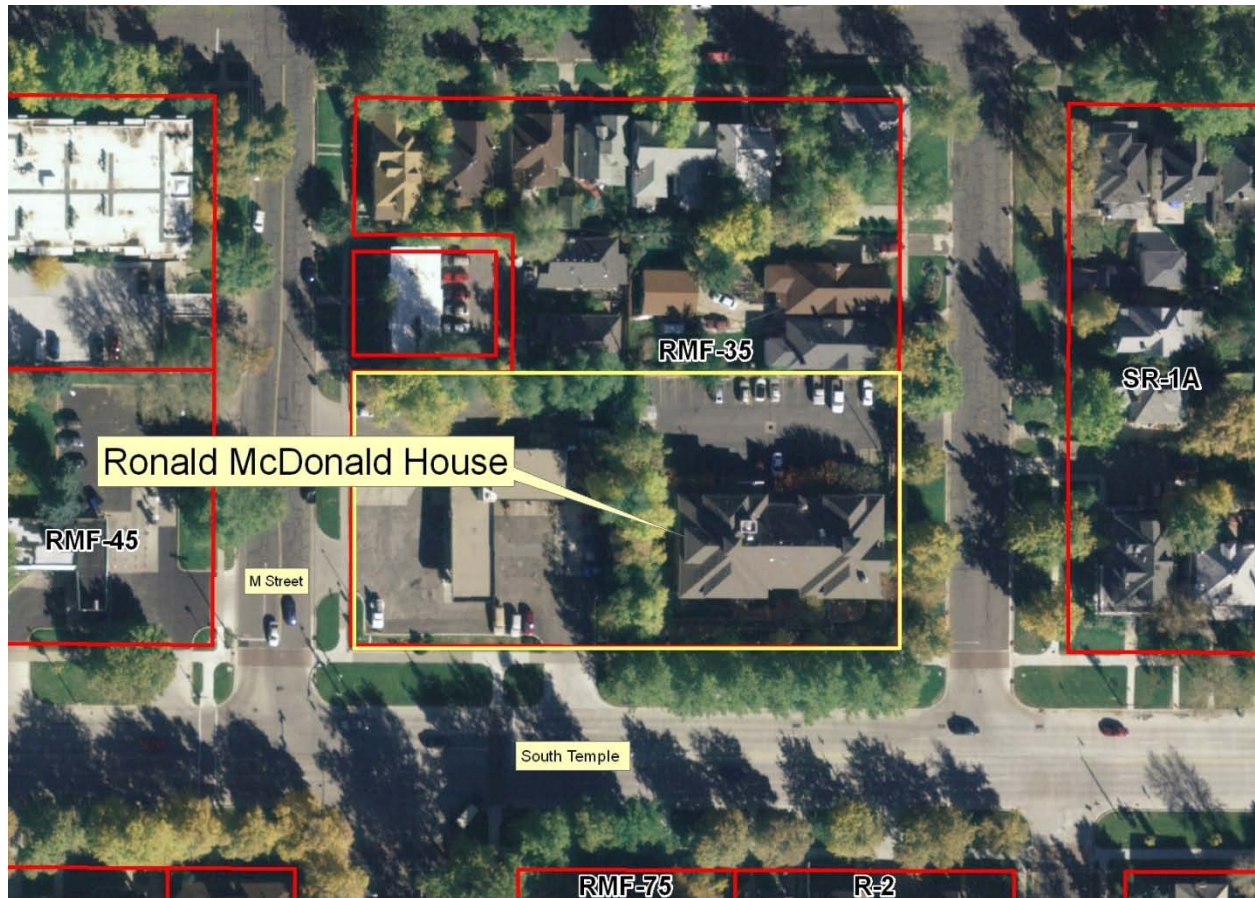
***Recommendation***

Staff recommends that the Historic Landmark Commission review the proposed connector bridge at 901 East South Temple, and approve the application pursuant to the findings and conditions of approval in this staff report.

**Conditions of Approval**

1. All conditions of approval from the February 2, 2012 Historic Landmark Commission approval shall remain in effect.
2. Types and styles of materials shall be reviewed by staff for final approval prior to installation on the building.
3. Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Planning Director prior to their construction.

## 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 15 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 petition was reviewed by the Historic Landmark Commission on October 20, 2011 as a work session, as a public hearing on December 1, 2011 and again as a work session on January 6, 2012. At each 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 a significant entrance onto South Temple. Following each meeting, the applicant reworked the design based on input from the Commission.

On February 2, 2012, the HLC reviewed the petition and approved the final design of the building as well as granting the 15 foot height exception (increasing the maximum height allowed to 50 feet). Nonetheless, the Commission noted that the design of the connector bridge between the existing building and the proposed building had not been updated along with the design of the main building. The Commission requested that the connector be revised to match the approved design, and that it return for final approval.

The applicant has reworked the plan based on that input and is here tonight asking that the Commission for approval.

## **Comments**

### **Public Comments**

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

## **Analysis and Findings**

### **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:** The proposed height and width of the connector bridge is significantly smaller than the height and width of both the existing building and the new building. It is designed as a transition feature, and will not add significantly to the established massing of either building. Because the design and finish of the new building will be different from that of the existing building, the design of the connector bridge will not match either structure, but rather is designed to be compatible with both. The connection is visually and structurally subordinate to both buildings, while maintaining compatibility with each in style, materials and construction technique.

**Finding:** Staff finds that the bridge connector is compatible in mass, scale, proportion and shape with both the existing building and the now under construction building.

## **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:** The connector bridge was designed with a significant number of large window openings. The purpose of these windows is to give the connector an open, transparent feel, and to reduce its visual impact. This mitigates any solid feel of the bridge and ensures that each building remains a separate entity, which enables the buildings to maintain a rhythm of solids to voids that is compatible with other structures on the street. The materials proposed in the design, metal siding, glass, and an asphalt shingle roof are all found on other buildings in the immediate area.

**Finding:** Staff finds that the composition of the proposed connector bridge complies with this standard because it is designed to be a secondary component to the main buildings. The use of features such as large windows creates transparency which contributes to a compatible relationship between the connector bridge and the surrounding streetscape and keeps it compatible with other buildings along the South Temple 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:** The connector bridge is designed to be subordinate to both the existing and new buildings, it is approximately 20 feet tall (the new building will be 50 feet tall), and set back significantly from the front façade. The large window openings are designed to provide transparency through the structure, limiting its solid feel and thereby maintaining the spacing between the new and existing buildings. Because of the relatively small scale of the connector bridge, the façade design of the primary buildings will provide the directional expression as it relates to neighborhood compatibility, while the connector bridge remains relatively anonymous. The building will remain visually related and compatible with other buildings similarly located along South Temple.

**Finding:** Staff finds that the subordinate scale of the connector bridge and its setback location from the front façade enhances its relationship to the street because the design of the principal buildings will be emphasized when viewed from the street. Staff finds that the relationship between the pedestrian and the building are

enhanced by the placement of a more prominent entry on the new building (and not the connector bridge). Staff finds that these design elements combine to make the connector bridge attuned 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**  
Proposed Elevations



SOUTH ELEVATION



NORTH ELEVATION



Ronald McDonald House









