

Part 2: The Elks Building and Garage

The Elks Building Design Vision

The original Elks Lodge Building at 139 South Temple Street was designed in a traditional character as a "Late Gothic Revival" style (as designated in the Utah State Historical Society structure information report). The strong symmetry and balance of elements support the traditional style and appearance. The rhythm of window opening and ribbed columns dominate the exterior facade treatment. Once an elegant and sophisticated building, later additions and changes to the exterior and interior have reduced the overall quality of the building. Although not designated as a National Historic Structure, or as a City Historic Landmark Site, the landowner recognizes that the building and property does have cultural value for the neighborhood and City.

In that spirit, the design proposal is to recover the best parts of the original building, expose the valued details and materials, and augment the traditional with a fresh modern top and interior. The result is a "contrad" character, a blend of traditional with contemporary additions, that improves the property making it a viable commercial office space intended to attract downtown businesses to the Elks block.



Character Precedent Imagery

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March 4, 2021

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Windows and Doors:

The original building was fitted with rolled steel, multi-lite windows in fixed and operable sash configurations. The original glazing was single frame glass. 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. On the north end of the east and west elevations, arched feature windows have been added in lieu of bricked in window surrounds that used to be adjacent to an interior theater. On the south end of the east and west elevations, a limited number of windows were provided in the original design due to the presence of interior bathrooms, sleeping quarters, and stair cores in those areas. The resulting condition is a high level of blank brick walls not allowing lighting or ventilation into the interior spaces. On the lower portion of the east elevation, where a two-story glass and steel addition was added in the 1980s, some of the original transom and basement windows were either removed or filled in. Removal of the two-story addition will reveal the current condition of the original windows and then a course of action will be determined to repair or replace windows. The aluminum windows on the 1980s rooftop addition will be removed during the demolition of the entire addition. On the west elevation, solid doors are present at landings along the exterior fire escape stairs. Over time, the fire escape stair has been modified and added onto including the addition of new solid doors at the lower levels of the building. Even though the south facade remains generally intact from the roof parapet down to the granite stem wall at the base of the building, the windows on the south facade have been replaced with aluminum frame windows. All exterior doors have been replaced with aluminum frame doors with glass inserts.

In Summary, the original windows and doors installed in the 1920s are no longer present on the building. The location, size, character, and patterns all resemble the original design.

The proposed design is to replace the "replacement windows" with new steel windows matching the location, size, and mullion patterns known from the original building shell design. On the east and west elevations, some

windows will be removed and replaced with new steel windows in locations that provide the interior spaces with the best opportunity to gain natural light and ventilation commensurate with the expectations of the office use market. The new replacement rooftop addition will be made from glass and steel framing in a contemporary character that complements, but does not attempt to replicate, the current building character. The newly-exposed basement facade on the south elevation will include new steel window and storefront systems, and a new steel main building entry door in a character that complements the original building character. New windows will be added on the basement elevations on the east and west sides of the building to bring more natural light into the interior spaces. At the upper portions of the east and west elevations, new windows will be added within five (5) brick framed openings on each side to allow for natural light to penetrate the interior spaces.



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South Tunnel and Stair Assembly along South Temple:

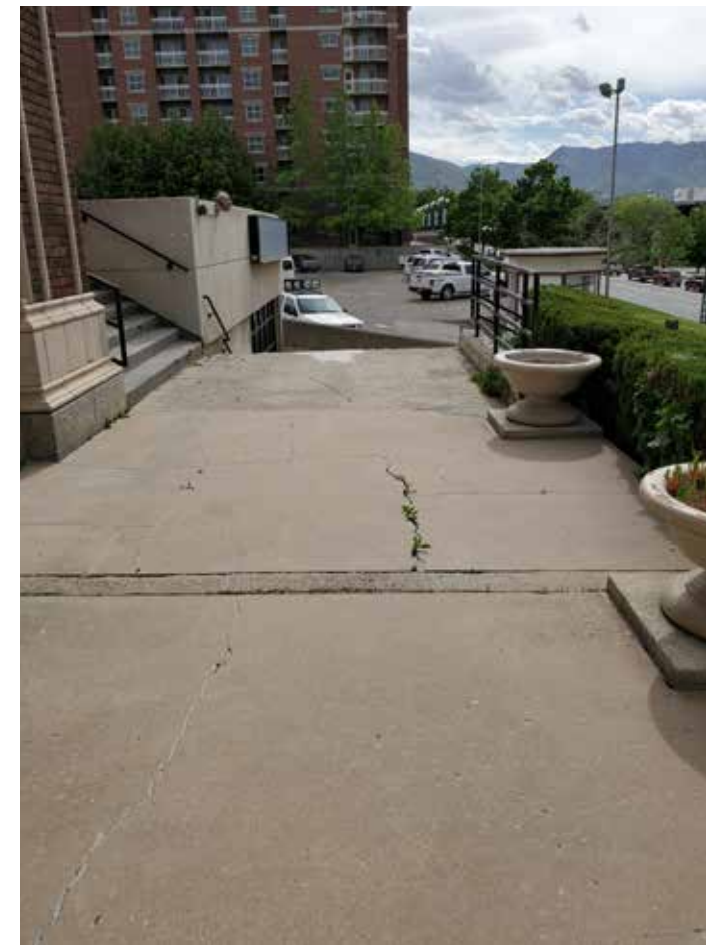
As part of the original design in the 1920s, the Elks Building had a tunnel entry as part of the procession into the building that members would take upon arrival. There were times when the Elks Lodge members were greeted by a uniformed attendant at the entry to the tunnel before being let into the building. This practice of a "secret" arrival may have been unique and special for a single use Lodge building in the early part of last century, but its highly unconventional for a general use building then and now. The Elks Building was designed to have the main public entry one full level (+/-12') above the sidewalk elevation, and the tunnel entry at the sidewalk elevation connect to the basement of the building. The tunnel is buried under a large landscaped berm and fronted along the street edge with a freestanding stair assembly made out of granite stones and concrete flatwork. This condition has been relatively unchanged for 97 years but the gates at the tunnel entry are locked and the entry to the exterior stairs are closed off to the public due to unsafe conditions. The original building design never contemplated a non-stair access to the building for non-members. From a material standpoint, the building exterior is made up of mostly clay brick veneer and terra cotta accents. The building rests on a foundation base made from concrete wall footings that are mostly buried below grade and are not visible. In limited areas where the foundation stem wall is barely visible, granite block veneer is used to face the foundation wall. The tunnel and stair assembly is made up of the granite materials and is in very poor condition. The use of rough faced granite for the stair assembly does accentuate a visual detachment from the building elevations making the site feature seem like a separate design element and not wholly connected to the building.

The Elks Building has not been used for a Member's Lodge in decades, nor will it be used for a social lodge in the future. An adaptive reuse of the historic building will be for commercial office or multi-family residential in the future. Whether its commercial or residential use, the front entry to the building needs to be "fixed" so that the entry and arrival is accessible and safe to use for the new users. Converting the building from a Lodge use to a new use so the building can survive the next 100-150 years will require that the front tunnel and stair assembly be removed so the building can enjoy one (1) main entry that is accessible, viable from the street, and safe to use at all hours of the days.

There are a number of options to preserve, modify, adapt, or remove the tunnel and stair assembly that have been explored and thoroughly exhausted through the design process.

Preservation and repair of the tunnel, stair assembly, and berm perpetuates the primary circulation and arrival flaw of the building and it's new users. The tunnel entry would not be used due to its small dimensions, lack of natural lighting and transparency, and link to a below grade basement space. The stair assembly would have to be dismantled and rebuilt with new guardrails due to the low height of walls and the overall height of the structure above sidewalk grade. An long accessible ramp system, in excess of 60 feet long plus landings and switchbacks, would have to be provided that would connect the sidewalk to the front entry above the sidewalk elevation. The basement space would remain subterranean and only be used of non-tenant spaces. The end result would be that the front of the building may look similar to the original design but the building would be functionally inept and likely not redeveloped without a more permanent solution to the building arrival and front appearance from South Temple. The current building owner would not reinvest significant capital into the building without solving the front entry problem and the building would remain vacant and un used for the time being.

Modification and adaptation of the tunnel and stair assembly have been considered with a number of permeations that looked to keep portions of the stair assembly and removed the tunnel and berm. The net result is that, without the berm and tunnel, the stairs would not lead to a usable space or entry. An option where the top landing of the stair is "bridged" to the building over a plaza in the gap space was also considered but not considered a viable option for a number of reasons. The freestanding stair assembly is large enough it blocks the viability of the front of the building and hidden spaces are create on the north side of the stair assembly creating unsafe places. The building would have essentially two (2) entries, one at the basement level and one at a level above the basement. None of the modification options, where combinations of the tunnel, stair assembly, or berm stay in place, are considered viable options that allow for the building to function in the future with new uses.



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The only viable redevelopment option that justifies a major reinvestment into the Elks Building is an option that solves the front entry and arrival function for a commercial office use tenant(s). 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 walls 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. The arrival space on the interior of the building will be a two-story volume for added grandeur.

The proposed front entry redesign of the Elks Building will contribute positively to the neighborhood and Downtown in the following ways:

1. The Elks Building will have a stronger and more positive street presence on South Temple. The historical facade will be fully exposed to the street with an entry and public plaza space visible from the street and sidewalk.
2. The public plaza space will help activate the streetscene with people activities on the "front porch" to the building.
3. The Elks Building can be rehabilitated as a fully functioning commercial office use and contribute to the City with commerce and social activities.

Existing Elks Entry Experience

- Code compliance:** Existing stair and upper landing are not code compliant. Guardrails on center wall and stair walls are required.
- Berm:** Raised grade from retainin wall at sidealk to terrace at Building Level 1 finished floor elevation. Berm is holdover detail from prior condition along South temple that no longer existig on most properties
- Tunnel:** Tunnel connection to Elks basement Space is 44' long with no opening or windows and is considered a safety hazzard.
- Building basement:** Entire building basement is buried in grade and not visable from street
- Building Entry and Arrival Lobby:** Level 1 entry is +/-11' above sidewalk elevation and not fully accessible except from stairs
- Raised terrace:** Paved terrace at Building Level 1 elevation.
- Stairs:** 11' high bank of stairs from sidewalk to Building Level 1 elevation

Proposed Elks Entry Experience

- Building Base Elevation:** Enhanced building elevation materials and details on face of newly exposed basement facade. Building is given an enhanced base/middle/top elevation character. New windows are proposed on the street facing elevation to add to building transparency and allow natural light into the first level of occupied space.
- Arrival plaza:** Paved plaza in front of building to allow for on grade access to the building's new lobby at Level 0 (previously the basement)
- Stair connection to street:** Similar to other properties along South Temple, a stair is added to connect a drop off tot he building entry
- Enhanced Street presence:** The newly exposed basement elevation and new entry create a direct connection to South Temple and establishes a strong street precence for this historic building
- Building Entry and Arrival Lobby:** New building entry lobby at Level 0 (previous basement) in direct connection to streetscape sidewalk
- Trees and bench seating in Plaza:** As a comfort amenity, trees and seating benches are added to the plaza space to create social spaces and informal work spaces
- Pocket park space:** New park space created between buildings to promote social space connections and provide for informal work spaces.
- Stairs and ramps from sidewalks:** Arrival plaza is raised 1'-0" above sidewalk grade and connected by central stair and adjacent accessible ramps

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Mechanical Systems:**VRF**

Variable Refrigerant Flow (VRF) uses refrigerant as the cooling and heating medium, and allows one outdoor condensing unit to be connected to multiple indoor fan-coil units (FCUs), each individually controllable by its user with thermostats, while modulating the amount of refrigerant being sent to each evaporator. One unitary fan coil unit will be used per thermostat zone or space. Heat recovery VRF technology allows individual indoor units to heat or cool as required, while the compressor load benefits from the internal heat recovery.

Furnace / Condensing Unit

A Furnace and Condensing Unit system consist of high-efficiency natural gas-fired furnaces and high-efficiency outdoor air-cooled condensing units. During the cooling mode, heat is extracted from the space air and rejected to the outside via the condensing unit DX refrigerant loop. During the heating mode, the gas-fired heat exchanger in the furnace will run to provide adequate heating. Each Furnace will have its individual Condensing unit and associated thermostat.

Garage Exhaust

The parking garage shall be heated via gas-fired infrared radiant heaters spaced throughout the parking area. Ventilation shall be provided via exhaust fans located on one side of the parking and intake louvers located on the other side of the parking area. A CO detections system with CO sensors located throughout the space shall control the ventilation rate and modulate the exhaust fans.

Structural:

BHB Recommends performing a full Tier 1 Study per ASCE 41-16 to obtain a greater understanding of the existing structure and its capacities. The information below is based on the initial building walkthrough and visual components available.

Exterior Wall Assembly and Structural Capacity

The existing building system consists of concrete beams and column frames with non-bearing infill unreinforced brick walls. The building does not appear to have a shearwall

system. It would be required to provide a new lateral system of either a new concrete core or braced frames. See the attached file for plan view showing potential concrete core locations.

The non-bearing infill brick walls consist of 4 wythe masonry approximately 13" thick. Based on the thickness of the walls, ASCE 41 allows for the following wall heights for the following stories:

- First Story – 16'-3"
- Top Story – 9'-9"
- Other Stories – 14'-1"

Based on these requirements the only wall that would need to be braced is the top story, which currently has an unbraced height of 10'-0". We will need to brace the top story walls per one of the strategies below

URM Reinforcement Strategies

There are a few reinforcement strategies that can be implemented to reinforce the exterior walls assemblies. They are as follows:

- Shotcrete – This would allow an increased thickness to increase the allowable wall height.
- Wind Girts – Providing a HSS horizontal wind girt partway along that wall height to provide bracing to meet the code dictated heights. This would span between concrete columns. See the attached marked up elevation for schematic.
- Metal Stud Backing Walls – Provide metal stud backing walls to continuously brace the URM.

Infill Floor Options

Two options that appear to be the most feasible for the new floor infill are providing new post tension floor system and providing a steel floor.

A post tension floor system would allow for a thinner floor slab approximately between 8-10" thick.

The steel floor system would consist of an overall assembly of approximately 30 inches. This would consist of 6" concrete over metal floor deck with an approximate wide flange beam size of 24 inch deep. Both options would be feasible for the

new infill floor system.

Roof Framing - It is anticipated that the roof framing will consist of long span metal deck spanning between the interior and exterior load bearing metal stud walls. The gauge thickness of the deck will maximize the deck span to reduce or eliminate the need for intermediate roof joists. Use of this design approach will minimize the amount of structural steel needed to support the roof. The roof framing can be sized to accommodate additional loading from future solar panels.

Floor framing above podium – It is anticipated that the floor framing will consist of a lightweight concrete slab over long span metal deck spanning between the stud walls. The gauge thickness of the deck will maximize the deck span to reduce or eliminate the need for intermediate beams and floor joists. Like the roof system discussed above, use of this structural approach will serve to minimize the amount of structural steel needed to support the floor. In areas where structural steel is required, such as larger open areas, or mechanical rooms, the position of structural steel beams and columns will be coordinated with the locations of mechanical HVAC ductwork and plumbing to avoid conflicts.

Wall framing – It is anticipated that the structural walls will consist of load bearing interior and exterior metal studs. If desired the walls could be prefabricated in the shop as assembled modular units with framed openings for ductwork in place prior to shipping to the site. This option may help reduce cost by increasing the speed of construction.

Retaining walls – The below grade portions of the structure will require concrete retaining walls. We recommend that the shoring wall on the north end of the building be designed as a permanent shoring wall to eliminate the net in lateral earth pressures on the building due to the offset in finished grade.

Podium – It is anticipated that the structure for the podium will be a two-way concrete post-tension slab supported by concrete columns and concrete walls. The columns will be coordinated and located to allow for parking stall layout. The podium will also have a plaza and pool area which will determine the elevation of the podium. Two options will be considered: The first option will be to drop the entire podium and build up the floor of the metal stud structure. The second option will be to offset the plaza slab from the slab under the building above.

Foundations – It is expected that the foundations will be one of the following: conventional shallow spread footings and strip footings supported on suitable natural soil or compacted structural fill extending down to suitable natural soil; shallow foundations such as rammed aggregate piers or mat foundation; or a deep foundation such as driven piles or piers. All exterior foundations subject to freeze and thaw will have minimum frost cover per the recommendations of the geotechnical engineer and authorities having jurisdiction. Locations of new or existing underground utilities, conduits, and pipes will be coordinated with the footing layout. Footing elevations will be coordinated with available utility information and will be lowered as required to allow these items to pass over the top of the footings and be sleeved through the concrete foundation walls.

Lateral system – Two options for the lateral system for resisting wind and seismic forces have been considered for this project above the podium. The first option consists of metal stud shear walls sheathed with either plywood, light gauge steel sheets, or Sure Board shear panels. The shear walls will utilize either the Simpson ATS hold down system or steel tube boundary members designed to resist overturning forces. The appropriateness of either system will depend on the magnitude of the design forces resisted by individual shear walls. This will be evaluated during design for each individual shear wall, and the most cost-effective approach will be utilized. At this time we expect to use light gage steel sheet for the shear walls. Depending on final fire rating requirements fire treated plywood will be looked at in lieu of the steel sheets.

The second option considered for the lateral system is to use full height concrete shear walls located at the stair towers and at select locations at interior corridors and divider walls between units. If this option is utilized the metal stud walls and partitions will be utilized for gravity loading only and will not need to be sheathed as shear walls.

Below the podium, concrete shear walls will be used. Concrete walls will be used for gravity and lateral loading where applicable.

Fire Rated Construction – It is anticipated that the building will be Type II or III construction. Metal stud framing can meet these requirements with little special detailing.

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Existing Parking Structure

The existing parking structure consists of concrete post-tension slab supported by concrete column and cast-in-place concrete shear walls.

It would be necessary to maintain and/or expand the joint between the parking structure and the existing building in order to provide seismic separation between the two structures. Based on the initial building walkthrough, it appears that the walls were initially constructed with a larger gap between structures, while the floor system was afterwards cast closer to the existing structure reducing that separation.

The existing mechanical equipment appears to have been placed directly on parking stalls of the upper parking slab. The new equipment weight would need to be considered to ensure the parking slab has adequate capacity.

BHB would be working with the team to ensure that the existing parking structure alterations fall within the limits of a "Level 2" alteration per IEBC 2018. As such, alterations would be limited to only work areas in which alterations are being performed.

If retrofits to the existing structural components exceed 50% of the building area as indicated in IEBC 2018, a "Level 3" alteration would be necessary. This would include a full analysis and upgrade to the existing parking structure to verify sufficient gravity and lateral load carrying capacity. Possible retrofits would include, but are not limited to: increase shearwall length and/or thickness, additional gravity columns or bearing walls, strengthening of slab to column/wall connections, etc.

BHB will assess the shearwall lengths currently provided in the parking garage. Based on the initial walkthrough they appear to be reasonable. However, this would be further verified in our analysis.



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Explanation for the Proposed Request

The property at 139 E. South Temple consists of one (1) multi-level building facing South Temple and one (1) multi-level parking garage facing 1st Avenue to the north. The property is one contiguous parcel stretching from South Temple to 1st Avenue. The existing 97 year old building is vacant and the parking garage is used by residents of neighboring properties.

In order to bring the Elks Lodge Building back to life and make it a viable use building that provides a positive contribution in the neighborhood, a number of improvements have to be made to the structure and site. The property owner is committed to making the necessary improvements and is requesting the following approvals from the City of Salt Lake and from the Historic Landmark Commission:

Request #2: Major Alteration Permit for an Eligible/Contributing Structure

Request #3: Additional Height for a Non-residential Building in a R-MU Zone

Request #4: Minor Alteration Permit for a Non-Contributing Structure

Request #5: Additional Height for a Non-residential Building in a R-MU Zone

Request #6: Demolition permit for a contributing structure at 120 E. 1st Avenue

These five (5) request, in addition to required building permits, are needed to modernize the building and site for the next generation of commercial use.



Area for Request #2 - #6

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Conforming to the Standards for Approval of a Certificate of Appropriateness

Redevelopment of the Elks Building will require a significant upgrade to the interior of the building, the infrastructure that serves the building, the removal of non-contributing elements, the replacement of a rooftop addition, and improved arrival access and accessibility into the building entry. The extent of the changes will not reduce the quality and stature of the historic architecture. The intent is to transform the building from an outdated and poorly modified structure to a modern functioning building within a beautiful historic shell in keeping with the vision of the original design.

Within Section 21A.34.020: H, the Historic Overlay District outlines the standards to be followed to gain approval of a Certificate of Appropriateness for the redevelopment of properties with an Historic District.

For the Elks Building, the applicable subsection of standards are located in Section G: Standards for Certificate of Appropriateness for Alteration of a Landmark Site or contributing Structure including New Construction of an Accessory Structure. The applicant response to conformance to these standards are as follows:

G.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.* Applicant response; The property was originally used as a Member's only Lodge with social gathering spaces and short-term lodging rooms. Over the course of the last 50-60 years, the building use was converted to multi-tenant commercial office use. In the last 7 years, the building has been vacant. The proposed redevelopment use is to remain a commercial office use building and therefore no change of use is proposed. The building's defining characteristics will not change on the significant south elevation, and only change in minor ways on the east and west elevations with the addition of a limited amount of new windows to allow for added natural light and ventilation into the building. There are no defining characteristics on the north elevation of the building and will remain hidden for the most part behind the existence of the parking garage.

The defining characteristics of the site and environment are limited to the south end of the site. In 1923, the building was designed to create an unusual "tunnel" entry to the lodge's basement from the sidewalk. The tunnel was under a raised terrace that was set above the street creating a building entrance one level above the sidewalk elevation. Two sets of stairs were provided to connect the sidewalk to the raised building entry. No accessible ramps were provided. The tunnel, stairs, and berm remained in place after the initial change in use from a Lodge to office use in the last half century. The original office use was negatively impacted by the presence of the stair assembly due to limited accessibility and limited street exposure. The proposed redevelopment proposes a change to the stair assembly in a manner that preserves the integrity of the building and solves the access to the front of the building.

G.2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.* Applicant response; The historic character of the building will be maintained and preserved. No change to the style, detail, and character of the building is proposed. The redevelopment proposal is to remove features and spaces in the building that were added in recent years but do not contribute meaningfully to the original character of the building. The character of the building as a 3-part massing with brick and terra cotta detailing will be celebrated and enhanced. The grey granite stair assembly along the sidewalk is part of the original construction but it is not part of the historical building character. The proposed removal of the granite stair assembly is intended to expose and highlight the original building character to a greater degree.

G.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.* Applicant response; No alterations are proposed that would alter the historic basis of the original building or create a false sense of history. Alterations proposed are designed to have their own character meant to complement the original building. The rooftop addition is designed to have a modern character of glass and steel to create an interesting blend of the new and old in the same building. The south elevation

of the basement facade is proposed as a modern storefront character for the same reason.

G.4. *Alterations or additions that have acquired historical significance in their own right shall be retained and preserved.* Applicant response; No alterations or additions made after the original construction have acquired historical significance. Exterior additions including the rooftop addition, the east side glass and steel addition, the theater structure and stairs, and the replacement fire escape stairs will be removed to bring the core building back to its original design character.

G.5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.* Applicant response; Distinctive features, exterior finishes, and examples of exterior craftsmanship of the original building construction will be preserved. This includes, but is not limited to, the entire south facade, the featured arched windows on the east and west elevations, and the decorative parapet wall and cap. All original windows and doors have been replaced over the years. In most cases, the replacement windows and doors will not be preserved but replaced with units that match the character of the original design but are higher energy performing systems.

G.6. *Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event...other structures or objects.* Applicant response; Deteriorated architectural features will be repaired to match the character of the original building construction where feasible and possible.

G.7. *Chemical or physical treatments, such as sandblasting, that cause damage to historical materials shall not be used. The surface...gentlest means possible.* Applicant response; Chemical and physical treatments will not be used to remove paint or other finishes

G.8. *Contemporary design for alterations and additions to existing structures shall not be discouraged... Neighborhood or environment.* Applicant response; Additions proposed for the Elks Building are designed to be in a contemporary character to give the additions a distinct and complementary relationship to the original design. The scale of massing additions are subordinate to the original building scale and will not overwhelm the current building. The color and material proposed in the additions are low in contrast to the original building materials and will complement the original material palette.

G.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...and its environment.* Applicant response; The rooftop addition is set on top of the original building structure and set back from the south facade to preserve the profile and elevational character of the original building. Removal of the rooftop addition in the future would leave the original massing as it was designed in 1923. All additional windows are proposed in fields of brick facade treatments without interruption of trim details and accent materials. Removal of newly proposed windows in the future can be replaced with brick veneer without impact to the building character.

G.10. *Certain building materials are prohibited including the following; aluminum, asbestos, or vinyl cladding when applied to an original or historic material.* Applicant response; Aluminum, asbestos, and/or vinyl cladding are not proposed to be used as part of the building alteration

G.11. *Any new sign and any change in appearance of an existing sign...of this title.* Applicant response; There are no existing signs visible from any public way or open space currently.

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Specific Request #2: Elks Building Major Alteration Permit for an Eligible/Contributing Structure
(139 E. South Temple):

The Elks Lodge Building was originally built in 1923 as a members social meeting hall. The original building, designed by Scott and Welsh, was 5 stories with a full basement. Within the past 50 years, modifications have been made to the exterior and interior of the building. An upper floor has been added to the top of the building on both the north and south ends of the original structure. A 2-story glass and steel structure was added to the lower portion of the east elevation, and a 1-story theater structure with a significant stair feature was added on grade on the east side of the property. Most of the window systems have been replaced with aluminum frame windows. Brick infilled window frames from the original design have been replaced with glass and metal frame windows. On the west elevation, the fire escape stairs and landings have been modified and enlarged. With the exception of the upper floor addition, the south elevation has remained in tact from the original design. In the mid 1970s, a 5 level parking structure was added to the north end of the building. Access from the garage is made on the northeast and south west corners of the garage at two different vertical elevations. The use of the building has been commercial office in recent years.

One of the primary intents of the design proposal is to remove the non-contributing additions that have been made over the course of the last 50 years. The upper floor additions will be removed and replaced with new floor areas with desirable floor to ceiling heights. The proposed new upper floor addition is designed as a contemporary glass and steel frame structure intended to provide visual distinction from the original building. The new addition will be recessed back from the edge of the original brick parapet allowing for a rooftop terrace to be created facing south. The rooftop terrace will be considered an amenity for the upper floor users and a low metal railing will be added to create the required 42" guardrail. On the interior, the existing floor slabs will be removed and replaced with new structural floors that meet code and seismic requirements.

The new floor elevations will be placed within the original shell of the building in a way that does not disrupt the existing feature window sills and heads on the south, east and west elevations. The existing stair and elevator core on

the southeast corner of the building will be removed and replaced with a more centralized core in the north center portion of the building. The removal of the existing core will result in the change in window locations on the southeast elevation, and removal of the unadorned brick overrun on the top of the building. For symmetry and formality that harkens back to the original design, the windows on the southwest elevation will be changed to match the pattern on the southeast elevation. In some cases where the new floor slab intersects an existing window, like the large arched windows on the side elevations, the floor slabs will be held back from the perimeter wall so that the window system is not impacted. The existing fire escape stairs, not original to the building, will be removed due to its lack of any purpose.

In addition to a new stair and elevator core overrun on the north central portion of the building, new mechanical equipment will be placed in the middle of the new roof and screened from view by a vertical wall. Other mechanical equipment will be placed in the basement, out of view of the public. Ventilation louvers from the basement interior spaces may be required to be added at the base of the building on the northwest corner of the foundation.

The plantings around the building will be enhanced and improved in small incremental ways. The existing trees in the ROW are expected to remain in place. New trees are planned at the edge of the front terrace and at the east and west sides of the building. The lawn panels in the front of the building will remain in place and only modified as needed to restore the terrace and deteriorating edge conditions.



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Specific Request #3: Elks Building Additional Height for a Non-residential Building in a R-MU Zone

(139 E. South Temple):

In the R-MU zone, the maximum height for new development for a non-residential building is 45'. The original building predates the City's zoning and is +/-83'-93' high. Of the current height, approximately 11'-6" is additional structure added to the top of the building within the last 50 years.

The development proposal is to remove the outdated addition and replace it with a more modern structure to a similar height. The top of new flat roof will be 3'-0" above the top of existing flat roof.

The request is for the height above the elevation of the original 1923 structure to accommodate a replacement modern non-residential addition.



Elks Building - Proposed Height



Elks Building - Proposed Height

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Specific Request #4: 1st Avenue Garage Minor Alteration Permit for a Non-Contributing Structure (139 E. South Temple)

In 1977, this 5-6 level parking structure was built to support the Elks Building program and neighboring parking demand. The 245 spaces provided are needed supply for the proposed rehabilitation of the Elks Building.

The request is to renovate the parking structure and bring it into code, make it safer for public use, improve vertical circulation, and make aesthetic upgrades to the exterior facades. As service to the Elks Building, a cooling tower was added to the roof of the garage on the south edge. With proposed upgrades to the mechanical system in the Elks Building, the cooling tower is no longer needed and will be removed. Additionally, the top level of the garage will receive planting improvements to introduce trees and shrubs to provide visual and climate relief for an otherwise hard surface.



Existing Elks Garage



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Specific Request #5: 1st Avenue Garage Additional Height for a Non-residential Building in a R-MU Zone

(139 E. South Temple)

For a non-residential building in a R-MU zone, the maximum height is 45'. The current parking structure is conforming in height.

As an aesthetic upgrade, the top of parapet will be raised to a level elevation from a sloped parapet condition currently. Additionally, planter walls will be added to provide enough planting soil for rooftop trees to be added.

The request is for an additional 4'-10" of height on the south elevation of the garage. This portion of the garage is furthest from a public street and public view.



Elks Garage - Proposed Height



Elks Garage - Proposed Height

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Specific Request #6: 120 E. 1st Avenue Demolition permit for a contributing structure
 (120 E. 1st Avenue)

Utah SHPO designation: "Eligible" Contributing
 National NRHP designation: non-Contributing
 Existing STYLE: Late 20th Century Ranch/Rambler
 Existing CONDITION: Average
 Current use: Single family residential
 Occupied: Yes

The existing structure at 120 E 1st Avenue is a "eligible contributing" structure within the Avenues Historic District. The designation of contributing is most likely a function of the location and age, and not necessarily the quality of architectural style and detail. It was built in 1945, almost 40 years after the original turn of the century homes were built just the east. The use is residential and is one-story with a partial basement. The stoop and entry of the brick and wood frame home is set above the street elevations. The roof is shingle material in hip and gable form. It has little architectural detail and style contribution that aligns with the character of the neighborhood especially when compared to the six (6) historic homes between 122-136 E 1st Avenue.

In a broader context, The Elks Lodge Building to the south is a more valuable contribution to the District and is in higher risk of being lost without significant rehabilitation. Likewise, the Alta Club site adjacent to the Elks Building, which is directly south and surface parking now, is a valuable potential redevelopment site that will eventually contribute meaningfully to the District and to the streetscene along South Temple. As the pattern of development transitions from Downtown to the Avenues District, the terrain becomes steeper and land uses start to become mixed with single family residential. In the case for the redevelopment site, the long block dimensions and steep grades also reduce the amount of north/south streets near the center of these mixed use parcels. The result is limited service access to the center of parcels which reduces the opportunity to develop the land with multi-family or commercial uses that support Downtown activities.

The proposed development solution is to request a demolition permit for the home at 120 E 1st Avenue, which is owned by the applicant/property owner. Removal of the



Demolition Permit Request - 120 E 1st Avenue

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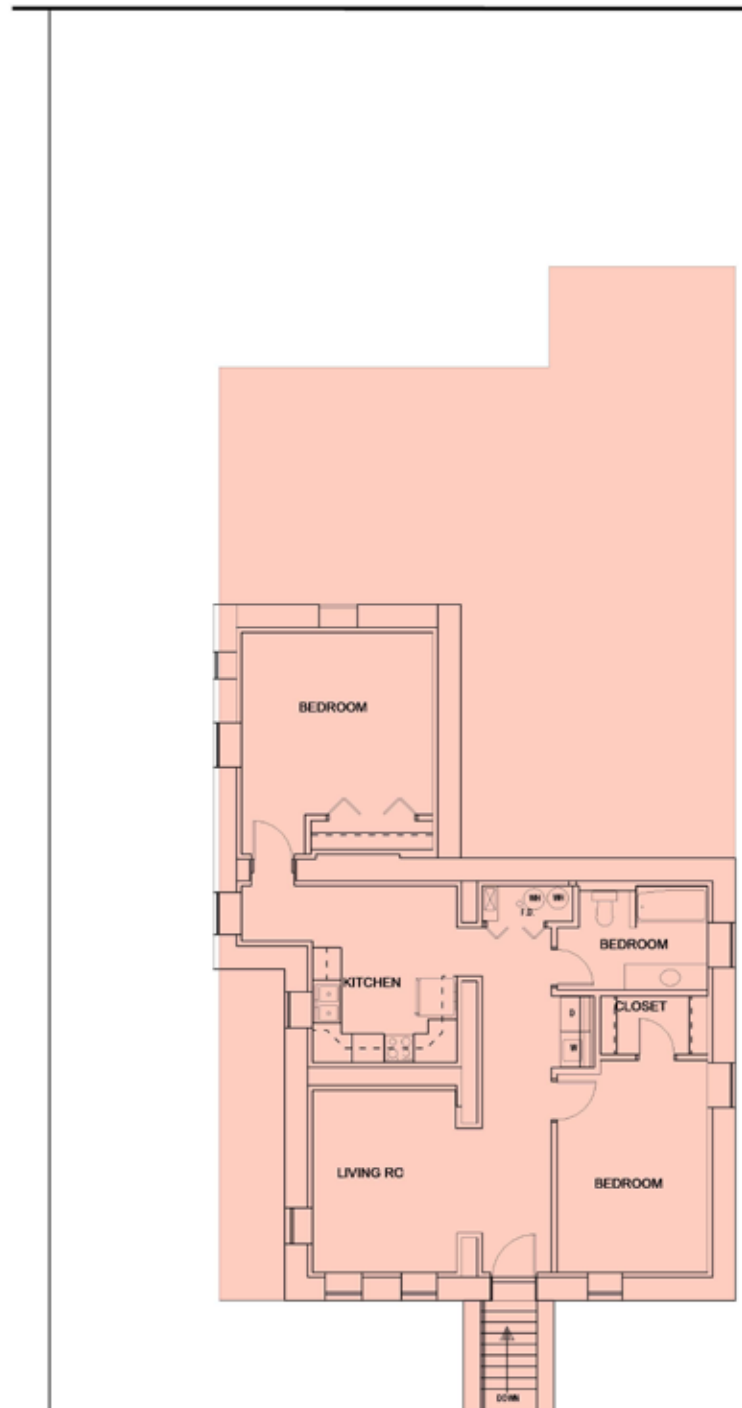


structure will allow for a driveway and service access to be provided to the interior of the long block, and for the street scene to be improved with a landscape break between the existing garage and historic homes.

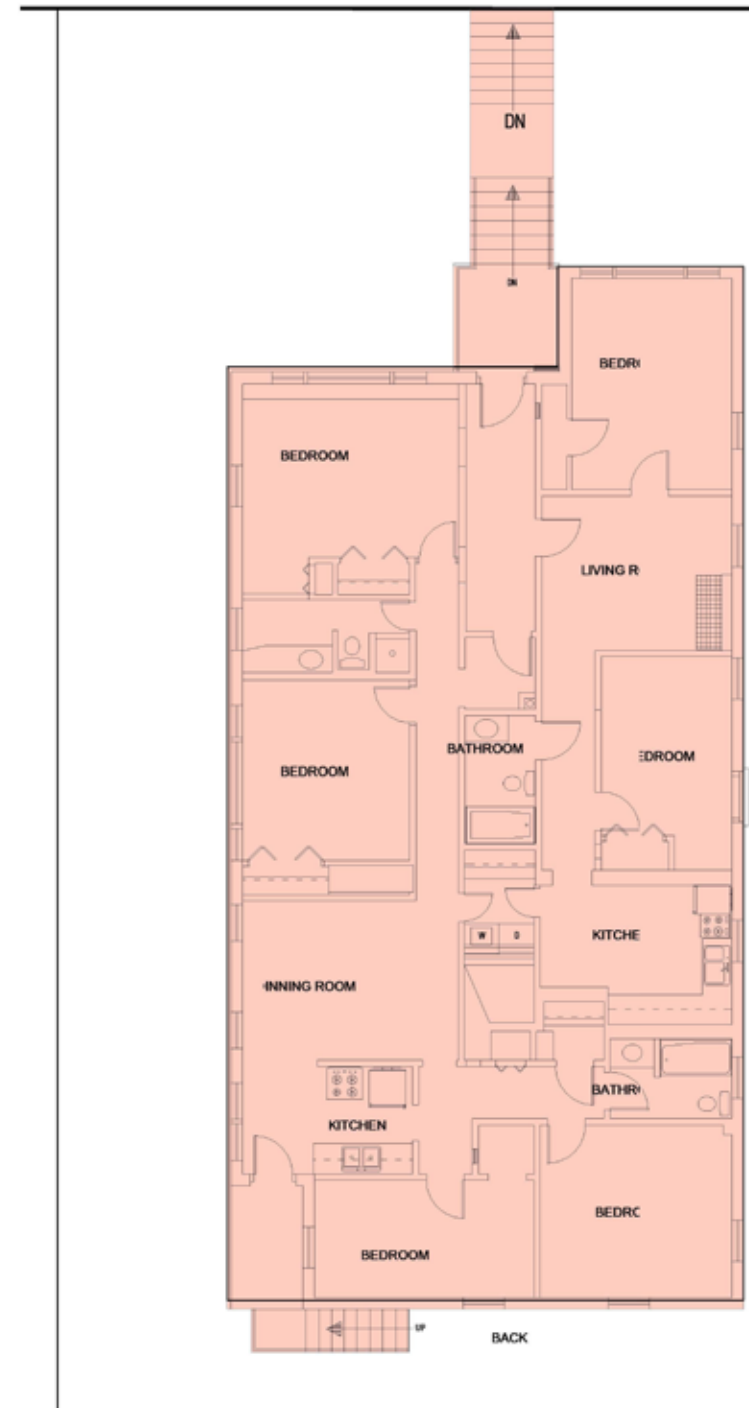
One of the site constraints that restricts service access within the block is the slope and elevation difference from south to north. The elevation difference from South Temple to 1st Avenue is +/-30'. This condition prevents a driveway from penetrating deep into the block to serve existing or future buildings.

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's unlikely that the vacant lot or the existing Elks Building along South Temple can be developed. If the demolition permit is approved, the positive impacts and contributions to the proposed redevelopment includes:

1. Service loading for the Elks Building and South Temple Residential Building can be accessed from 1st Avenue and contained within the existing garage structure. Without access from the north, both buildings would have to be serviced (trash, maintenance, move-ins, etc) from the South Temple street frontage which would result in more driveway cuts, additional service lanes, and less building facades fronting the boulevard.
2. Residents for the six (6) turn of the century historic homes currently have very tight access points to limited parking behind the structures. By removing the 120 E 1st Avenue structure, a landscaped driveway can be provided and, when combined with additional tenant parking, the historic homes can function as needed for multiple families.
3. An new accessible fire lane can be provided to the north side of the Elks Building and the new South Temple Residential Building. City Fire Department ordinances have been updated within the last year that may relieve this rule of a fire lane from being required, but having emergency services access to the interior of the block is a positive feature within the downtown redevelopment zones.
4. The streetscape will be improved with more landscape that separate the existing garage with the historic homes.



A1 FA HOMES LEVEL BSMT-120
SCALE: 1/8" = 1'-0"



A2 FA HOMES LEVEL MAIN-120
SCALE: 1/8" = 1'-0"

Part 2: The Elks Building and Garage Elks Block Redevelopment

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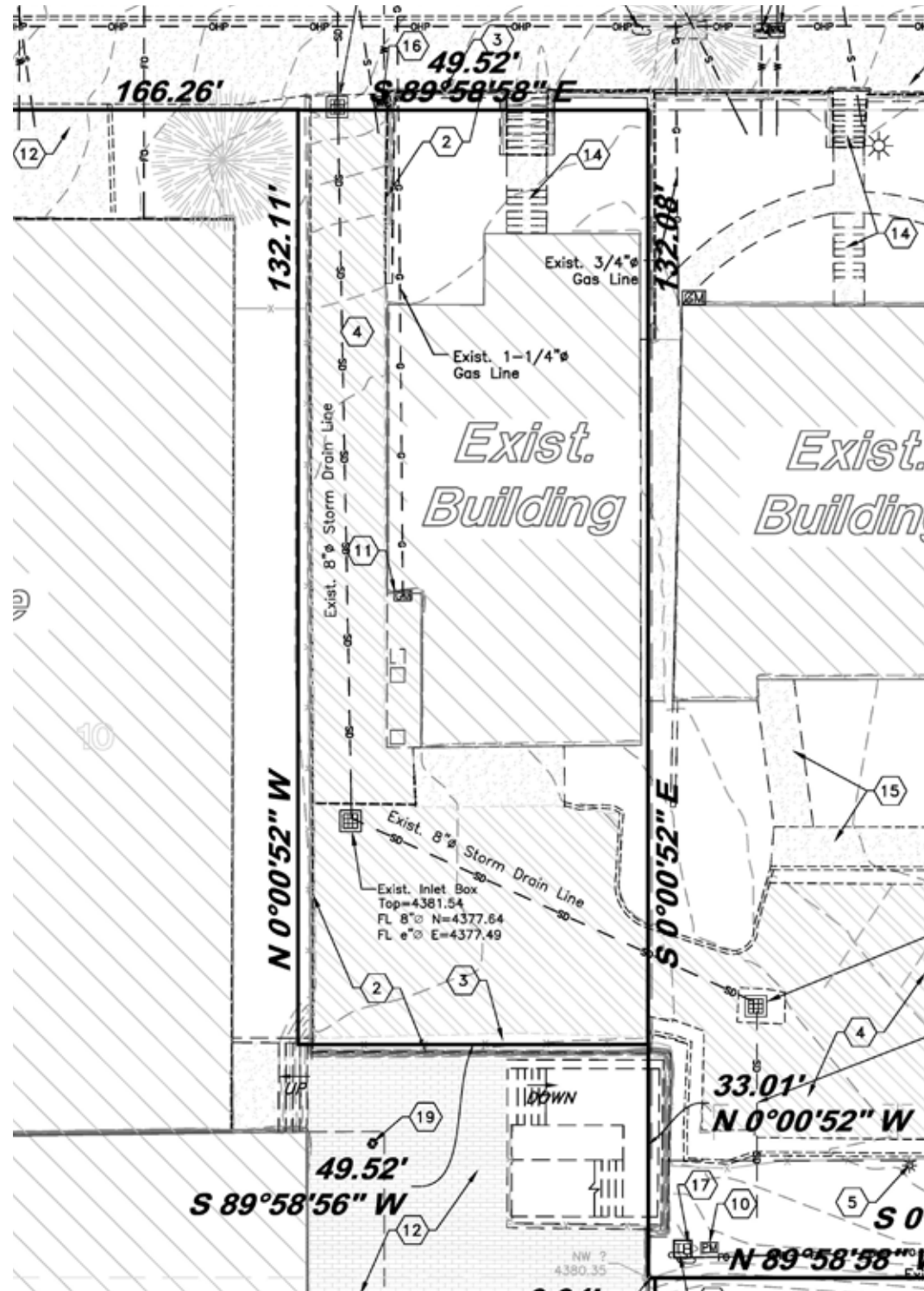
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Civil Survey of Lot



Aerial Photo of Lot

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Standards for approval of a Certificate of Appropriateness

Within the City ordinance for demolition of a Contributing Structure, the following are direct response to the conformance of that ordinance:

K.1a. *The integrity of the site as defined in subsection C15b of this section is no longer evident.* Applicant response: The historic integrity of the site is not evident. The existing structure is not a design that is closely associated with the neighboring historic structures, nor does it exhibit special workmanship that would warrant it significant contributing structure in the District. No significant events or persons are associated with this property. There are no notable characteristics, methods of construction, or work of a master architect/craftsman associated with this building. The structure is not identified as a notable example of architecture or construction for the Avenues District.

K.1b. *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.* Applicant response: The historic streetscape would not be negatively affected by the removal of this structure. This structure is a low slung building with very little street presence and very little landscape contribution to the street scene. The scale and character of the six (6) neighboring historic homes to the east are far different and more distinctive.

K.1c. *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.* Applicant response: The demolition would not create a material adverse effect on the concentration of historic resources. The existing structure is not visually or materially contributing to the quality of the District.

K.1d. *The base zoning of the site does not permit land uses that would allow the adaptive reuse of the contributing principal building.* Applicant response: The base zoning of the site does allow for adaptive reuse of the structure, but the quality of the existing structure is such that a future reuse is highly unlikely due to its lot size and location. The location of this structure is preventing access to the ability for adaptive reuse of multiple other higher quality historic properties.

K.1e. *The contributing principal building has not suffered from willful neglect.* Applicant response: The existing structure has not suffered from willful neglect by the land owner.



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Brick Veneer: Match original brick in size, color, and grout profile

Contemporary Exterior: Combination of glass panels and steel framework. Exposed steel posts and beams will be covered with light grey metal veneer. Glass will be clear in most cases and fritted in certain areas for screening

Terra Cotta Trim and Accents: Original terra cotta accent pienes will remain in place. Any new accent trim will be in terra cotta matching color and profile of original building

Windows: Black metal frame window system to represent the original design intent of the 1923 window system

Building Base: Original grey granite building base material will be preserved where possible, repaired where needed, and replaced with matching material when required



Flat Roof: Metal deck with metal fascia and trim in a light cool grey color

Railing: Metal picket railing with solid top rail in black color mounted to top of existing parapet cap

Materials on South Elevation: Terra cotta and brick facade will remain in place

Windows on South Elevation: Existing windows are not entirely original to the building. Restoration of existing windows or replacement will be considered

Street Level facade: New facade of terra cotta veneer, metal windows, new metal entry door, and metal shade brows solidify the building base

Entry Plaza: Arrival plaza will be paved with unit pavers and concrete bands. Trees, benches, and planter pots will enhance the comfort and aesthetic value

Elks Building - Character and Materials

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Existing Building Details

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View of Existing Site

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Rendering of Proposed Elks Building Rehabilitation

Part 2: The Elks Building and Garage

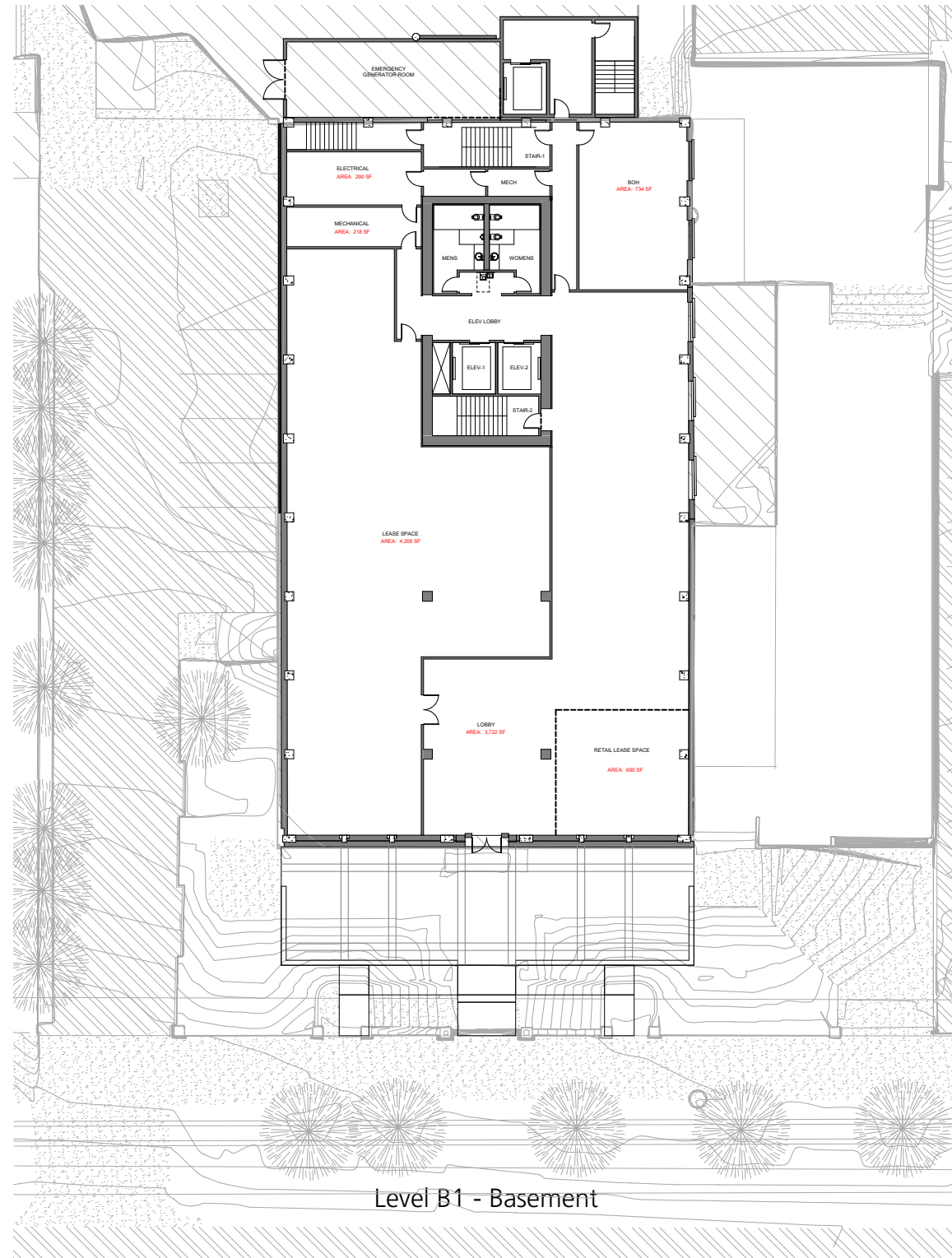
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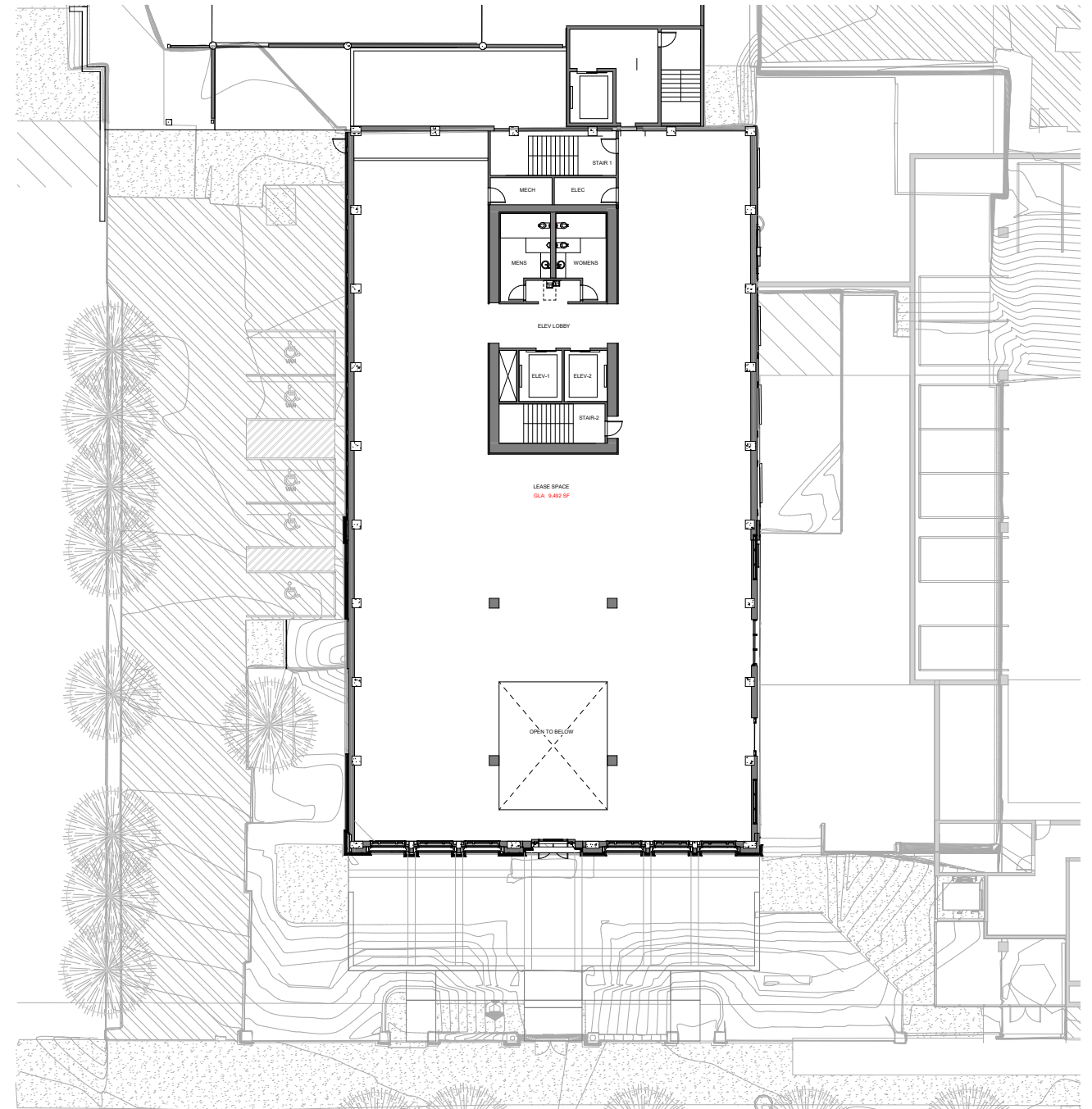


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Level B1 - Basement

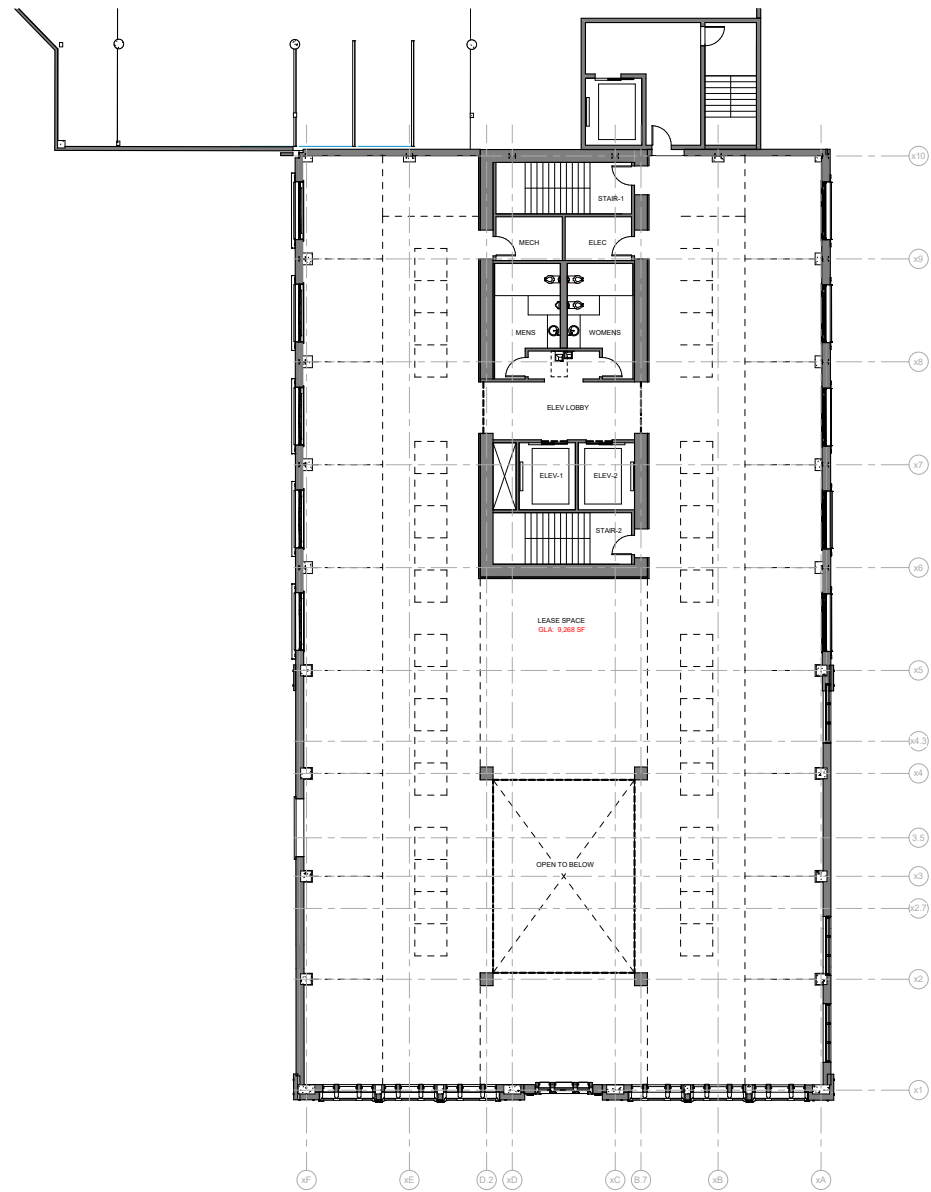


Level L1 - Office Rentable Space

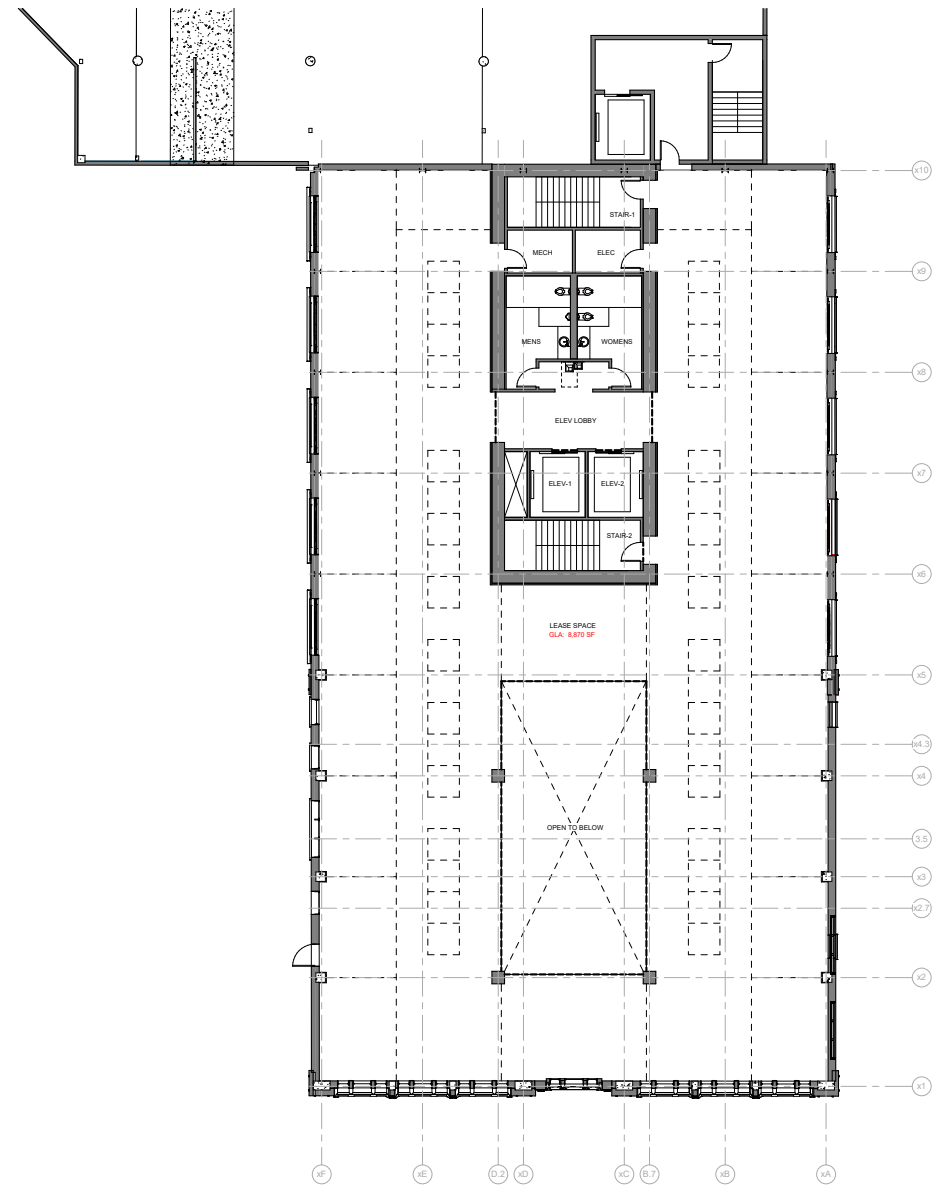
Elks Building - Proposed Floor Plans

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Level L2 - Office Rentable Space

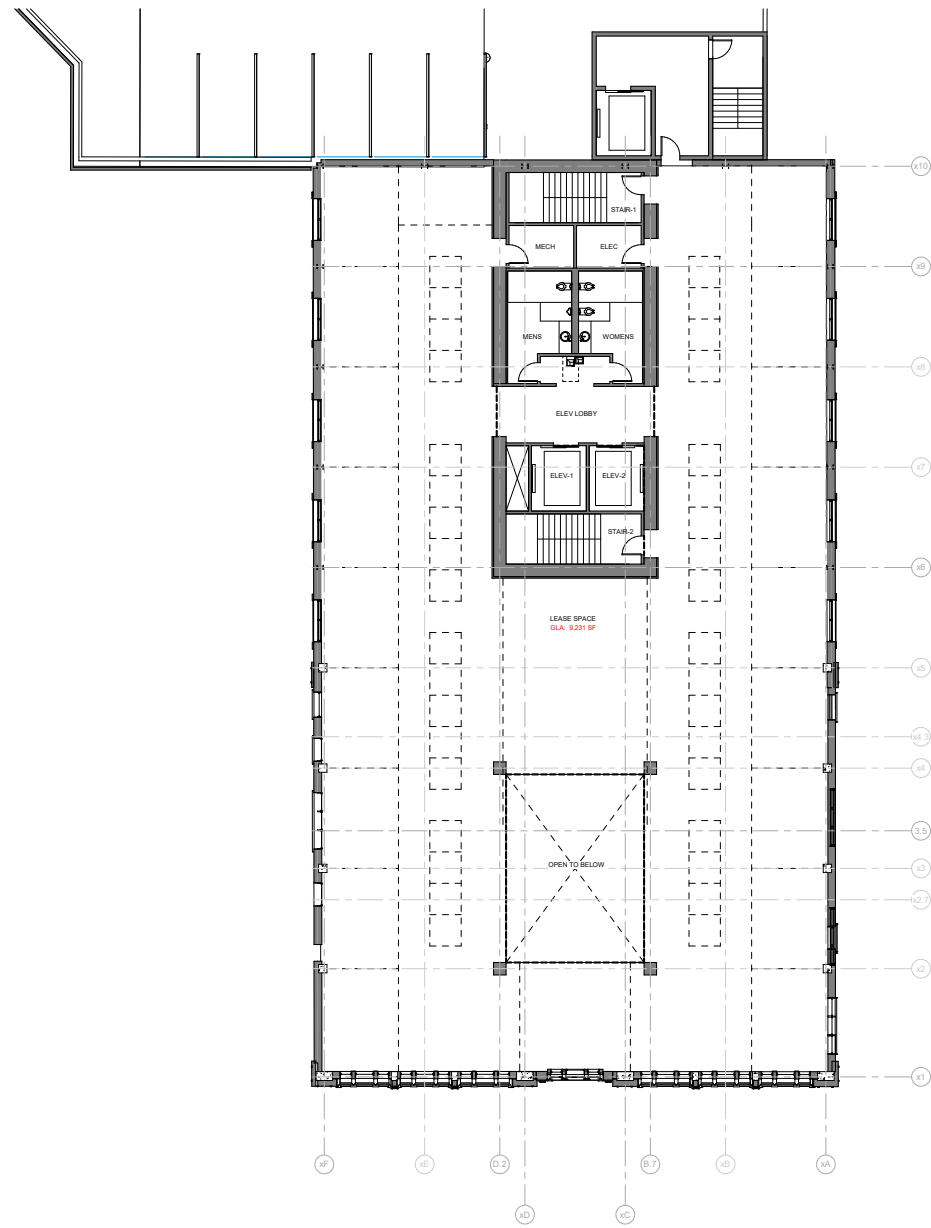


Level L3 - Office Rentable Space

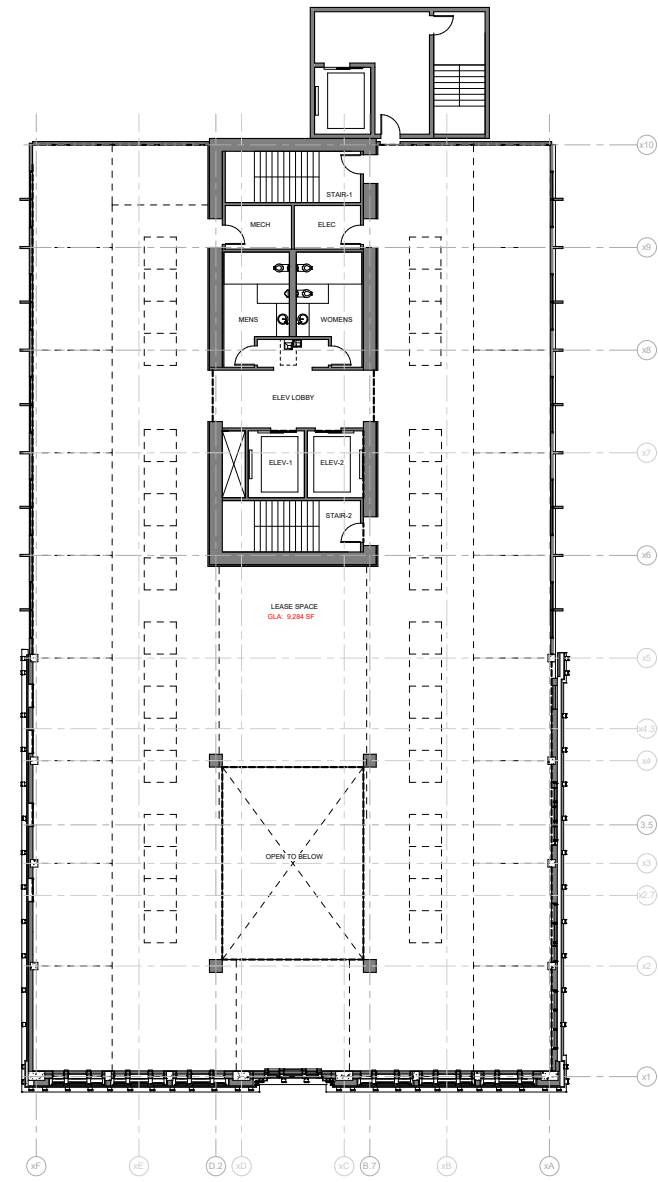
Elks Building - Proposed Floor Plans

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Level L4 - Office Rentable Space

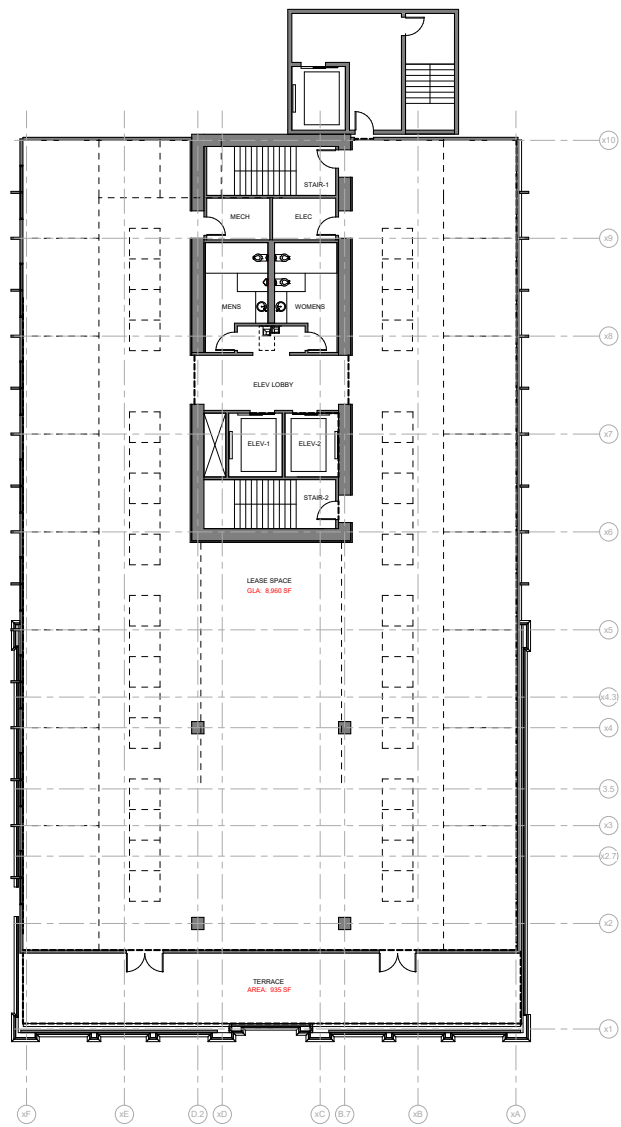


Level L5 - Office Rentable Space

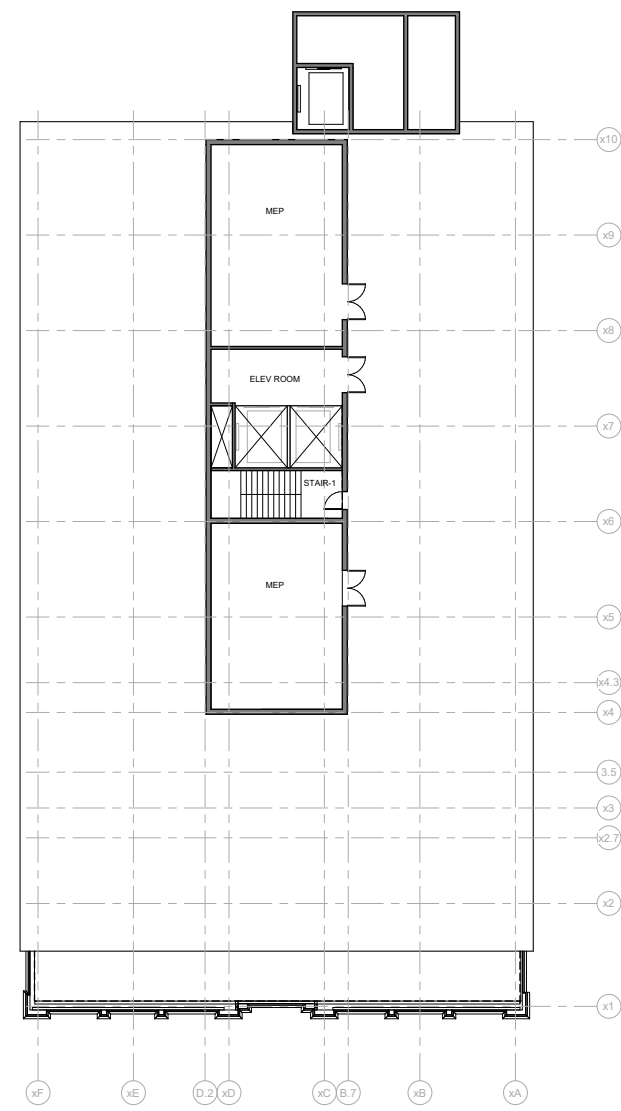
Elks Building - Proposed Floor Plans

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Level L6 - Office Rentable Space

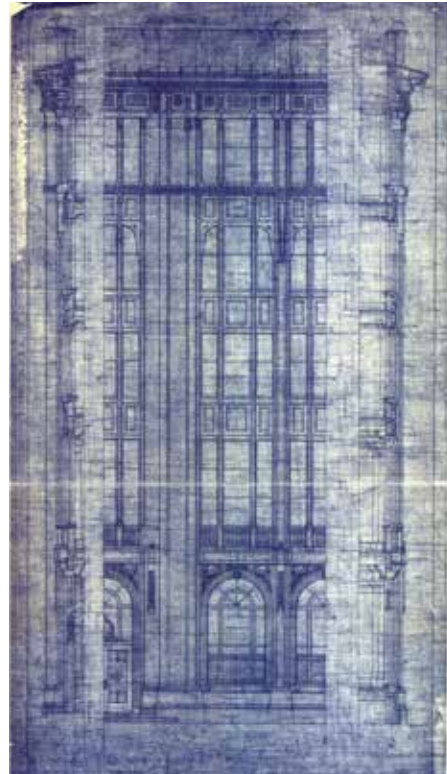


Roof Plan Level

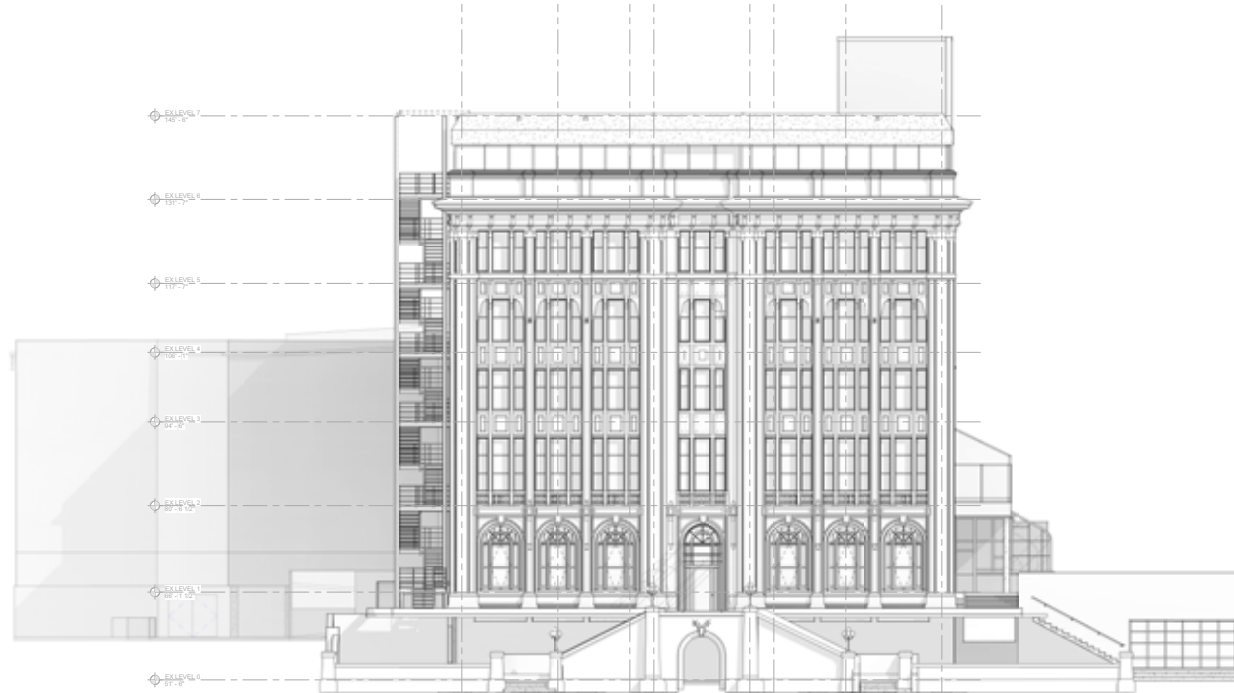
Elks Building - Proposed Floor Plans

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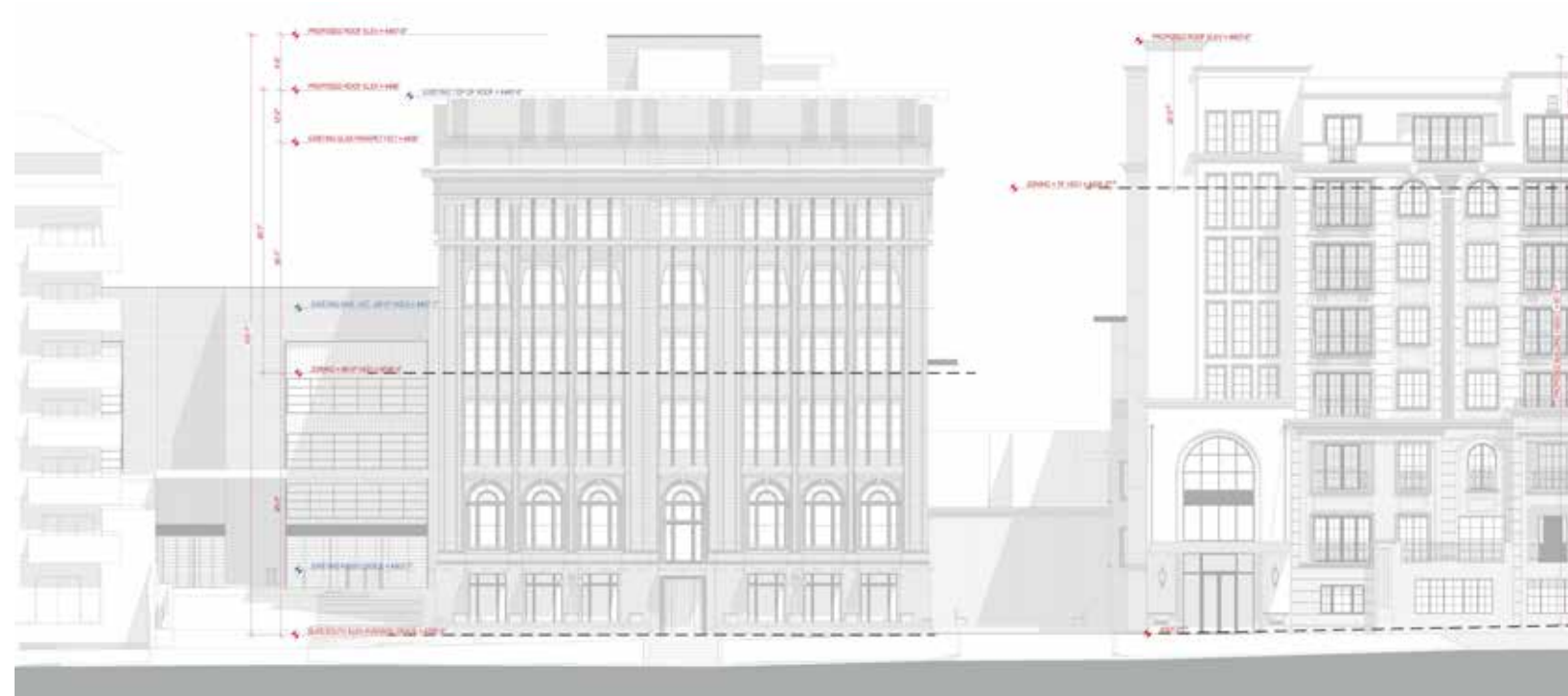
Elks Building Original Design 1923 - South Elevation



Current Elks Building in 2020 - South Elevation

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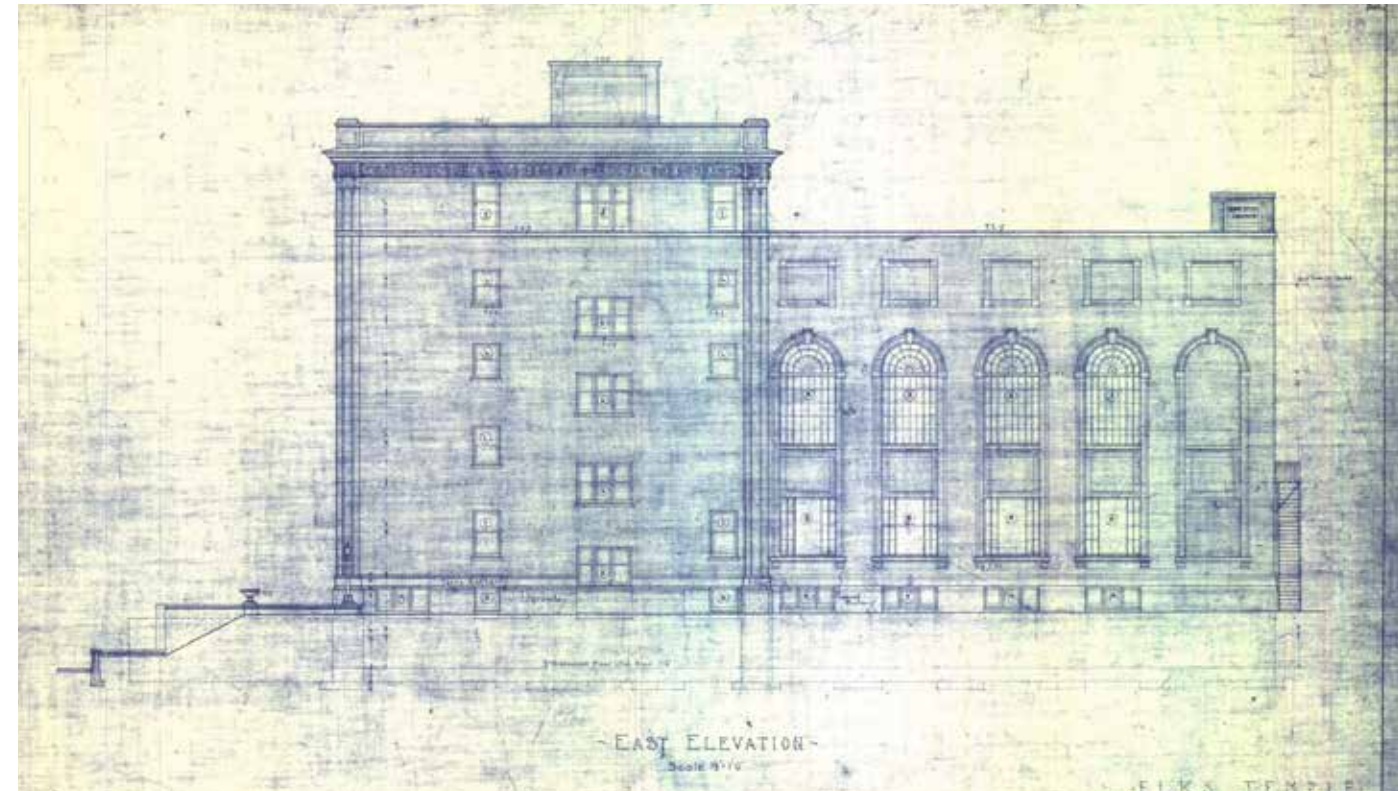
Proposed Dimensioned Elevation - South Elevation



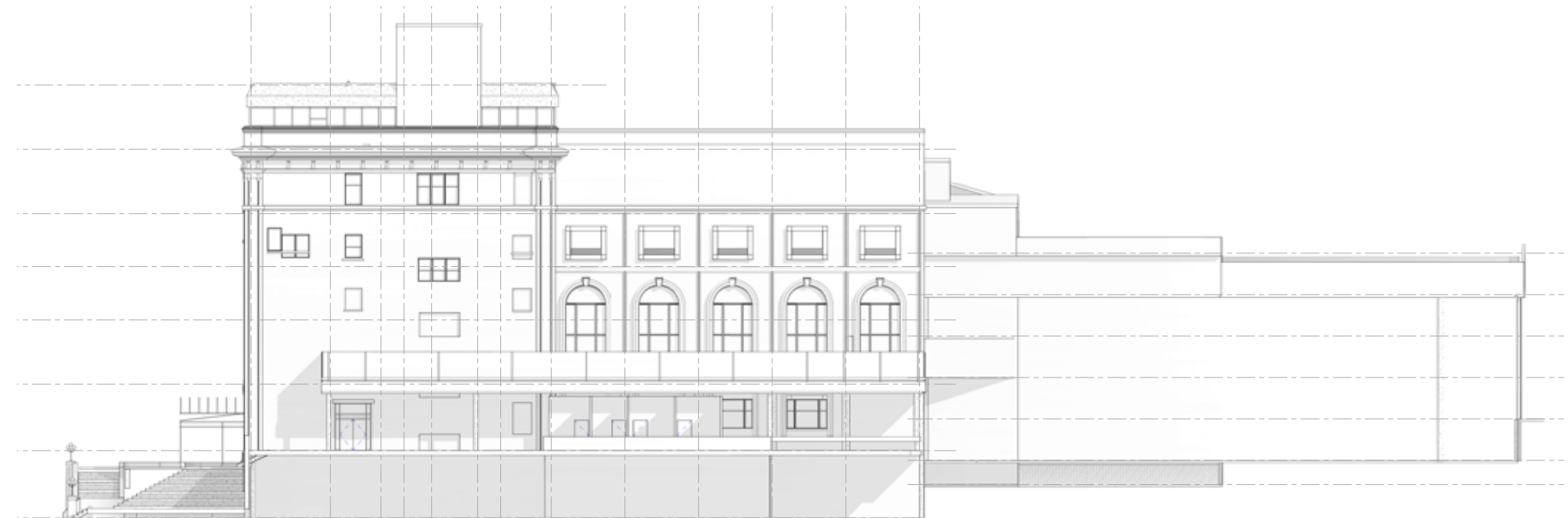
Proposed Color Elevation - South Elevation

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Elks Building Original Design 1923 - East Elevation



Current Elks Building in 2020 - East Elevation

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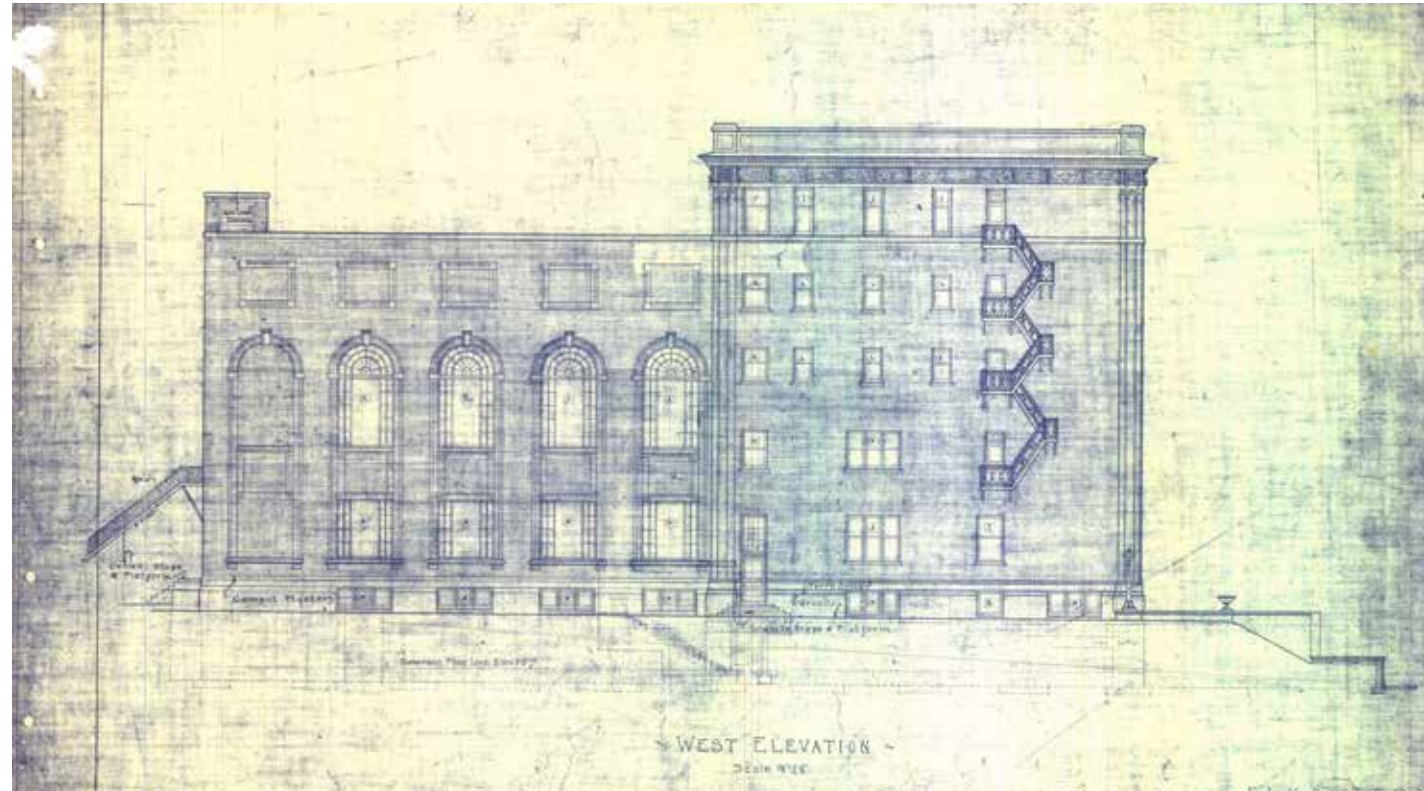
Proposed Dimensioned Elevation - East Elevation



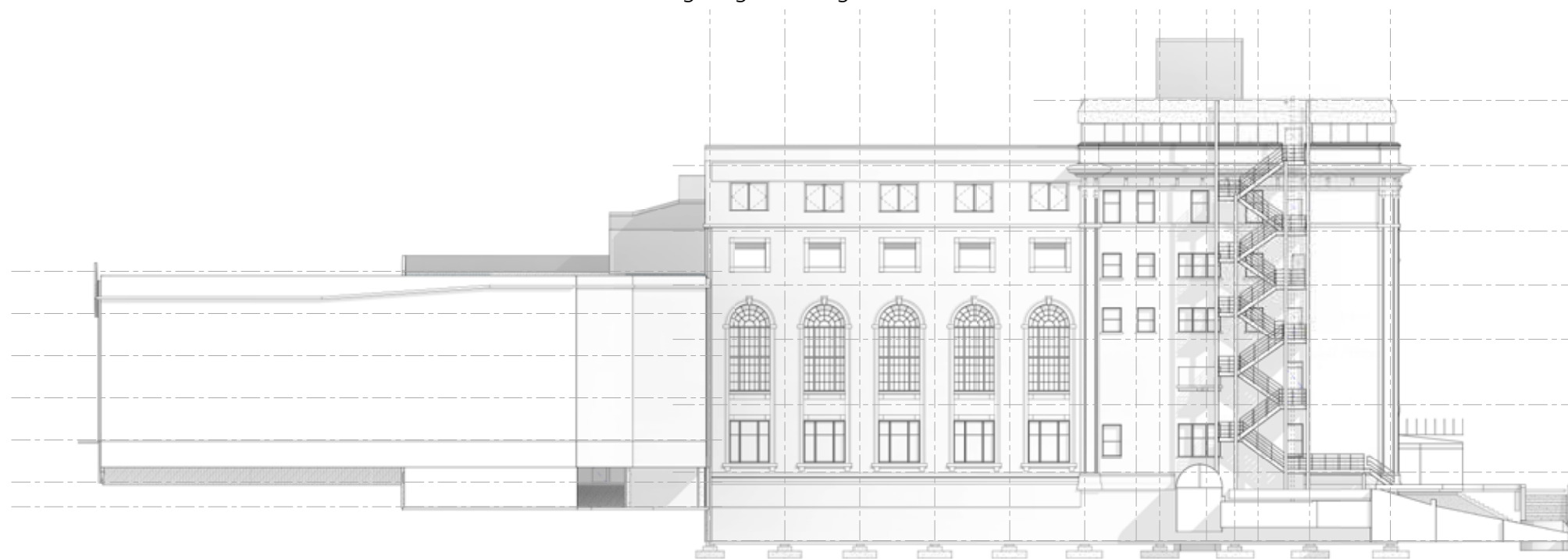
Proposed Color Elevation - East Elevation

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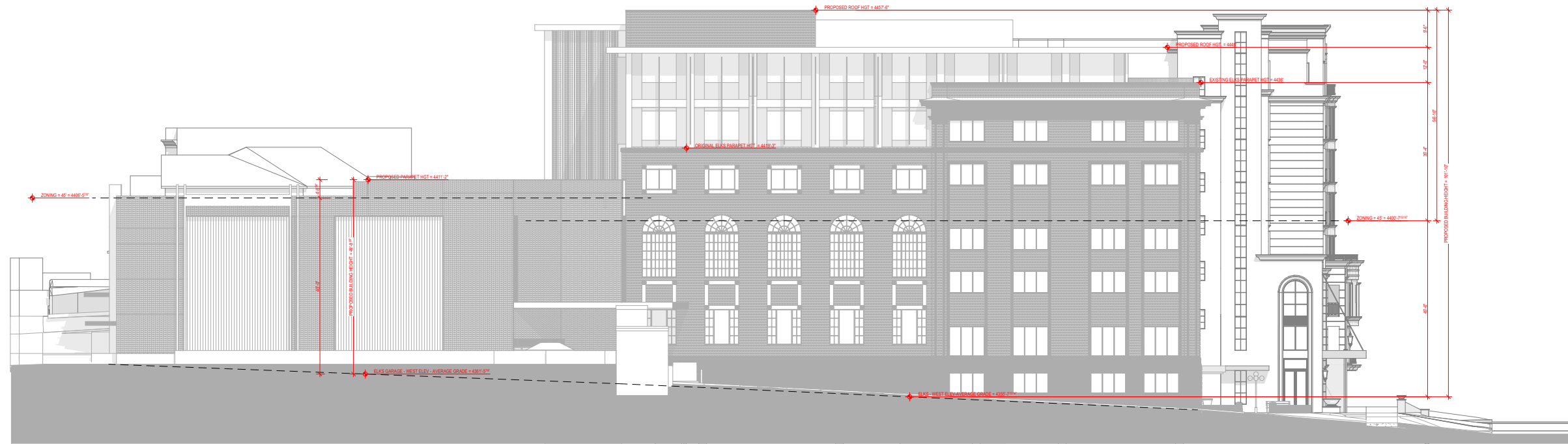
Elks Building Original Design 1923 - West Elevation



Current Elks Building in 2020 - West Elevation

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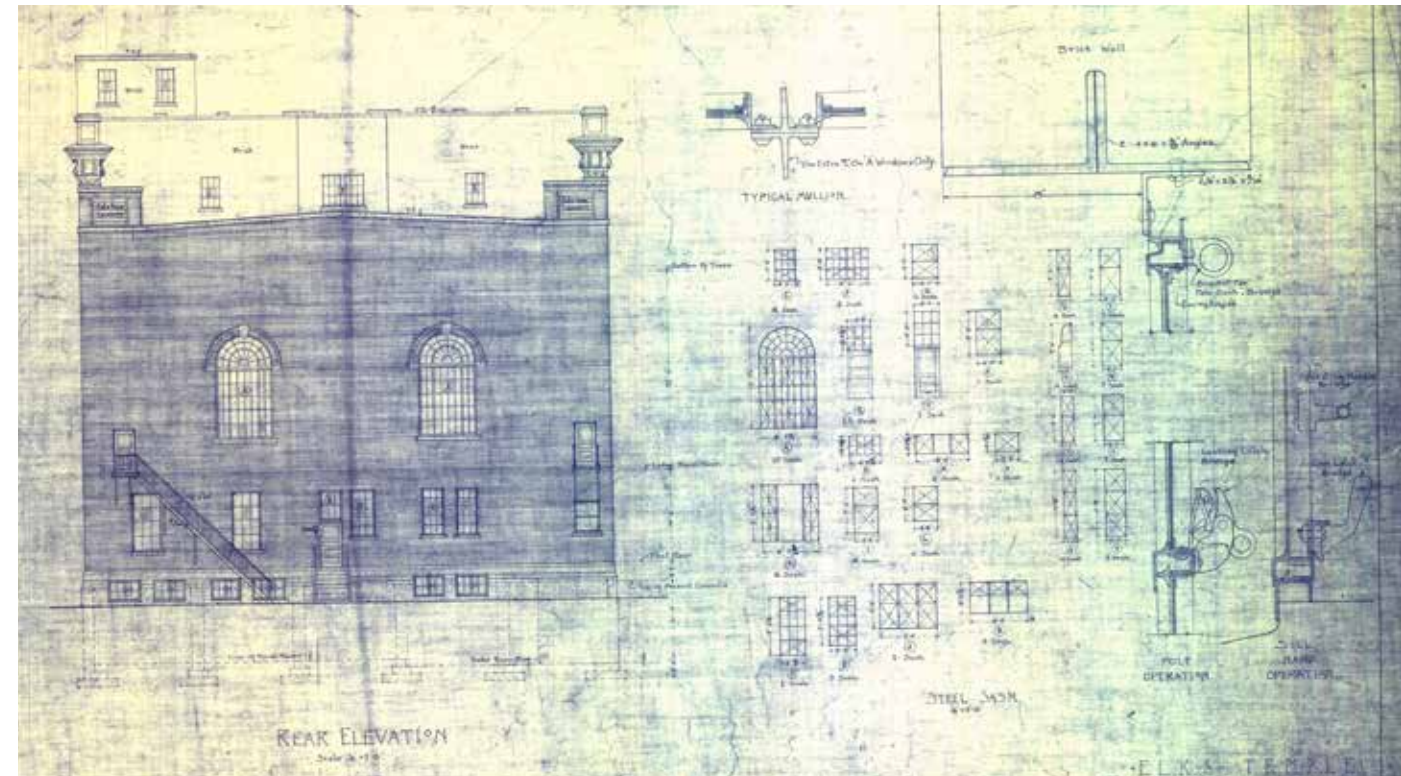
Proposed Dimensioned Elevation - West Elevation



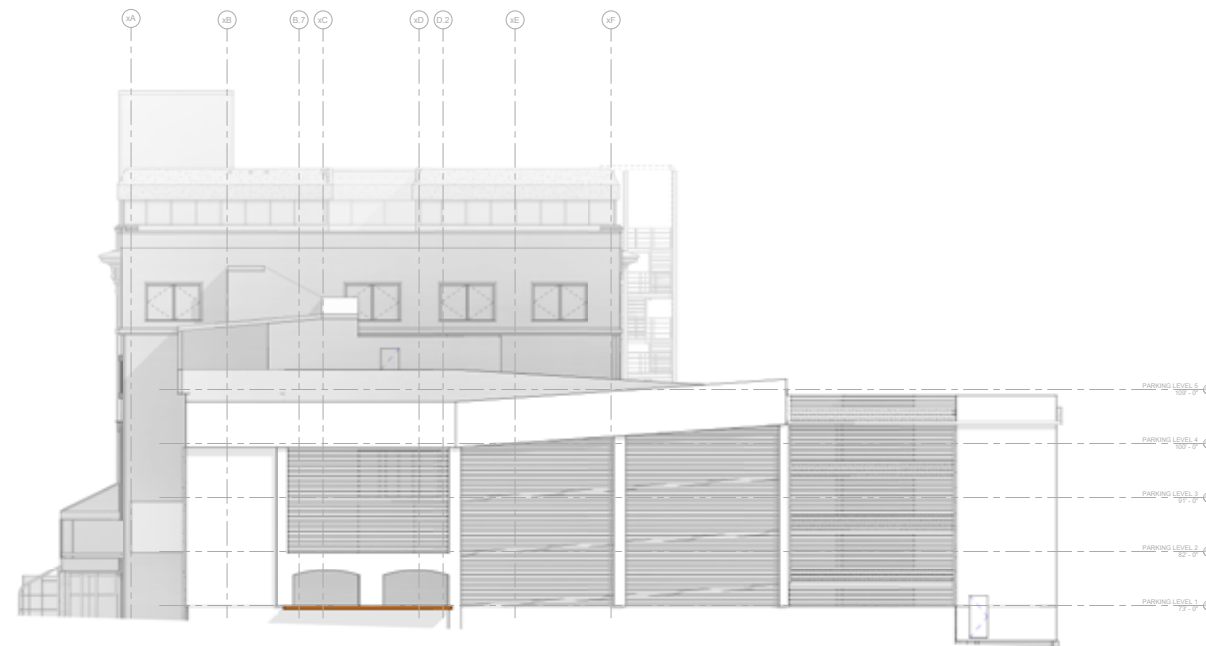
Proposed Color Elevation - West Elevation

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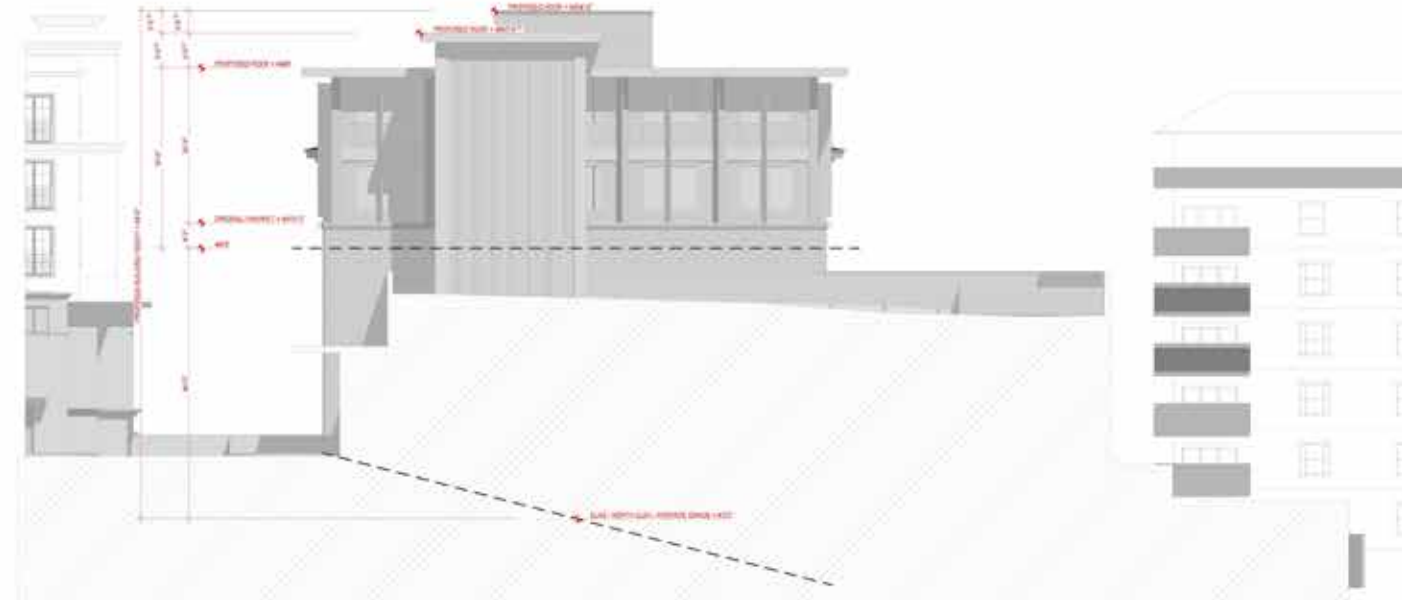
Elks Building Original Design 1923 - North Elevation



Current Elks Building in 2020 - North Elevation

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Proposed Dimensioned Elevation - North Elevation

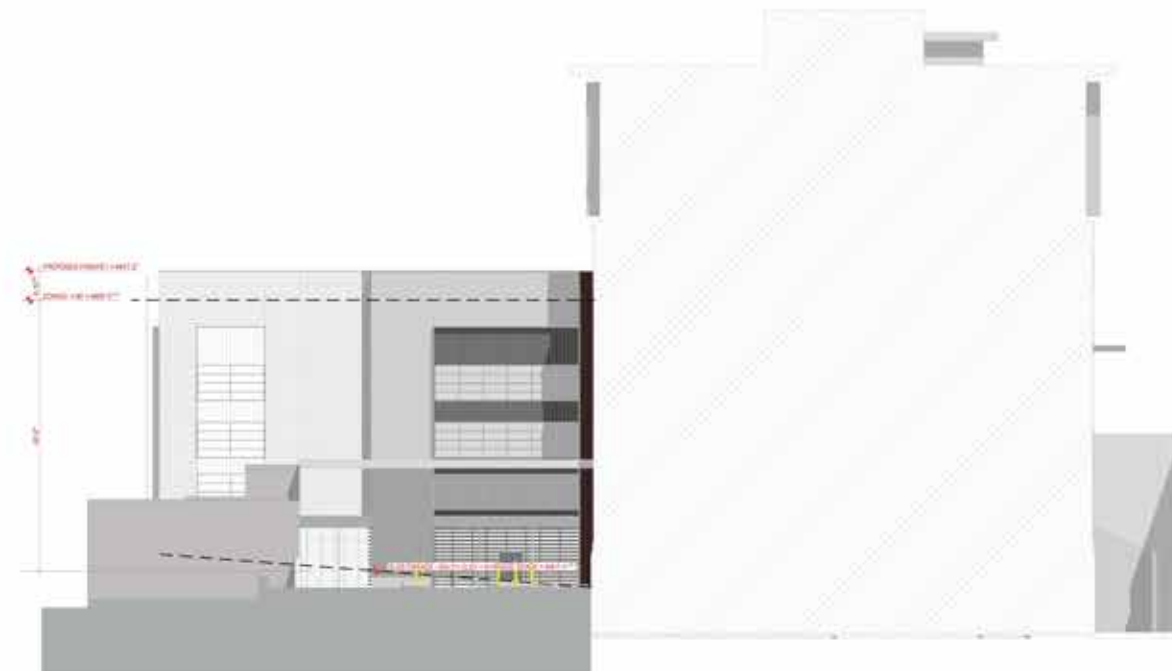


Proposed Color Elevation - North Elevation

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Proposed Dimensioned Elevation - South Elevation at Garage



Proposed Color Elevation - South Elevation at Garage

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Proposed Elks Building - Section thru North/South

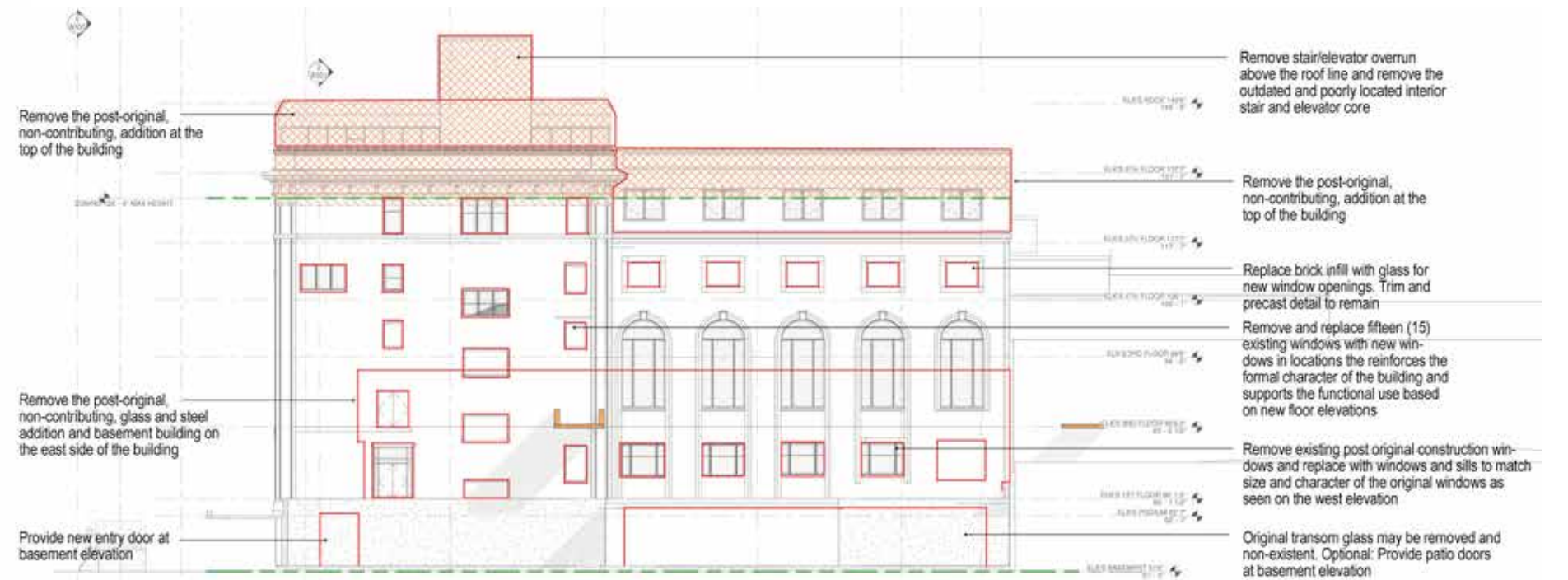
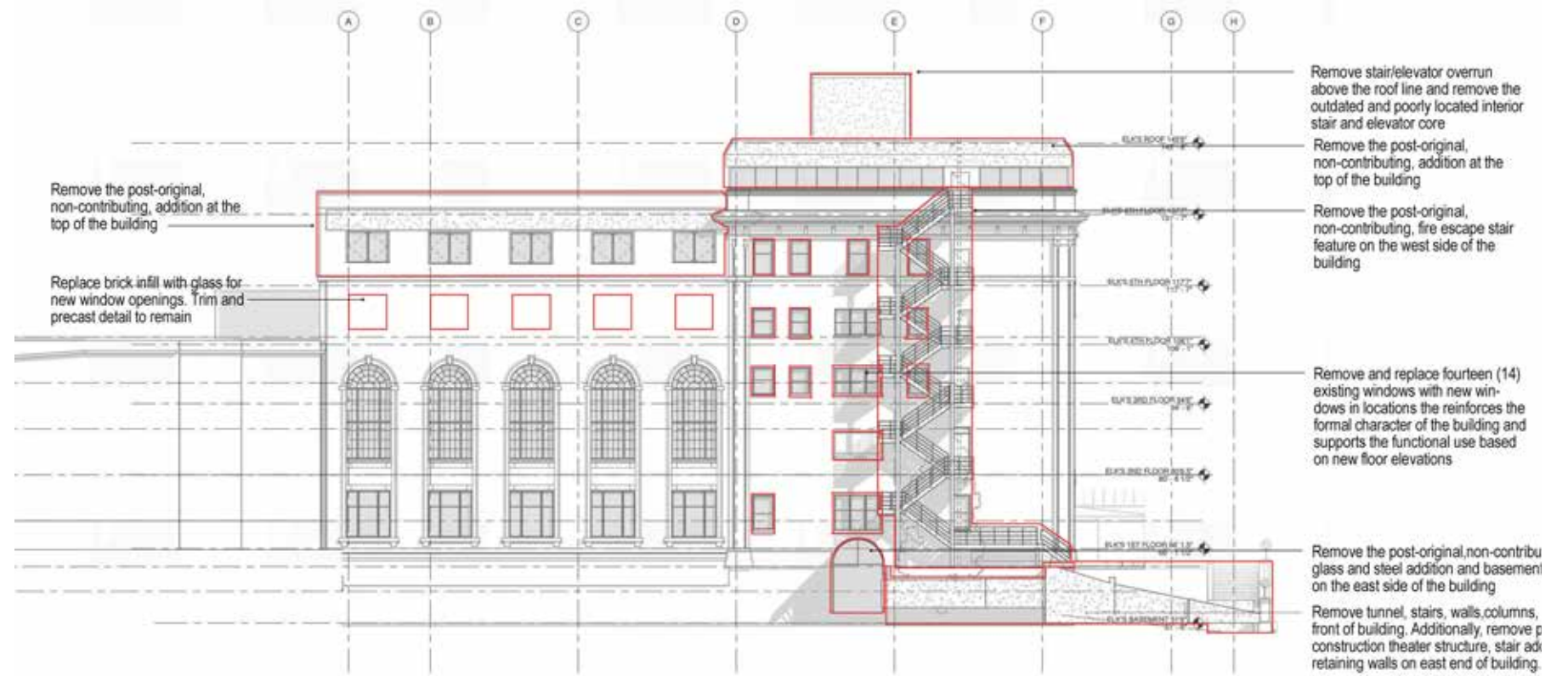
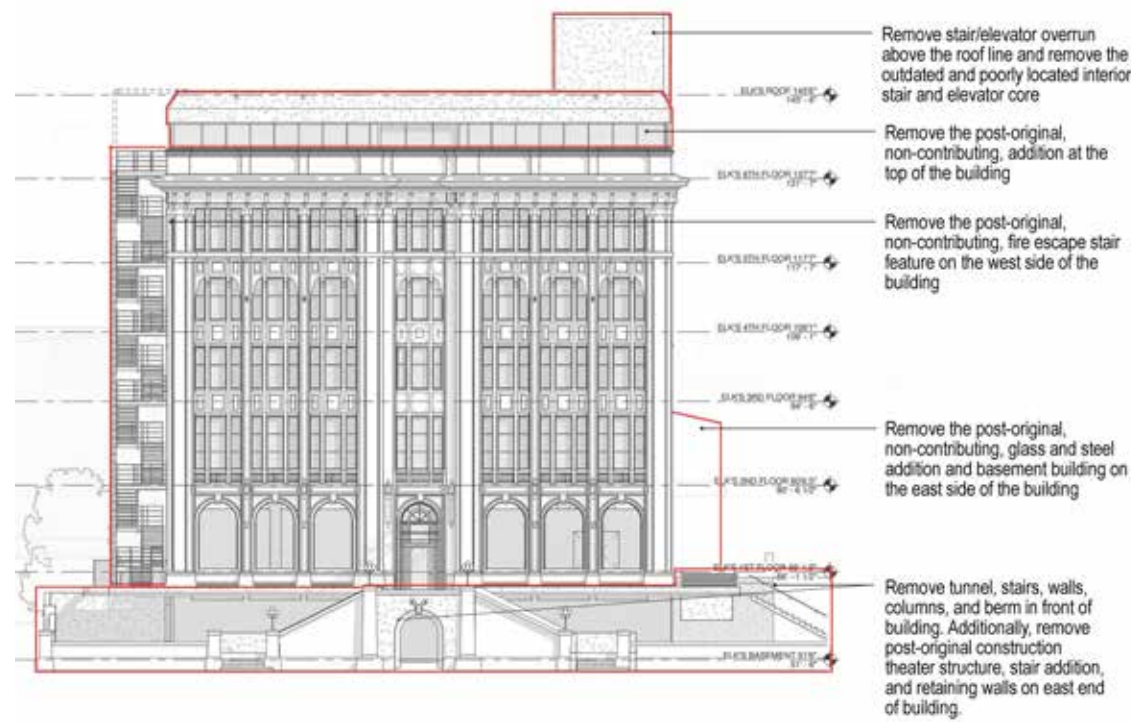
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Elks Building - Proposed Alterations to Existing Building

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- Corner Planters: Brick box planters for trees and shrubs. Drain to column corners
- Central Raised Planters: Brick box planters for hedge plantings
- Decorative Fins: Metal vertical fins and box beams, painted.
- Main Building Body: Existing brick veneer to be removed and replaced with thin brick and painted
- Base Planter Boxes: Brick veneer planter boxes at base of front elevation



- Parapet Wall Cap: Brick and metal cap detail
- Raised Planters: Metal box planters for hedge plantings
- Accent Louvers: Metal louvered panels to be replaced and resized to new proportions. Painted dark bronze color
- Metal Canopy: Metal frame structure anchored to building and floating over arrival driveway and pedestrian entry. Painted dark bronze

Proposed Material Palette

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Perspective Views of Proposed Elks Building and Garage

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