

ATTACHMENT B: APPLICATION MATERIALS

1. Project Overview

Part 1 - History & Site Framework

Site Plans

Contextual Street Heights

2. 120 1st Avenue

Appendix B - 120 1st Avenue Demolition

3. Elks Building

Part 2 - The Elks Building & Garage

Appendix A - Elks Building South Entry

Window Details

Materials Information

4. South Temple Residential Building

Part 3 - The Elks Building & Garage

Narrative - Conformance with Design Guidelines

Materials Information

Renderings

Appendix B: 120 E. 1st Avenue

Appendix B: 120 E. 1st Avenue Request for Demolition
Elks Block Redevelopment

July 15, 2021

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120 E. 1st Avenue Request for Demolition permit of 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: Multiple 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 1949, 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 existing single family residential uses. 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.

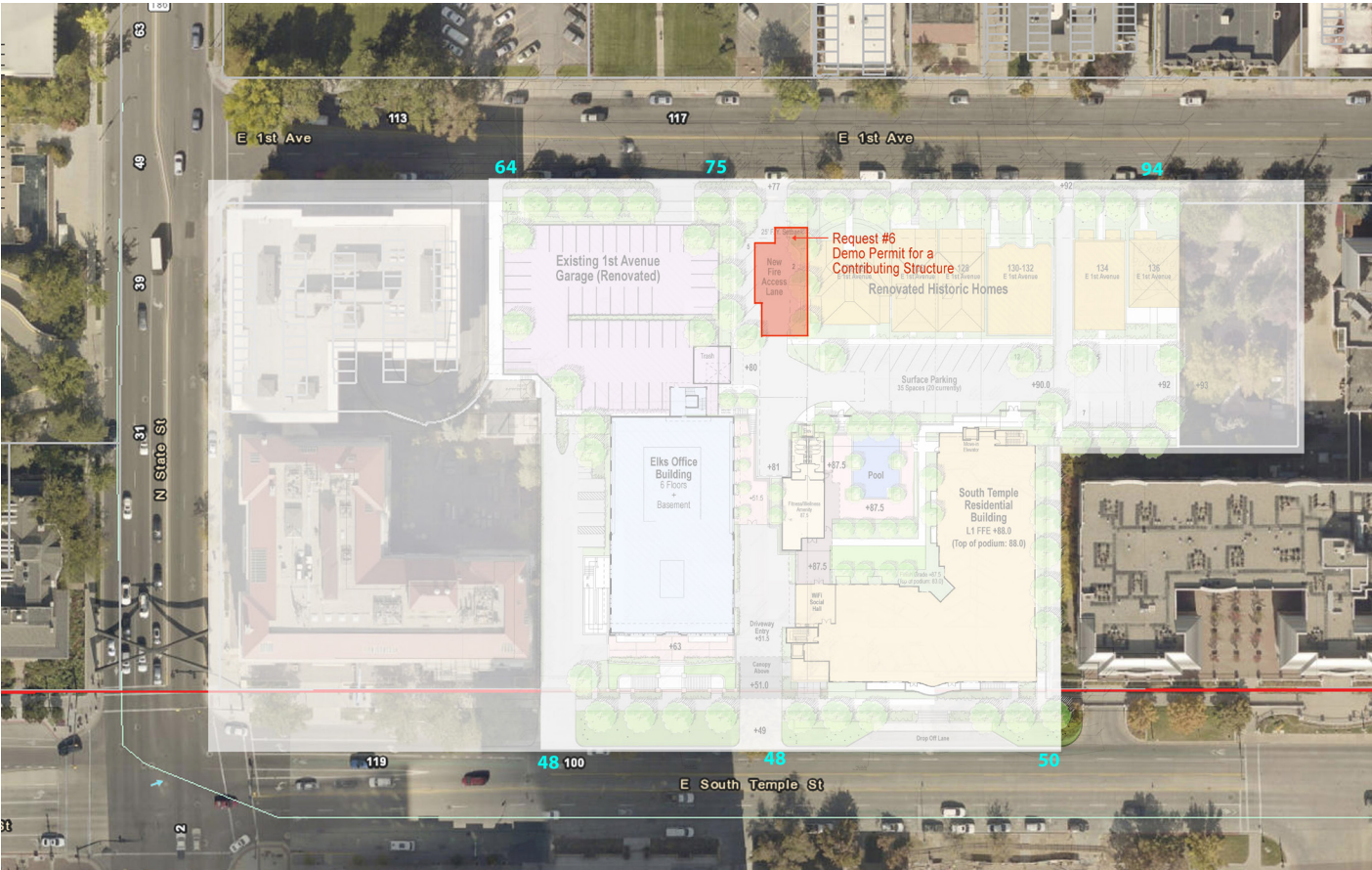
The proposed development solution is to request a demolition permit for the home at 120 E 1st Avenue, which is owned by the applicant/property owner. Removal of the structure will allow for a driveway and service access to be

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. If the demolition permit is approved, the positive impacts and contributions to the neighborhood and 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. A new accessible fire lane can be provided to the north side of the Elks Building and to 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 greenery and landscape that can provide visual relief and provide a green buffer between the existing garage with the existing historic homes.



Demolition Permit Request - 120 E 1st Avenue

Appendix B: 120 E. 1st Avenue Request for Demolition
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Architectural Description

The current structure at 120 E. 1st Avenue was built in 1950. A building permit was issued to Charles D. Armstrong. Records indicate that the "original" structure was built in the 1890s and torn down to the foundation in 1949. The original structure owner was Herbert Snow. Mr. Armstrong had the "Snow" house torn down to the foundation and had it rebuilt as a triplex multi-family apartment building. The current structure was built as a rental building and has remained a rental building to this day. Mr. Armstrong is listed as an officer in the Sara M. Mining Company in Utah County in the early 1900s. He is listed as a Vice President.

The "Armstrong" structure is a one-story brick and concrete building with a basement under a portion of the main level. It is built of red/brown striated brick with lighter cream mortar joints. The mortar joints have a shallow concave profile. The building is built on the north portion of the lot and its main level is raised higher than the street elevation by more than 10'. Two set of exterior stairs connect the front entry to the sidewalk along the street. There are 18 stair risers of 6"-7" in height. The building base is made from concrete stem walls that support the one level of brick walls above the basement line. The lot is .15 acres in size and measures 49'-6" across the front yard. There are no out buildings noted as part of the 1950 construction, nor are there any out buildings today. There is some evidence that the 1950s home was built as a multiple family residence with as many as 3 units when it was originally constructed. Over the years, there are notations that the building was a duplex and a triplex. It is currently being used as a triplex rental building with 2 units on the main level and 1 unit in the basement. A total of four gas meters are present on the building. There are no interior stairs that connect the main level to the basement level which supports the idea that this building was not designed for single family use.

One single hip and gable roof form covers the entire building with one consistent plate line. The roof is covered with asphalt shingles. Windows and doors are all wood frame and original to the structure. Window designs have horizontal lite divisions. Doors have a grid of lite divisions. Feature windows on the front of the house have three part windows with a picture window in the middle framed by side lites. In some cases, vinyl windows have replaced the wood frames. Within the brick walls, window sills are brick rowlock and sloped

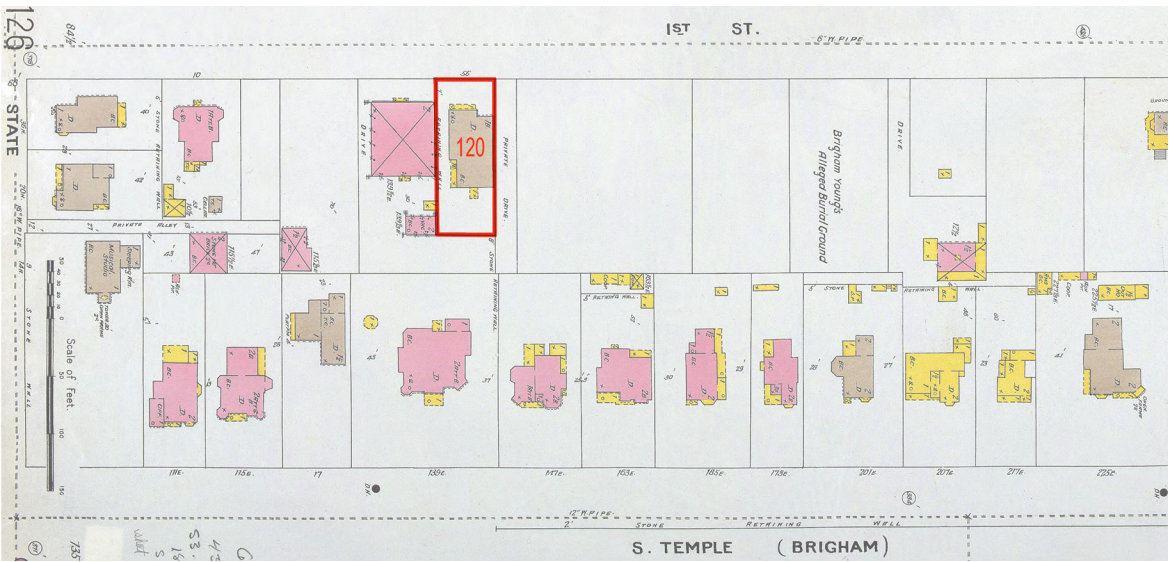
away from the window frame. In the concrete walls, the window sills are wood and deteriorating.

A small stoop on the front of the house is covered by a portion of the roof. A narrow driveway on the west side of the home connects the street to the back of the lot. The driveway is now used by other residents of nearby homes to access their parking spaces. The driveway is sloped and made of asphalt paving with a concrete retaining wall to hold up the west side.

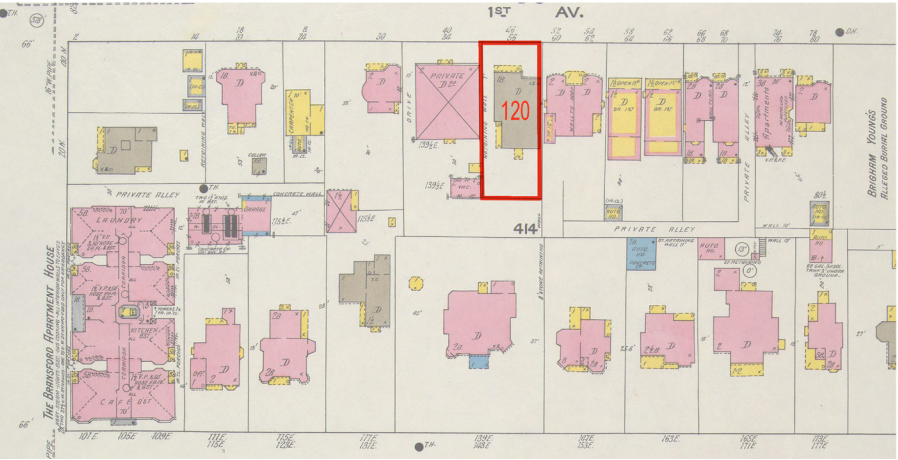
The stone and mortar retaining wall in the front yard is present on the north and west sides of the front yard. The condition of the retaining wall is average. There are signs that the wall has multiple repair areas where the original stone has been removed and replaced with stone of a slightly different color. The result is an eclectic mix of stone and mortar types and colors used to retain 4'-6' of front yard soil. A metal railing has been added to the top of the site wall to serve as a guardrail and yard enclosure.

The building faces to the north and is raised to the street. To the immediate west is a 1970s era parking garage. To the immediate east is a series of historic Victorian and Victorian eclectic homes that date back to the 1902-1911 era. In contrast, this brick building of ranch/rambler character is unlike any of the homes nearby.

This portion of 1st Avenue has gone through majors changes over the past 4-5 decades. Most of the single family homes have been replaced with mid-rise apartment buildings. The street remains mostly residential but the typology of home types have moved away from small low residential home structures. This brick building, which replaced a turn of the century adobe and stucco structure, was not added to the list of contributing structures in the Avenues Historic District until it reached 50 years old. Besides its age, its unlikely that this building would be recognized due to its lack of architectural significance.



1898 Sanborn Map - Original Structure on 120 E 1st Ave



1911 Sanborn Map - Original Structure on 120 E 1st Ave



1950 Sanborn Map - Vacant Lot on 120 E 1st Ave

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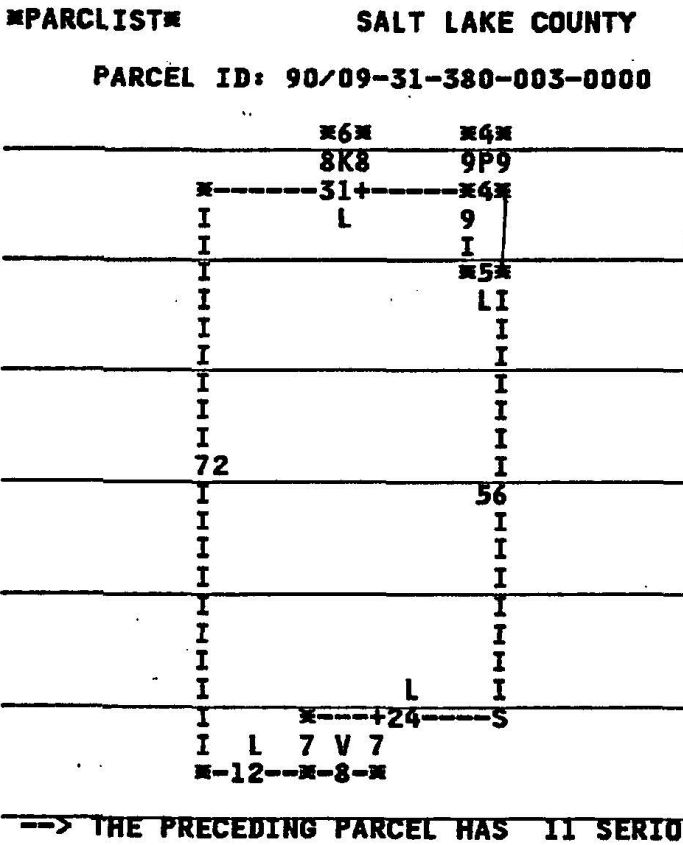
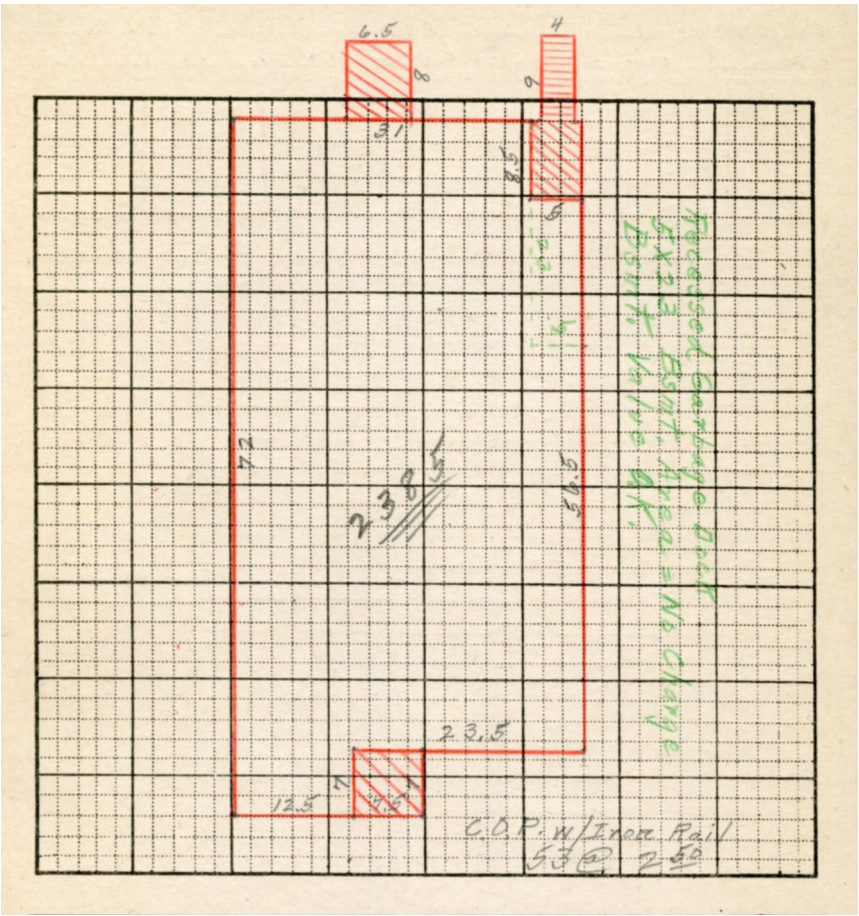
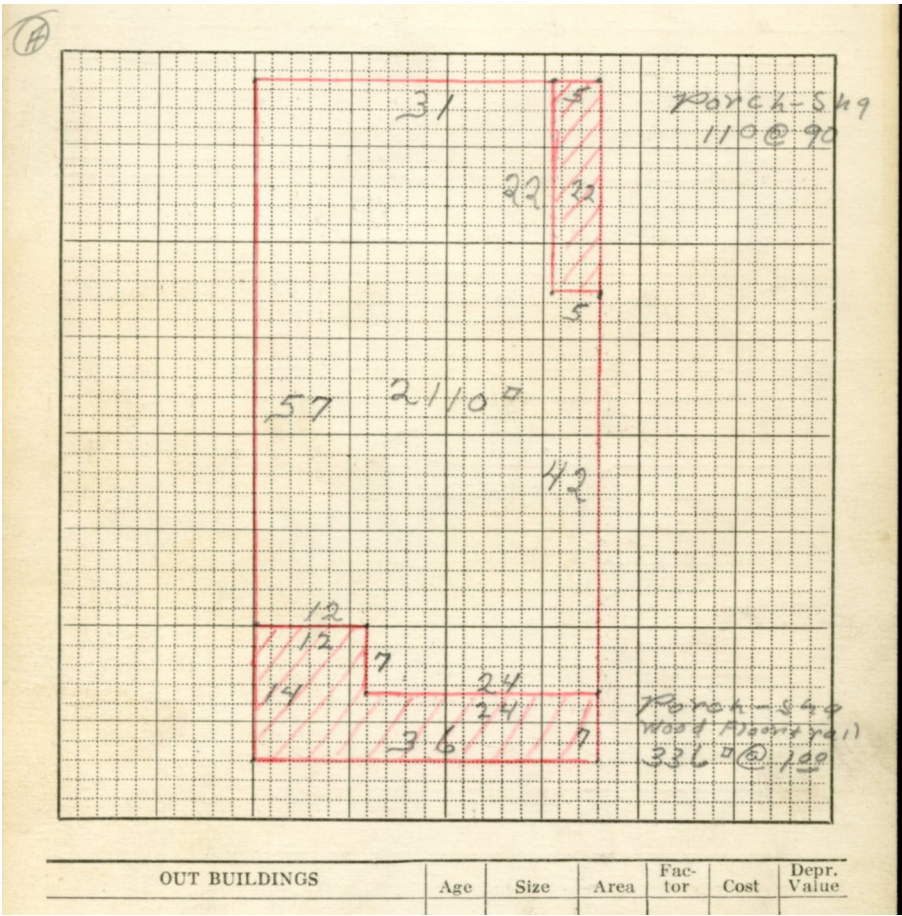
Original Home built in 1890s, torn down in 1949
(Owner: Herbert A. Snow)



Undated Assessor Photo of Rebuilt Triplex around 1950s
(Owner: Charles D. Armstrong)

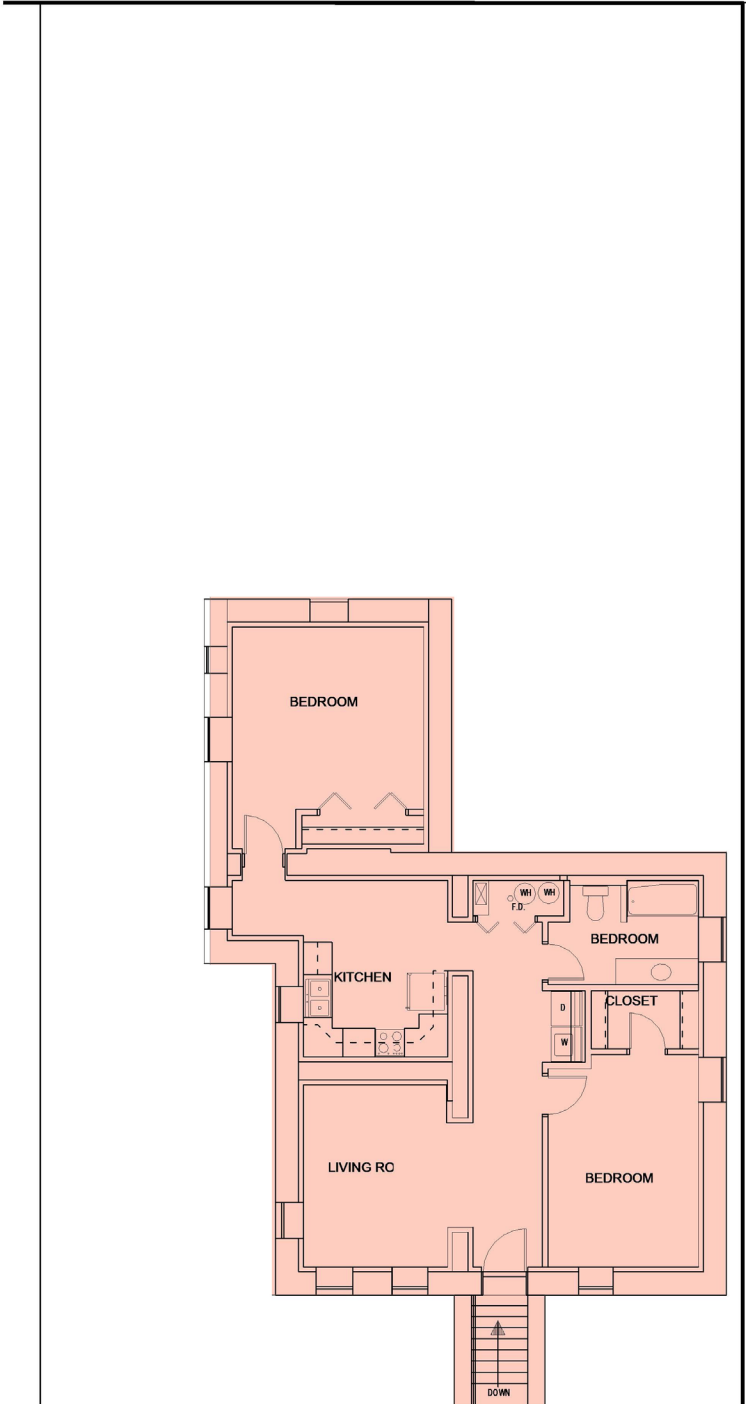


Current structure today
(Owner: PRI)

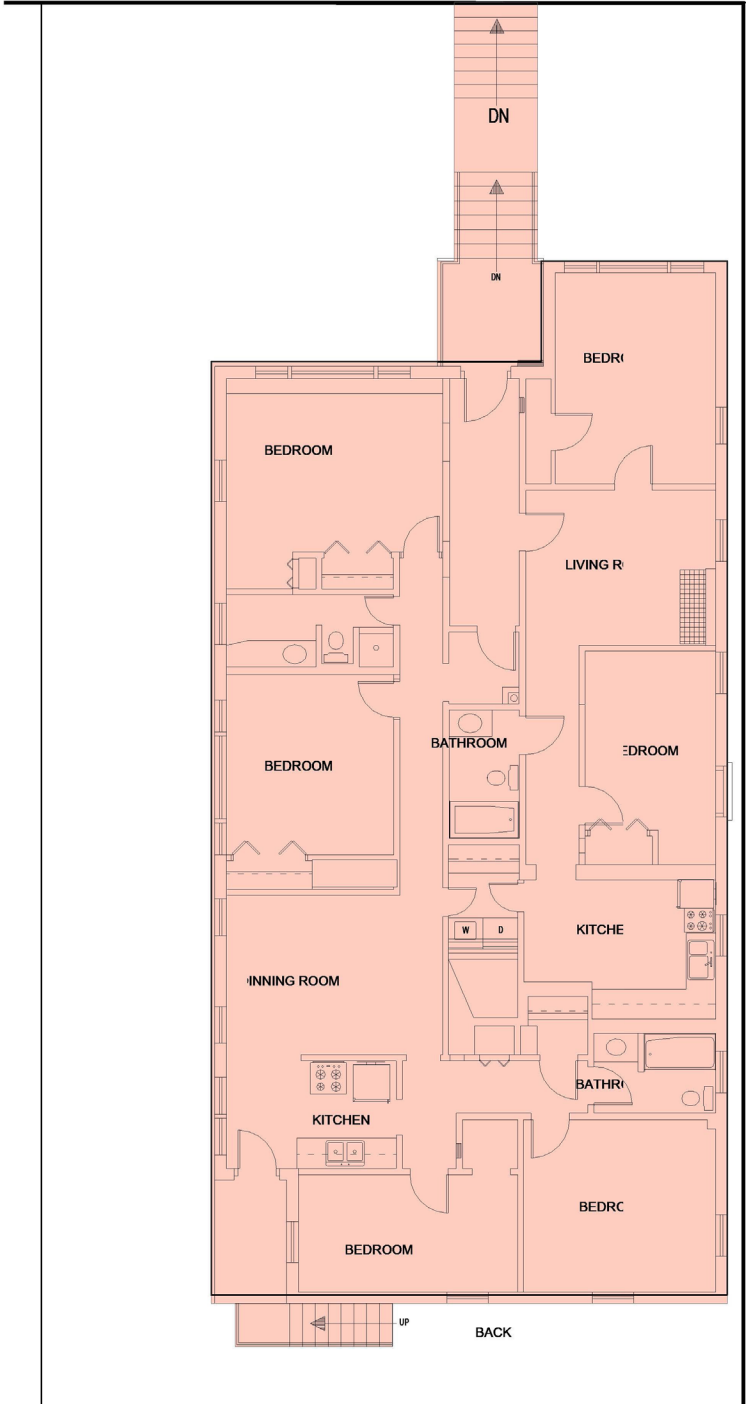


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A1 FA HOMES LEVEL BSMT-120
SCALE: 1/8" = 1'-0"



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

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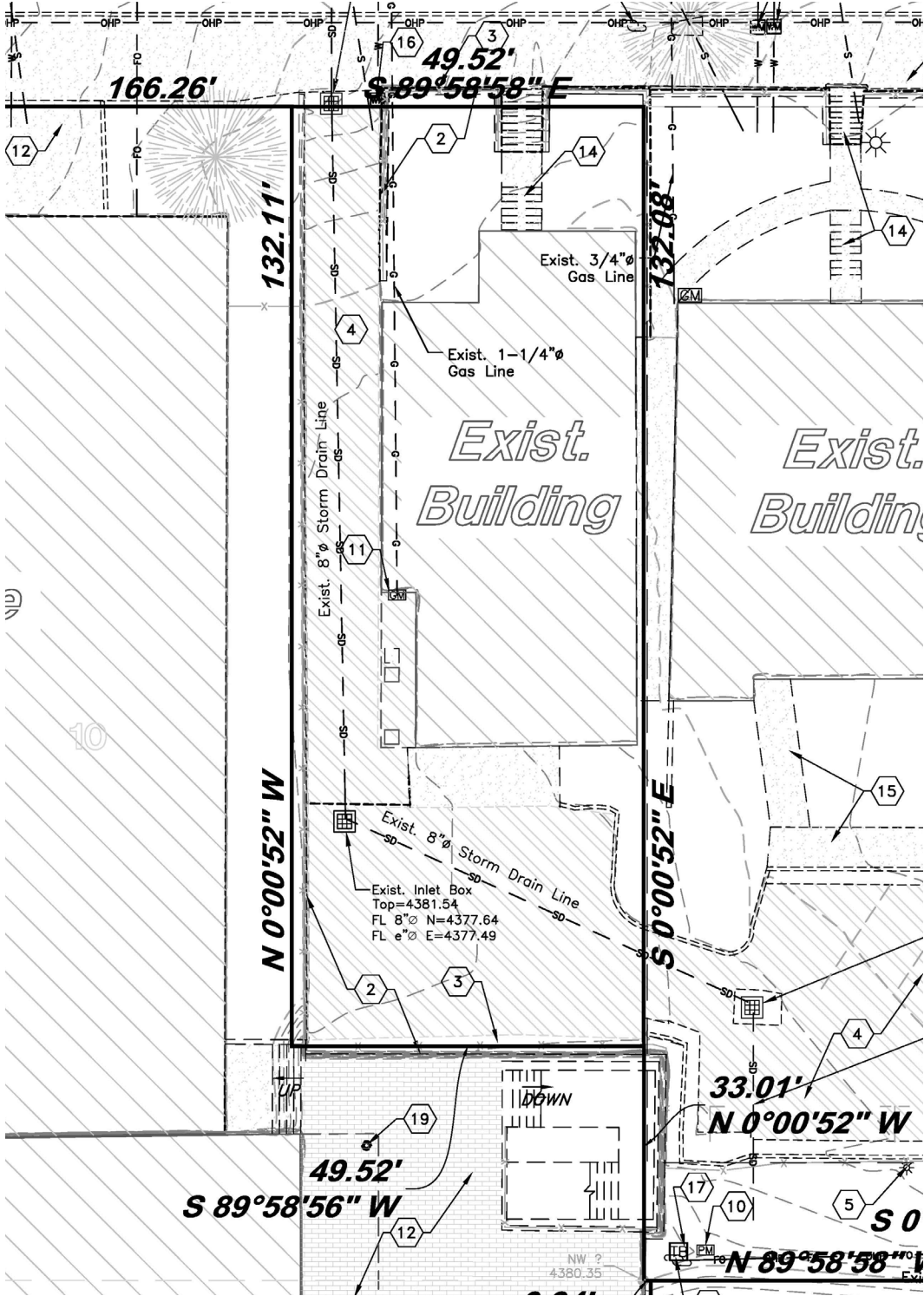


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Civil Survey of Lot



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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