

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

Elks Club Building Major Alterations PLNHLC2010-00015 July 7, 2010

Applicant: Kent Gibson,
representative

Staff: Janice Lew, 535-7625
janice.lew@sclgov.com

Tax ID: 09-31-380-020

Current Zone: D-1 Central
Business District

Master Plan Designation:
Business/Commercial

Council District:
District 4 – Luke Garrott

Community Council Chair:
Greater Avenues - Jim Jenkin

Lot Size: 1.32 acres

Current Use:
commercial/office

**Applicable Land Use
Regulations:**

- Section 21A.34.020
- Section 21A.30

Notification:

- Notice mailed on June 24, 2010
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites June 24, 2010

Attachments:

- A. June 25, 2010 Submittal
- B. May 5, 2010 Staff Report
- C. May 5, 2010 Minutes

Request

The applicant requests Certificate of Appropriate consideration for the Elks Club Building located at 139 E South Temple Street. The proposed project includes the removal of the front entrance element, alterations to the basement-level, and construction of an addition to the east side of the building. The applicant states the reason for the proposed changes are to bring the building up to current safety and accessibility standards, make the building viable for future tenants, and to create a modern entrance.

Staff Recommendation

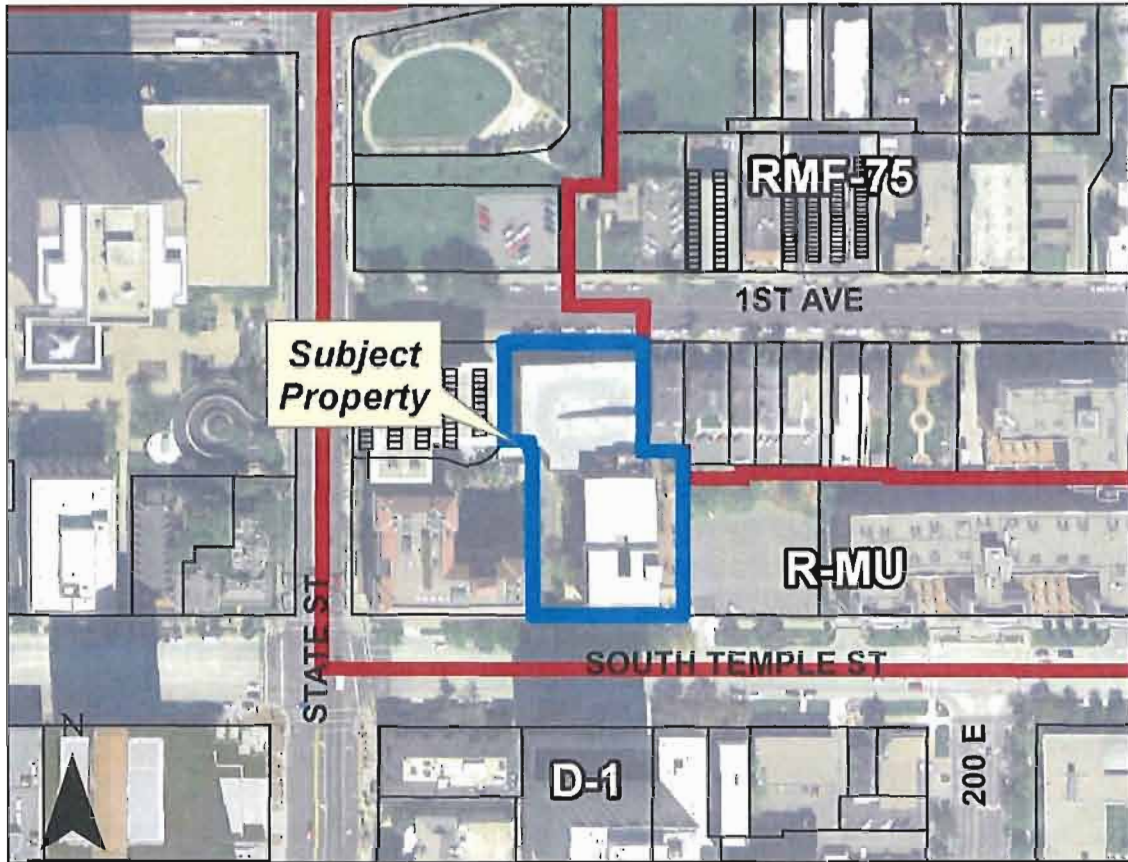
Based on the analysis and findings of this staff report, it is Planning Staff's opinion that the proposed project substantially meets the applicable ordinance standards and residential design guidelines.

1. If the Commission agrees with the staff analysis and findings in this report, staff recommends that the Commission conceptually approve the proposed project as outlined below on page 3 of this staff report, and subject to the following conditions:
 - a. That the final details of the design shall be considered by the Commission based upon direction given during the hearing from the Historic Landmark Commission.
 - b. That the project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission, Administrative Hearing Officer, or Board of Adjustment.

Or

2. If the Commission finds that the alterations are inappropriate for this building within the setting of the South Temple District, the Commission should postpone the decision and refer the request to the Architectural Committee with direction.

VICINITY MAP



Background

Project Description

As originally constructed in 1923, the Elks Club Building was a five-story structure with a full basement. The building was designed by Carl Scott and George Welsh who had worked for Utah's famed architect, Richard Kletting. As the largest club house built in Utah, it housed one of the largest non-Mormon clubs in the state. The building is of a steel reinforced concrete construction and rectangular in plan. The exterior of the building features a red striated brick finish with terra cotta details. The front façade has changed little since its original construction. Significant architectural details of the building include a symmetrical façade that is seven bays wide, arched bays with fanlight transoms, elks heads in the spandrel panels, keystones, a first story cornice band with an engaged balustrade, a decorative stone retaining wall, and an arched tunnel entrance to the lower-level.

Various alterations, mostly to the interior of the building, have occurred over the years to accommodate new uses. An additional floor was built on the roof over the southern portion of the building as well as toward the rear of the building. A metal-framed glass enclosure two stories in height was added to the lower portion of the eastern exterior wall. The window treatment has also evolved overtime. Most windows are aluminum frame and not original to the building. The arched window openings on both the west and east sides were once bricked in to accommodate a theater. The brick infill was replaced with glass in 1982. In 1989, the windows on the west elevation were again replaced and enlarged.

On March 3, 2010, the Historic Landmark Commission reviewed preliminary plans of the proposed alterations to the Elks Club Building. At that meeting, members of the Commission expressed diverse remarks about the proposed project and referred the matter to an Architectural Committee. To develop an appropriate and feasible design solution, the applicant met twice with the Architectural Committee. Following the Committee's April meeting, the Commission held an "issues only" hearing on May 5, 2010 and reviewed several options presented by the applicant. The full Commission found the design approach unacceptable and the discussion focused on maintaining the historic elements of the front of the property. In addition, two new members were designated to the Architectural Committee.

The project was last reviewed by the Architectural Committee on June 8, 2010. The Committee was generally comfortable with the new concept presented at the meeting. Since the design of the project is still in the development phase, the purpose of this hearing is to obtain the Commission's conceptual approval. The extent of the current design proposal includes:

- Create a main entrance on the west side of the building
 - The grade would be changed to allow access to the lower-level of the building
 - The existing west entrance and fire escape would be removed
 - A suspended canopy is proposed over the new west entrance
- Day-light the lower-level
 - Cutting new openings through the existing west foundation wall
- Construct a new wall parallel to the west facade that would accommodate the existing driveway and new entrance
 - Create garden level space
- Adjust the borders of the landscape berm to parallel the east and west facades of the building
 - A new wall would be constructed in the plane of the west facade and extend to the sidewalk on the south side following the contour of the berm.
 - A similar wall would be provided on the east side of the building
 - Shorten or replace south retaining walls along sidewalk
- Open closed openings and cut new openings in the brick of the west facade
- Construction of an addition to the east side of the building

Comments

Public Comment

No public comment regarding this application has been received since the May 5, 2010 public hearing.

Project Review

Zoning Considerations

The Historic Landmark Commission's jurisdiction does not relate to the development requirements of the Zoning Ordinance. All proposed work must comply with height, yard and bulk requirements of the D-1 zoning district.

Analysis and Findings

Options

Approval: If the Commission finds that the proposed project meets the standards of the ordinance the application should be conceptually approved provided the structure conforms to the requirements of the Uniform Building Code and all other applicable City ordinances.

Denial: If the Commission finds that the proposed project does not meet the standards of the ordinance conceptual approval should be denied.

Continue: If the Commission finds that additional information is needed, they may postpone the decision with specific direction as to the additional information required.

Findings

The applicable Zoning Ordinance standards and design guidelines are listed below to suggest ways that change to historic buildings can be sensitively accomplished. An in depth review of the proposed project has not been done at this time. However, staff has identified several issues for discussion below.

21A.34.020 H Historic Preservation Overlay District:

G. Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure. In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

Standards 1

1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;

Analysis for Standard 1: No changes are proposed in the use of the building for commercial purposes.

Finding for Standard 1: The project is consistent with this standard.

Standards 2 and 5

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;

Design Guidelines for Site Features

1.1 Preserve historically significant features. These may include historic retaining walls, irrigation ditches, gardens, driveways and walkways. Fences and street trees are also examples of original site

features that should be preserved. Sidewalks, parkways, planting strips, street trees and street lighting are examples of historic streetscape elements that should be considered in all civic projects.

1.8 Preserve the historic grading design of the site. Altering the overall appearance of the historic grading is inappropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.

Design Guidelines for Additions

8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features. For example, loss or alteration of architectural details, cornices and eavelines should be avoided.

8.2 Design an addition to be compatible in size and scale with the main building. Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a “connector” to link it.

8.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent. Locating an addition at the front of a structure is inappropriate.

8.5 Design a new addition to preserve the established massing and orientation of the historic building. For example, if the building historically had a horizontal emphasis, this orientation shall be continued in the addition.

Ground Level Additions

8.14 Keep a new addition physically and visually subordinate to the historic building. The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

Analysis for Standards 2: A series of spaces between the street and building is typical of most historic property particularly along historic South Temple Street. The progression of streetscape features is important because it contributes strongly to the historic character of a site and creates a sense of visual continuity on the block and within the historic district. Landscape features that are important in defining the historic character of a building site may include fences, walkways, steps, landings, and porches, as well as unique trees, bushes and topography.

Character-defining features of this property include a symmetrical façade that is seven bays wide, arched bays with fanlight transoms, elk heads in the spandrel panels, keystones, a first story cornice band with an engaged balustrade, a berm supported by a decorative retaining wall, a connecting walkway that leads to the first floor entrance, and an arched tunnel entrance to the lower-level. These details will remain mostly intact; it will be the massing of the building on the site that would be altered. The submitted plans show the proposed additions set back from the historically important front façade in secondary areas of the historic building. Recognizing that some exterior alterations to historic buildings are generally needed to assure their continued use, the Historic Landmark Commission has consistently allowed changes to occur in these areas.

Findings for Standards 2: The design of the addition makes use of the basic principles recommended by the City's design guidelines to ensure that the essential form and integrity of the historically important portion of the property will not be adversely affected by the new construction. Constructing the proposed additions as described above will allow the original proportions and character-defining elements of the principal façade to remain prominent. The new entrance and east addition are compatible with the historic building primarily because of their location and generally meet the intent of these standards.

Although some historic fabric will be lost, for the most part, the stylistic features that characterize the front of this property will remain intact. The Commission may wish to consider to what extent the fenestration pattern of a secondary façade is altered to accommodate new openings as well as the level of change allowable to prominent retaining walls. The South Temple Historic District is unified by its consistent streetscape design and traditional siting. The proposed design of the project should strive to reinforce the traditional patterns that visually connect the blocks.

Standards 3, 8 and 9

3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;
8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;
9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;

Applicable Design Guidelines for Standards 3, 8 and 9:

8.0 Additions

Basic Principles for New Additions

When planning an addition to a historic building or structure, one should minimize negative effects that may occur to the historic building fabric as well as to its character. While some destruction of historic materials is almost always a part of constructing an addition, such loss should be minimized. Locating an addition such that existing side or rear doors may be used for access, for example, will help to minimize the amount of historic wall material that must be removed.

The addition also should not affect the perceived character of the building. In most cases, loss of character can be avoided by locating the addition to the rear. The overall design of the addition also must be in keeping with the design character of the historic structure as well. At the same time, it should be distinguishable from the historic portion, such that the evolution of the building can be understood.

Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. If an addition must be larger, it should be set apart from the historic building, and connected with a smaller linking element. This will help maintain the perceived scale and proportion of the historic

portion.

It is also important that the addition not obscure significant features of the historic building. If the addition is set to the rear, it is less likely to affect such features.

In historic districts, one also should consider the effect the addition may have on the character of the district, as seen from the public right of way. For example, a side addition may change the sense of rhythm established by side yards in the block. Locating the addition to the rear could be a better solution in such a case.

Two distinct types of additions should be considered: First, ground level additions, which involve expanding the footprint of the structure. Secondly, rooftop additions, which often are accomplished by installing new dormers to provide more headroom in an attic space. In either case, an addition should be sited such that it minimizes negative effects on the building and its setting. In addition, the roof pitch, materials, window design and general form should be compatible with its context.

Applicable Design Guidelines for Standards 3, 8 and 9

8.4 Design a new addition to be recognized as a product of its own time. An addition shall be made distinguishable from the historic building, while also remaining visually compatible with these earlier features. A change in setbacks of the addition from the historic building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction. Creating a jog in the foundation between the original building and the addition also may establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.

8.6 Do not construct a new addition or alteration that will hinder one's ability to interpret the historic character of the building or structure. A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. An alteration that seeks to imply an earlier period than that of the building is inappropriate. In addition, an alteration that seeks to imply an inaccurate variation on the historic style is inappropriate. An alteration that covers historically significant features is inappropriate as well.

13.42 Use building materials that are similar to those used historically. Appropriate building materials include brick, wood horizontal clapboard and shingles, stucco, smooth-faced stone and river rock.

Analysis for Standard 3, 8 and 9: The proposed additions are designed to be clearly distinguishable from the historic building, but are sympathetic with its historic character. The new work is set back from the south and primary wall plane of the principal building and is discernable from the old by a change in material. This massing and the contemporary construction of the additions provide a clear differentiation from the historic portions of the property.

Finding for Standards 3, 8 and 9: The new work would be distinguishable from the original in style, massing and material, and is generally consistent with the intent of these standards.

4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;

Analysis for Standard 4: This project does not involve any prior alterations or additions that have acquired historic significance in their own right.

Finding for Standard 4: This standard is not applicable.

6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;

Analysis for Standard 6: This proposal may include the repair of deteriorated architectural features.

Finding for Standard 6: When deterioration occurs, the material and any other related problems should be repaired to the greatest extent possible.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;

Analysis for Standard 7: No chemical or physical treatments are proposed as part of this request.

Finding for Standard 7: This standard is not applicable.

10. Certain building materials are prohibited including the following:

- a. Vinyl or aluminum cladding when applied directly to an original or historic material, and
- b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;

Analysis for Standard 10: The use of prohibited building materials is not a component of this project.

Finding for Standard 10: This standard does not apply to the proposed project.

11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in Part IV, Chapter 21A.46, Signs;

Analysis for Standard 11: Signage is not a component of this project.

Finding for Standard 11: This standard does not apply to the proposed project.

12. Additional design standards adopted by the historic landmark commission and city council.

Analysis for Standard 12: The Historic Landmark Commission's *Design Guidelines for Residential Historic Districts in Salt Lake City* is applicable in this case.

Finding for Standard 12: The project is consistent with Standards 2, 3, 5, 8, and 9 as noted above and supported by the Design Guidelines mentioned in this staff report. Standards 4, 6, 7, 10, and 11 do not pertain to the proposal.

Attachment A
June 25, 2010 Submittal

Lew, Janice

From: Aaron Weight [WeightA@ZSC.com]
Sent: Friday, June 18, 2010 11:30 AM
To: Lew, Janice
Cc: Doug Sterner
Subject: 139 East: Landmarks Commission Agenda Items for July 7

Janice,

In our last subcommittee meeting it was determined that we could request a conceptual approval for exterior elements of our planned renovations of the 139 East Building. We have had an opportunity to discuss the scope we would like to address for such, and ask that the following exterior elements be placed on the agenda for the July 7 meeting of the Commission for conceptual approval:

1. Create the primary building entrance on the west elevation, sidewalk level, at or near the current secondary entrance
2. Abandon tunnel entry on the south elevation and restore the existing stairs to the 2nd level entry
3. Adjust the borders of the landscape berm on the south elevation to parallel the east & west walls of the building
4. Build an addition on the east elevation as per the original plans

Our intention with this request is to solidify concepts only – we will not be presenting specifics related to how the elements will look in their final state – we simply want to know, “Can we do this?” This will allow us to move rapidly with the specifics of the design for the conceptual configuration outlined above.

Please contact me to confirm that the above has been placed on the agenda. We will be getting drawings to you for your packet at a later date. If you need additional information please let me know.

Aaron Weight

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Zions Securities Company, LLC
5 Triad Center, Suite 450
Salt Lake City, UT 84180

Phone: 801-321-8700
Fax: 801-320-4643
Email: weighta@zsc.com

June 23, 2010

139 East South Temple Street
Historic Elk's Club Building

Historic Landmark Commission Meeting

Attention: Janice Lew

Property Reserves Inc (PRI) requests approval of a concept design which has been developed after formal meetings with the HLC and after several meetings with the subcommittee where PRI proposed removal of the entrance tunnel and all landscape berms and walls on the south side of the building and the creation of a new "on-grade" entrance on the south face of the building on the lower level. Through dialogue with the subcommittee PRI has developed an alternative for keeping most of the landscape features, including the historic entrance tunnel and stone stair entrance from South Temple Street. This new concept proposes a new entrance on the west elevation of the building. To accomplish the new entrance to the west a portion of the existing berm and stone wall will have to be moved slightly eastward. The HLC subcommittee tentatively approved the "concept" of this approach and asked PRI to develop this concept further and to present the concept with 3D images illustrating the developed concept.

New Concept

This new concept addresses the concerns of the HLC subcommittee in the following ways:

Most of the historic berms and stone walls are preserved.

The historic Elk's Member tunnel entrance and entrance stair are preserved.

(preservation of the tunnel entrance does not include preserving the tunnel into the building)

The historic entrance to the Main (second) Level is preserved (It may be possible to eliminate the existing step up at this entrance into the building as the project develops).

The existing historic south façade of the building is preserved.

In addition the concept suggests the following design features:

The Main Entrance to the building will be located on the west side of the building.

To accommodate this, the grade must be changed to allow tenants to enter on the lowest level of the building. The existing non-historic west entrance will be demolished. The existing non-historic fire escape will be removed.

PRI proposes that openings be cut through the existing west foundation wall to provide daylight to the lower level. This will be done as extensively as the structural design will allow.

A new retaining wall will parallel the west wall to accommodate the existing driveway to the west of the building. This modification will accommodate the "on-grade" entrance and it will provide the opportunity for the development of a "garden level" space which can be used by tenants of the building. This space may include landscape and paving.

A new Concrete or Stone wall will be constructed in the plane of the west wall and extend to the sidewalk on the south side of the building. This wall will follow the grade contour of the existing berm as much as possible. A similar complimentary wall will be provided on the east side of the building.

A suspended canopy is proposed over the new west entrance doors.

PRI will investigate the possibility of reopening closed openings and cutting new openings in the existing brick walls from levels 1 through 5. These walls will provide needed daylight along the west elevation. These openings will be proposed only to the extent that the structural integrity of the west

wall is not compromised. The concept sketches begin to suggest modifications to the west elevation including reintroduction of windows instead of mechanical grilles and perhaps additional windows such as the southern most vertical bay of windows on the west elevation. PRI is interested in HLC input about how secondary elevations can be modified when existing conditions are far from ideal.

Appropriate landscaping and paving systems will be provided on grade at the west and east side of the building.

The concept includes a thirty feet wide addition to the east side of the building. The sketches illustrate a relatively contemporary design solution rather than a historic replication or copy.

The concept does not yet address the likely need to locate some electrical and/or mechanical equipment on the ground either on the east or west side of the building.

PRI Request

PRI requests conceptual approval of the west entry concept. PRI recognizes that they will be required to present schematic designs of this concept for HLC approval.



06-25-10

139 East South Temple Street Remodel - Concept Design





06-25-10

139 East South Temple Street Remodel - Concept Design

GSBS ARCHITECTS



06-25-10

139 East South Temple Street Remodel - Concept Design





06-25-10

139 East South Temple Street Remodel - Concept Design





06-25-10

139 East South Temple Street Remodel - Concept Design





06-25-10

139 East South Temple Street Remodel - Concept Design



Attachment B
May 5, 2010 Staff Report



Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission

From: Janice Lew, Senior Planner

Date: April 29, 2010

Re: **PLNPCM2010-00015 139 E South Temple Street Certificate of Appropriateness for Major Alterations (Elks Club Building)** – A request by Kent Gibson, representing Property Reserve Inc., to consider alterations to the front entrance elements, alterations to the basement-level, and construction of an addition to the east side of the building.

The purpose of this discussion is to gain feedback and direction from the Historic Landmark Commission on the front entrance elements, so that the applicant can continue to work with the Architectural Committee and move forward with the remainder of the design of the project.

On March 3, 2010, the Historic Landmark Commission reviewed preliminary plans for the above mentioned petition. At that meeting, the Commission expressed diverse remarks about the proposed project and referred the matter to an Architectural Committee with the following comments:

- The two entrances are unique, so it is challenging to consider their removal.
- There are issues of functionality regarding the tunnel, but it has distinctive architectural details.
- The reality is, is that it is a struggling building. There is a need to do something so that it can survive – compromise.
- Respect character defining features and preserve primary façade, tunnel, and grade. Crucial elements and the significance of the building would be affected by change. Responsibility not to lose personality of the City.
- Preservation point of view – retain staircases, grade and both entrances. Speaks to whole social movement of the time.
- Front façade is integral to the building and needs to stay.
- Appropriate kind of addition – needs to be of its own time, more contemporary with verticality.

- Room to create more modern entrance into the building to the east with terracing.
- Daylight east and west windows.
- Work towards a hybrid design.

The Architectural Committee met on March 31 and made the following comments:

- Leave the arch and stairs where located, possibly as a monument.
- Concerned about creating a moat.
- Plaza between tunnel and stair is a move in the right direction.
- Scale down base of building.
- The addition could be more contemporary, look like an addition, and not recreate the old.

The Architectural Committee met a second time on April 19. The discussion focused on two options for the front entrance elements. Observations by the Committee include the following:

- Changes were what was asked for, but more of a visual impact and not what is wanted. The connection to the building was lost.
- Moves front entrance element to a level as a site feature.
- Concerned about removing 6ft from the ends of the front piece and creating a truncated version.
- Recreate some meaning for the historic element – fix and repair steps and explain story. Top of landing should have some meaning.
- Link arch to building – explore options. Recreate tunnel in a new mode.
- The front piece is the one piece of architecture out on the property line. Strong element that comes right to the sidewalk.
- Provide visual connection between the building and front piece – architectural elements.
- Providing access on main floor would truly respect the front elements.
- Preservation of historic material and urban design issue.
- The wall does serve a purpose and need to create some sense of it. How much of the wall could be salvaged or recreated? What is the ideal width of the opening?
- Plaza level essentially flat.

Attachment D includes several options that respond to the Architectural Committee's April 19 discussion regarding the front entrance elements.

Attachments:

- A. March 3, 2010 Staff Report
- B. March 31, 2010 Renderings
- C. April 19, 2010 Renderings
- D. April 27, 2010 Submittal

Attachment A
March 3, 2010 Staff Report

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

Elks Club Building Major Alterations PLNHLC2010-00015 March 3, 2010

Applicant: Kent Gibson,
representative

Staff: Janice Lew, 535-7625
janice.lew@sclgov.com

Tax ID: 09-31-380-020

Current Zone: D-1 Central
Business District

Master Plan Designation:
Business/Commercial

Council District:
District 4 – Luke Garrott

Community Council Chair:
Jim Jenkin

Lot Size: 1.32 acres

Current Use:
commercial/office

Applicable Land Use

Regulations:

- Section 21A.34.020
- Section 21A.30

Notification:

- Notice mailed on February 19, 2010
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites February 19, 2010

Attachments:

- A. Application
- B. Documentation
- C. Photographs

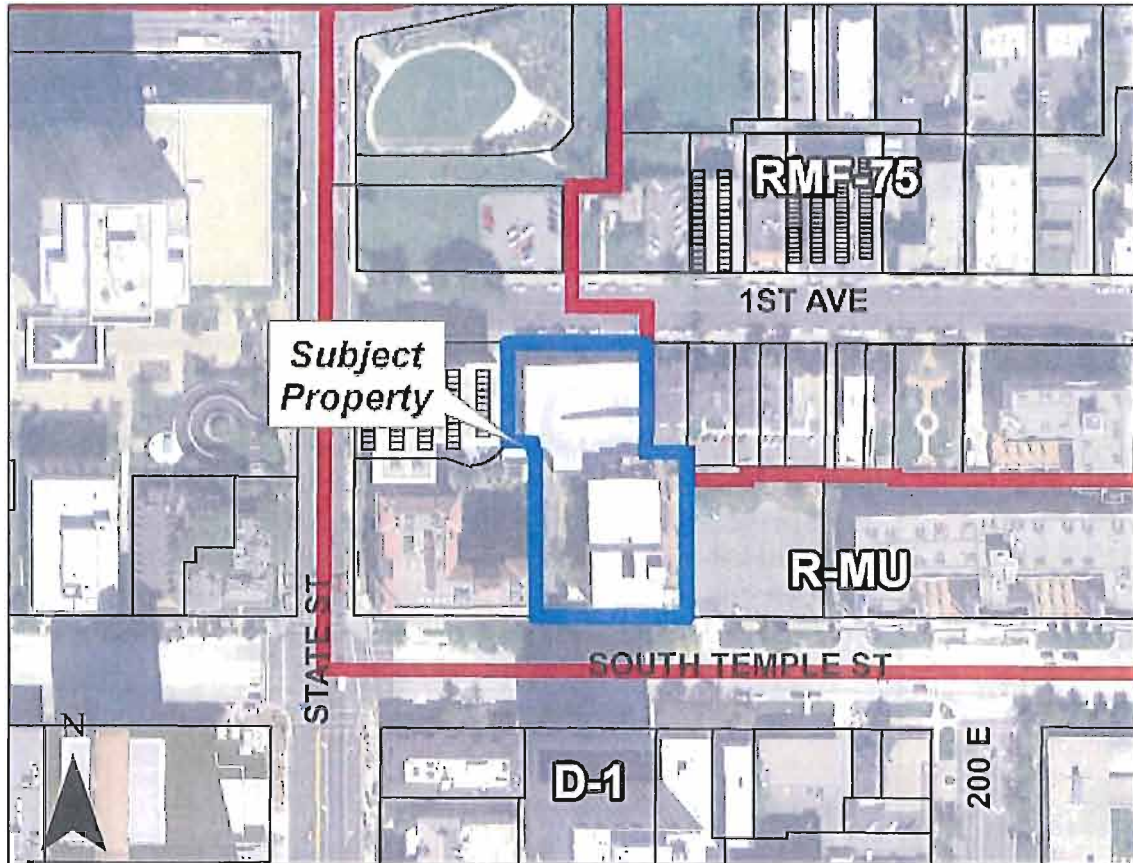
Request

The applicant requests Certificate of Appropriate consideration for the Elks Club Building located at 139 E South Temple Street. The proposed project includes the removal of the front entrance element, alterations to the basement-level, and construction of an addition to the east side of the building. The applicant states the reason for the proposed changes are to bring the building up to current safety and accessibility standards, make the building viable for future tenants, and to create a modern entrance.

Potential Motions

No final decision will be made by the Historic Landmark Commission at this meeting. The purpose of this discussion is to allow the applicant to present the proposed project, to gain feedback and direction from the Commission, and to provide an opportunity for the public to comment. This staff report is to provide information for discussion.

VICINITY MAP



Background

Project Description

As originally constructed in 1923, the Elks Club Building was a five-story structure with a full basement. The building was designed by Carl Scott and George Welsh who had worked for Utah's famed architect, Richard Kletting. As the largest club house built in Utah, it housed one of the largest non-Mormon clubs in the state. The building is of a steel reinforced concrete construction and rectangular in plan. The exterior of the building features a red striated brick finish with terra cotta details. The front façade has changed little since its original construction. Significant architectural details of the building include a symmetrical façade that is seven bays wide, arched bays with fanlight transoms, elk heads in the spandrel panels, keystones, a first story cornice band with an engaged balustrade, a decorative stone retaining wall, and an arched tunnel entrance to the lower-level.

Various alterations, mostly to the interior of the building, have occurred over the years to accommodate new uses. An additional floor was built on the roof over the southern portion of the building as well as toward the rear of the building. A metal-framed glass enclosure two-stories in height was added to the lower portion of the eastern exterior wall. The window treatment has also evolved overtime. Most windows are aluminum frame and not original to the building. The arched window openings on both the west and east sides were once bricked in to accommodate a theater. The brick infill was replaced with glass in 1982. In 1989, the windows on the west elevation were again replaced and enlarged.

The proposed project plans include upgrades to the structural, mechanical, and electrical systems. A new stair and elevator core will provide access to all levels and allow for the removal of the exterior egress stair on the west side of the building. The applicant proposes to replace the existing addition to the east side of the building with a 30 foot wide addition that would provide an additional 3,900 square feet of floor space to each of the existing six building levels. The proposed design of this addition is set back from the plane of the primary façade and includes stone cladding with brick and stucco detailing. The addition would also assist with the structural retrofit.

The applicant proposes to day-light the lower-level of the building to meet the needs of today's tenants. The proposed design includes grade changes to accommodate new window openings and a formal front entrance. The existing masonry façade would remain intact and the cladding of the new base would be limestone to match the original stone base of the building. These improvements would also require the removal of the original lower-level entry elements and site features.

Comments

Public Comment

No public comment regarding this application has been received.

Project Review

Zoning Considerations

The Historic Landmark Commission's jurisdiction does not relate to the development requirements of the Zoning Ordinance. All proposed work must comply with height, yard and bulk requirements of the D-1 zoning district.

Analysis and Findings

Options

The Commission may wish to consider if there is any additional information the applicant should provide that would assist the Commission in its consideration of the proposed project.

Findings

The applicable Zoning Ordinance standards and design guidelines are listed below to suggest ways that change to historic buildings can be sensitively accomplished. An in depth review of the proposed project has not been done at this time. However, staff has identified several issues for discussion below.

21A.34.020 H Historic Preservation Overlay District:

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A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

Design Standards for Site Features

1.1 Preserve historically significant features. These may include historic retaining walls, irrigation ditches, gardens, driveways and walkways. Fences and street trees are also examples of original site features that should be preserved. Sidewalks, parkways, planting strips, street trees and street lighting are examples of historic streetscape elements that should be considered in all civic projects.

1.8 Preserve the historic grading design of the site. Altering the overall appearance of the historic grading is inappropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.

Design Standards for Additions

8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features. For example, loss or alteration of architectural details, cornices and eavelines should be avoided.

8.4 Design a new addition to be recognized as a product of its own time. An addition shall be made distinguishable from the historic building, while also remaining visually compatible with these earlier features. A change in setbacks of the addition from the historic building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction. Creating a jog in the foundation between the original building and the addition also may establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.

8.5 Design a new addition to preserve the established massing and orientation of the historic building. For example, if the building historically had a horizontal emphasis, this orientation shall be continued in the addition.

8.6 Do not construct a new addition or alteration that will hinder one's ability to interpret the historic character of the building or structure. A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. An alteration that seeks to imply an earlier period than that of the building is inappropriate. In addition, an alteration that seeks to imply an inaccurate variation on the historic style is inappropriate. An alteration that covers historically significant features is inappropriate as well.

Ground Level Additions

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3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;

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4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;

Design Standards for Additions

8.2 Design an addition to be compatible in size and scale with the main building. Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a "connector" to link it.

8.7 When planning an addition to a building, preserve historic alignments that may exist on the street. Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition shall not be placed in a location where these relationships would be altered or obscured.

6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible
8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood environment;

9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;

Design Standards for Additions

8.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent. Locating an addition at the front of a structure is inappropriate.

10. Certain building materials are prohibited including the following:

- a. Vinyl or aluminum cladding when applied directly to an original or historic material, and
- b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;

11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in Part IV, Chapter 21A.46, Signs;

12. Additional design standards adopted by the historic landmark commission and city council.

Analysis

In order to provide information for discussion, staff has identified the following issues regarding the proposed project:

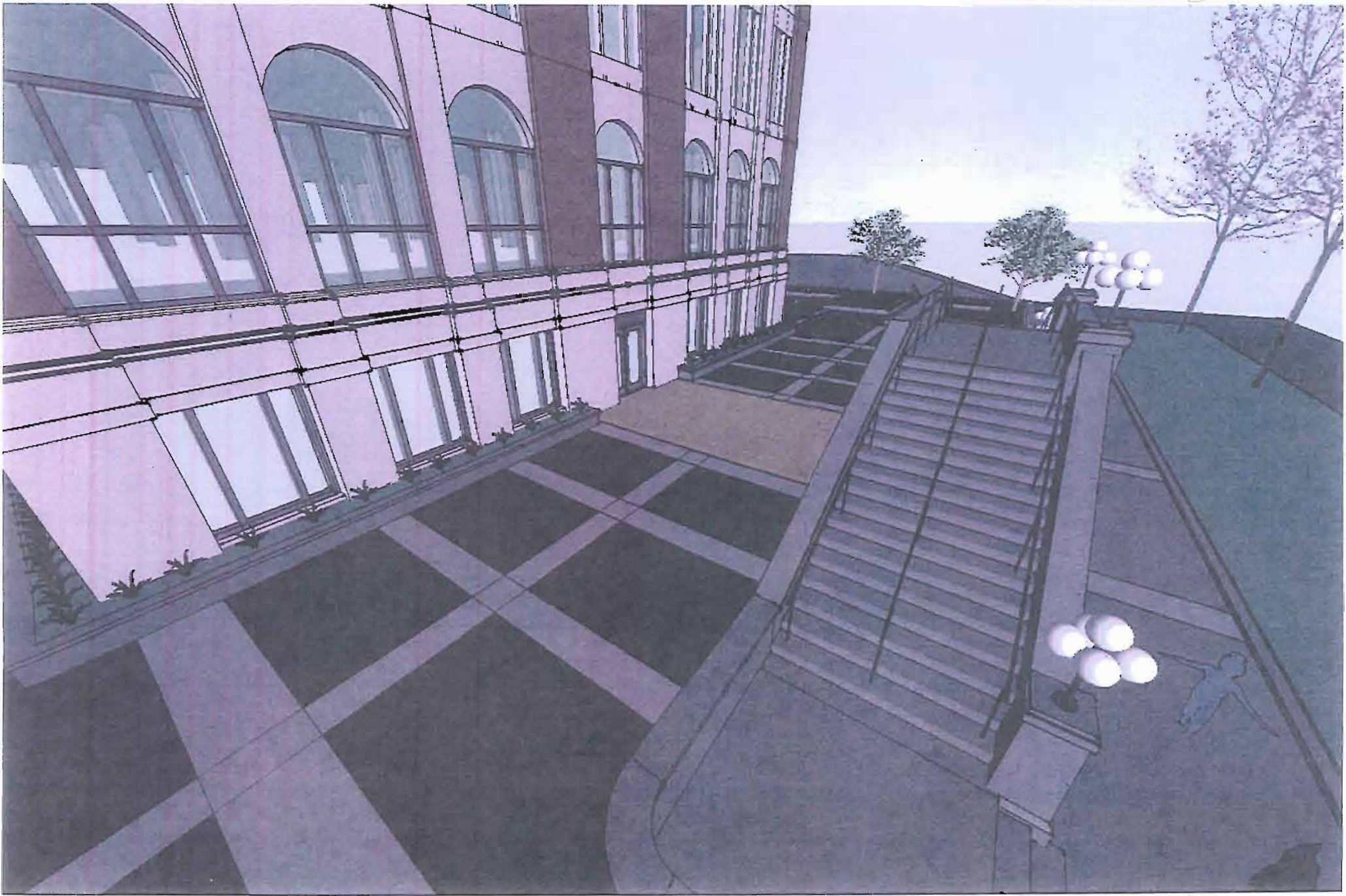
1. A series of spaces between the street and building is typical of most historic property particularly along historic South Temple Street. The progression of streetscape features is important because it contributes strongly to the historic character of a site and creates a sense of visual continuity on the block and within the historic district. Landscape features that are important in defining the historic character of a building site may include fences, walkways, steps, landings, and porches, as well as unique trees, bushes and topography.

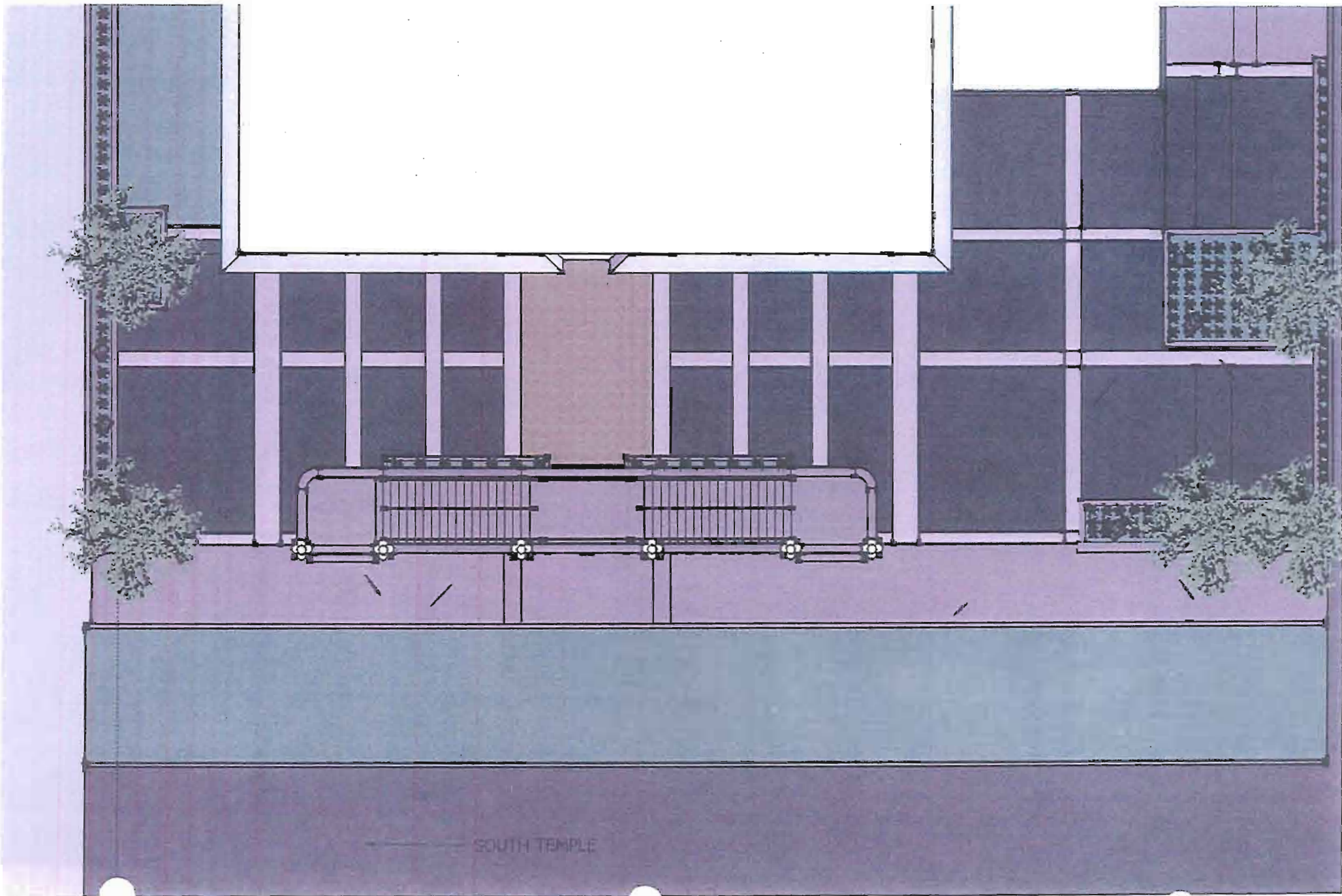
In this case, staff views the historic progression of entry elements a significant character-defining feature of the site that should be retained. Because the proposed alterations would cause the removal of the lower-level entrance including the arched tunnel that leads to the basement level of the building, two sets of exterior stairs over the top of the tunnel, a decorative retaining wall, and the connecting walkway that leads to the first floor entrance, the project would be incompatible in form and architectural detail with the historic character of the building, site, and streetscape.

2. The proposed alterations fail to make use of the basic principles recommended by the City's design guidelines to ensure that the essential form and integrity of contributing buildings will not be adversely affected by new construction. Changing the grade adjacent to the front façade of the building to allow development of a formerly below-grade area would drastically alter the historic relationship between the building and its site and setting, and diminish the historic integrity of the property and its context.

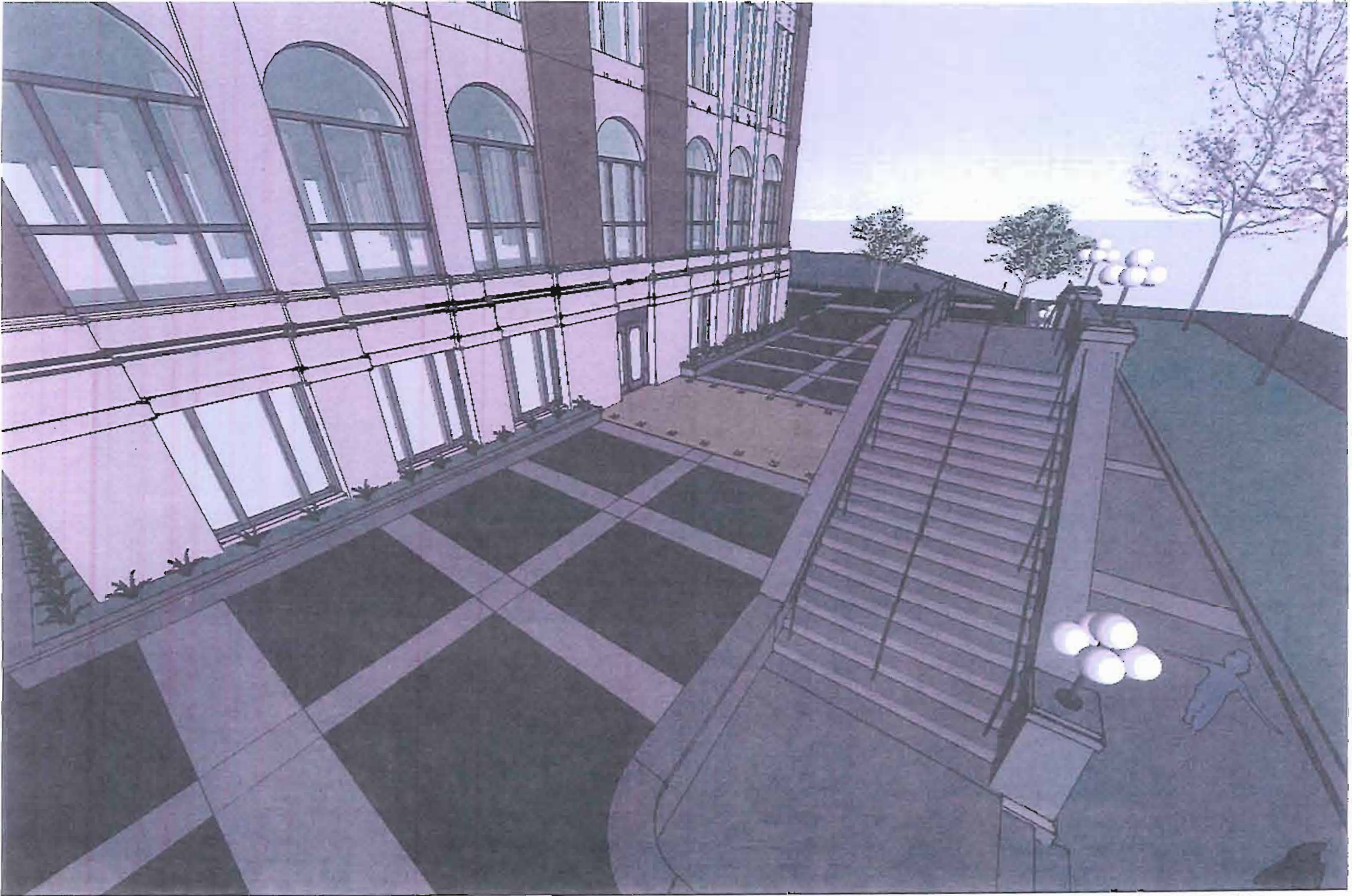
3. Although the new addition on the east side of the building will be set back from the plane of the historic building and is clearly a contemporary design, a significant amount of original exterior material and detail will be lost on what is now a very visible façade.

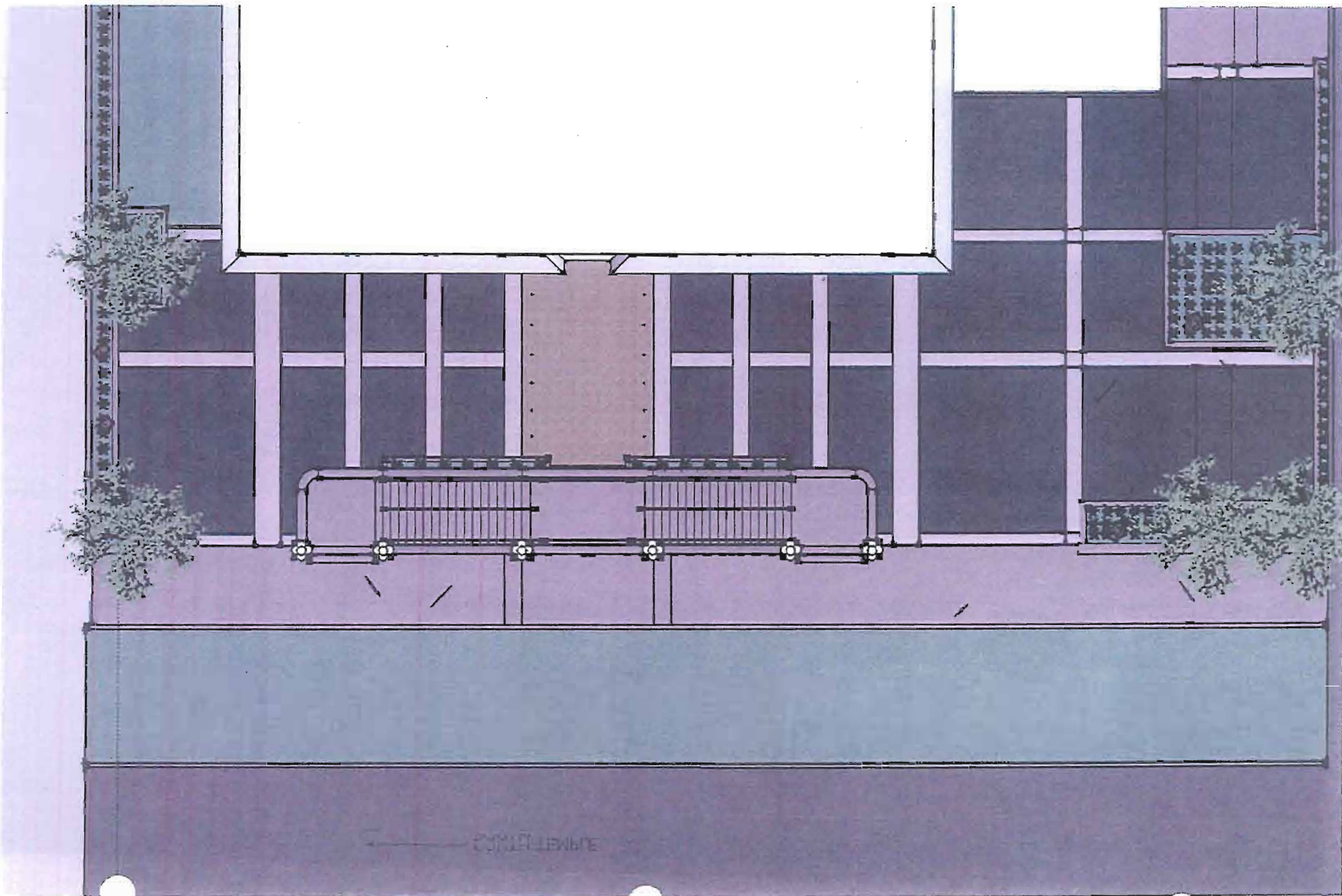
Attachment A
Application



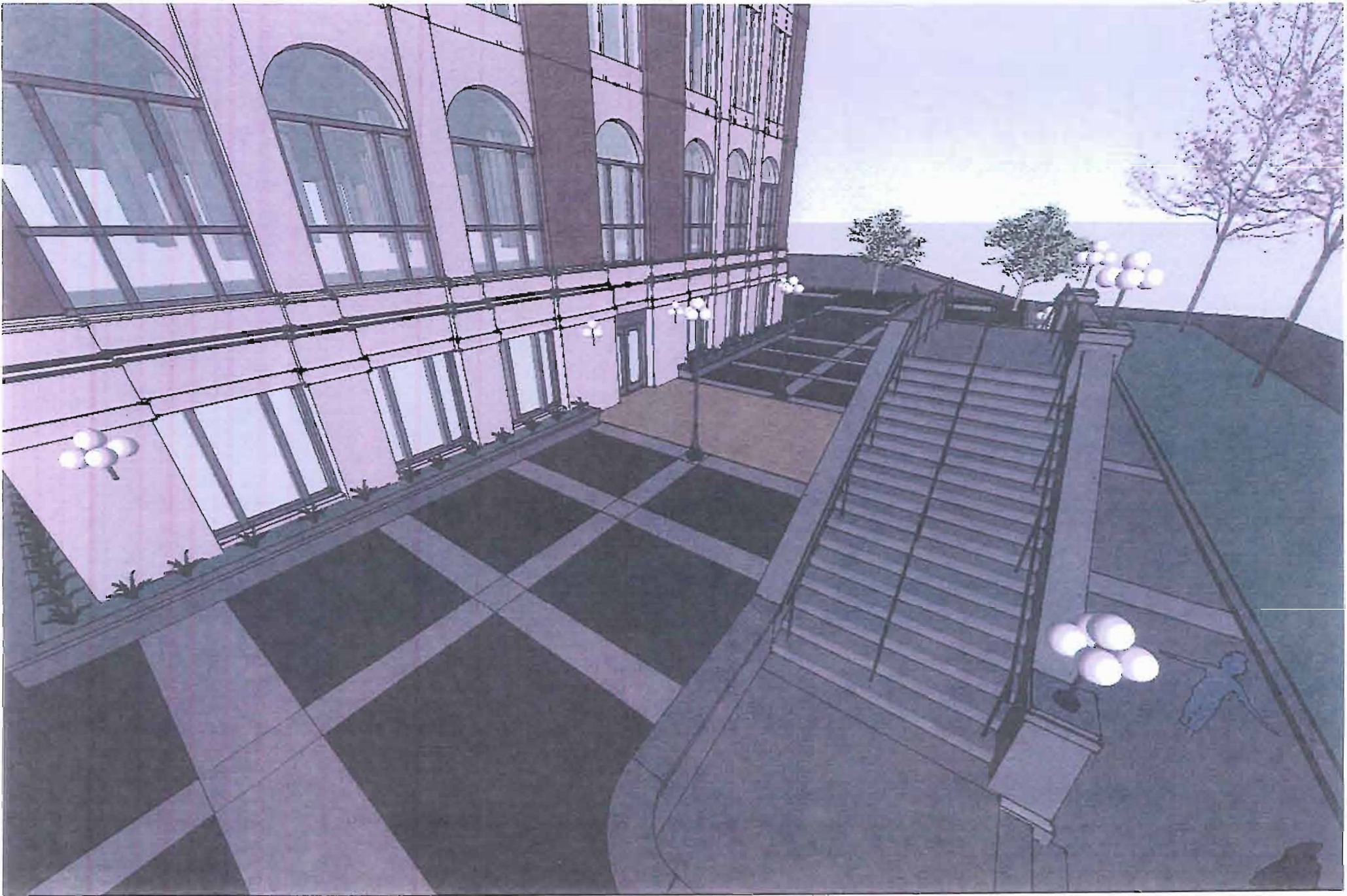


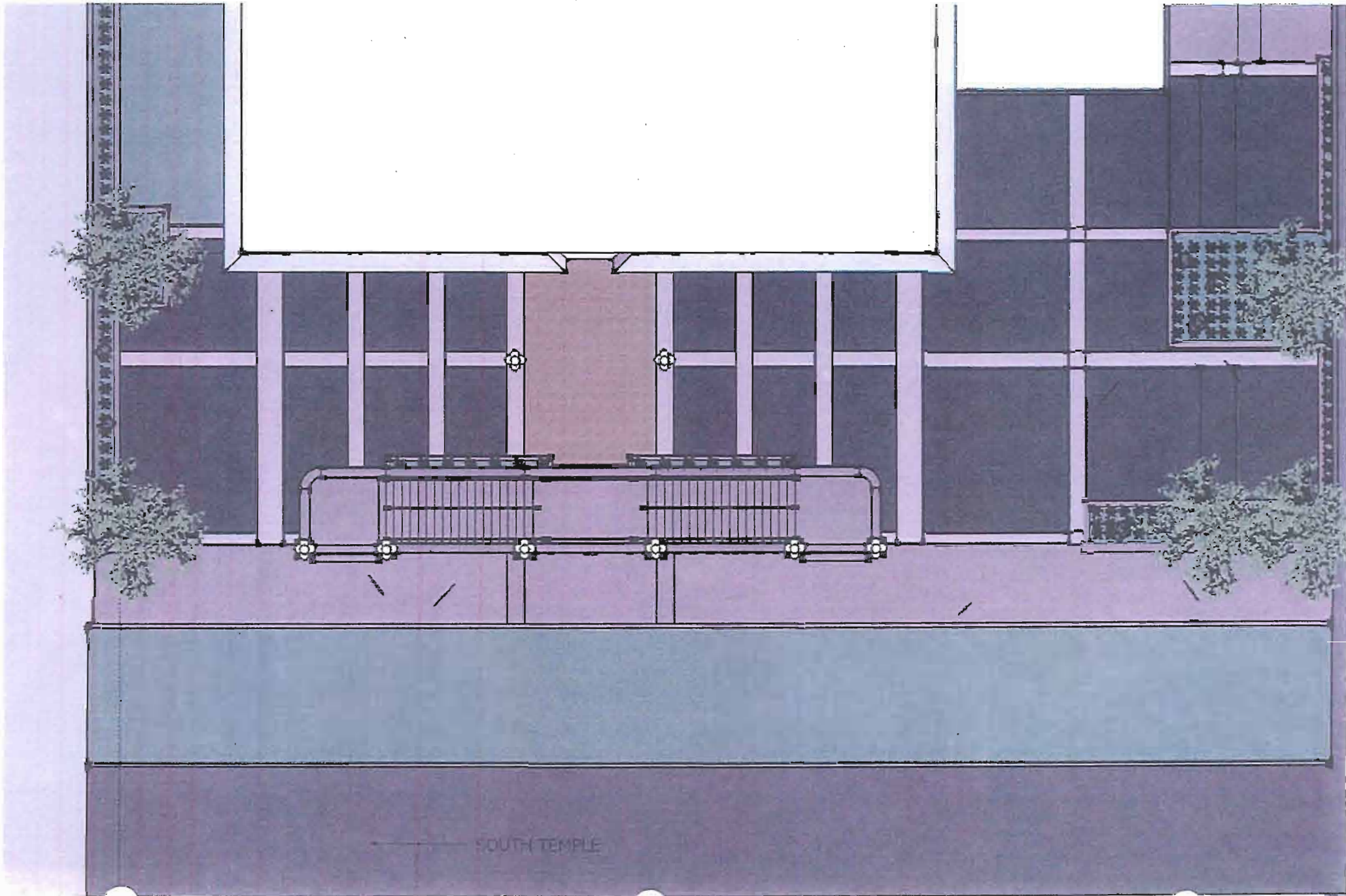
SOUTH TEMPLE





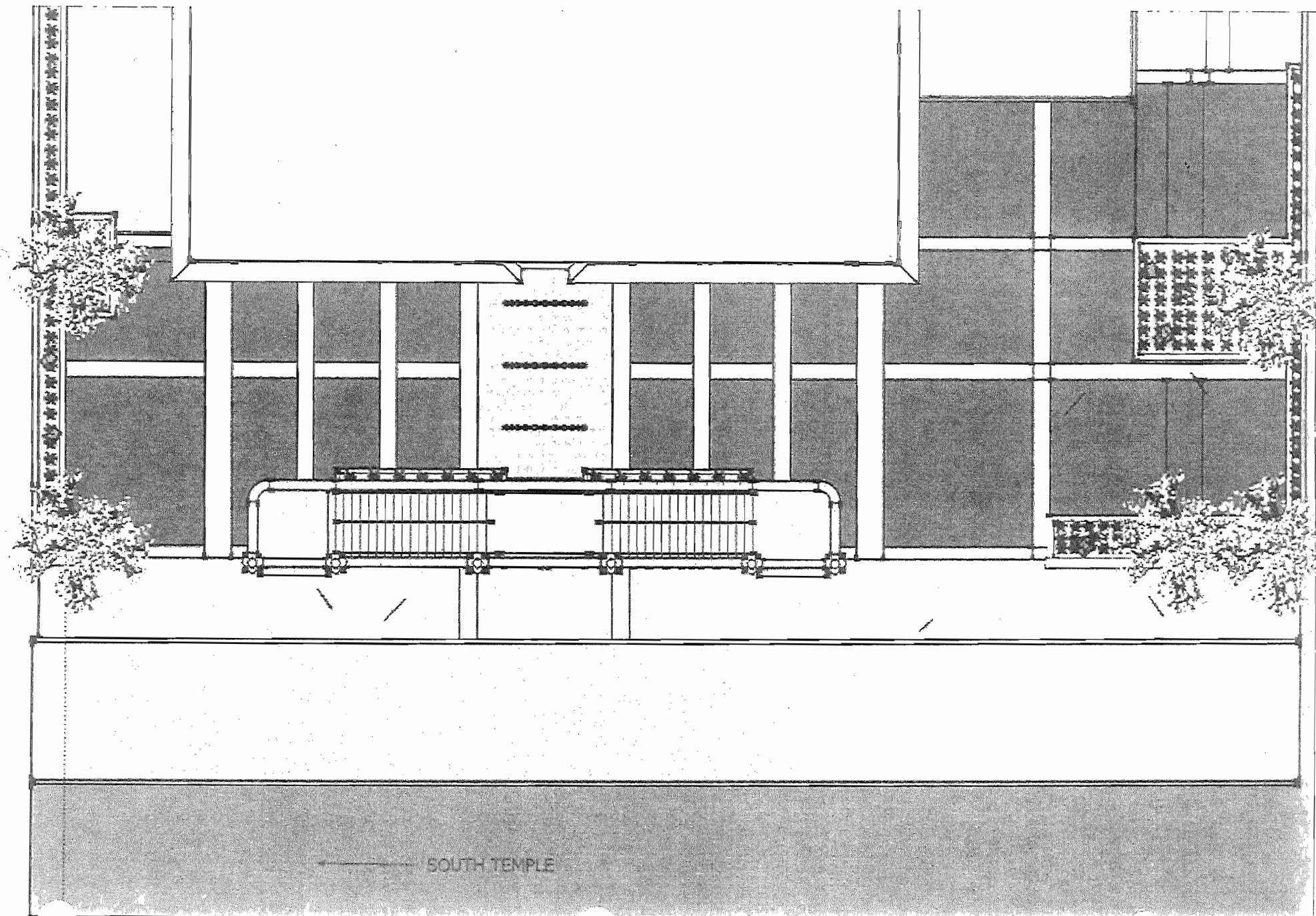
← COMPLENBE





SOUTH TEMPLE





← SOUTH TEMPLE →

**HISTORIC LANDMARK COMMISSION
STAFF REPORT**



Planning Division
Department of Community and
Economic Development

**Elks Club Building
Major Alterations
PLNHLC2010-00015
March 3, 2010**

Applicant: Kent Gibson,
representative

Staff: Janice Lew, 535-7625
janice.lew@sclgov.com

Tax ID: 09-31-380-020

Current Zone: D-1 Central
Business District

Master Plan Designation:
Business/Commercial

Council District:
District 4 – Luke Garrott

Community Council Chair:
Jim Jenkin

Lot Size: 1.32 acres

Current Use:
commercial/office

**Applicable Land Use
Regulations:**

- Section 21A.34.020
- Section 21A.30

Notification:

- Notice mailed on February 19, 2010
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites February 19, 2010

Attachments:

- A. Application
- B. Documentation
- C. Photographs

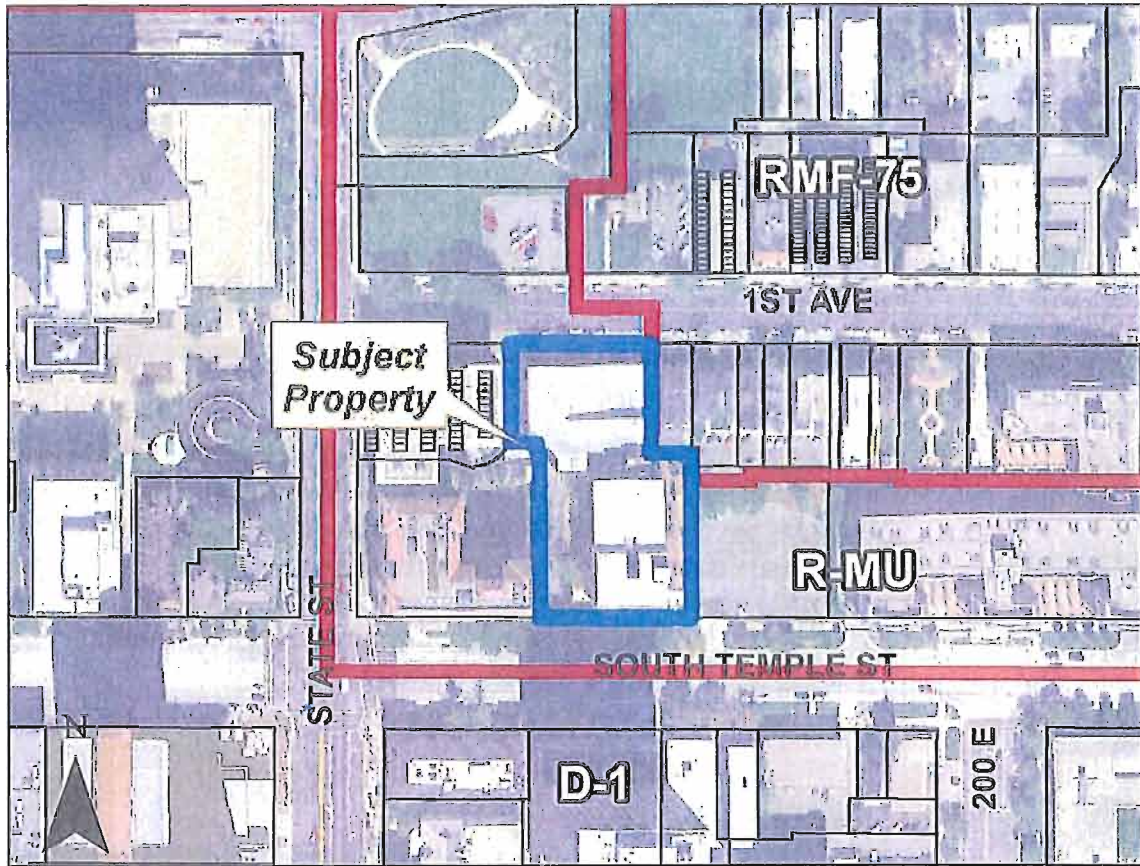
Request

The applicant requests Certificate of Appropriate consideration for the Elks Club Building located at 139 E South Temple Street. The proposed project includes the removal of the front entrance element, alterations to the basement-level, and construction of an addition to the east side of the building. The applicant states the reason for the proposed changes are to bring the building up to current safety and accessibility standards, make the building viable for future tenants, and to create a modern entrance.

Potential Motions

No final decision will be made by the Historic Landmark Commission at this meeting. The purpose of this discussion is to allow the applicant to present the proposed project, to gain feedback and direction from the Commission, and to provide an opportunity for the public to comment. This staff report is to provide information for discussion.

VICINITY MAP



Background

Project Description

As originally constructed in 1923, the Elks Club Building was a five-story structure with a full basement. The building was designed by Carl Scott and George Welsh who had worked for Utah's famed architect, Richard Kletting. As the largest club house built in Utah, it housed one of the largest non-Mormon clubs in the state. The building is of a steel reinforced concrete construction and rectangular in plan. The exterior of the building features a red striated brick finish with terra cotta details. The front façade has changed little since its original construction. Significant architectural details of the building include a symmetrical façade that is seven bays wide, arched bays with fanlight transoms, elk heads in the spandrel panels, keystones, a first story cornice band with an engaged balustrade, a decorative stone retaining wall, and an arched tunnel entrance to the lower-level.

Various alterations, mostly to the interior of the building, have occurred over the years to accommodate new uses. An additional floor was built on the roof over the southern portion of the building as well as toward the rear of the building. A metal-framed glass enclosure two-stories in height was added to the lower portion of the eastern exterior wall. The window treatment has also evolved overtime. Most windows are aluminum frame and not original to the building. The arched window openings on both the west and east sides were once bricked in to accommodate a theater. The brick infill was replaced with glass in 1982. In 1989, the windows the west elevation were again replaced and enlarged.

The proposed project plans include upgrades to the structural, mechanical, and electrical systems. A new stair and elevator core will provide access to all levels and allow for the removal of the exterior egress stair on the west side of the building. The applicant proposes to replace the existing addition to the east side of the building with a 30 foot wide addition that would provide an additional 3,900 square feet of floor space to each of the existing six building levels. The proposed design of this addition is set back from the plane of the primary façade and includes stone cladding with brick and stucco detailing. The addition would also assist with the structural retrofit.

The applicant proposes to day-light the lower-level of the building to meet the needs of today’s tenants. The proposed design includes grade changes to accommodate new window openings and a formal front entrance. The existing masonry façade would remain intact and the cladding of the new base would be limestone to match the original stone base of the building. These improvements would also require the removal of the original lower-level entry elements and site features.

Comments

Public Comment

No public comment regarding this application has been received.

Project Review

Zoning Considerations

The Historic Landmark Commission’s jurisdiction does not relate to the development requirements of the Zoning Ordinance. All proposed work must comply with height, yard and bulk requirements of the D-1 zoning district.

Analysis and Findings

Options

The Commission may wish to consider if there is any additional information the applicant should provide that would assist the Commission in its consideration of the proposed project.

Findings

The applicable Zoning Ordinance standards and design guidelines are listed below to suggest ways that change to historic buildings can be sensitively accomplished. An in depth review of the proposed project has not been done at this time. However, staff has identified several issues for discussion below.

21A.34.020 H Historic Preservation Overlay District:

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12. Additional design standards adopted by the historic landmark commission and city council.

Analysis

In order to provide information for discussion, staff has identified the following issues regarding the proposed project:

1. A series of spaces between the street and building is typical of most historic property particularly along historic South Temple Street. The progression of streetscape features is important because it contributes strongly to the historic character of a site and creates a sense of visual continuity on the block and within the historic district. Landscape features that are important in defining the historic character of a building site may include fences, walkways, steps, landings, and porches, as well as unique trees, bushes and topography.

In this case, staff views the historic progression of entry elements a significant character-defining feature of the site that should be retained. Because the proposed alterations would cause the removal of the lower-level entrance including the arched tunnel that leads to the basement level of the building, two sets of exterior stairs over the top of the tunnel, a decorative retaining wall, and the connecting walkway that leads to the first floor entrance, the project would be incompatible in form and architectural detail with the historic character of the building, site, and streetscape.

2. The proposed alterations fail to make use of the basic principles recommended by the City's design guidelines to ensure that the essential form and integrity of contributing buildings will not be adversely affected by new construction. Changing the grade adjacent to the front façade of the

building to allow development of a formerly below-grade area would drastically alter the historic relationship between the building and its site and setting, and diminish the historic integrity of the property and its context.

3. Although the new addition on the east side of the building will be set back from the plane of the historic building and is clearly a contemporary design, a significant amount of original exterior material and detail will be lost on what is now a very visible façade.

Attachment A
Application

139 East South Temple Project Description

Project Description:

The 139 E. Building is located at 139 East on South Temple in downtown Salt Lake City. The existing building suffers from rapidly deteriorating building systems that are out of date and not up to current building standards. Many inappropriate repairs and additions have been made over the years by various owners that have only increased the current operational problems of building systems. The proposed project plan is to upgrade the entire structural, mechanical, and electrical systems for the existing building. In order for these improvements to be feasible and function well a new (6) story addition is to be attached to the east building façade. The proposed changes will enable the building to be brought up to current life safety and accessibility standards, as well as make the building viable for future tenants.

Building History:

The building was constructed in 1923 as a club building for the Benevolent and Protective Order of the Elk (B.P.O.E.), a national fraternal organization commonly referred to as the "Elk's Club". The lodge and its membership became one of the states largest and most powerful secret societies. The structure was originally constructed as the main clubhouse and was originally (6) stories tall. The basement, lower level, contained a gymnasium and mechanical support spaces, as well as the exclusionary entrance to the building. The main level contained various meeting rooms, offices and a library. The second level contained more meeting spaces and the grand hall, which was an open two story area for large meetings and formal events. The third, fourth and fifth levels were divided into private sleeping rooms and bathrooms.

During the great depression of the 1930's membership greatly declined and the building and its membership never regained the prominent standing they once held. The organization defaulted on the bonds that made construction possible and eventually the building was sold.

The various owners, since that time, have struggled to lease the building. They have made many major alterations and additions to the building. These alterations include but are not limited to the following:

- The ballroom was converted into a theater then split by the construction an intermediary floor that connects to the 3rd level.
- An additional floor and roof was constructed on top of the ballroom and connected via stairs to the fourth level.
- An additional floor and shallow roof were constructed on top of the fifth top story using the original parapet walls with small ribbon windows above and sloped stucco to a new roof.
- A two story addition has been added on the east side of the building that extends to the property line. This space was intended to be used as restaurant space and has been vacant for some time. The upper story includes a fiberglass sunroom and patio addition.
- A third story metal and glass enclosed walkway has been erected and runs the entire east side of the building to provide a connection from the building to a parking garage to the north.
- Almost all of the interior rooms and spaces on each story have been completely restructured to meet the needs of the various tenants that have occupied the spaces.

Project Approach:

Various owners and tenants have tried to convert the building to meet their needs and functions. These have included a movie theater, private club, dinner/dance halls, restaurants and an office building. Each of these attempts has been rather unsuccessful and further deteriorated the building and its systems. The current owner appreciates the value of the existing building and intends to make improvements to the building and site that will allow the building to meet today's needs and those of the future.

We are proposing a 30' wide addition on the east side of the building, which will provide an additional 3,900 s.f. of floor space to each of the (6) original building levels. At this time the proposed addition includes stone cladding, brick and stucco with detailing sympathetic to the historical detailing. The design is intended to blend with the original design rather than to mimic its appearance. This new addition will assist with the structural retrofit that will allow the building to carry the current structural loads and meet life safety needs while protecting the building. The building systems will be replaced to meet the current needs and demands of modern tenants. Wiring and environmental systems struggle and cannot meet the current demands. The building envelope needs to be tightened to prevent excessive energy loss.

Building interior circulation will be improved to provide security and meet modern day tenant demands. Due to lack of natural light and poor access, the lower story (main entrance) is almost impossible to lease and does not provide a suitable first impression for any modern day public building. In the proposed design we will provide windows for natural light and create a formal entrance lobby that is desperately needed to help this building succeed. The exterior masonry façade facing the street will remain intact and the cladding of the base will be limestone to match the historical stone base on the original building. A new stair and elevator core will provide accessibility to all stories and allow for the removal of modern addition of an exterior egress stair on the west side of the building.

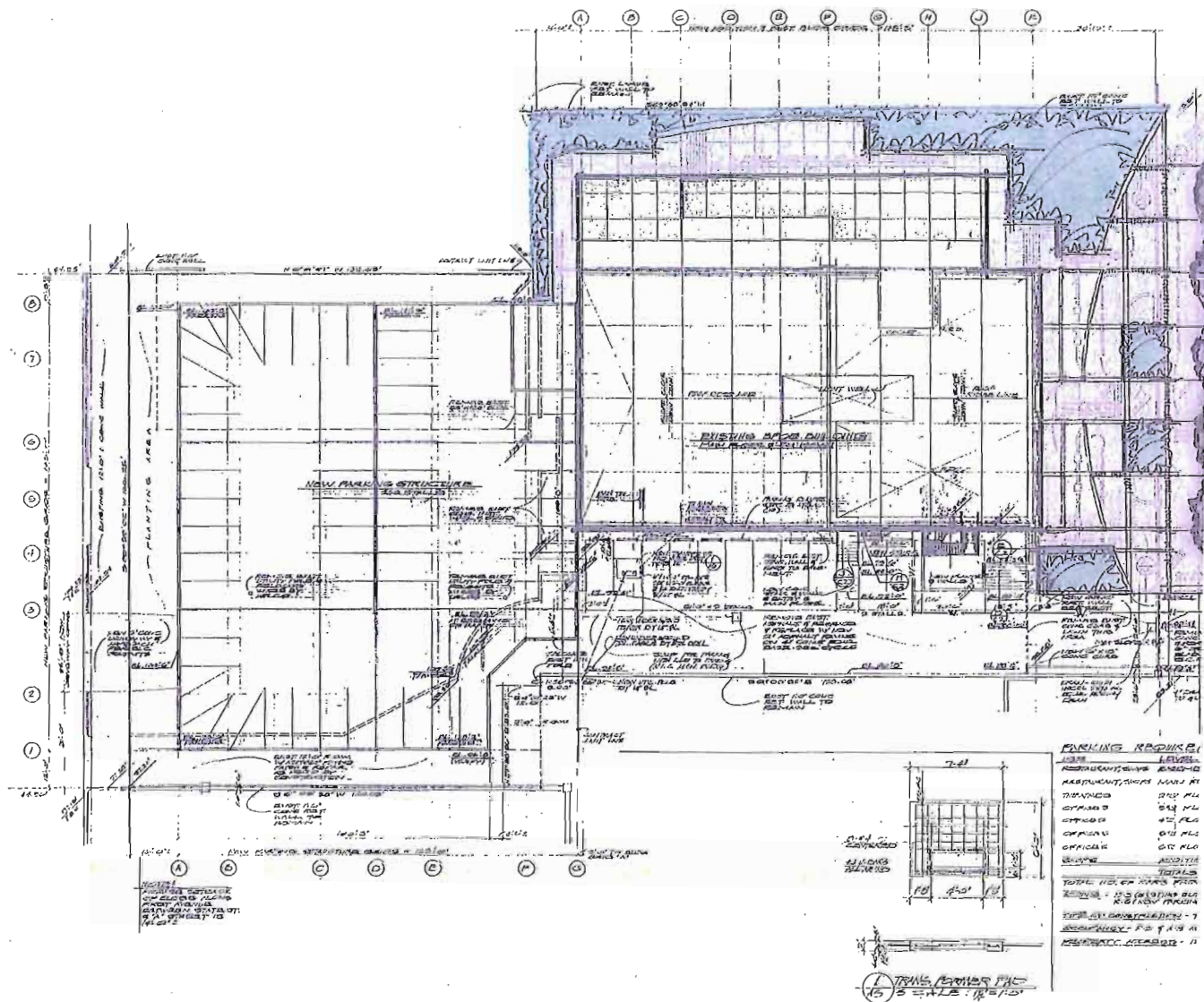
The site on the south and east sides of the building will be suitably landscaped to create a visual as well as physical entrance to the new office building directly off the sidewalk on South Temple.



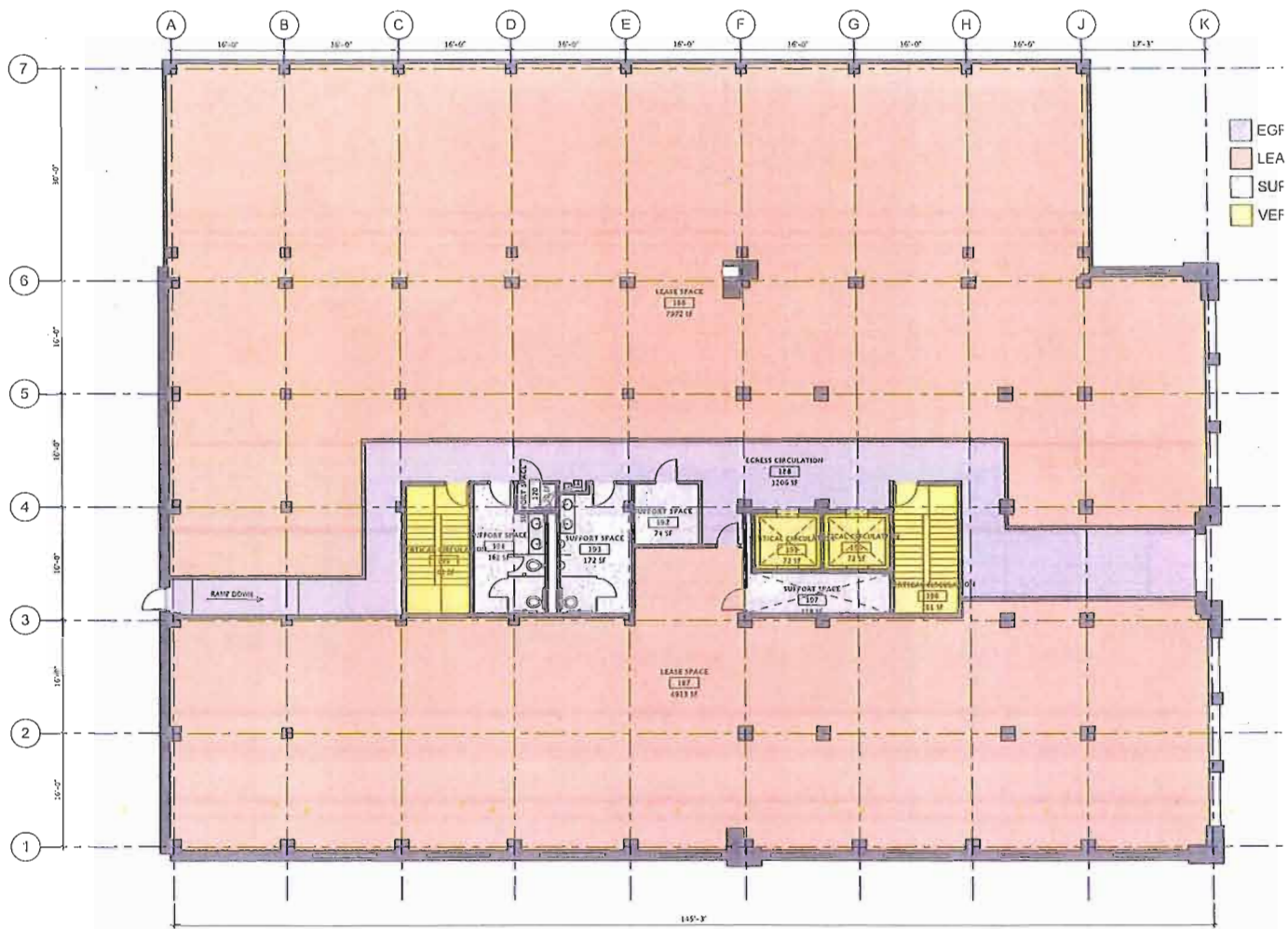
Expansion of the Elks Building

139 East South Temple, Salt Lake City

9-29-09



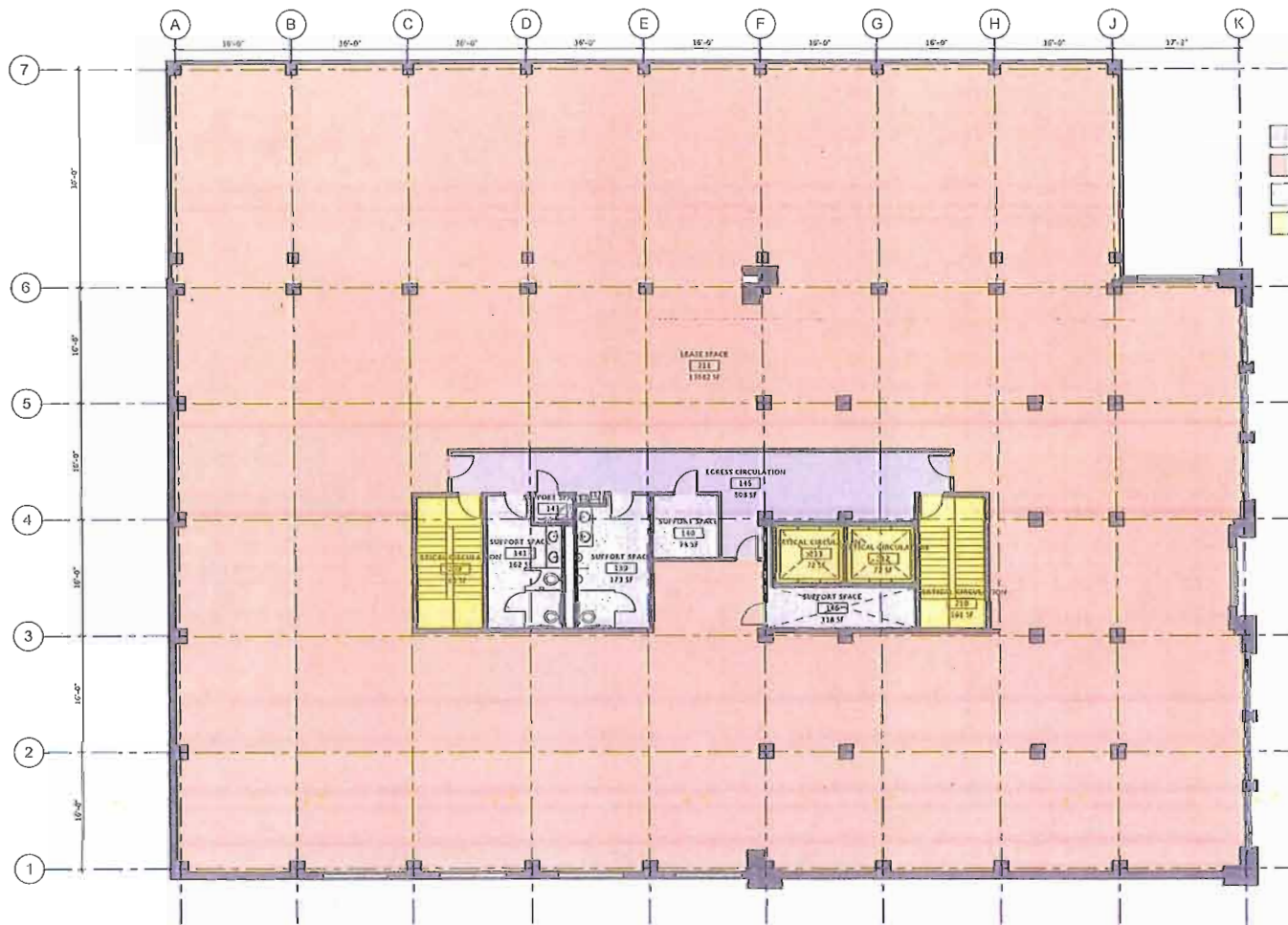
19 East South Temple Building Addition and Remodel: Site Plan



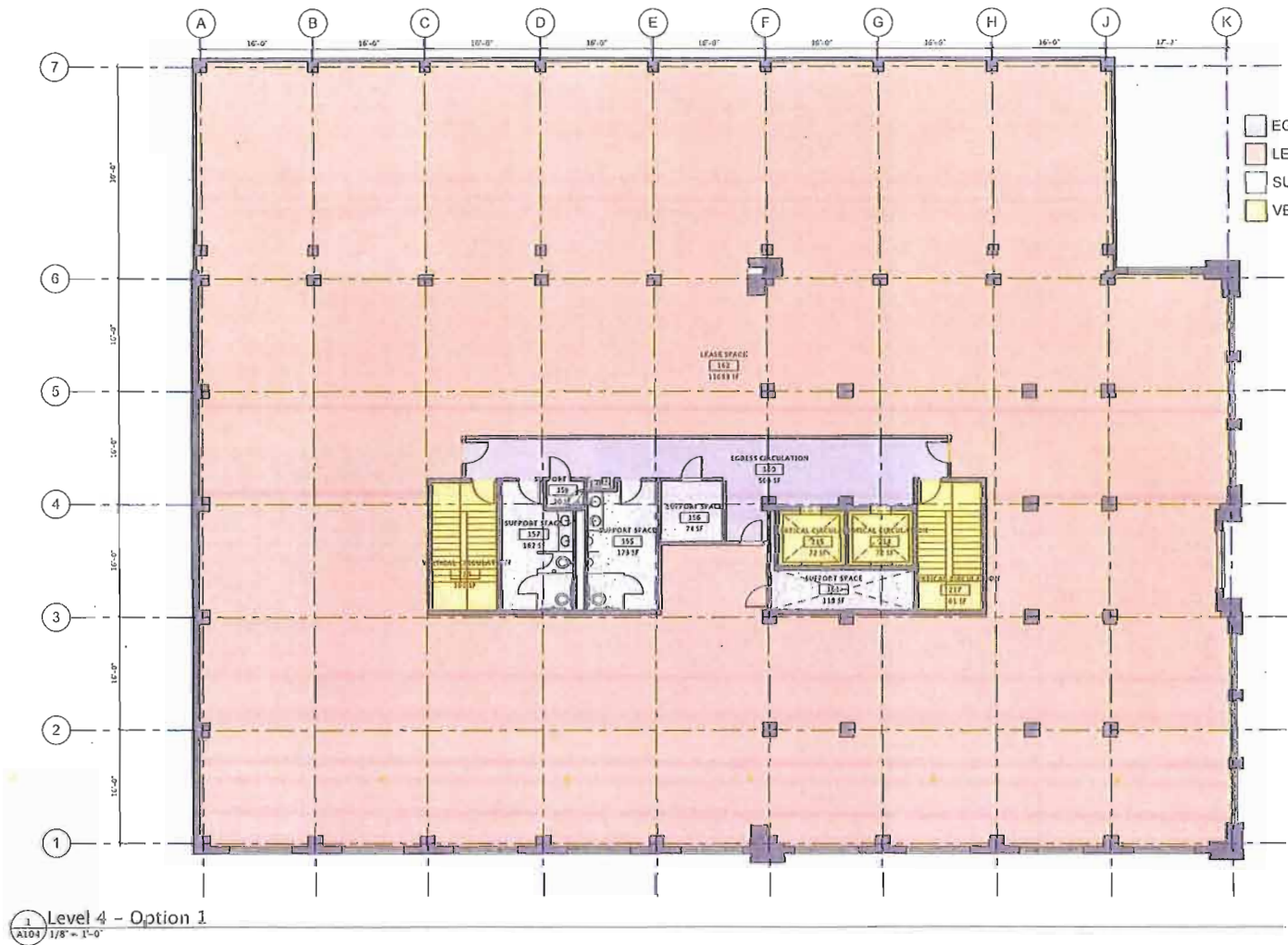
Level 1 - Option 1
 1/8" = 1'-0"

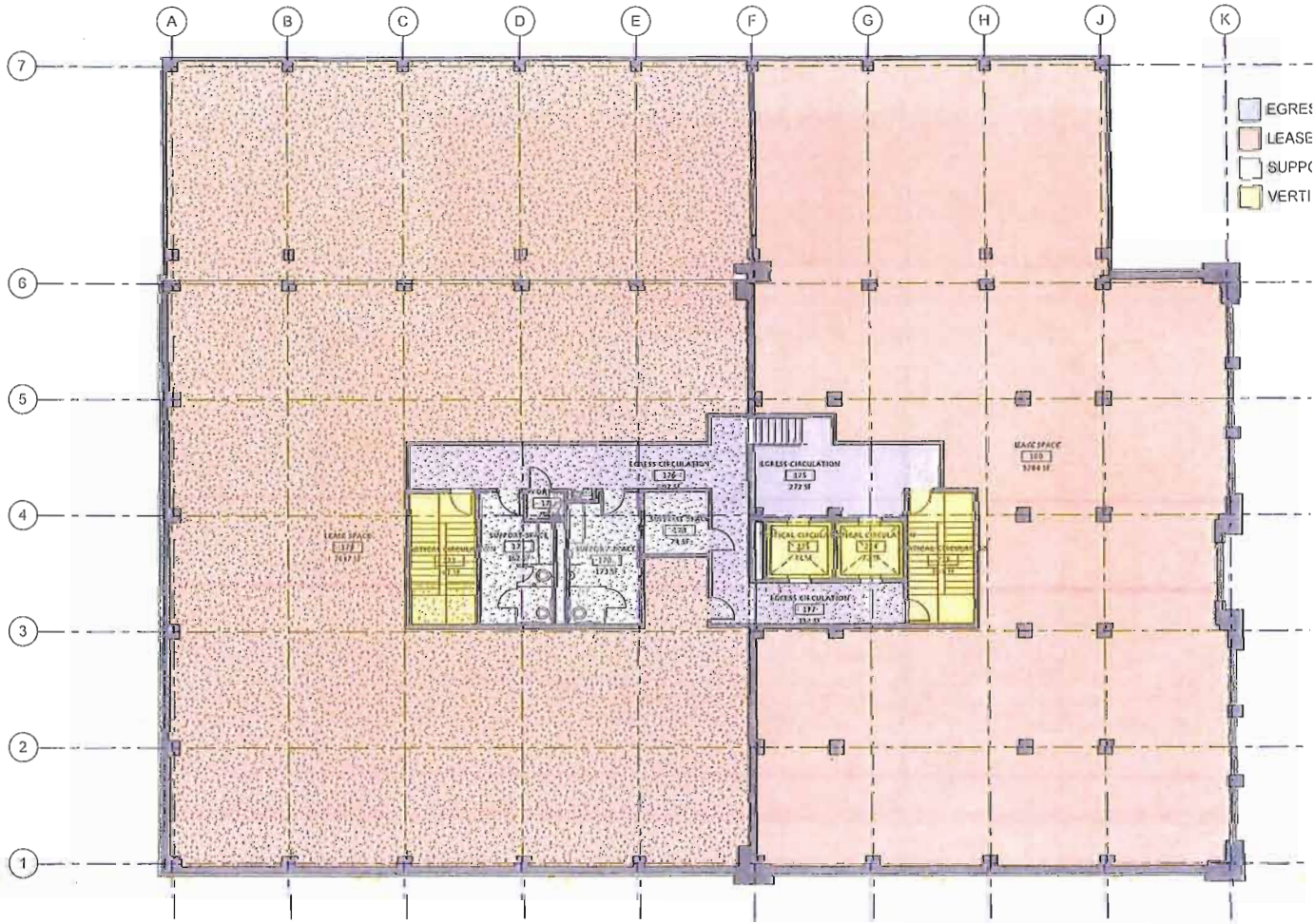


1 Level 2 - Option 1
A102 1/8" = 1'-0"



Level 3 -- Option 1
 A103 1/8" = 1'-0"





1
A106 New Level 6 - Option 1
1/16" = 1'-0"



Attachment B
Documentation

Date: May 12, 1978

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION 1

Street Address: 139 East South Temple Plat Bl. Lot

Name of Structure: Elk's Club T. R. S.

Present Owner: Elk's Associates UTM:

Owner Address: c/o Development Associates, 307 W. 200 S., SLC, Ut 84101 Tax #:

AGE/CONDITION/USE 2

Original Owner: B.P.O.E. Construction Date: 1923 Demolition Date:

Original Use: Clubhouse

Present Use: Occupants:

- Single-Family, Multi-Family, Public, Commercial, Park, Industrial, Agricultural, Vacant, Religious, Other

- Building Condition: Excellent, Good, Deteriorated, Site, Ruins, Integrity: Unaltered, Minor Alterations, Major Alterations

STATUS 3

- Preliminary Evaluation: Significant, Contributory, Not Contributory, Intrusion, Final Register Status: National Landmark, National Register, State Register, District, Multi-Resource, Thematic

DOCUMENTATION 4

Photography: Date of Slides, Views: Front, Side, Rear, Other, Date of Photographs, Views: Front, Side, Rear, Other

- Research Sources: Abstract of Title, Plat Records, Plat Map, Tax Card & Photo, Building Permit, Sewer Permit, Sanborn Maps, City Directories, Biographical Encyclopedias, Obituary Index, County & City Histories, Personal Interviews, Newspapers, Utah State Historical Society Library, LDS Church Archives, LDS Genealogical Society, U of U Library, BYU Library, USU Library, SLC Library, Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Potential Sites File, USHS.

Architect/Builder: Scott and Welsh

Building Materials: Pressed brick

Building Type/Style: Late Gothic Revival

Description of physical appearance & significant architectural features:

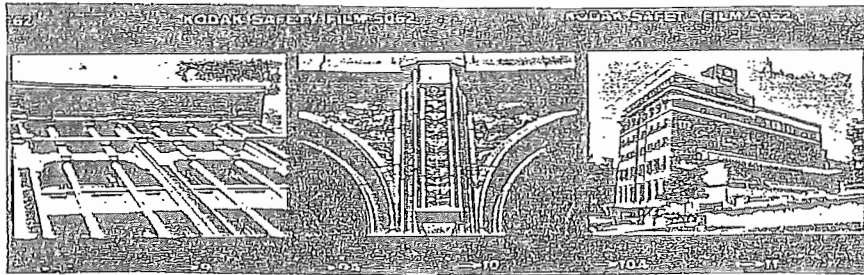
(Include additions, alterations, ancillary structures, and landscaping if applicable)

See National Register nomination form (attached).

Originally this was a five story reinforced concrete structure with a full basement, rectangular in plan. The exterior features a veneer of pressed, wire-brushed red brick with cream terra cotta trim.

The basement originally contained a gymnasium as well as a refrigeration plant and heating system. The main entrance was on South Temple Street and opened on to a foyer and main lobby, 48 feet square. The lobby is done in square, marble-sheathed columns and wainscoting and moulded ceiling cornices with gold leafing.

The Elks Club building has recently undergone renovation. Much of the interior of the building is intact. The upper floors have been converted to office space. An additional floor has been built on the roof, using metal-framed windows, above the parapet wall. A two story metal-framed glass enclosure has been added on the east facade of the building. A new one story theater structure has also been added on the east side.



Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

This building is the largest club house ever built in the state of Utah. It was the home of the Elk's Club, one of the largest non-Mormon clubs in Utah.

The Benevolent and Protective Order of Elk (B.P.O.E.) a national fraternal organization established under that name by Charles A. S. Vivian, in Chicago in 1878. Charles Vivian was born in England and came to America in 1867, to pursue a career in acting. Vivian founded the "Jolly Corks" in 1867, a fraternal organization which later became the B.P.O.E. In 1888 Lodge No. 85 was established in Salt Lake City.

From 1888 to 1898 lodge membership remained small. When the lodge was reorganized in 1899, membership increased and the lodge became one of the states largest and most powerful secret societies.

The lodge's four key words were "Charity, Justice, Brotherly Love and Fidelity." The Elks participated in many humanitarian projects, such as sending aid to the victims of the Scofield mine disaster.

In 1902 the Elk's built a clubhouse on State Street and First South. The Elks Club grew, in part because it was made up of non-Mormons who joined to fend off their feelings of social isolation. This four story clubhouse served until the membership grew to 3,400 in 1923.

Their present lodge erected in 1923 was evidence to the fact that the Elks Club was then at the height of its prominence. Their six story building was the largest club house in Utah to date and has not been equalled since. It was also the largest structure built in Salt Lake City in the 1920's, a period of economic stagnation. The building cost \$300,000 to build. It was designed by Carl W. Scott and George W. Welsh who had worked for Utah's famed architect, Richard K.A. Kletting. Scott and Welsh also designed South High School and the Masonic Temple on South Temple Street. The building is now an office building, housing a restaurant, a private club and a movie theatre.

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC ELKS CLUB BUILDING

AND/OR COMMON

2 LOCATION

STREET & NUMBER 139 East South Temple

CITY, TOWN Salt Lake City VICINITY OF
CONGRESSIONAL DISTRICT 02

STATE Utah CODE 049 COUNTY Salt Lake CODE 035

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input checked="" type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Development Associates

STREET & NUMBER 307 West 200 South

CITY, TOWN Salt Lake City VICINITY OF
STATE Utah

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Salt Lake County Recorder's Office

STREET & NUMBER Salt Lake City and County Building

CITY, TOWN Salt Lake City
STATE Utah

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Utah Historic Sites Survey

DATE December 1977
FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Utah State Historical Society

CITY, TOWN Salt Lake City
STATE Utah

DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

As originally built in 1923, the Elks Club was a five-story structure with a full basement. It stands in the middle of a lot, 181 by 198 feet on the north side of South Temple Street. Built to function as a clubhouse, the building is rectangular in plan and utilized a steel reinforced concrete construction. Wall infill between the skeletal frame consists of brick and hollow tile. The exterior of the building features a veneer of pressed, wire-brushed red brick with cream terra cotta trim.

When first built, the basement contained a gymnasium as well as a refrigeration plant and space for ventilating, heating and vacuum cleaning systems. The main entrance opened on the first floor to South Temple Street and consisted of a spacious foyer which opened into a main lobby, forty-eight feet square. Classically appointed, the lobby featured square, marble-sheathed columns and wainscoting, moulded ceiling cornices with gold-leafing, and label-type panels on plastered walls. These features all remain.

A library, writing rooms, women's lounge, secretary's office, private office and vault were located at the south end of the first floor. A dining room 32 by 64 feet, billiards room 32 by 48 feet, card room, buffet and kitchen, check room and laboratories were located in the northern half of the main floor. These rooms remain, though their functions have changed in some cases.

Leading from the main lobby to the second floor is a grand stairway, sheathed in marble. The second floor originally contained a lodge room, eighty feet square, with a seating capacity of 1,300 persons, and a gallery capable of seating 200 persons. The tall lodge hall was built in theater or auditorium style and featured large beams, Roman-arched side walls, eight large elk's heads of plaster in the spandrels below the ceiling, and a sloping floor. A collapsible stage was also an original feature. The second floor also contained ten committee and candidate rooms, a memorial room, and a lounging room, 32 by 48 feet.

The third floor was comprised of sixteen private sleeping and bath rooms for "transit members." Both the fourth and fifth floors contained sleeping and bath rooms for lodge members, each floor containing twenty rooms.

The Elks Club has recently undergone extensive renovation. The appearance of the significant interior spaces has not been greatly altered, however. Room arrangements, bearing walls, and the wealth of elaborate decoration has been left intact in most areas. Some modification of the basement has occurred in order to update mechanical systems and provide an atrium for interior trees which project up through an opening cut out in the center of the lobby above.

The first or main floor is essentially intact, although the uses of some of the rooms have changed. The built-in cabinetry, leaded-glass windows, tall ceilings, ornamental beams and ceiling cornices, wood floors and paneling remain intact. Over the new atrium cut-out is a mirror and bands of new lights--the only major alteration of the grand lobby area. The gray marble stairway to the second floor remains. The lodge hall is completely intact, though a curtained wall has been placed down its center from front to back, dividing the large room into two theatres. The second floor lobby area has been remodeled somewhat to accommodate a concessions area. The circular rotunda, square beams and flower motifs of plaster are intact.

The upper floors, which contained private sleeping rooms, have been converted to office uses. An additional floor has been built on the roof over the southernmost half of the building. The addition utilizes the original parapet walls for its lower portion of wall and has metal-framed windows along the upper portion of wall. The exterior cornice of the addition consists of a flat, cream-colored stucco band which angles back toward the inside of the building at the top.

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

A metal-framed glass enclosure, two-stories in height and containing a restaurant, has been added to the lower portion of the eastern exterior wall of the Elk's Club. In the course of making this addition, arched transoms and window bays in that section of wall were either filled in or opened to provide access between the old and new parts of the building. A new one-story theater structure and a concrete stairway have also been added on the property east of the original building. The theater has a low profile as it is set into the side of the hill upon which the Elk's Club stands.

The front facade of the Elk's Club has not changed in appearance since its initial construction, except for the aforementioned addition. The facade consists of equal areas of red brick and cream-colored terra cotta which together give striking contrast to the design. Entirely symmetrical, the facade is seven bays wide. The first level features Roman-arched bays with fanlight transoms, elk heads in the spandrel panels, console keystones and a first story cornice band with an engaged balustrade.

The second level consists of tall, narrow windows, with each of the seven bays being divided into three sections. Cornice bands with coffered panels delineate each floor level. The fourth level window bays have rounded top corners. Their mullions, like those throughout the entire facade, are deep, allowing for recessed windows. The fifth floor windows are the same as those found on the second and third levels. The heavy, ornamental upper cornice features a frieze with elk symbols and flowers. Under the projecting cornice is a foliated soffit and an egg-and-dart band. The brick parapet wall has a simple terra cotta coping. From the ground, the additional story is fairly inconspicuous, the pattern of its mullions and glass not conflicting greatly with the rhythm established by the bays below.

The side walls of the Elk's Club have irregular window schedules featuring square rectangular and round-arched windows placed in arrangements convenient to interior fenestration. A new metal stairway has been built up the west wall of the Elk's Club near the southwest corner.

Landscaping is a significant element of the Elk's Club environment. Original features include a decorative stone retaining wall which runs parallel with South Temple Street. A Roman-arched tunnel begins at the wall and leads to the basement floor of the building. Two sets of exterior stairs run over the top of the tunnel and join at a walkway which leads to the first floor entrance. A carved stone elk head serves as a keystone piece for the arched entry of the tunnel. A secondary stone retaining wall, complete with outdoor urns, forms a small flat patio area from which the building rises.

A reinforced concrete parking structure has been built north of the Elk's Club. It is out of view from South Temple Street but can be seen from First Avenue, the next street north.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1923

BUILDER/ARCHITECT Scott and Welsh

STATEMENT OF SIGNIFICANCE

The Elks Club Building, erected in 1923 as a six-story concrete and brick fraternal house with terra cotta trim, documents the rise and influence of the B.P.O.E. in Utah during the early Twentieth Century. As its largely Gentile (non-Mormon) membership developed to fill the voids of social isolation, the Elks became one of the state's leading fraternal organizations or "secret societies" and were a positive force in furthering humanitarian causes in and out of the state of Utah. The Elks Club Building was the largest club building of any kind built in Utah. Its interesting exterior facade continues to contribute visually to the special ambiance of Salt Lake City's historic South Temple Street.

HISTORY:

The Benevolent and Protective Order of Elks (B.P.O.E.) a national fraternal organization, was first established under that name by Charles A. S. Vivian in Chicago in 1878. Vivian was born in Exeter, Devonshire County, England, in 1846, his father being a clergyman for the Church of England. In 1867, Charles Vivian came to the United States to pursue a career in acting. He organized a theatre troupe in San Francisco and traveled across the nation, gaining national acclaim. (He played the role of "Admiral" in the original Chicago production of Gilbert and Sullivan's "Pinafore" at McVickers Theatre in the fall of 1879 just before his death in 1880L)

It was in 1867 that Vivian first conceived the idea of organizing a society to "promote, protect and enhance the welfare and happiness of each other." He consequently founded the "Jolly Corks" which later became the Benevolent and Protective Order of Elks.

After being married in 1876, Vivian and his company traveled eastward from Eureka, Nevada, and "west directly to Salt Lake City, remaining some little time among the Mormons. Mr. Vivian organized a lodge there." The "lodge" was one of Vivian's "Jolly Corks" groups. Interestingly, this Salt Lake City lodge is the first one mentioned as being founded by Vivian anywhere in the United States in A Biographical Sketch of Charles A. S. Vivian, perhaps showing the early Utah acceptance of an organization which eventually obtained nationwide popularity. The initial organization of the B.P.O.E. in Utah occurred July 12, 1888, when Lodge No. 85 was established in Salt Lake City with Martin McIvey as the first Exalted Ruler.

The period between 1888 to 1898 was a difficult time for the lodge and its small membership as activities related to rapid economic expansion competed for attention. In 1899, however, following a reorganization of the lodge, membership increased and the fraternity became one of the state's most powerful "secret societies."

Actively pursuing the intent of its four keywords, "Charity, Justice, Brotherly Love and Fidelity," the Elks participated in several humanitarian projects. In 1900 the lodge was among the first to send aid and relief to the unfortunates who suffered in the Scofield mine disaster. In 1906, the Salt Lake Lodge sent what was claimed to be the first carload of food and medicines to reach San Francisco at the time of the Great Fire began.

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

In 1902, the Elks built an impressive four-story lodge house on State Street, one-half block south of Brigham Young's Beehive House, Lion House, and the Eagle Gate. It has been suggested that the eventual strength of the Elks organization in Utah stemmed at least partially from a sense of social isolation felt by Gentiles (non-Mormons) living in a Mormon-dominated society. The razing of Brigham Young's "White House," a historic site built in 1848 as the first house of "style" in Utah, in favor of the construction of a larger Elks lodge in 1922-1923 symbolizes social and economic inroads made by the Gentiles through the influential Lodge No. 85.

At the time the Elks Club Building was erected in 1923, membership of Lodge No. 85 had risen to 3,400 and several other lodges had been created statewide. The Elks were at the height of their prominence as evidenced by the fact that their six-story building was the largest club structure built in the state to that date and it has not been equalled since. In addition, it was also the largest structure of any kind built in Salt Lake City in the early 1920s, a period of economic stagnation.

Occupying a commanding position on an elevated piece of property on the high side of Salt Lake City's historic South Temple Street, the Elks Building is architecturally imposing. Its style does not fit neatly into a standard classification though the front facade with its contrasting brick and terra cotta fabric and upward-reaching perpendicular forms, partakes somewhat of Late Gothic Revival feeling. Built at a cost of \$300,000.00, the Elks Club has a reinforced concrete structure system and a classically appointed interior. The architects Carl W. Scott and George W. Welsh had both worked as engineers for Richard K. A. Kletting, perhaps Utah's most gifted architect and a strong classicist, before forming their own firm in 1915. Both architects assisted Kletting with design work on the Utah State Capitol in 1914, a Neo-Classical Revival structure, but turned to more exotic styles such as the Second Egyptian Revival and Late Gothic Revival after leaving Kletting's employ. Among the best known works of the firm of Scott and Welsh are the Masonic Temple and South High School. The firm dissolved in 1939 but exists today in remnant form under the name of Scott, Louie and Browning.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Utah, the Storied Domain, Vol. I, J. Cecil Alter, American Historical Society, Inc., Chicago and New York, 1932.
 A Biographical Sketch of Charles A. S. Vivian, Founder of the Order of Elks, Imogen Holbrook Vivian, Whitaker and Ray Co. Inc., San Francisco, 1903.
 "Official Program, Utah Elks State Association," Ogden, 1948.
 Bulletin, "History of B.P.O.E.No. 85," May- August 1948.
 Salt Lake City Building Permit Books, 1922.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre.

UTM REFERENCES



VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Allen D. Roberts, Architectural Historian

ORGANIZATION

Historic Utah, Inc.

DATE

December 1977

STREET & NUMBER

32 Exchange Place, Suite 105

TELEPHONE

(801) 355-5915

CITY OR TOWN

Salt Lake City

STATE

Utah

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

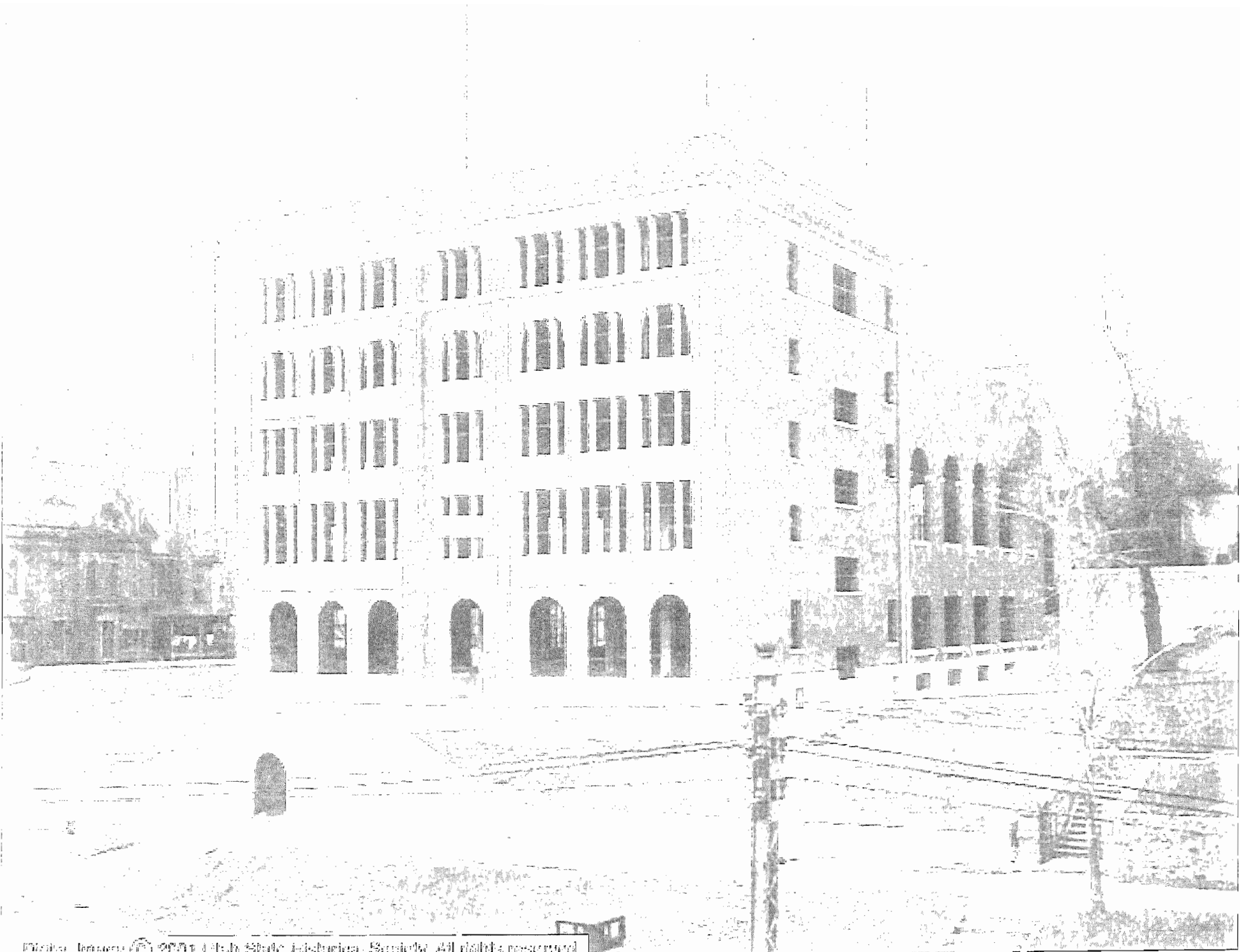
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER.

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
 ATTEST:

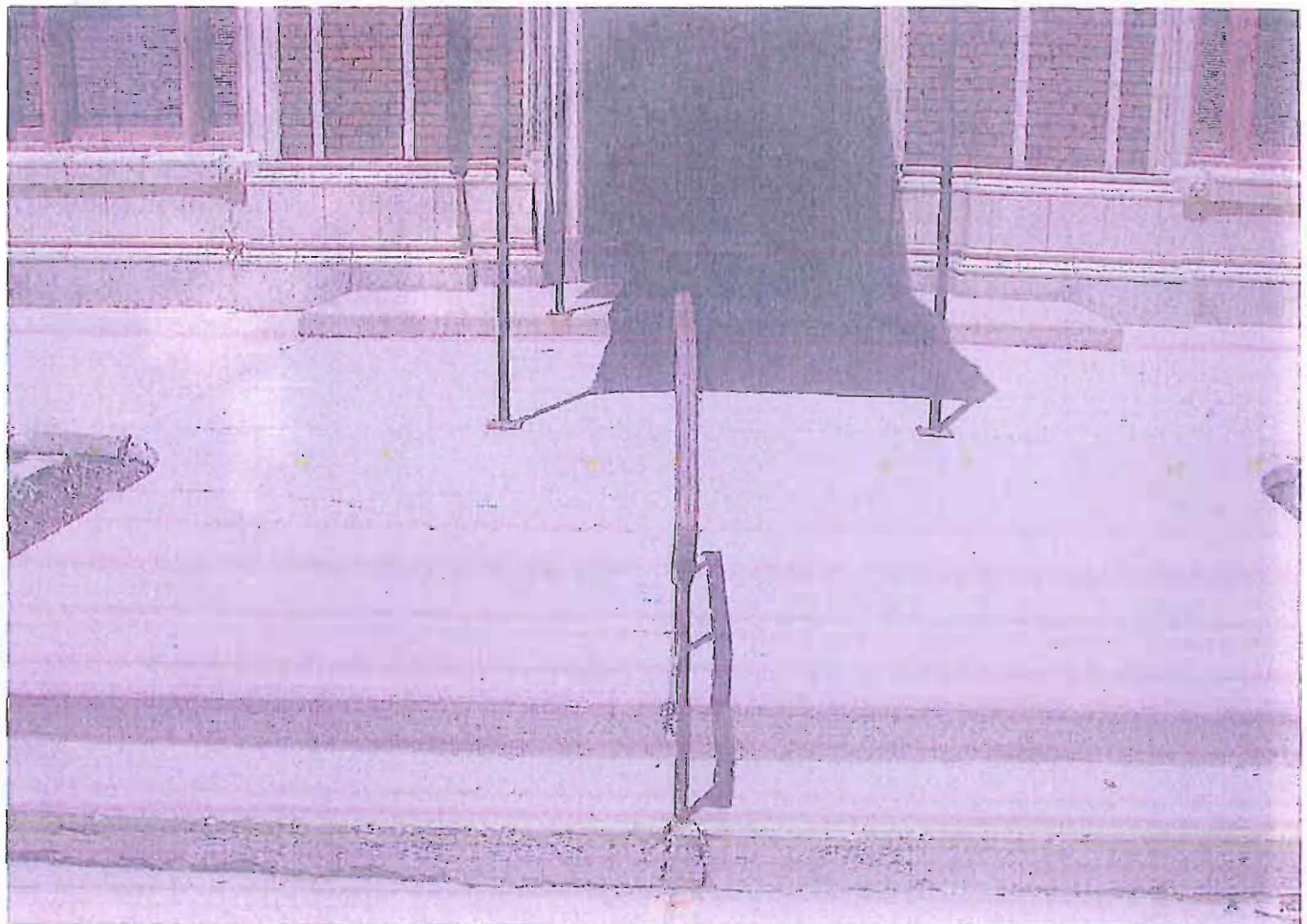
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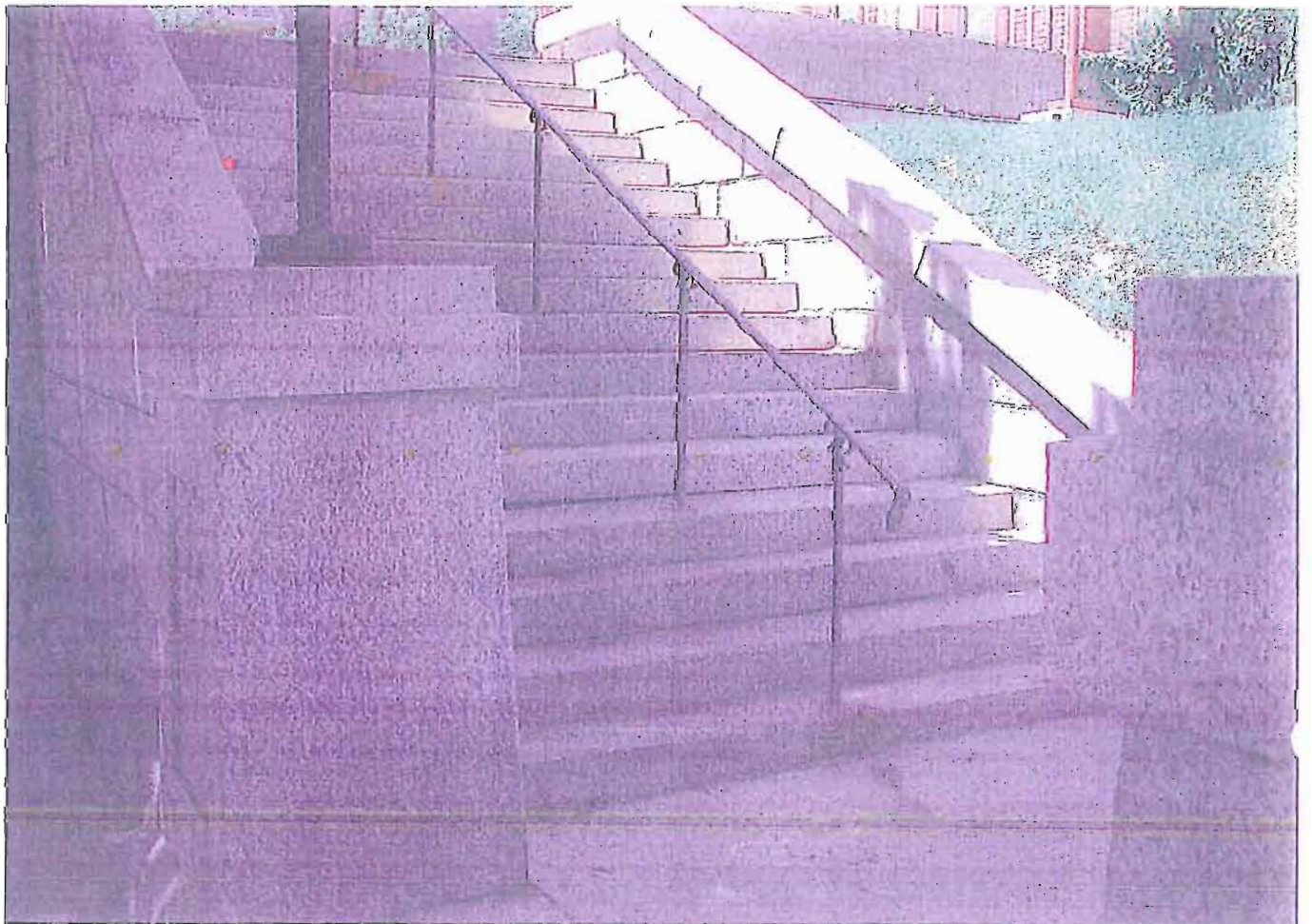
KEEPER OF THE NATIONAL REGISTER



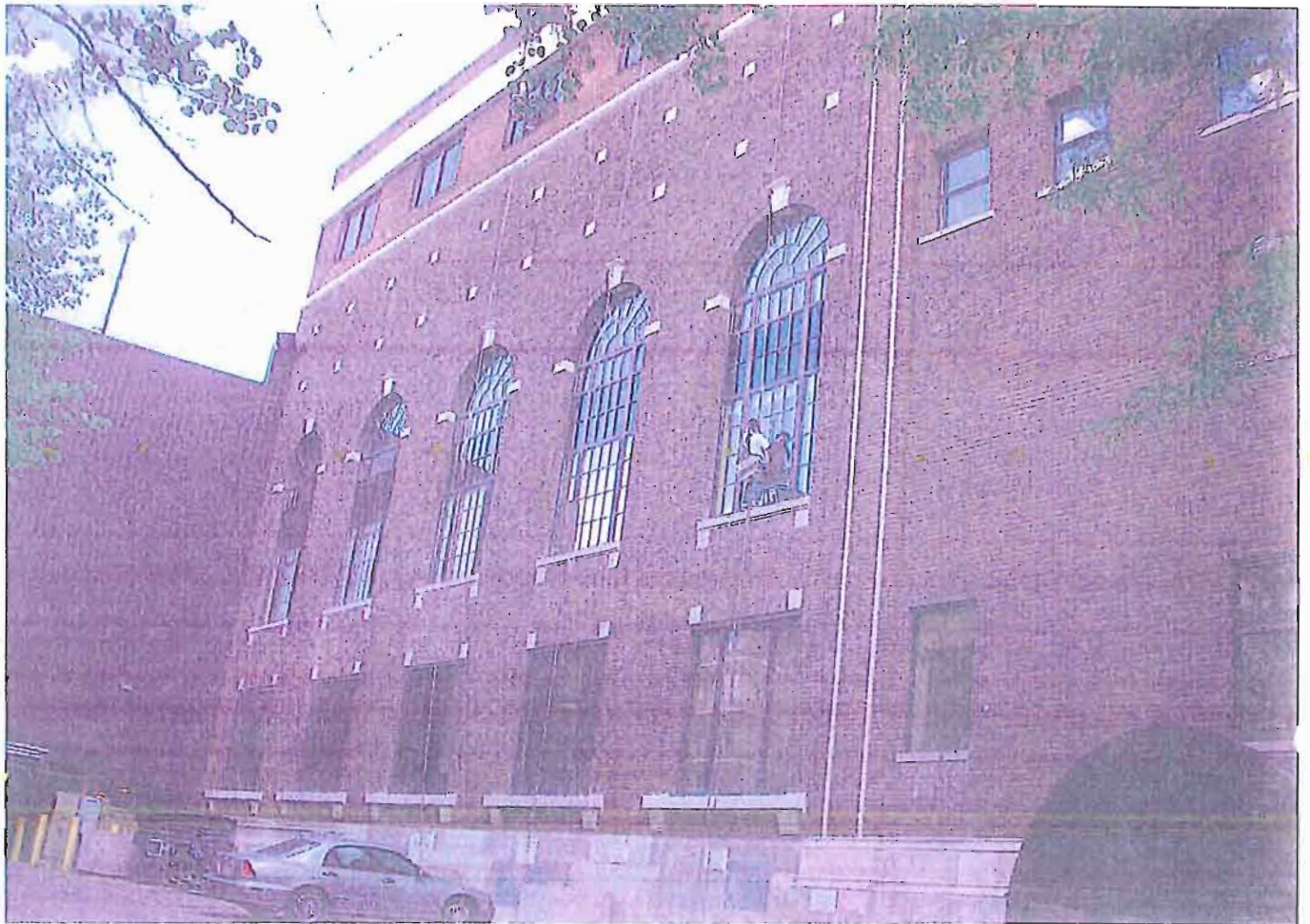




















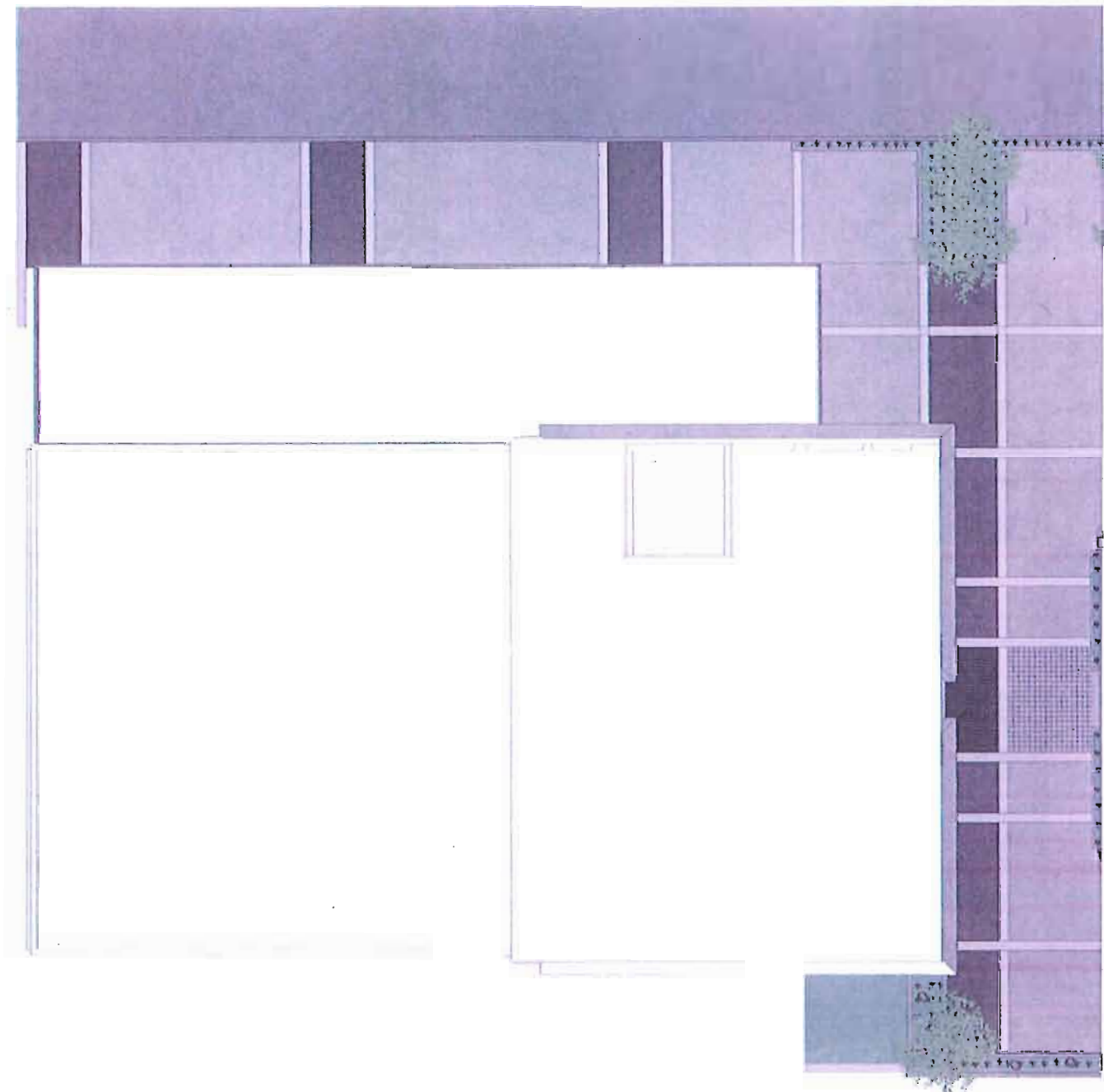
Attachment B
March 31, 2010 Renderings





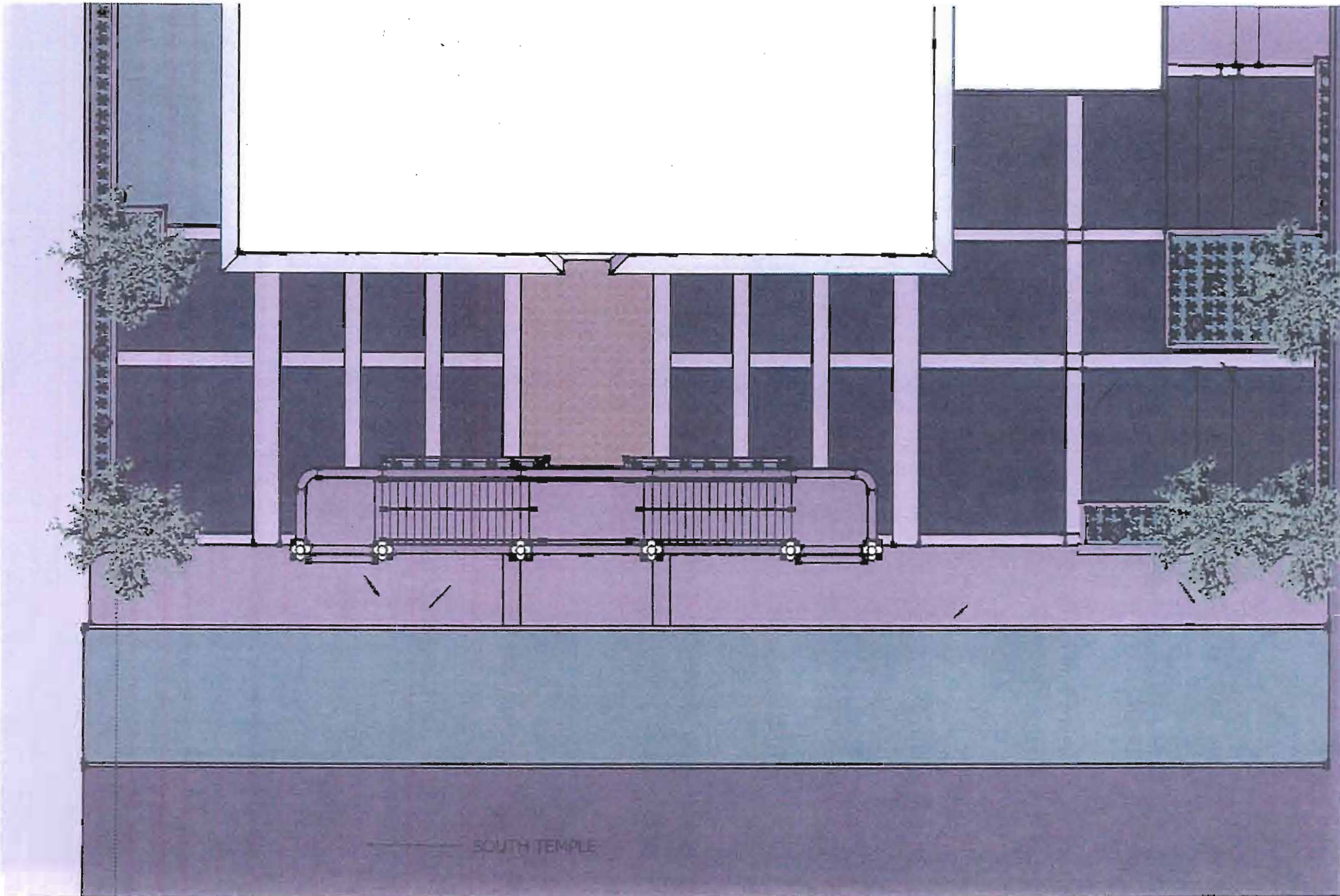
Attachment C
April 19, 2010 Renderings





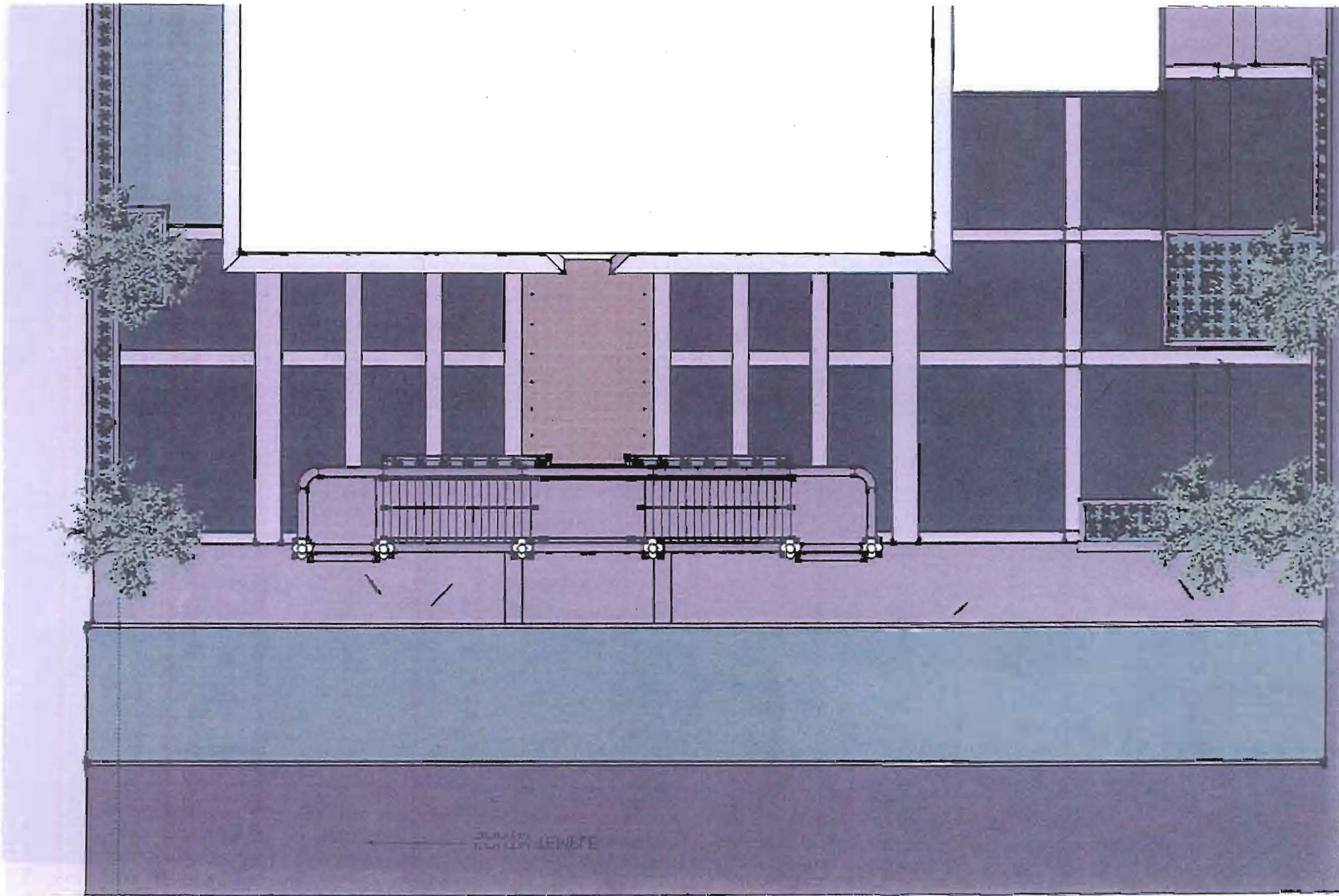
Attachment D
April 27, 2010 Submittal



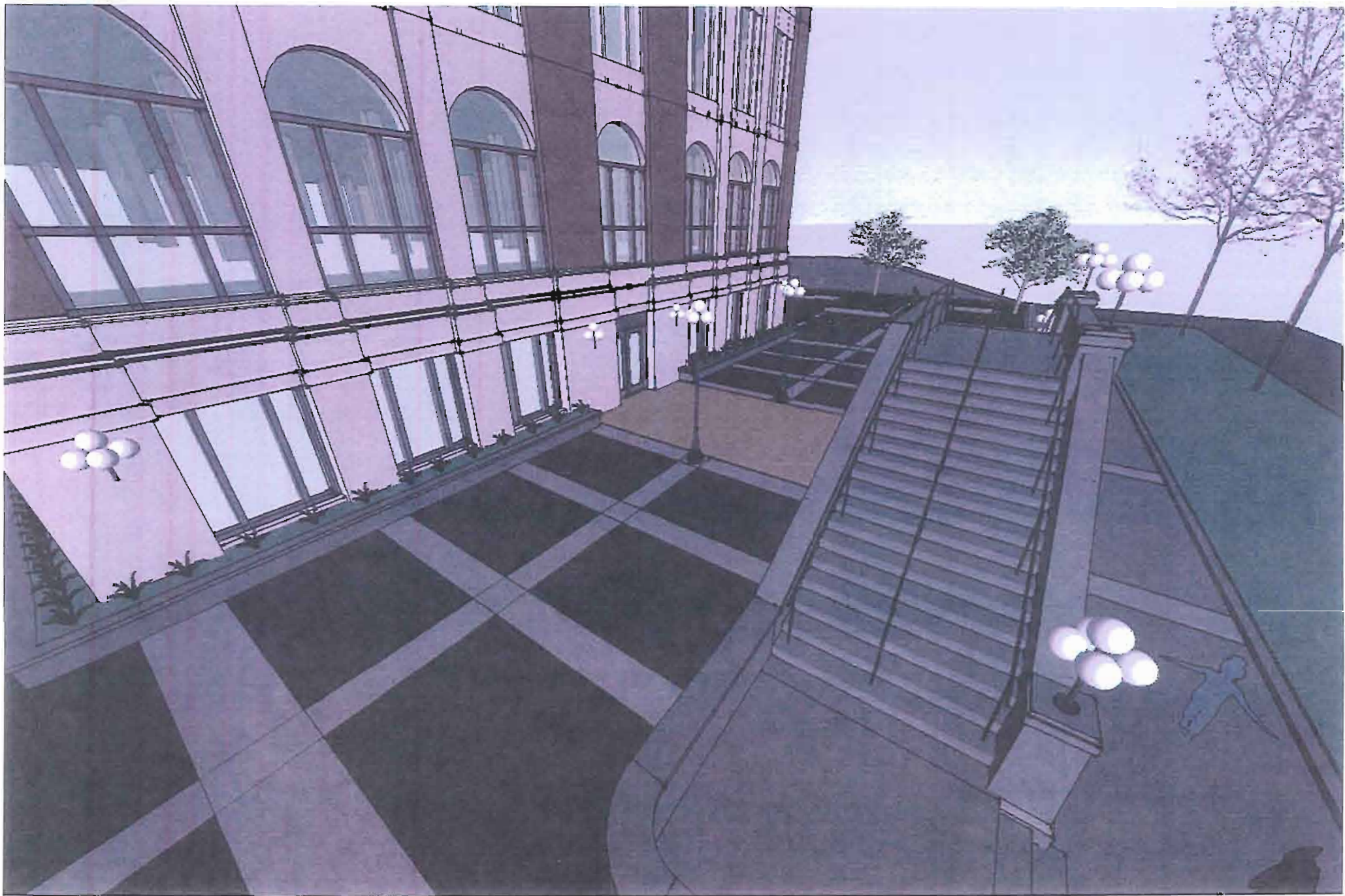


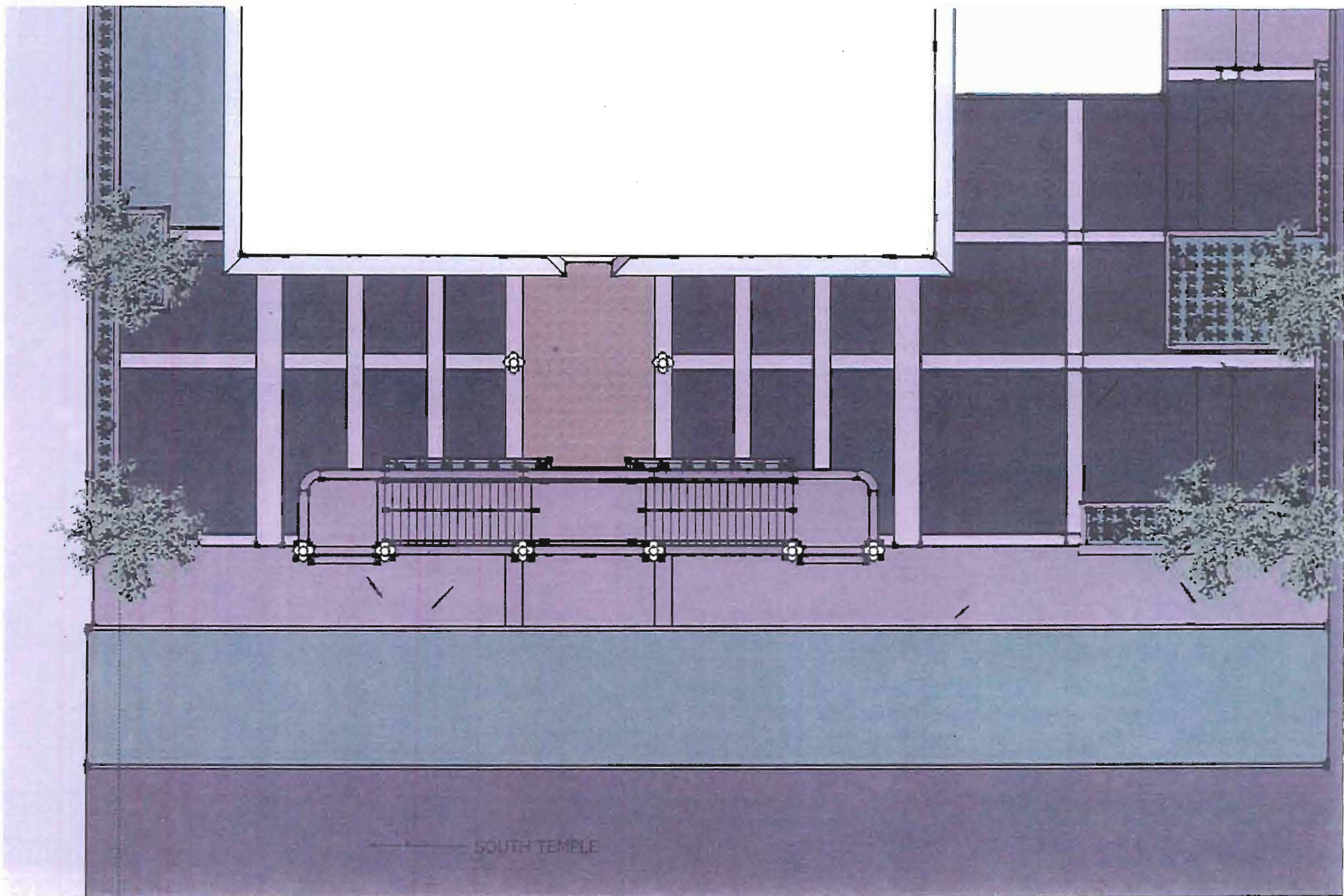
SOUTH TEMPLE



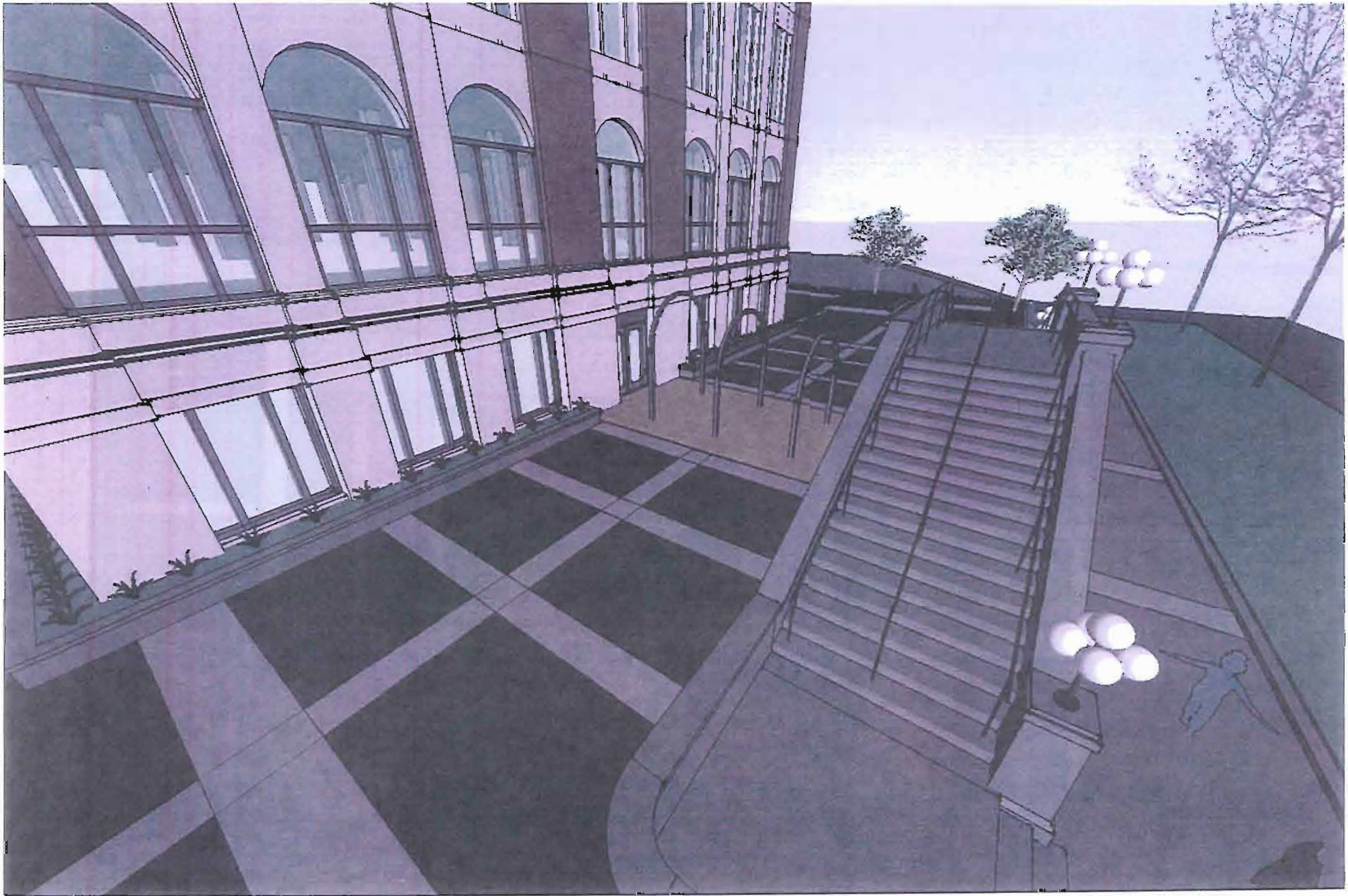


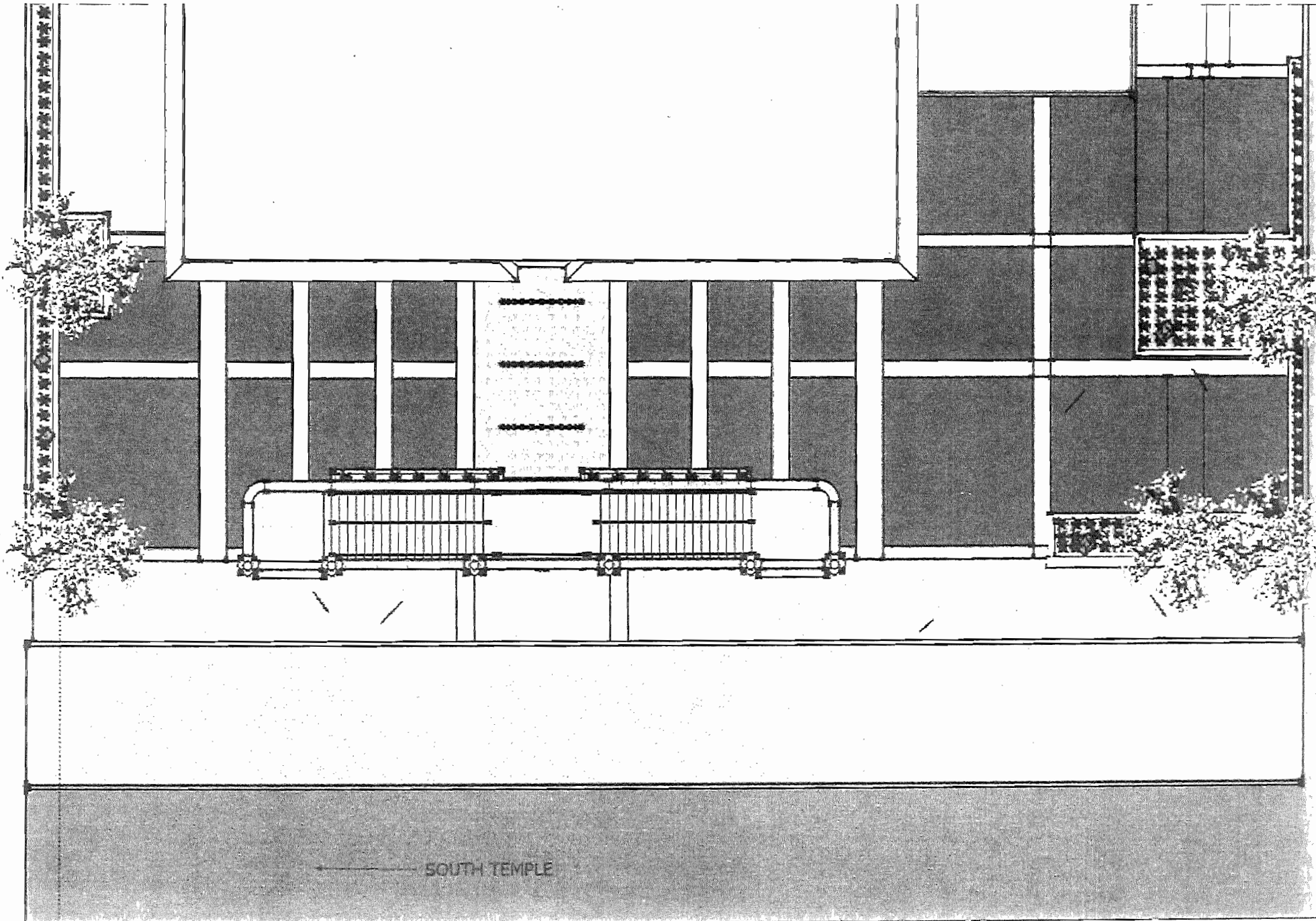
SCALE 1/4" = 1'-0" NORTH





← SOUTH TEMPLE





← SOUTH TEMPLE

Attachment C
May 5, 2010 Minutes

PLNHLC2010-00015, 139 E South Temple Street (Elks Club Building) Certificate of Appropriateness for Major Alterations – A request by Kent Gibson, representative for Property Reserve Inc., to consider alterations to the front entrance and basement-level, and construction of an addition to the east side of the building located at 139 East South Temple Street in the South Temple Historic District. The applicant is seeking guidance and no final action will be made by the Historic Landmark Commission at this meeting. The property is zoned R-MU (Residential/Mixed Use District) and is located in City Council District 3, represented by Council Member Stan Penfold. (Staff contact: Janice Lew, 801-535-7625, janice.lew@slcgov.com)

Staff Presentation 9:16:34 PM

Ms. Lew reviewed the request for the Commission. She stated that the Commission had expressed diverse concerns regarding the proposed changes to the Elks Building on March 3, 2010 and therefore had referred the matter to the Architectural Subcommittee. Ms. Lew noted that the Architectural Committee had met twice to review the proposal and comments from those meetings had been included in the staff report memo. Ms. Lew indicated that at the end of the staff memo there were renderings of four options provided by the applicant following discussion at the last Committee meeting.

Questions for Staff from the Commission 9:18:51 PM

The Commission had no questions for staff.

Ms. Lew asked that the Commission also open the item for a public hearing following the applicant's presentation.

Applicant Presentation 9:19:00 PM

Kent Gibson, the applicant, noted that there was a desire from the Commissioners present at the last Committee meeting to create some kind of link between the historic stair element and the new entrance. He noted that the four options discussed included: a path created in the treatment of paving materials, repetition of historic lighting elements to connect the two structures, a repetition of the arch element from the stairs and the use of ground-lighting elements. He reviewed slides of these options for the Commission.

Questions for the Applicant from the Commission 9:24:32 PM

Several Commissioners noted their concern that none of the proposed options to create a connection between the historic stair and the building truly worked. Highlights of this discussion included:

- Commissioner Davis stated that there seemed to be no real function to the public areas proposed and the applicant might consider adding benches or other functional items to enliven the space.
- Vice Chairperson Oliver stated that her preference would be to keep the current landscaping in place and put an ADA compliant entrance on the southeast corner of the building preserving the history. She noted she felt the proposals to be a good effort, but that they failed to create any sort of connection.
- Commissioner Carter noted that the Commission was responsible for preserving such defining features as the stair and that he did not wish to see the stair become an absurdity, standing alone as a relic.

- Commissioner Funk stated that she understood the lower floor was virtually un-leasable as it was and while she noted her uncertainty that the solution to the problem was before them, the option she liked most included repeating the existing lighting element.
- Commissioner Carter concurred with Commissioner Funk that the solution did not seem to be before them, but indicated that if there were some option to recreate the presence of the landscape berm, it might work.
- Chairperson Lloyd inquired if the applicant might consider keeping a way to enter the building from the top of the staircase, lowering the berm to allow light into the first floor and creating a second main entrance.
- Commissioner Carter suggested that the applicant might consider removing the landscaping berms and replace them with greenhouses.
- Vice Chairperson Oliver stated that they may be able to retain the landscaping and tunnel, but widen the tunnel after the first few feet.
- Commissioner Carter noted that they might retain part of the tunnel and then somehow open it up to the wider public space through excavating the back portion of the tunnel or otherwise.
- Commissioner Davis noted his concern that if another entrance were created, the significance of the historic entrance would also be lost that way.
- Vice Chairperson Oliver noted that National Historic Preservation Standards would focus upon maintaining the historic element of the entrance and finding ways to accommodate an accessible main entrance somehow on the new addition.
- Commissioner Funk noted that the tunnel could be widened if not raised and then could open to the broader public space towards the entrance.

Mr. Gibson noted that the reality of his situation was the current landscaping made the lower floor difficult to lease due to limited accessibility and lack of natural lighting. He stated that to save the building he needed all usable space to be leased. He also stated that it was creating an accessible entrance to the ground floor that they were most concerned about. Mr. Gibson indicated that they could create an ADA accessible entrance on the west side, however, it would require taking out planters, fire escape landing and pushing the building back somewhat.

The architect noted that the archway was very small; not wide enough for more than one person to comfortably fit through and not even 6' high. He noted that the tunnel under the stairs was 10 ½ feet long and surrounded by solid masonry, therefore, it would be very difficult to excavate and retain the stairs.

Commissioner Hart noted that she would like to recommend a new subcommittee with Commissioner Carter and Vice Chairperson Oliver. She stated that what the previous Committee came up with was unacceptable and felt that the applicant needed to be led down a path to a result the Commission could agree upon.

Commissioner Davis stated he disagreed with forming another subcommittee as it seemed that was just taking the problem back to square one.

Public Hearing 10:01:30 PM

Chairperson Lloyd opened the item to public comment.

Elizabeth Giraud, 2561 Elm Avenue, noted that she was dismayed by the proposals. Ms. Giraud stated that she wrote her Master's thesis at Cornell on the architectural firm of Scott & Welsh. She noted that the firm evolved as a notable architectural designer first for several fraternal organizations such as the Shriners and the Elks and eventually expanded into Public Works Administration

projects such as schools and civic structures designed throughout the state. Ms. Giraud noted that this particular structure was on South Temple and while she appreciated the Commission's focus and concern, she felt that in removing the procession from the street to the platform and into the building would be most detrimental to the character of the building. She noted that South Temple was considered one of "America's Ten Great Streets" by the American Planning Association and that removing the procession would be very detrimental to that part of South Temple.

Cindy Cromer, 816 East 100 South, noted she believed the ADA entrance should be accommodated by the new addition to the building. Ms. Cromer noted the stair could then be connected to a building entrance by a narrow isthmus of land. Ms. Cromer stated that as a single woman, she did not like the idea of the open plaza behind the stair element as it created many security issues in her mind.

Applicant Response 10:10:20 PM

Mr. Gibson noted that they were requesting direction to decide if they could make the building work or not.

Chairperson Lloyd inquired if the applicant would be willing to continue working with the Architectural Committee.

Mr. Gibson noted they wished to continue working towards a solution.

Executive Session 10:11:34 PM

Vice Chairperson Oliver noted that she concurred with the earlier comments made by Ms. Giraud. She noted that she did not want to keep speculating on changes to the front.

Commissioner Haymond noted that he concurred with Vice Chairperson Oliver and that he felt the berms, retaining wall and entrance should remain.

Commissioner Carter noted that he could not be present for a subcommittee meeting for the next few weeks if asked.

Commissioner Funk inquired if the Commission felt that there was no equitable solution to the problem.

Commissioner Hart noted that some changes would need to take place, but the question was now what would change and how much.

Motion 10:19:52 PM

Commissioner Hart made a motion to remove herself and be replaced on the Architectural Committee by Vice Chairperson Oliver. Commissioner Funk seconded the motion. All voted "Aye".

Commissioner Funk made a motion to remove herself and be replaced on the Architectural Committee by Commissioner Richards. Commissioner Hart seconded the motion. All voted "Aye".

Both motions carry unanimously.