



Memorandum

Planning Division
Department of Community & Neighborhoods

To: Historic Landmark Commission

From: Nelson Knight, Senior Planner
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Date: April 1, 2021

Re: Work Session #2 for the Elks Block Redevelopment Project

- **South Temple Residential Building**
- **1st Avenue Houses**
- **Follow-up on Work Session #1**

Petitions PLNHLC2020-00816, PLNHLC2020-00915 & PLNHLC2020-00916

THE ELKS BLOCK REDEVELOPMENT PROJECT
CONCEPT PLAN WORK SESSION #2

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 1st 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) 1st Avenue Properties: RMF-75 (High Density Multifamily Residential District)

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 1st 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 1st Avenue, and
- Demolition of the contributing building at 120 E 1st Avenue.

This project is still a conceptual proposal and is before the Historic Landmark Commission for 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 prepare a full evaluation and staff report for the HLC's formal review and action in a public hearing at a future date.

Action Requested: Work Session #2

This work session is the second of two work sessions planned for this project before the applicants submit a final proposal to be fully evaluated and a staff report prepared for the HLC's consideration and action in a future public hearing.

The first work session was held on March 4, 2021. The session focused on issues primarily related to rehabilitation of the 1923 Elks Building and the proposed demolition of the House at 120 1st Avenue. A summary of the discussion follows in Discussion item 3 below. A copy of the staff memo for the meeting is available [here](#).

The second work session planned for this meeting is intended to focus on these portions of the project:

- New Construction: South Temple Residential Building,
- Minor Alterations to other 1st Avenue Houses,
 - Removal of rear addition at 134 1st Avenue
 - Demolition of non-contributing detached garage at 136 1st Avenue
- Follow-up on any issues raised during the initial work session
 - Elks Building plaza – the applicants have prepared a response to the HLC's comments and will discuss it further at this meeting.

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 understand that participating in a work session with the Historic Landmark Commission does not guarantee an approval when the project comes before a public hearing.



Proposed Development from South Temple



Proposed Development from 1st Avenue

Work Session Item #1: New Construction: South Temple Residential Building



Project Renderings – See Attachments [A](#) and [C](#) for Additional Images

Background Information and Proposal

See [Attachment C](#) for the applicant’s detailed description of the residential building proposal.



The site of the proposed new residential building on South Temple is approximately .60 acres of the total 2.93 acre project site, with approximately 178 feet of street frontage along South Temple. On the north side of the lot, a 25'-30' sloped escarpment separates the lots along 1st Avenue from the lots along South Temple. To the east, an 8-story residential pair of buildings (The Brigham Apartments) date from c.1994. The 97 year old, 6-story, Elks Building is directly to the west. The site is zoned R-MU - Residential Mixed Use, which allows residential buildings up to 75 feet, with the HLC having the latitude to modify the yard and bulk requirements as special exceptions.



This site was a parking lot for members and guests of the Alta Club (100 E South Temple) from c.1950 to c.2012, when the club moved their parking across South Temple. The popular perception of South Temple as a street of stately mansions completely disappeared from this block face by 1960, when the last of seven large homes along the block was demolished. The Brigham Apartments built c.1993 replaced a surface parking lot that was much larger than the Alta Club's former parking.

The following project description is taken from the applicants' submittal ([Attachment C](#) – p.79):

The proposed development is for the creation of an 87 unit residential building with structured parking

on the site currently used for surface parking. The residential building will have a full amenity deck on the podium above the garage structure as well as amenities within the building. A fitness and wellness building is proposed on the pool amenity level and will be available for use to residents living in the 1st Avenue homes and to the tenants within the Elks office space.

Recognizing that South Temple is an important boulevard street within the City, the proposed design provides residential units and common area uses to front the street at the lowest levels of the building. The parking structure is purposely held back off the street to allow for civic benefit to occur. At the street level, a lobby and common area spaces are provided for residents. Above the common area, 2-story townhomes are provided as a "liner" building on the south side of the garage. Additionally, a conference room is located above the lobby and overlooks the street. Above the townhomes is the podium deck level. Above the podium is a 5-level "L" shaped residential building with a central corridor and units facing out towards the City.

The sidewalk along South Temple will be rebuilt in its same location. A drop off lane and associated bank of stairs will be provided for short term pick-up and drop off people and deliveries.

The building will be designated has an "high-rise" structure and will be built with concrete and steel above and below the podium. Fire assess is provided from the north and south streets and driveways. Trash valet and pickup will occur in a new compactor system in the 1st Avenue Garage structure.

Conceptual drawings, including site and floor plans, elevations, and renderings have been submitted for review (see Attachments [A](#) & [C](#)). In addition, streetscape drawings have been submitted to provide a sense of scale between the proposed new construction and surrounding development (see [Attachment A](#), p.19). It is important to note that the plans submitted are conceptual in nature, and while largely complete, are missing some details needed to meet the zoning code’s requirements for formal review of new construction outlined in 21A.34.020.F.2.d.

The applicant has provided an additional narrative detailing how they believe the design of the proposed new construction meets the standards and the associated design guidelines. ([Attachment C](#) – p.81.)

In broad terms, this new building would contribute to the realization of broad adopted city goals contained in documents such as the city’s [Avenues Master Plan](#) (1987), [Preservation Plan](#) (2012), [Downtown Plan](#) (2016), and [Plan Salt Lake](#) (2018), including these goals and initiatives from Plan Salt Lake, the most recent of these plans:

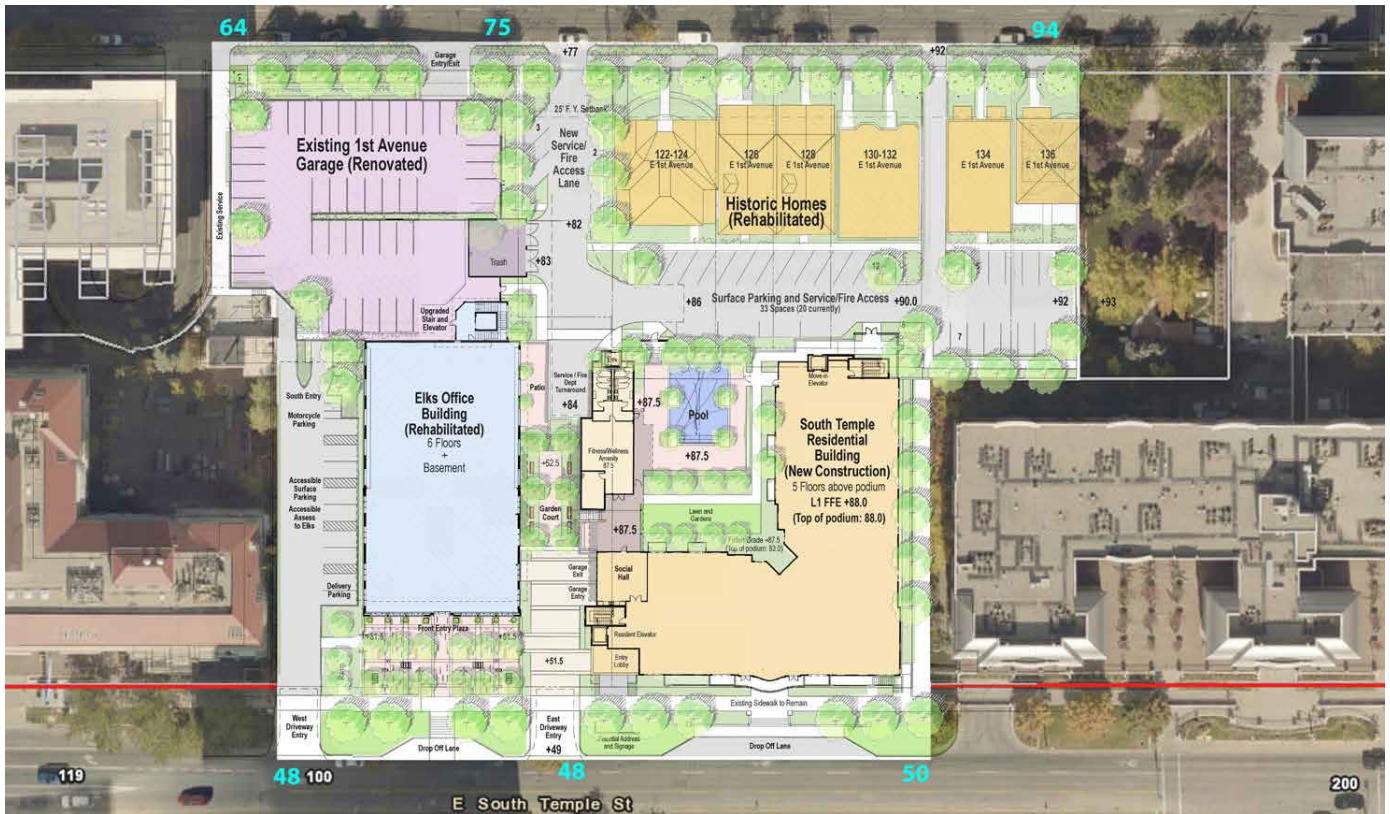
Guiding Principle:	Initiative:
Neighborhoods	Maintain neighborhood stability and character
	Support neighborhood identity and diversity.
Growth	Promote infill and redevelopment of underutilized land.
	Accommodate and promote an increase in the City’s population
Housing	Encourage housing options that accommodate aging in place.
	Promote energy efficient housing and rehabilitation of existing housing stock.
Beautiful City	Support and encourage architecture, development, and infrastructure that: <ul style="list-style-type: none"> • 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.
Preservation	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
Equity	

In addition to considering the applicants' goals and constraints and how the proposed new building generally conforms to the Standards For Certificate Of Appropriateness Involving New Construction (21A.34.020.H) and the pertinent [Design Guidelines for New Construction of Multifamily Buildings in Historic Districts in SLC](#), Staff also requests specific guidance on the discussion points identified below.

New South Temple Residential Building Discussion Items

Design Contingent on Approval of Other Requests

Staff's opinion is that there are many positive aspects of the proposed building design that are contingent upon the Commission's approval of other significant aspects of the project. These include the changes to the grade on the front facade of the Elks Building and the demolition of 120 1st Avenue.



For example, the current design provides two story townhomes along South Temple. The townhome housing type is rare along South Temple and downtown and creates an additional housing choice suitable for residents not served by current housing construction trends. There is an opportunity for a lively ground level for the building and “eyes on the street.” This will require reconfiguration if the HLC concludes that the proposed regrading of the front of the Elks Building and extension of the front wall to sidewalk level is not appropriate. Without resorting to designing the project for the applicants, Commissioners may wish to consider and provide guidance as to whether the street level design of the proposed building will meet the standards if other aspects of the overall project are not approved.

A key part of the design of this building hinges upon access to the site from 1st Avenue, which as proposed requires demolition of 120 1st Avenue. The applicants have detailed 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.

Without a point of entry from 1st Avenue, service access would likely have to be moved to South Temple. In particular, the opportunity to provide parking access from the rear of the building is a significantly positive element of this building's design. In contrast, the parking access for the Brigham Apartments to the east is from South Temple. This is not only unattractive (not a design standard) but blocks entry and exit from the apartments as cars back up along South Temple daily during commute times. It also makes access to the crosswalks at 300 East and South Temple difficult for pedestrians.

The site access, parking and services standards for new construction in 21A.34.020.H.2 of the zoning ordinance include "the design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face," and "Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties." In Staff's opinion, it would be difficult to make a finding that the design for this new building would meet those standards without access from 1st Avenue. In a complex project such as this one, the HLC's decisions related to other aspects of the overall project will have a particularly significant effect on the design of this building.

Building Form, Scale and Character



The proposed building is described by the applicants in this design vision:

This new residential building is designed in a "Classic" character that is refined in its level of detailing to raise the level of elegance that will create a distinctive street presence along South Temple boulevard. The exterior design has traditional sensibilities with regards to the rhythm and

balance of windows openings, balconies, and the symmetry at the centerline of the building facade.

Along the existing streetscape, the current buildings along the boulevard are dominated by brick and precast materials. The palettes are good for the properties they occupy, and they provide us with a perfect opportunity to accent the existing characters with a classic look that does not stand as abrupt contrast, but as a complementary contribution to the street.

The middle of the building has a very subtle arc in the facade. This is an accent move seen at times in great buildings in Europe. The clean lines in horizontal and vertical formats is a slightly modern approach to building design that is intentional and helps create the distinction from other more traditional neighboring buildings.

A combination of smooth stucco for the main body, accent stone or precast in the middle of the building, and accent fluted precast at some column lines add a level of refinement that produces a visual interest along the facade.

The building height is consistent with neighboring buildings as well. The proposed building scale will not overwhelm or underwhelm the street environment.

In form, the building is a podium base with an L-shaped stack of apartments along double-loaded corridors aligned with the east and south (primary South Temple) facades. The base and cornice are evident on the South Temple facade, with a three story base and five levels of apartments above. Bays of windows and balconies are aligned symmetrically flanking the bowed center of the building. The orientation toward South Temple and steep grading of the site provide a buffer between the scale of this building and the existing buildings on 1st Avenue. This is similar to the pattern established by the existing buildings along this portion of South Temple.

Building Materials, Elements And Detailing



The applicant's proposed material palette is outlined in [Attachment C](#), p. 82. Primary building materials would be stucco/plaster walls with details in precast concrete, glass fiber reinforced concrete, or stucco over foam. The ordinance standards require a minimum of 80% "durable material," that reflect the materials found elsewhere in the South Temple setting in terms of scale and character. The Commission may wish to draw upon their experience with previous approvals in their discussion with the applicants over materials and detailing. As a conceptual design, architectural elements and details haven't been fully developed and will be supplemented prior to the Commission's full review. Staff has requested further information on door, window and balcony details, and requests additional input from the HLC on additional details needed for the full review.

Special Exception for Additional Building Height

The applicant is requesting modification to maximum building height in the R-MU zone, which for residential buildings is 75 feet. The applicant is requesting a special exception to allow approximately between 22 feet and 24 feet of additional building height on the south and west sides of the new building. The total height would average approximately 98 feet along South Temple, with an elevator and service core at the southwest corner of the building rising approximately 102 feet total. This is comparable to the existing height of the Brigham Apartments to the east and slightly taller than the Elks Building. Other buildings along this block face are similar in height and scale to the proposed new building. The streetscape on the south side of South Temple is not within a local historic district but is dominated by high-rise University Club Building and the parking garage located one half block south of South Temple. Another six to eight-story building is proposed for the current site of the Carlton Hotel and Annex.



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 when they reflect the historic character of the surrounding buildings and streetscape and the other standards for special exceptions. Staff sees no issue with the approval of the special exception as currently designed.

Discussion Item #2: Minor Alterations to 1st Avenue Contributing Houses



A final major piece of this project is the proposed rehabilitation of the six existing contributing buildings between 124 and 136 E 1st Avenue. This does not include 120 1st Avenue, which is the building proposed for demolition. [Attachment D](#) contains additional detail regarding the condition and proposed scope of work for each building. Photos and historic site forms from the 1978 Avenues survey are included in [Attachment H](#).

Background:

The history of each of these buildings parallels the development of the lower Avenues, first as a heterogeneous mixture of single and multi-family dwellings built in a variety of forms and styles, and then later as a denser neighborhood when they were divided into multiple apartment units. Like the majority of Avenues buildings, these were all built between 1890 and 1915. Unlike many of the buildings in the Avenues, these were never converted back into single family use and remain apartments. This may be due to their proximity to downtown and the prevalence of surrounding large-scale apartment complexes. It is significant that despite these changes, the buildings all retain significant integrity, haven't had compromising alterations or additions, and form a coherent row of historically contributing buildings on the block.

It is also worth noting the relationships of the builders and residents, several of whom were related, or had personal or business ties prior to moving into these buildings. Later residents have been a more diverse bunch. The following descriptions are intended to provide historical context in addition to the readily apparent architectural context of the buildings. Note that the descriptions are based on the research conducted in the late 1970s to support the designation of the Avenues district. A limitation of this approach is that they generally only cover building histories prior to 1940 and there is very little information in the forms regarding the women, children and any other occupants of the buildings besides the primary owners.

122-124 1st Avenue – Leslie Snow House - 1902



This imposing Victorian Eclectic style house was built in 1902 for Leslie W. Snow, who was also a partner in the construction of 130-132 1st Avenue. He was trained in Philadelphia, Vienna, and London as a surgeon, “oculist and aurist,” which in modern terminology is an eye, ear, nose, and throat specialist. He had a 35 year career practicing medicine in Salt Lake City. Snow and family probably lived in this house as a single-family dwelling until 1908, when a major addition turned the home into a duplex. The resulting building is a two-story brick structure with two wings projecting toward the street. On each wing is a pedimented gable with decorative wood shingle siding. Windows have stone sills and lintels. Above the entries and the larger front windows are transoms with art glass.

Snow remained in one wing of the house until his death in 1935. The other wing was a rental apartment and was divided into two units in 1932. The house was later converted into multiple apartments, and it remains a multi-family dwelling.



126 1st Avenue – Chauncy M. and Geneva Ellerbeck Benedict House – c.1908

This is a Victorian pattern book cottage very similar to the house next door at 128 1st Avenue. Both are one-and-a-half story brick homes with front facing gables above an open front porch. The upper front gable is covered with wood shingle siding. Within the porch area is a wooden bay window. 126 1st Avenue has had more significant alterations than its twin at 128. On this house the second floor front window has been replaced and enlarged. The upper portion of the front gable was extended and an oval vent was installed at the peak of the gable. A one car garage was built under the house, and the front steps, which likely were originally concrete like those at 128, were rebuilt with concrete block.

This home was probably built by Chauncy M. Benedict, who had acquired this lot and the one next door (128 1st Ave) from his wife Clara Clawson's estate. In 1907 Chauncey married Geneva Ellerbeck, whose mother, Henrietta, built and lived in the home next door at 128 1st Avenue.

Chauncy Benedict was a native of Salt Lake, a graduate of Cornell University, and a second generation physician. He practiced medicine in Salt Lake for thirty years at St. Mark's Hospital and as a captain in the medical corps during World War I. Geneve E. Benedict, Chauncey's wife, was widowed in 1931 but remained in the house until 1937. Their son, Joseph E., then lived in the house. The house was converted to a duplex circa 1943 and has remained apartments.



128 1st Avenue – Henrietta Dyer Ellerbeck House – c.1908

Like its twin next door at 126 1st Avenue, this is a Victorian pattern book cottage. Their design was likely originally identical, but this house has been less altered since its construction. The only substantial change on the front was the addition of an enclosed stairway on the west end of the front porch. The stair provides exterior access to the second floor.

Henrietta Dyer Ellerbeck bought this property in 1906 from her son-in-law Chauncey Benedict. She took out a mortgage from Deseret Savings Bank in 1908 to build this house. She was 66 years old at the time. 46 years earlier, Ellerbeck had immigrated to Utah in 1862 from England as a convert to Mormonism. A year later she married Thomas Witton Ellerbeck as his plural wife. She never lived with him officially, however, and he died in 1895. Henrietta built and lived at 140 B Street and later at 158 1st Avenue. After she built this home, she lived here until her death at age 73 in 1915. Ellerbeck's four children (including Geneve Benedict, who lived next door) owned the house until 1920 when

they sold it to Wayne Decker. Decker, the vice-president and manager of Decker Jewelry Company, lived in the house until 1926.

In 1927, the house is listed as a duplex in the city directories. A married couple, Elijah M. Weiler Jr. and Ida Plitt Weiler, are listed as the only occupants in 1929. They lived in this house until 1933. A succession of tenants lived in the house as it was divided into more apartments over the ensuing years. Among the residents were Waldo L. Mabbitt and Arth E. Snow, who resided there in 1936. Snow and Mabbitt also lived in the house separately over the next few years. In 1939 a C. Allen Stevenson lived here. In 1941 there was a "Park-a-Tot" Nursery in part of the house.



130-132 1st Avenue – Hill-Snow Duplex - 1902

This 1902 two-story (plus basement) apartment building has a facade of buff-colored brick with two projecting two-story bay windows, which give each apartment a view up and down the Avenue. Above the wooden cornice with its dentil molding is a brick parapet. Window sills and lintels are stone. Above the entrances and the two large windows in each bay are transoms with leaded art glass. The building was originally a duplex, and was built as rental property by Lewis B. Hill, a bookkeeper who owned and lived in the house where this one now stands, and Leslie W. Snow, a medical doctor who lived down the block at 122-124 1st Avenue from 1901-1935. The architect (if any – it may have been a pattern book design) is unknown, as is the builder. The first occupants were the family of George Ellerbeck, a dentist and grandson of Henrietta Ellerbeck (who lived next door), and the family of Eugene Gaylord, of whom little is known.



134 1st Avenue – Esther Apartments - 1909

This building is historically known as the Esther Apartments, though the origin of the name is not clear. It was designed by architect Frank M. Ulmer, and built in 1909. The original owners were George R. Guthrie and Hans P. Larsen. Guthrie out the building permit for these apartments on March 12, 1909; otherwise little was found about him in the 1970s research for the property. Larsen was a native of Denmark and a “practical well driller.” Neither appear to have ever lived in the building.

This is a three-story brick apartment building with a basement level below. The front facade has a parapet with simple brick corbelling and paneling. Below the parapet is a bracketed wooden cornice. The third floor center (stairwell) window has a large brick arch with a decorative keystone. All front windows are casements with the upper third of the window divided into smaller panes, a design element characteristic of the Arts and Crafts movement. There is a water table of rough brick separating the basement and the first floor. The Esther is similar in design and materials to other nearby historic apartment complexes such as the Covey and Hillcrest. Evidence indicates that the front facade once had multi-story balconies flanking the central bay and

entrance. This was a typical feature for apartment buildings of the period.



Discussion Item – Removal of Rear Addition: Between 1911 and 1937, a 2-story addition was added onto the south elevation of the original structure. The brick and siding addition is similar to the original building. It extends roughly 100 feet south and blocks access to parking and pedestrian access to the neighboring Brigham Young family cemetery. Although it dates from the historic period, the HLC and Staff routinely approve removal of rear additions in order to accommodate changing needs. Staff intends to issue an administrative approval to remove this addition once a complete application for rehab of the building is submitted.



136 1st Avenue – Groesbeck-Harris House - 1905 This brick foursquare house dates from 1905. It has a hipped roof and a hipped-roofed dormer window. On the first floor is a curved brick bay window. Note the characteristic turn-of-the-century windows with large lower sashes and small fixed upper sashes. Other architectural features appear to be original and are in good condition. The house’s original owners were John A. & Tessie Clawson Groesbeck, who lived in the house from 1905 to 1930.

John A. Groesbeck was associated with Studebaker Company for many years and had diverse business and civic interests. He was a politically connected Republican and served a term as treasurer of Salt Lake County from 1908 to 1912. He was also secretary for the Alta Club. Groesbeck was married to Tessie Clawson, a

granddaughter of Brigham Young. Tessie probably was the owner of the property through the Clawson family. John took out a building permit to build this house in 1905, and lived there until he died in it in 1930.

Between 1930 and 1936, Glenn M. Wagner, a maintenance engineer, owned the house. Milton Hyrum Harris purchased it in 1936 and lived there until 1966. Harris was the executive secretary of the Utah Taxpayers Association from 1932 to 1966, occupying the house during the height of his career. Born on Jan. 1, 1888 in Payson, Utah, he lived in Juarez, Mexico and Cardston, Alberta as a child, indicating his family likely fled the country in order to practice plural marriage after it was disavowed by the LDS Church in 1890. Harris was a widely recognized expert on taxes. He attended BYU, Columbia University, and received a PhD from Stanford University. He taught at the City College of New York from 1919 to 1926 and at Utah State University. Bernice Dalton married him on Sept. 15, 1961. When they sold the house in 1966, they moved to the (original) Eagle Gate



Apartments on the corner of South Temple and State Street, where he died in 1968. Leonard Lewis, an attorney, owned the house from 1966 to 1974 and rented it out as investment property. William and Nancy Nicolls bought the house from Lewis and restored the house during their ownership, which lasted through the 1980s.

Discussion Item - Demolition of Non-contributing Detached Garage: A detached, gable roofed, two car garage made of concrete block and wood siding sits at the southwest corner of the lot. It appears to date from the historic period, but is likely from 1945 or later. The garage is proposed to be demolished. The

2013 Reconnaissance Level Survey of the Avenues district determined this garage to be non-contributing to the property. Unless further research determined that it might be contributing based on its date of construction, Staff will likely issue an administrative approval to demolish the garage based on precedent and typical practice.

General Discussion:

Staff has reviewed the submittal for this work and has determined that, in principle, the work will meet the Standards for Alteration of a Contributing Structure in a Historic District (21A.34.020.G) and supporting design guidelines. Staff's observations from visits to each property include:

- The buildings are all in good condition and their essential physical integrity is intact;
- Alterations appear to be minimal and compatible with the original buildings;
- Some alterations have occurred at the back of each building, usually to provide apartment access from the rear parking areas.
- Most front-facing windows remain in place. Many windows on the sides and rear of the buildings have been replaced. In some cases the replacement sash are vinyl or aluminum, but most window openings remain original;
- Architectural details are in good condition or are repairable, with the exception of the front balconies original to 134 1st Avenue, which are no longer present;
- Each house has front steps and retaining walls which appear to date from the historic period and are proposed to remain, with repair as necessary.

After reviewing the properties and the proposed changes, Planning Staff and Management have determined that the alterations to these properties are minor and may be reviewed administratively. If changes are required as the project goes forward, then Staff may refer them to the HLC if they are beyond the scope of administrative review.

Discussion Item #3: Response to Input from March 4, 2021 Work Session

The applicants will follow up on the HLC's input from its initial work session on March 4th. In keeping with the purpose of a work session, expect this discussion to be informal and conversational. At this time Staff has not received any revisions or other information to be included in this memo.

As of March 25, 2021, Staff has received no public comment on the proposal since the March meeting.

Summary of March 4, 2021 Work Session Discussion:

A copy of the staff memo for the meeting is available [here](#), and a draft copy of the minutes is available on [this page](#). The meeting video is also accessible on YouTube [here](#).

The session focused primarily on the following issues. Comments are taken from Staff notes and quotes may not be totally accurate. The list below is intended to prompt further discussion.

- Item #1: Conceptual Overview and Consideration of City Goals
 - There was very enthusiastic - effusive - support for the overall project
 - "Really an awesome development"
 - "Totally committed to seeing something happen with the Elks Building and the parking lot."
 - Acknowledgement of hard decisions involved
- Item #2: Elks Building Rehabilitation (Major Alterations) and Parking Garage (Minor Alterations)
- Building Entrance Changes
 - Reservations over reconfiguring the entrance and removing entrance stairs and tunnel.
 - Strongly consider other approaches.
 - Look at other successful examples of subterranean reuse – National Gallery basement, Washington DC, Louvre
 - Plaza above South Temple could be semi private space.
 - Acknowledgement of drawbacks of current design, e.g. security and street appeal.

- Consider approach that doesn't go all the way back to the front facade.
- Very difficult situation to work through but respect for the work of the designers and their examination of other options.
- Rooftop Addition
 - Strong support for removal of 1970s addition and new rooftop design.
 - "Spectacular" roof treatment
 - Consider a green roof here and on new residential building.
- Elks Building Other Items
 - Favorable toward removal of 1970s additions, including west fire stairs
 - Generally favorable toward dismantling existing east side elevator core and relocating it to the middle.
 - Bricks from this could be reused.
 - Favorable toward new or reopened window openings on secondary facades.
- Item #3: Demolition of the House at 120 1st Avenue.
 - Informal straw poll by the chair was favorable toward demolition, with some reservations
 - Were other options fully considered? Supply more information on structure and history for an informed decision.
 - Access from South Temple is less desirable option in terms of design, but 1st Avenue is a residential street and not necessarily great for constant in and out of vehicles.
 - Avenues district is diverse architecturally and this house is part of that – fully consider other options.
 - Suggestion to salvage materials as much as possible
 - "A minor loss for a major gain."
- Other Comments:
 - Crenellation of new building addresses the Elks Building.

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.

Formal review of the project by the HLC will occur 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 6, 2021 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: 1st Avenue Historical Residential](#)

[E – Vicinity Maps](#)

[F – Site Photographs](#)

[Additional Photos Here](#)

[G – Historic Photographs](#)

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

- 122-124 1st Avenue
- 126 1st Avenue
- 128 1st Avenue
- 130-132 1st Avenue
- 134 1st Avenue
- 136 1st Avenue