



# Memorandum

Planning Division  
Department of Community & Neighborhoods

**To:** Historic Landmark Commission

**From:** Nelson Knight, Senior Planner  
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**Date:** March 4, 2021

**Re:** Work Session for the Elks Block Redevelopment Project  
**Project Overview, Elks Building Concepts, Demolition of 120 1<sup>st</sup> Avenue**  
Petitions PLNHLC2020-00816, PLNHLC2020-00915 & PLNHLC2020-00916

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## **THE ELKS BLOCK REDEVELOPMENT PROJECT** **CONCEPT PLAN WORK SESSION**

### **Property Addresses:**

139 E. South Temple (Elks Building and Parking Garage);

Approx. 151 E. South Temple (New Residential Building);

120, 122-124, 126, 128, 130-132, 134, 136 First Avenue (Seven Residential Buildings on 1<sup>st</sup> Avenue)

**Parcel IDs:** 09-31-380-020-0000, 09-31-380-021-0000, 09-31-380-003-0000, 09-31-380-004-0000, 09-31-380-005-0000, 09-31-380-006-0000, 09-31-380-007-0000, 09-31-380-008-0000, 09-31-380-009-0000

**Historic District:** Salt Lake City Avenues Historic District

**Zoning District:** South Temple Properties: R-MU (Residential Mixed Use) 1<sup>st</sup> Avenue Properties: RMF-75 (High Density Multifamily Residential District)

**Master Plan:** Central Community and Avenues Master Plans, Community Preservation Plan, Plan Salt Lake

**Design Guidelines:** Design Guidelines for Historic Commercial Properties and Districts in Salt Lake City, Design Guidelines for Historic Multi-Family Residential Properties, Design Guidelines for Historic Residential Properties

### ***Proposal***

David Davis, of Dale Gardon Design, representing Property Reserve, Inc, has submitted applications for a project centered around the former Elks Club Building located at approximately 139 E South Temple. The project is proposed to include:

- Rehabilitation of the Elks Building and connected parking garage, which fronts on 1<sup>st</sup> Avenue;
- New construction of a residential building on the parking lot at approximately 151 E South; Temple;
- Rehabilitation of six existing contributing buildings between 124 and 136 E 1<sup>st</sup> Avenue, and
- Demolition of the contributing building at 120 E 1<sup>st</sup> Avenue.

This is the first time the conceptual proposal is before the Historic Landmark Commission and the applicants are seeking feedback and guidance to help refine the proposal prior to submittal of their full application. No application will be approved or denied at this meeting, and it is not a public hearing. Once the applicants submit a complete application Staff will schedule a formal review and public hearing at a future date.

**Action Requested: Work Session**

Typically, HLC Work Sessions are held once an applicant has submitted a complete application prior to formal review of a proposal. Following extensive discussions with Staff and because of the complex nature of this redevelopment project, the applicants requested one or more work sessions to present a concept plan for HLC before submitting for formal review. Due to its complexity, Planning Staff proposes two work sessions to allow the HLC to focus on the project as a whole in order to understand goals but focus in on separate elements over a couple meetings. The following aspects of the project as proposed to be reviewed as follows:

**1<sup>st</sup> Work Session (this meeting):**

- Item #1: Conceptual Overview and Consideration of City Goals
- Item #2: Elks Building Rehabilitation (Major Alterations) and Parking Garage (Minor Alterations),
- Item #3: Demolition of the House at 120 1<sup>st</sup> Avenue

**2<sup>nd</sup> Work Session (April 1, 2021 meeting - tentative):**

- New Construction: South Temple Residential Building,
- Minor Alterations to other 1st Avenue Houses,
  - Removal of rear addition at 134 1<sup>st</sup> Avenue
  - Demolition of non-contributing detached garage at 136 1<sup>st</sup> Avenue
- Follow-up on any issues raised during the initial work session

**The Commission is being asked to:**

- Review the information in this memo and attached submittals;
- Hear the presentation by the applicants regarding their conceptual project;
- Identify specific additional information important to subsequent analysis and a decision by the Commission;
- Identify issues that relate to the standards of the ordinance for the H Historic Preservation Overlay and the pertinent Design Guidelines;
- Comment, raise questions, and provide feedback regarding whether the proposal follows the guidelines and the adopted standards.
- Identify any additional concerns not raised by this memo.
- Consider that Staff will be taking direction from the HLC to advise the applicant moving forward.

The applicants should be clear that participating in a work session with the Historic Landmark Commission does not guarantee an approval when the project comes before a public hearing. When the project comes



**Proposed Development from South Temple**



**Proposed Development from 1<sup>st</sup> Avenue**

before the commission for a decision at a future hearing, the issues raised will need to be sufficiently addressed to meet the standards and guidelines for approval.

**Work Session Item #1: Conceptual Overview and Consideration of City Goals:**

The subject site comprises nine individual properties along South Temple Street and 1<sup>st</sup> Avenue, totaling 2.93 acres in area, all of which lie within the Avenues Local Historic District. The lot is roughly T-shaped, with 340 feet of street frontage on South Temple and 464 feet on 1<sup>st</sup> Avenue. It is 334 feet deep from its south property line at South Temple to 1<sup>st</sup> Avenue. The grade change from 1<sup>st</sup> Avenue to South Temple ranges from 27 to 43 vertical feet. The site is owned by Property Reserve, Inc (PRI) which also owns several adjoining properties such as the Eagle Gate and Gateway Apartments on State Street, and the Brigham Street Apartments east of the site on South Temple.

The Elks Club and parking garage property and vacant lot on South Temple are zoned R-MU, Residential Mixed-Use, while the properties on 1<sup>st</sup> Avenue are zoned RMF-75, High Density Multi Family Residential.

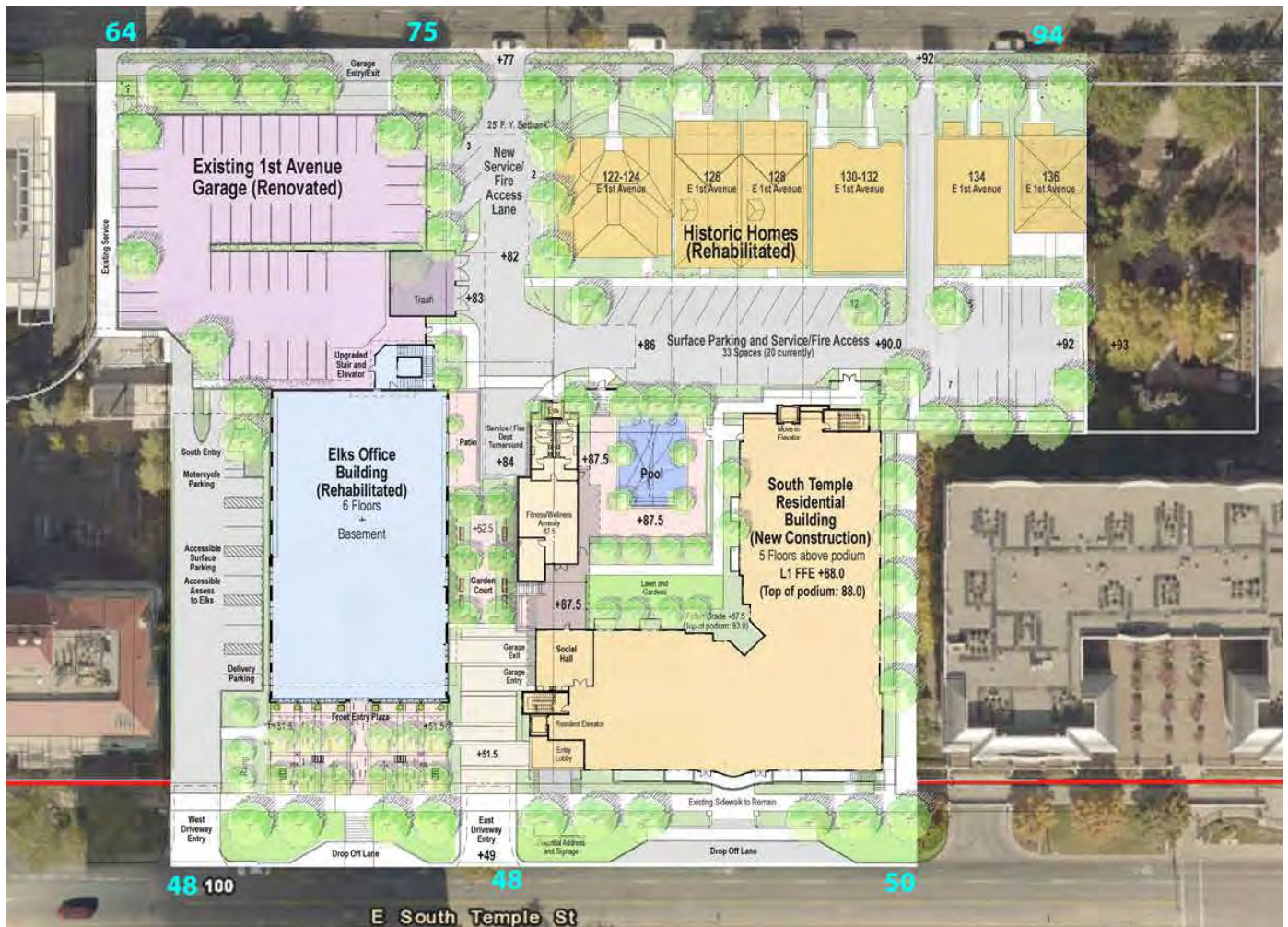


**Vicinity Map**

The project site was one of the earliest developed portions of the city when members of the Church of Jesus Christ of Latter-day Saints (LDS, or Mormon Church) arrived in 1847. The site was a portion of LDS Church President Brigham Young’s large holdings, and later became home to several of the many large homes built by non-Mormon families whose wealth came from mining, ranching, or commercial ventures. The site continued to evolve in the years before and after construction of the Elks Club building in 1923. The block rapidly commercialized, with former mansions either demolished or converted into offices (and later demolished). Two homes were demolished in order to construct the Elks Club building in 1923. Members of the Alta Club bought another former mansion site for parking.

The sale of that property to PRI provides an important opportunity for continued evolution, particularly when combined with the rehabilitation of adjacent historic properties under its ownership and proposals for new multi-family housing on a vacant parking lot along S. Temple. Part 1 of the applicant’s submittal ([Attachment B – pp 3-29](#)) details the background and scope of the entire project in more detail. The applicants will also present the overall project at the March 4 work session.





**Proposed Site Plan**

**Consideration in Context of City Goals**

In general, this multi-faceted project proposed would address long-time concerns about preservation and activation of these properties that contribute to the realization of broad adopted city goals. Supporting guiding principles and initiatives from the city 2015 general plan, [Plan Salt Lake](#), include:

**Guiding Principle: Initiative:**

<i>Neighborhoods</i>	Maintain neighborhood stability and character
<i>Growth</i>	Support neighborhood identity and diversity.
<i>Housing</i>	Promote infill and redevelopment of underutilized land.
<i>Beautiful City</i>	Accommodate and promote an increase in the City's population
<i>Preservation</i>	Encourage housing options that accommodate aging in place.
<i>Equity</i>	Promote energy efficient housing and rehabilitation of existing housing stock.
	Support and encourage architecture, development, and infrastructure that:
	• Is people-focused;
	• Responds to its surrounding context and enhances the public realm;
	• Reflects our diverse cultural, ethnic, and religious heritage; and
	• Is sustainable, using high quality materials and building standards.
	Reinforce and preserve neighborhood and district character and a strong sense of place.
	Preserve and enhance neighborhood and district character.
	Retain areas and structures of historic and architectural value.
	Balance preservation with flexibility for change and growth
	Pursue equitable access to privately provided services and amenities across the City



**Work Session Item #2: Elks Building and Attached Parking Garage Rehabilitation**

**Project Renderings - See Attachments A through D for Full Submittal**



**Proposed Development from NE looking SW**



**Proposed Development from SE looking NW**

After consideration of overarching City goals, the second purpose of this work session is to focus on the proposed major alteration of the Elks Building at 139 E. South Temple, as well as minor alterations to the attached parking structure (noncontributing).

Commission members should provide feedback on whether the proposal generally complies with the standards for major alteration of a contributing building and the associated design guidelines for Historic Commercial Properties and Districts in Salt Lake City. Staff also requests specific guidance on the discussion points identified later in this memo.



The applicant has provided an additional narrative detailing how they believe the proposed changes to the Elks Building meet the standards and the associated design guidelines. ([Attachment B](#) – p.39.)



**Existing Elks Building Front**

**Background Information**

The Elks Building is a contributing building in the Salt Lake City Avenues Local Historic District. It is also a contributing structure located in the South Temple National Register Historic District. The Salt Lake City Avenues and South Temple districts were created separately from their National Register district counterparts and have different boundaries.

The \$300,000 Elks Building dates from 1923 and is the work of architectural firm Scott & Welch. It was, and remains, the largest clubhouse constructed for a civic/social organization in the state. The building housed meeting space for Lodge No.85 of the Benevolent and Protective Order of Elks (BPOE), as well as

accommodations for Elks members visiting the city. It had a large auditorium, a gymnasium, dining facilities, billiards and card rooms, offices, and 56 guest rooms on six floors. See [Attachment H](#) for more on the history and architecture of the building.

When the Elks sold the property in the 1970s, the new owners renovated the building c.1977. Some original interior elements remain intact although much of the building was renovated for office use. Prominent elements of the renovation include a rooftop addition and additions to the east side of the building for a restaurant and movie theaters. In the mid-1970s, a 5 level parking structure was added to the north end of the building. The parking structure's primary street frontage is on 1<sup>st</sup> Avenue. Access to the garage is on the northeast and southwest corners. In recent years the building has housed a variety of short-term tenants and is currently vacant.



**Existing Elks Building and Site**



**Proposed Elks Building and Site**

## **Elks Building Discussion Items**

In addition to considering the applicants' goals and constraints and how the proposed alterations to the Elks Building generally conform to the Standards for Alteration of a Contributing Structure and the Design Guidelines for Historic Commercial Properties and Districts in SLC, Planning Staff requests that the HLC also discuss the following specific items and provide feedback as warranted:



**Elks Building site prior to construction c.1920. looking east.**

due to topography inherent in the properties. Later it became an element of the landscape that was consciously designed. This raised, podium-like effect is still evident in the finished grade of some remaining historic buildings along South Temple such as the Covey Apts and Cathedral of the Madeline. However, the streetscape evident in historic photos is no longer typical, specifically between State Street and the Brigham Apartments, because so many historic buildings were demolished and retaining walls were removed as the sites have been regraded over time.

In 1993, the HLC reviewed the design for the Brigham Apartments, now located east of the project site. At the time, the site was an empty lot also used for parking. For these new apartments, the designers attempted to reestablish the building's front facade above the sidewalk. According to the HLC staff report and minutes of the meeting, this was done both to echo the historic pattern of the streetscape as well as to accommodate the underground parking access from South Temple. The intent was for this to be an active space, but it is largely unused by building residents. Tactical design interventions and programming changes could help alleviate the lack of activity and bleakness of the Brigham's plaza – it shows that a raised podium and plaza alone does not always achieve a desirable result.

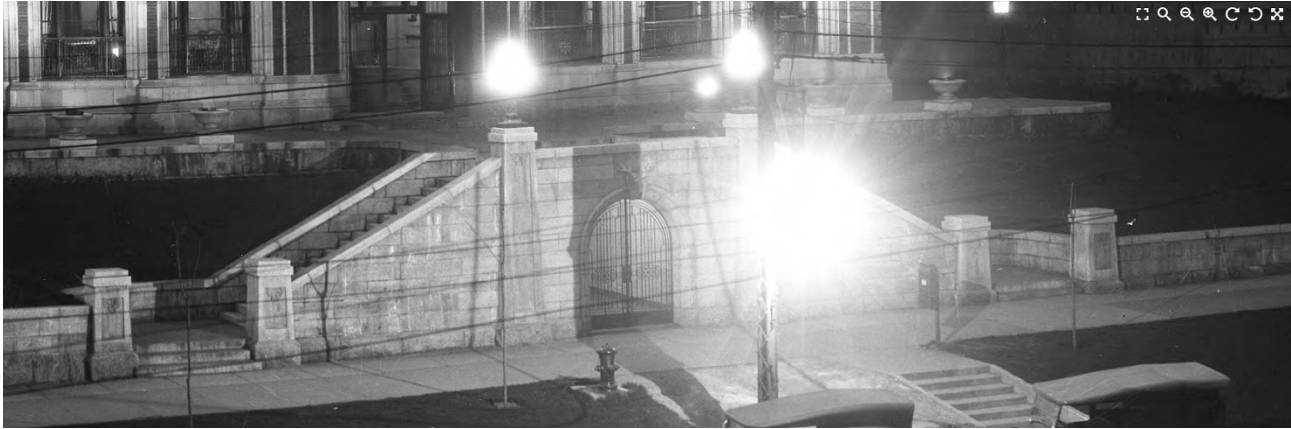
The wall, stairs, podium, and tunnel entry remain a part of the Elks site. The carved stone elk skull installed above the tunnel entry evokes the ritual and imagery associated with the BPOE. The tunnel entrance was a functional element in the Elks ritual. Members entered through the entrance for certain meetings and had to prove their membership to the club officer at the end of the tunnel.

### ***Building Entrance Changes***

At the time of its construction in 1923, the base and finish grade of the Elks Building was set above the sidewalk, with access to the front doors by a set of stone steps flanking a roman-arched tunnel entrance to the basement of the building. (See [Attachment G](#) for historic photos)

Similarly, other buildings on the north side of South Temple rose a story or more above the sidewalk, with prominent retaining walls. Initially this was





**Detail of front entrance stairs and tunnel, c.1923**

The main entrance accessed by the stairs was used by visitors, members' guests, and members when they weren't participating in lodge rituals. When the Elks moved out of the building and the building was renovated in the '70s, the main entrance remained at its current location. The entrance was used for access to the offices as well as the restaurant/private club located on the first floor. The movie theaters in the building required a new entrance on the east side of the building. The tunnel entrance remained in use for another restaurant that was located in the basement. Use of each entry has changed over time due to changes in tenants and their requirements.

According to the applicants, the grade rise, steps, and tunnel are negative features in terms of security, accessibility, and maintenance. The building lacks a direct street presence attractive to pedestrians, making it difficult to attract tenants to the building in the past and to realize future goals to provide commercial opportunities, accessible pedestrian activation on the ground floor. The current wheelchair accessible entrance is located through an additional door on the west side of the building and requires a lift to access the main floor lobby. Numerous ways to address this issue have been discussed over the past twenty years.

In Staff's opinion, these elements – the existing grade change from the sidewalk to the building entry, the wall at the sidewalk, stairs, podium, tunnel entrance, and decorative features - are original and historic elements of the building's design and construction. Staff also recognizes the problems cited by the applicants are significant safety, equity and design issues. In addition, the structure behind the stone wall and steps is in poor condition, necessitating removal of the existing stone and reconstruction once the



**Current condition of building entry.**



underlying structure is rebuilt.

The current proposal is the result of extensive discussion between planning and other city staff, the owners, and members of the design team. The following description is taken from the applicants' submittal:

*The redevelopment proposal is to remove the tunnel and stair assembly and replace it with a quasi-public plaza space at the front of the building that is directly assessable from the public sidewalk. The new plaza space will be made from new and re-used materials from the original site elements. Tapered columns, low retaining wall and caps, and light fixtures will be salvaged and reused with new materials to create space for socialized, working, and individual contemplation. The new plaza space will have in-paving lighting, movable bistro-type tables and chair, and platform seating that reuses granite blocks as a base. The removal of the berm exposes the front of the basement facade which will get a new storefront elevation using terra cotta and brick surfaces and storefront glass to create a high level of transparency into and out of the building. The new entry to the building will be at the plaza elevation. The entry will be adorned with a lintel above that will hold the Elks head keystone feature that currently is set above the tunnel entry.*



**Proposed front facade extended to sidewalk level**

In Staff's opinion, the proposal is not an ideal historic preservation solution, but addresses important design inadequacies, safety and equity issues such as providing one entrance accessible to both abled and disabled individuals. Such trade-offs are inherent in an adaptive reuse project. The design retains a low retaining wall made from the existing wall materials and the historic light posts, repurposing of other historic materials, design nods to the former tunnel, and new trees. The plaza would also include moveable tables and chairs.





**Proposed front facade extended to sidewalk level**

The applicants will present additional detail on the design at the work session - Both the applicants and staff are looking to the HLC members for guidance as to whether this design solution will meet the standards of the ordinance and pertinent design guidelines. If it is the consensus of the HLC that the proposal will not meet the standards, additional guidance on a solution that will address safety, equity, design and historic preservation goals would be critical.

Additional detail on the proposal is included on [Attachment B p.40](#) of the applicant's submittal.



**Proposed front facade extended to sidewalk level**



## ***Rooftop Addition***



***Existing Rooftop Addition***



***Proposed Rooftop Addition***

The applicant is proposing to remove an inappropriate c.1977 rooftop addition and construct a new steel and glass rooftop addition and terrace.

The terrace and roof would be set back from the original parapet wall in front, creating an open-air terrace that will restore the historic cornice line which was visually obscured by the 1977 addition. The addition would also extend to the back of the building creating office space, lighting and ventilation reflective of current standards of office demand. The city's design guidelines state that "a rooftop addition should not adversely affect the architectural proportions of the building." (Commercial Design Guidelines – 8.7) In conceptual form, the addition appears to meet the guideline. This design replaces a minimally compatible addition from 1977 that created an adverse, top-heavy effect on the architectural proportions of the building. Its design and materials will be visually lighter than the current addition and differentiate the addition from the original building. Most of the mass of the addition is located at the back of the building, while the most visible portions from the street will be a canopy.

The Commission members may wish to provide additional feedback or identify specific details that will be needed for review of the addition's design.

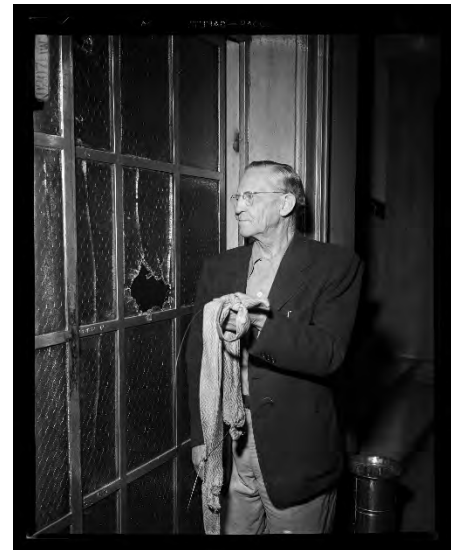
### ***Special Exception for Additional Building Height – Rooftop Addition***

The applicant is requesting modification to maximum building height for the Elks Building rooftop addition. The existing building is approximately 93 feet high, of which approximately 12 feet is the 1977 rooftop addition. The maximum building height in the R-MU zone is 45 feet. The applicant is requesting a special exception to allow the new rooftop addition approximately 3 feet higher than the existing rooftop addition (approx. 96 feet). Approximately 9 additional feet is needed to accommodate rooftop equipment, for a total building height of approximately 105 feet to the top of the equipment parapet above the roof.

The HLC will ultimately review this request along with any other special exception requests for the project. HLC and the Planning Commission (which reviews special exceptions outside the historic districts) have approved similar height exceptions with a finding that the additions are appropriate.

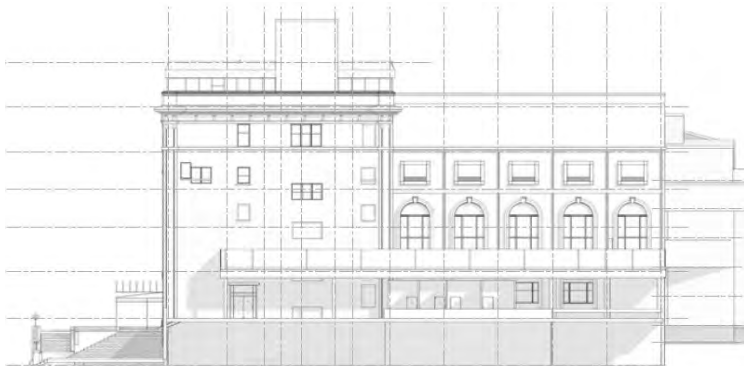
### ***New or Reopened Window Openings on East and West Facades***

As originally constructed, the Elks building was fitted with rolled steel, multilight windows in fixed and operable sash configurations. The original glazing was single frame glass. *The interior sash can be seen in this photo of a 1952 robbery of the Elks' Club safe.* The window treatments have been changed over time and the steel windows are no longer in place. Most windows have been replaced with aluminum window systems. Although the window materials have been changed, the style, character, and mullion



patterns closely resemble the original design, particularly on the decorative windows on the front and sides of the building.

The plans submitted by the applicant show a number of new window openings, primarily on the east and west sides of the building. In some cases, these are reopening windows bricked in as part of the c.1977 renovation or reversing changes to the fenestration pattern made to the building after its construction. In some locations the window openings proposed are new. In those cases, the applicant’s intent is to make the building more suitable for modern office configurations. The ratio of solids-to void would change but bring more light into the open interior floor plan.



**Existing East Facade with windows openings filled or altered by 1977 renovation.**



**Proposed East Facade with primary area of new windows highlighted in orange.**

Most of these new openings are on the upper floors of the first two bays of the east and west facades of the building. Scott & Welch’s original design located the main stairs, elevators and service areas on the east side, resulting in a dearth of windows. The elevator core would be relocated as part of this proposal – a change that Staff finds appropriate.

The proposed new tripartite windows reflect reworking of the interior and the preferences of the current market for rental space. The city’s design guidelines note that altering the composition of windows in a key facade by adding new window openings is inappropriate. (4.1) However, the current condition isn’t the result of a character-defining design decision in the building’s past, and a change in fenestration pattern may be appropriate in the context of the building’s new use and viability. The applicants will supply additional information on the replacement window details prior to final review.

**Right: Existing West Side Windows and c.1977 Fire Escape.**

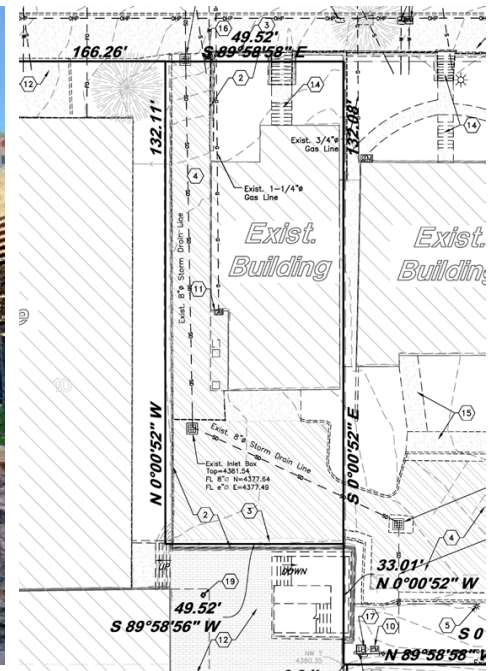
**Far Right: East Side with c.1977 Additions and Filled Window Openings**





### Discussion Item #3: 120 1<sup>st</sup> Avenue Demolition of a principal contributing building

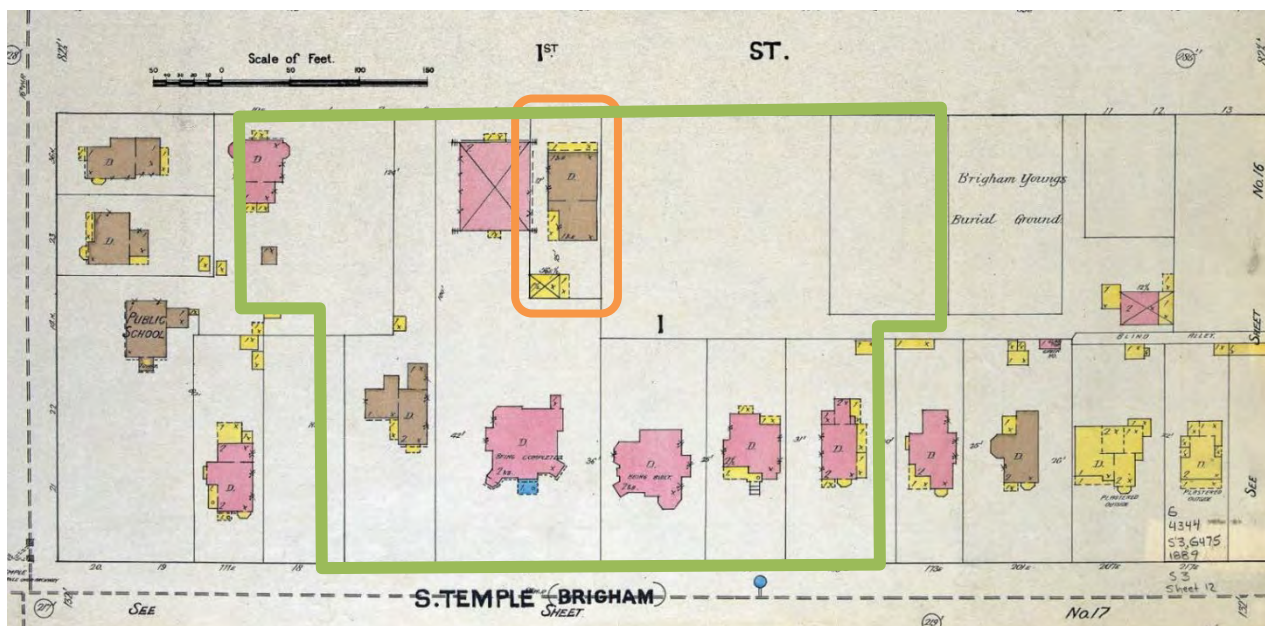
The final purpose of this work session is for the HLC to provide input on the applicants' proposal to demolish a single contributing principal building as part of this project – the existing house at 120 1<sup>st</sup> Avenue.



120 1<sup>st</sup> Avenue – front facade and existing site plan.

#### Background:

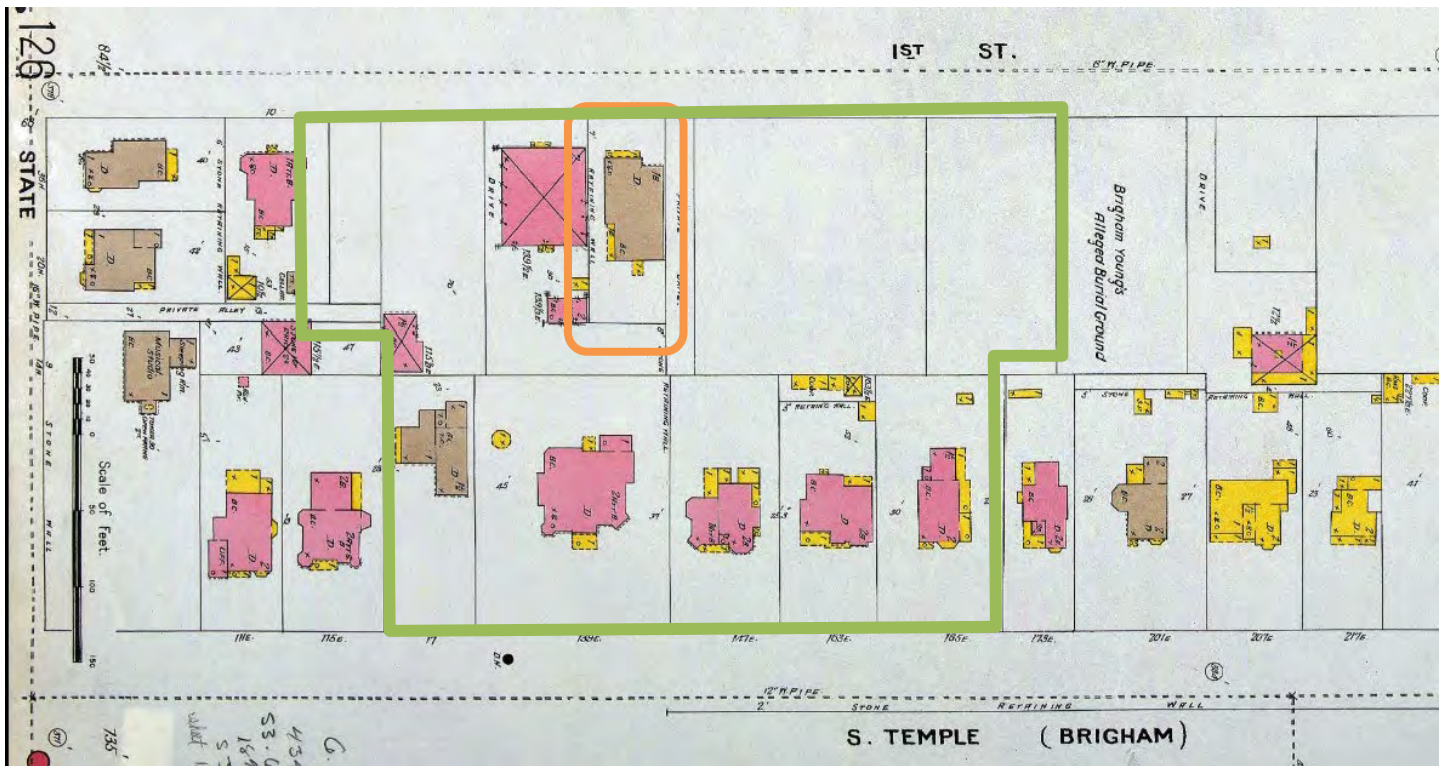
There is very little information readily available on this house. [City building permit records](#) show a May 5, 1949 building permit at this address. The design and materials of this house support the c.1949 construction date. It is an “early ranch” or “World War II Cottage” style home, with striated red brick as the primary building material, and a hipped asphalt shingle roof. It maintains its integrity as a c.1949 building and is in good condition. A retaining wall in the front and side yards appears to pre-date the house significantly and may date from as early as 1889. Sanborn Maps indicate that there was an adobe house on the lot by 1889.



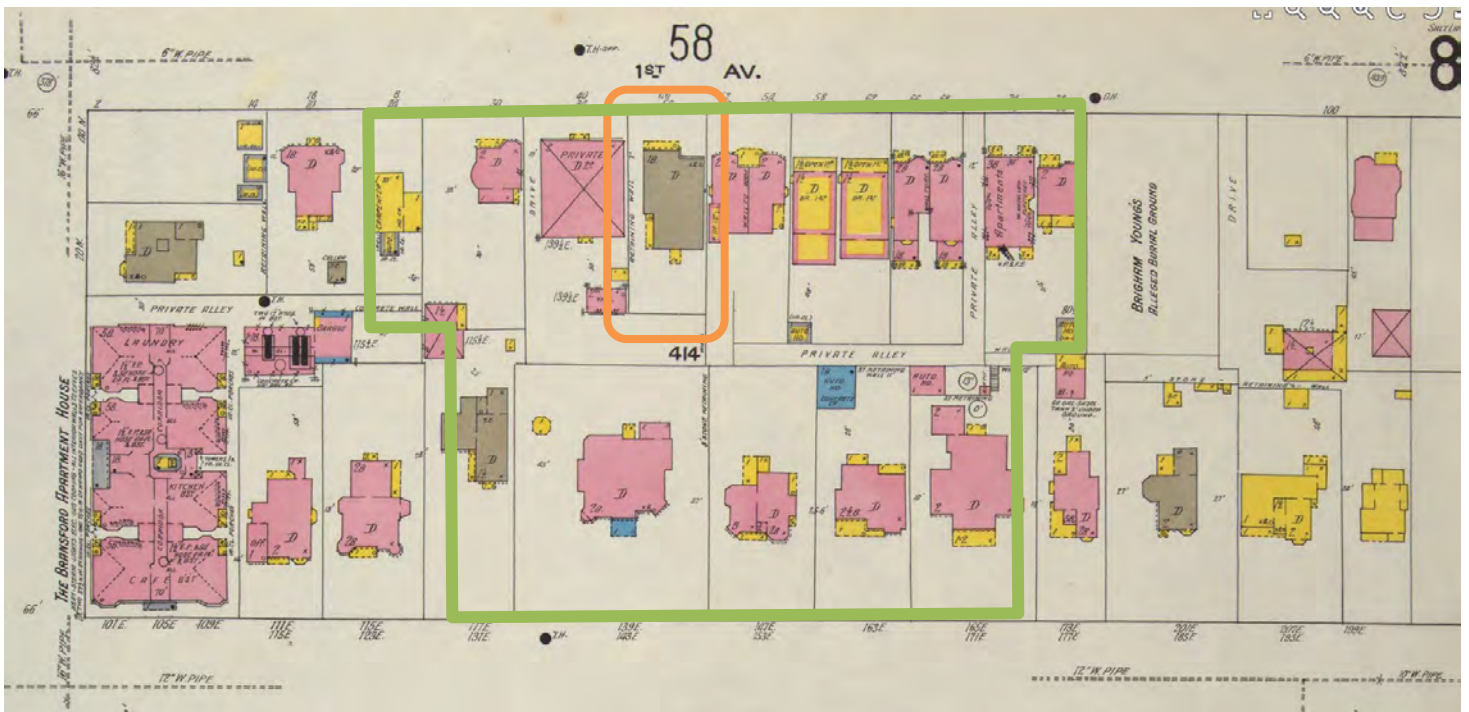
1889 Sanborn with Former Building on the Lot (Outlined in Orange)  
Approximate project boundary in green



It also appears on the 1898 and 1911 Sanborn Maps with a slightly different footprint. It is likely the same house, however, because few new adobe houses were constructed in the 1890s, once brick became a common building material.



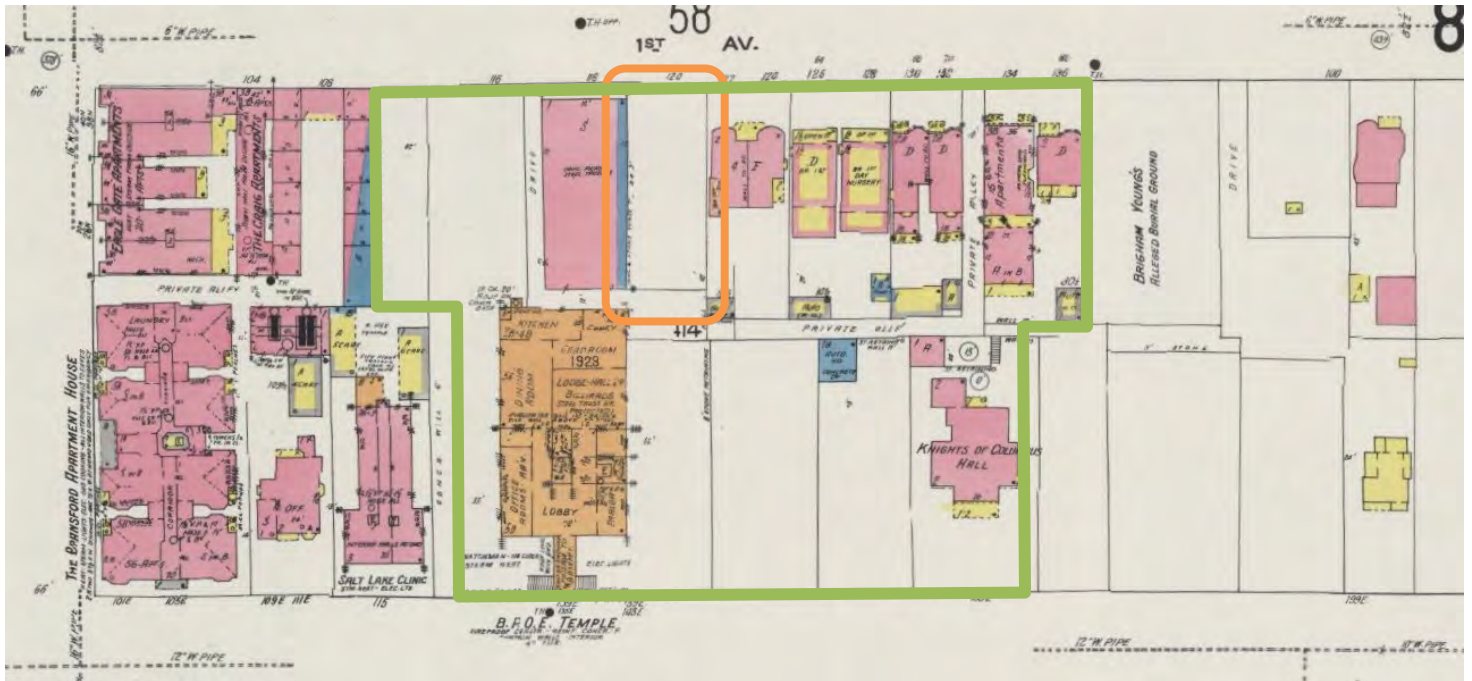
**1898 Sanborn with Former Building on the Lot (Outlined in Orange)  
Approximate project boundary outlined in green.**



**1911 Sanborn with Former Building on the Lot (Outlined in Orange)  
Approximate project boundary outlined in green.**



The former house no longer appears on the 1950 Sanborn Map and the lot is vacant. The Salt Lake County Archives was unable to locate a photograph of the existing house, nor the previous house located on the lot.



**1950 Sanborn – Former Building has been Demolished  
Approximate project boundary outlined in green.**

#### **Explanation of Contributing Status:**

The current house at c.1949 120 E 1<sup>st</sup> Avenue is a contributing property within the Avenues Historic District, though this has not always been the case, because it was less than 50 years old at the time the Avenues became a local historic district in 1978.

The status of the building from “out of period” to “contributing” changed following completion of the 2007-2008 Avenues Reconnaissance Level Survey (RLS) Update. The change was not specifically addressed in the survey findings, but Staff assumes that the change in status was because the building was now over 50 years old and remains unaltered from its c.1949 date of construction.

#### **Discussion:**

The applicants’ discussion of this request begins on Page 44 of [Attachment B](#). It lists several reasons why this is necessary for the success of this project, including:

- The topography of the site creates limited means of service access to the center of this block. Factors include the steep south to north slope and the unique length of this block from State Street to A Street due to the change to smaller Avenues blocks.
- The demolition of the building will allow a new drive providing service access (trash, maintenance, move-ins, etc.) and off-street parking for the other historic contributing buildings on the site, as well as the new South Temple residential building.
- The new drive will likewise provide additional fire department access for the other historic and new buildings on the site. It should be noted that the city’s ordinance regarding fire access has been recently updated, and this fire access is no longer required if alternative measures such as high-volume fire sprinklers are installed in the buildings.

In concert with Planning, Fire, and other City Staff, the applicants reviewed other options to this proposal, including alternative locations for drive access and potentially relocating the structure. As the applicants note:

*Within the balance of development options, the demolition of an eligible contributing structure would not be considered the first choice, but leaving the structure in place will likely prevent meaningful redevelopment of the Elks and Alta Club parking lot site from being improved for the neighborhood. And, without access from 1st Avenue to the north, it is unlikely that the vacant lot or the existing Elks Building along South Temple can be developed.*

In Staff's opinion, the discussion between the applicants and the HLC commissioners should principally address the findings that the HLC must make when the case comes back for final review. In the case of a demolition of a contributing principal building within a local historic district, the standards are listed in 21A.34.020.K, and "...the Historic Landmark Commission shall determine whether the request substantially complies with the following standards:"

- a. *The integrity of the site as defined in subsection C15b of this section is no longer evident;*
- b. *The streetscape within the context of the H Historic Preservation Overlay District would not be+ negatively materially affected if the contributing principal building were to be demolished;*
- c. *The demolition would not create a material adverse effect on the concentration of historic resources used to define the boundaries or maintain the integrity of the district;*
- d. *The base zoning of the site does not permit land uses that would allow the adaptive reuse of the contributing principal building;*
- e. *The contributing principal building has not suffered from wilful neglect, as evidenced by the following:*
  - (1) *Wilful or negligent acts that have caused significant deterioration of the structural integrity of the contributing principal building to the point that the building fails to substantially conform to applicable standards of the State Construction Code,*
  - (2) *Failure to perform routine and appropriate maintenance and repairs to maintain the structural integrity of the contributing principal building, or*
  - (3) *Failure to secure and board the contributing principal building, if vacant, per section 18.64.045 of this Code.*

The bar for approving demolition of a contributing principal building is intentionally set high in the city's historic districts for clear reasons. Since 1995, when denial of demolition became an option under the ordinance, the HLC has approved demolition of contributing buildings in several cases, for reasons including the successful rehabilitation of other historic buildings, or as part of a larger project that meets broader city goals. Whether such a finding is appropriate here is an important discussion for this work session.



In Staff's opinion, standards a, b, and c would be the most relevant standards in this case. While the 1948 building retains its integrity, it is located at the edge of the Avenues Historic District and is flanked by a non-contributing parking garage on one side. Six other historic houses would be retained on this streetscape and would be rehabbed as part of this project, which would maintain the streetscape and a significant concentration of historic resources for the conceivable future. Of the seven historic buildings on 1<sup>st</sup> Avenue that are within the project site, this one is the most recent and is the only building not considered a contributing structure when the



Avenues Local Historic District was created in 1978, and its construction date is the only building that falls outside the district's original 1849-1930s period of significance.

As part of its discussion during the work session, the Commission should also confirm whether information currently submitted would be sufficient for the Commission to reach conclusions, and identify any additional information required for further analysis of the demolition application. The HLC may wish to request additional information from the applicants regarding the history of 120 1<sup>st</sup> Avenue. Staff has suggested that documentation equivalent to the Utah State Historic Preservation Office's standards for Intensive Level Surveys would be sufficient. This would assist the HLC in its formal review of the demolition and also fulfil the documentation standards for demolition of a principal historic structure found in [21A.34.020.M.3](#) of the zoning ordinance.

***Conclusion and Next Steps:***

Staff will compile the input, requests for additional information, questions and comments from this work session and provide them to the applicants for them to address in their submittal prior to formal review of the project. After receiving the requested details, staff will perform a complete review of the project in its entirety, prior to final review by the Commission.

A second work session will address:

- New Construction: South Temple Residential Building,
- Minor Alterations to other 1st Avenue Houses,
  - Removal of rear addition at 134 1<sup>st</sup> Avenue
  - Demolition of non-contributing detached garage at 136 1<sup>st</sup> Avenue
- Follow-up on any issues raised during the initial work session

Tentatively, that work session is scheduled for the Commission's April 1, 2021 meeting. Formal review of the project by the HLC at a future date once complete final applications are received. Tentatively, the formal review and public hearing for the project and its associated petitions will be at the Commission's May meeting.

***Attachments:***

Applicant's Narrative and Submittal – March 4, 2021

[A – Part 1: History and Site Framework](#)

[B – Part 2: The Elks Building and Garage](#)

[C – Part 3: South Temple Residential Building](#)

[D – Part 4: 1<sup>st</sup> Avenue Historical Residential](#)

[E – Vicinity Maps](#)

[F – Photographs](#)

[G – Historic Photographs](#)

[H – Historic Site Forms and Research](#)