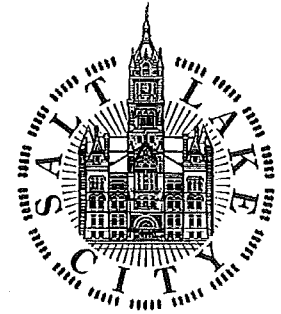


# HISTORIC LANDMARK COMMISSION STAFF REPORT



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

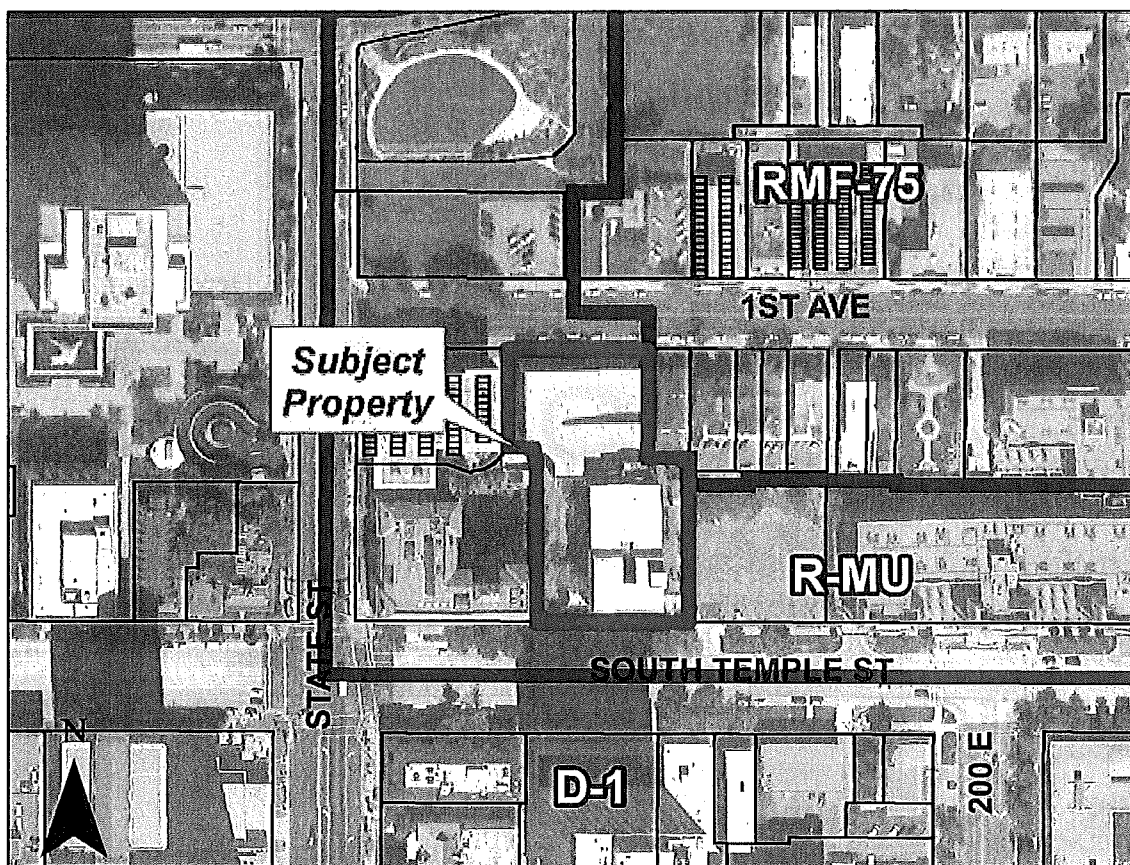
### ***Request***

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, 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.

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:

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:

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;
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**

**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.



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;

#### **Design Standards for Additions**

**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.

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 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;

### **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**



## 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 of an intermediary floor that connects to the 3<sup>rd</sup> 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:

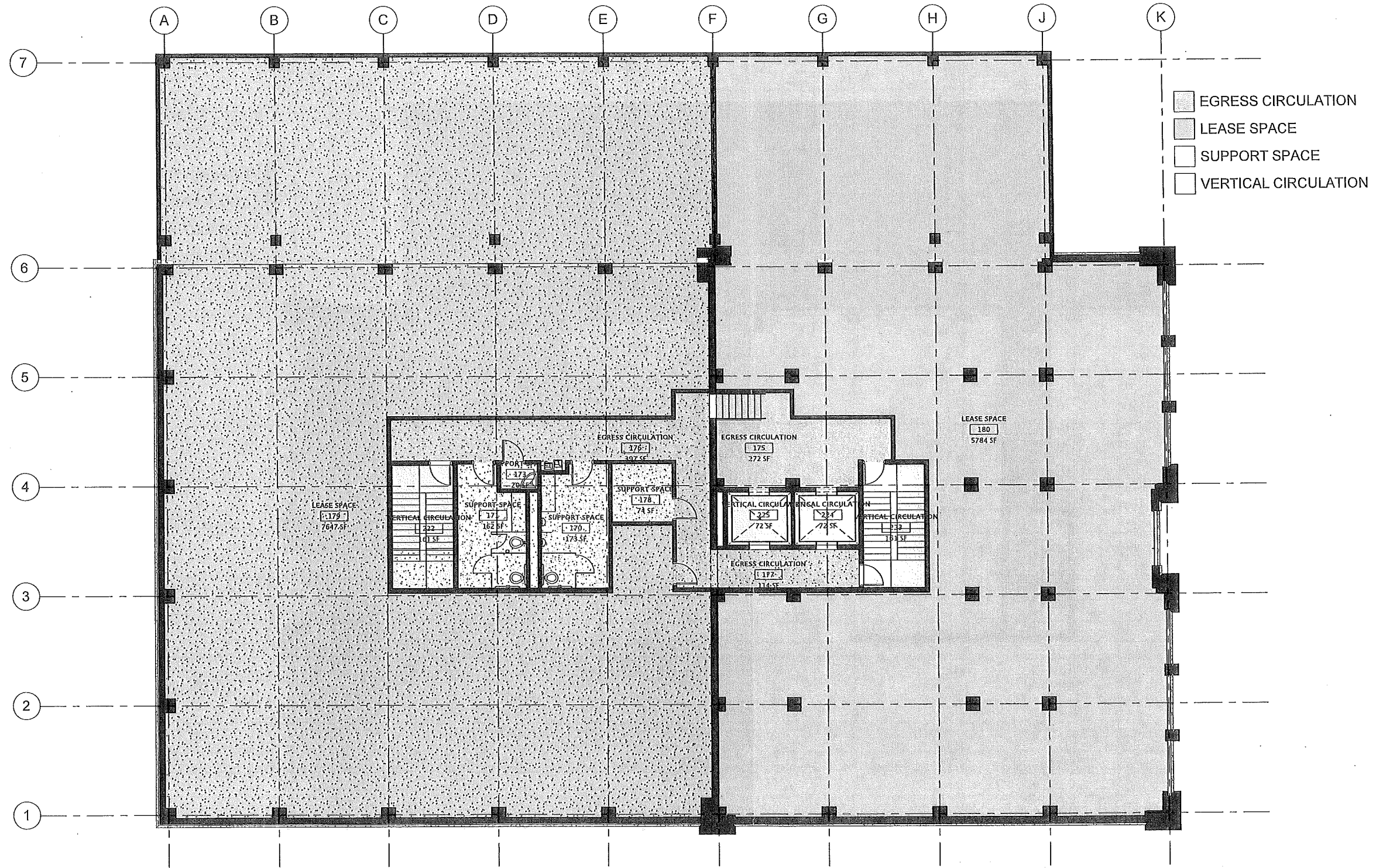
Various owners and tenants have tried to convert the building to meet their needs and functions. These have included a movie theater, private club, dinner/dance halls, restaurants and an office building. Each of these attempts has been rather unsuccessful and further deteriorated the building and its 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.

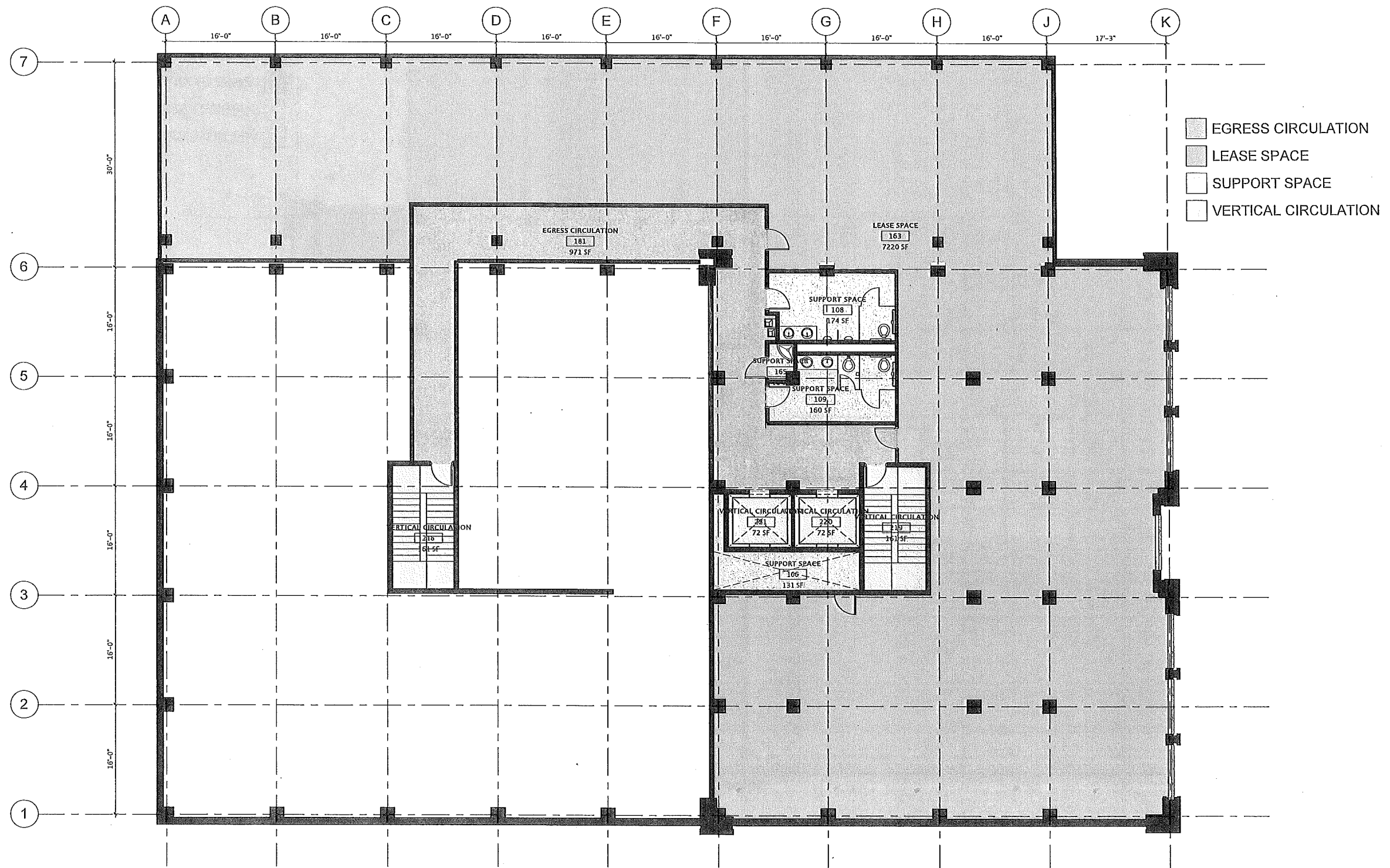
Building interior circulation will be improved to provide security and meet modern day tenant demands. Due to lack of natural light and poor access, the lower story (main entrance) is almost impossible to lease and does not provide a suitable first impression for any modern day public building. In the 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.



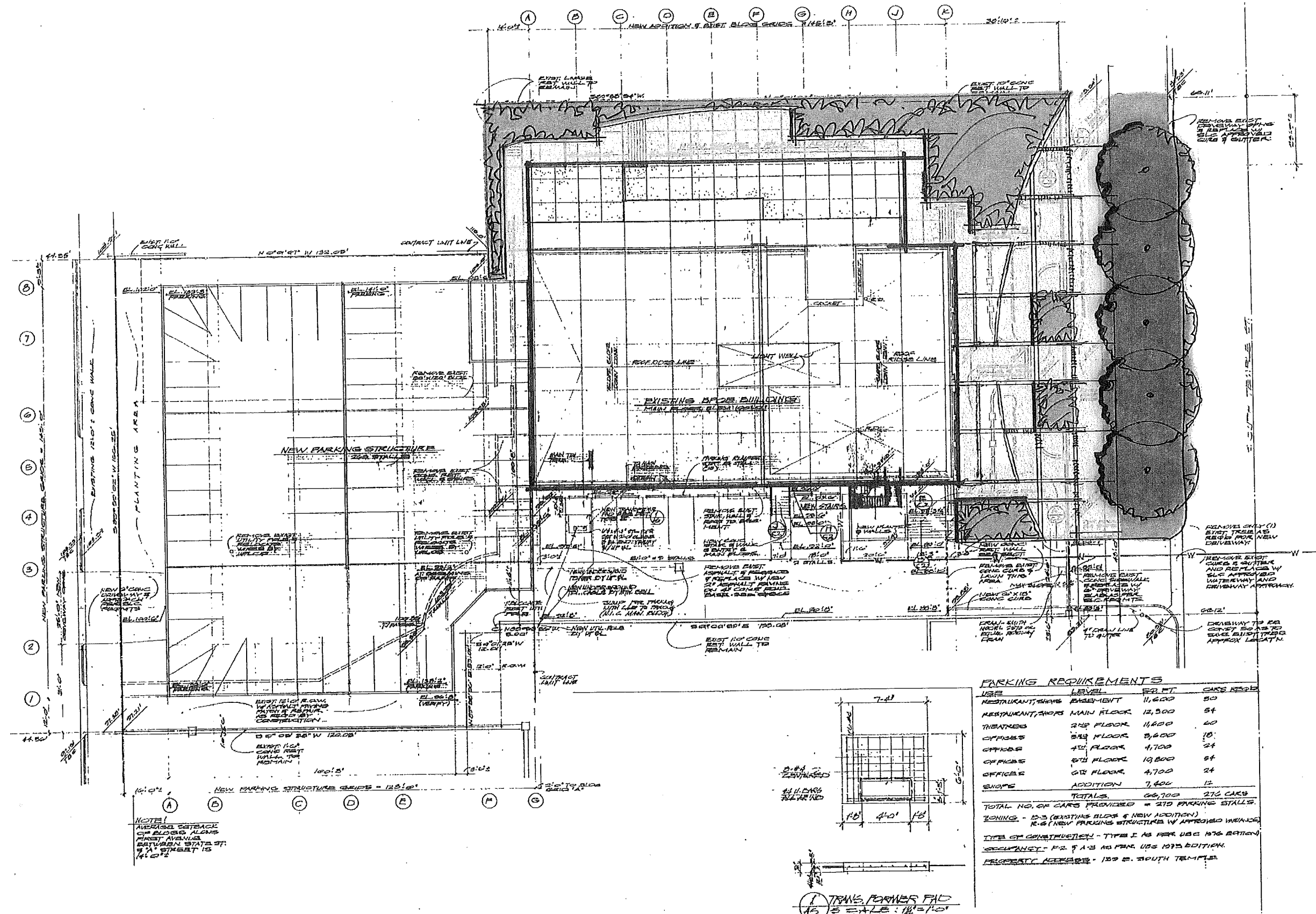


1 New Level 6 - Option 1  
 A106 1/8" = 1'-0"



1 Level 5 - Option 1  
 A105 1/8" = 1'-0"





**PARKING REQUIREMENTS**

USE	LEVEL	SQ. FT.	CARS REQ'D
RESTAURANT, SHOPS	BASEMENT	11,600	50
RESTAURANT, SHOPS	MAIN FLOOR	12,500	54
THEATRES	2ND FLOOR	11,600	60
OFFICES	3RD FLOOR	8,600	10
OFFICES	4TH FLOOR	4,700	24
OFFICES	5TH FLOOR	19,800	84
OFFICES	6TH FLOOR	4,700	24
SHOPS	ADDITION	7,400	12
<b>TOTALS</b>		<b>66,700</b>	<b>276 CARS</b>

TOTAL NO. OF CARS PROVIDED = 270 PARKING STALLS.  
 ZONING - D-3 (EXISTING BLDG & NEW ADDITION)  
 R-6 (NEW PARKING STRUCTURE IN APPROVED VARIANCE)  
 TYPE OF CONSTRUCTION - TYPE I AS PER USC 1976 B(1)(A)  
 OCCUPANCY - F-2 & A-3 AS PER USC 1976 B(1)(A)  
 PROPERTY ADDRESS - 132 E. SOUTH TEMPLE

9 East South Temple Building Addition and Remodel: Site Plan





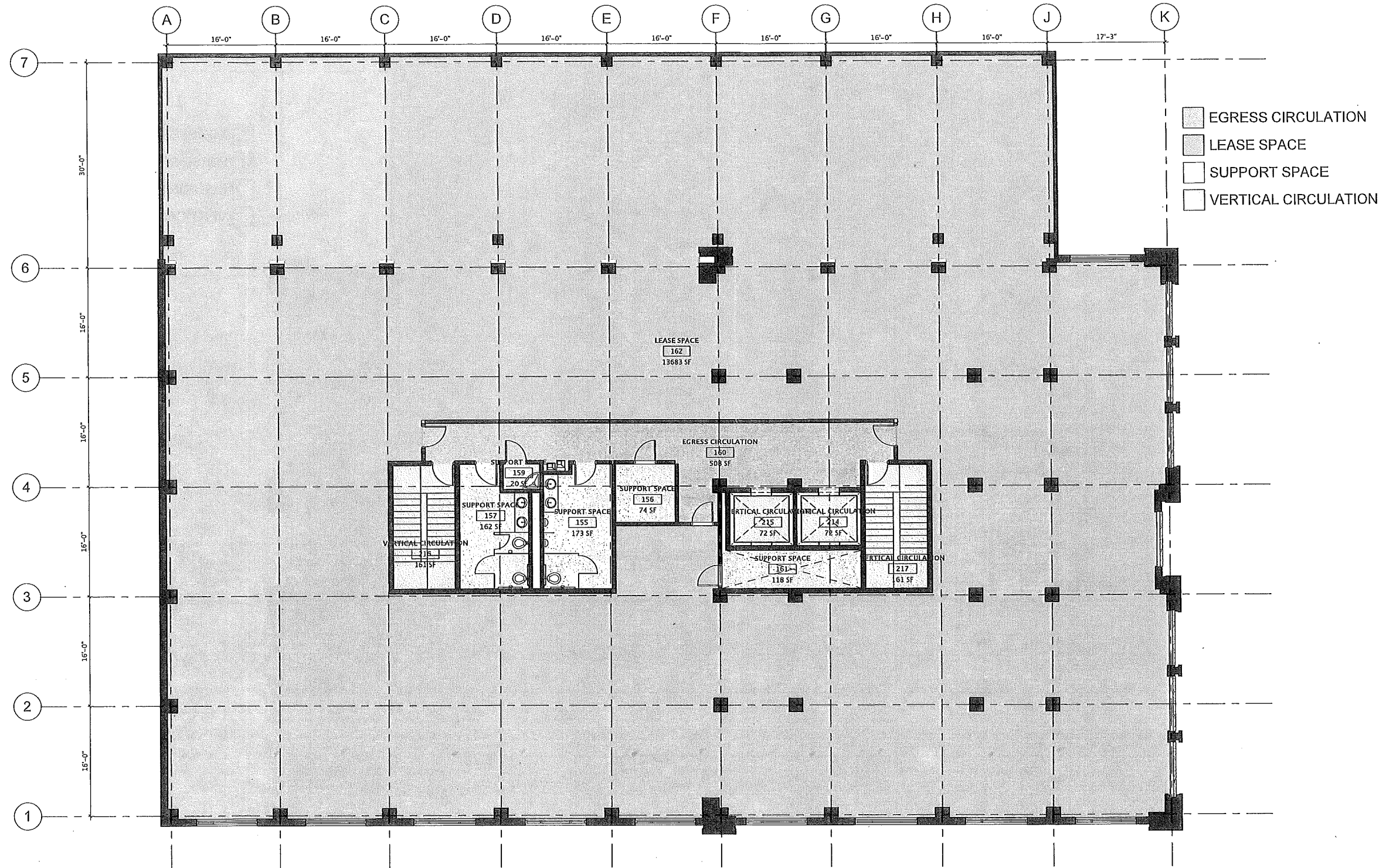


Expansion of the Elks Building  
139 East South Temple, Salt Lake City, UT

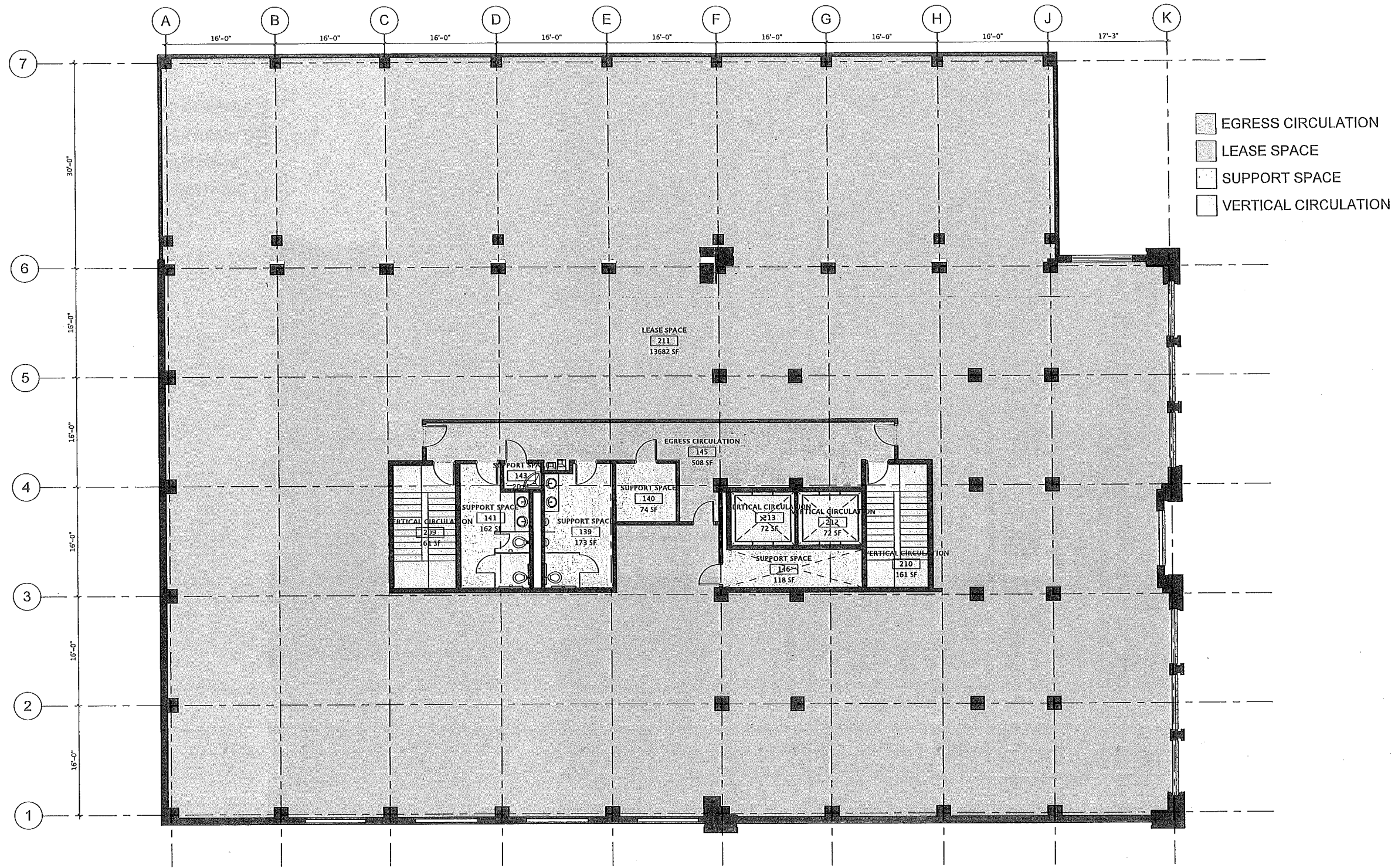
9-29-09

**GSBS** ARCHITECTS 



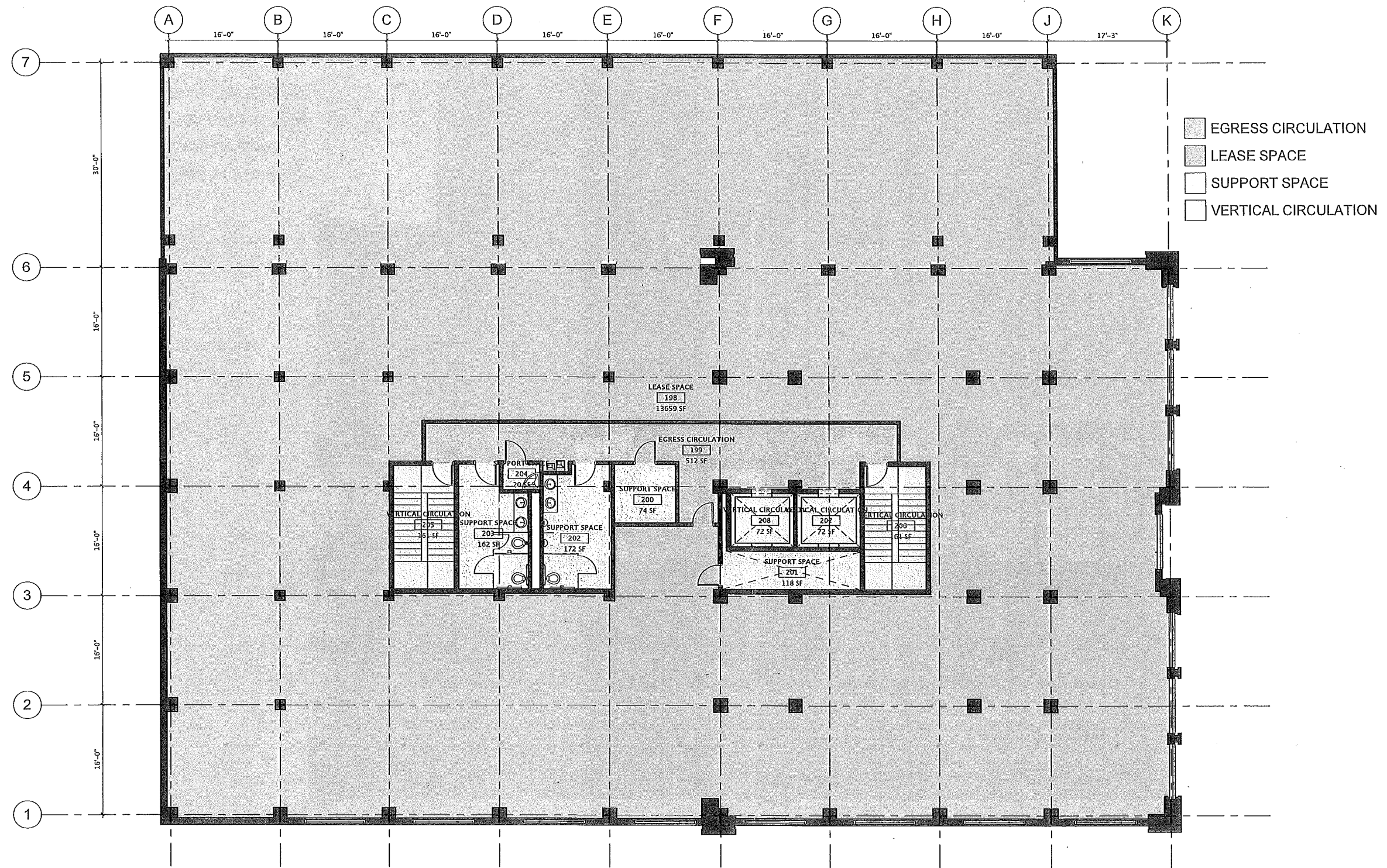


1 Level 4 - Option 1  
 A104 1/8" = 1'-0"



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



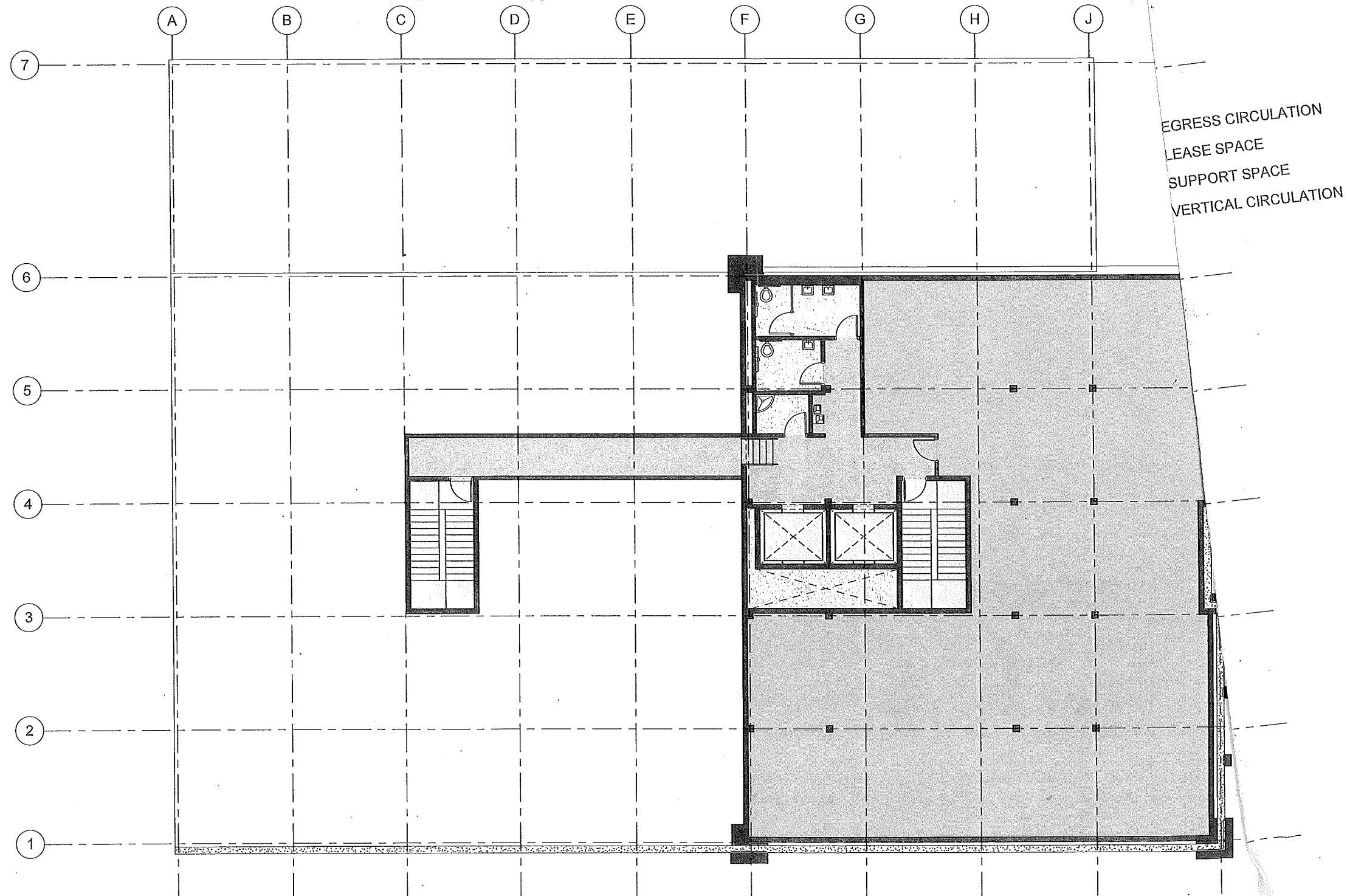


1 Level 2 - Option 1  
 A102 1/8" = 1'-0"









1 Level 7 - Option 1  
 A107 1/8" = 1'-0"

**Attachment B**  
**Documentation**





Researcher: Lois Harris  
Date: May 12, 1978

Site No. SL 16 003

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

1  
IDENTIFICATION

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 #:

2  
AGE/CONDITION/USE

Original Owner: B.P.O.E. Construction Date: 1923 Demolition Date:  
Original Use: Clubhouse  
Present Use: Occupants:  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial  
Building Condition: Integrity:  
 Excellent  Site  Unaltered  
 Good  Ruins  Minor Alterations  
 Deteriorated  Major Alterations

3  
STATUS

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

4  
DOCUMENTATION

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

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

Potential Sites File, USHS.

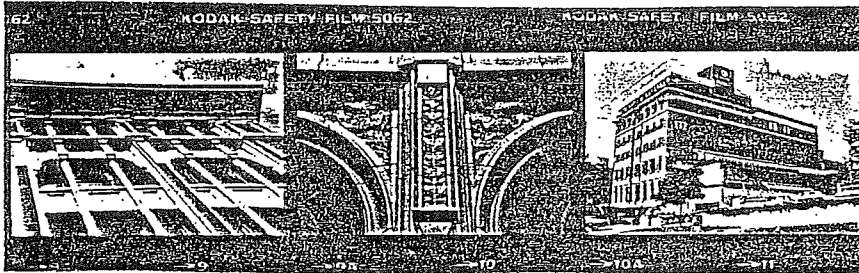
Architect/Builder: Scott and WelshBuilding Materials: Pressed brick Building Type/Style: Late Gothic RevivalDescription of physical appearance & significant architectural features:  
(Include additions, alterations, ancillary structures, and landscaping if applicable)

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.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY  
RECEIVED  
DATE ENTERED

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

NOT FOR PUBLICATION  
CONGRESSIONAL DISTRICT

CITY, TOWN Salt Lake City VICINITY OF

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

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

## 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 specious foyer which opened into a main lobby, forty-eight feet square. Clasically appointed, the lobby featured square, marble-sheathed columns and wainscoating, 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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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.

# **IB** 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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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

A	ZONE	EASTING	NORTHING	B	ZONE	EASTING	NORTHING
C	ZONE	EASTING	NORTHING	D	ZONE	EASTING	NORTHING

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 X

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:

DATE

KEEPER OF THE NATIONAL REGISTER

