

Part 2: The Elks Building and Garage

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Elks Block Redevelopment

October 7, 2021

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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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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 metal clad wood 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 metal clad wood 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 metal framing window wall 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 metal window and storefront systems, and a new metal 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 metal clad wood 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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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 to solve the access to the front of the building by preserving the stair assembly but remove the tunnel and berm and create a public plaza space at sidewalk level with a single primary entry into the building at the plaza elevation.

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 will be preserved and maintained as a stair and platform use.

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 with 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 intended to contrast 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. The south facade on the basement elevation is independent of the original elevation and can be removed or covered at a later date without impact to the original design. The stair assembly in the front entry is modified by the addition of a guardrail/handrail than can be removed at a later date. The stair assembly is also modified on the top platform where the concrete flatwork (not original to 1923) will be changed to concrete and glass block. In the future, the glass block can be removed and concrete can be reinstalled if desired.

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 added directly to the original building elevations.

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. No new signs are proposed on the building itself.

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Conforming to the Design Guidelines for Historic Properties in Salt Lake City

In reference to the Design Guidelines published by the City for Historic Properties, the following summary highlights how the proposed design for the Elks Building conforms to the spirit of the City’s expectations either preservation or careful rehabilitation of an historic property.

The Elks Building property is set within The Avenues Historic District and proximate to the South Temple Historic District. The character of the proposed rehabilitated Elks Building is consistent in quality and scale of other buildings nearby in the Historic Districts.

Site Features

Historically significant site features occur on the south elevation of the Elks building only. The parking structure to the north and theater building addition to the east have been added in the last 50 years. The driveway on the west side does not have any relative significance and has been altered over the years. The stairs, tunnel, and berm on the south elevation are proposed for change to solve more significant function and circulation issues that have negatively impacted the building use for decades. Refer to Appendix A of this document for more detailed explanation of the proposed change.

With retrospect to the Design guidelines, masonry walls will be repaired and rebuilt using the original granite blocks that currently exist. The sidewalk will remain in place with the exception of some portions that will be rebuilt to new elevations in the same width, color, and finish as the current sidewalk. The driveway strip on the west side will be rebuilt utilizing the current curb cut at the street access point.

The most visually recognizable feature on the south elevation is the stair assembly with an arched opening and Elks head motif. That stair assembly is proposed to be preserved in form, material, and detail but must be rebuilt to become structurally sound. The stair assembly will be rebuilt within a few feet of the existing sidewalk.

New site features proposed will utilize existing materials found on site as much as possible, or have new materials that match existing materials, colors, and finishes that continue the visual continuity of the block.

The new "plaza" space will utilize salt and pepper color concrete pavers to complement the granite found on site. Trees appropriate in species to this part of South Temple will be added to provide shade and comfort for pedestrian areas.

The current light fixtures on site are replacements and do not match original. New light fixtures will be fabricated that match the original design and placed in original locations. Where additional light is needed, additional fixtures will be added in a character that complements the original design.

Building Materials and Finishes

The Elks Building is predominately brick and terra cotta on the exterior skin from Level 1 to the top of the upper parapets. The base of the building at the Basement Level is made up of cast in place concrete, precast concrete, and granite block foundations. No change in the material and character of the building is proposed.

Brick

The existing exterior brick is a 4x2.5x8 clay brick with centered vertical grooved finish in a matrix of colors ranging from dark red/brown to terra cotta. In locations where new window openings will be cut in to the building wall, the existing brick will be salvaged for reuse where needed.

Once all exterior rehabilitation and renovations are complete, the brick surfaces will be cleaning with a non-abrasive cleaning solution. In areas where salvaged bricks are reused, mortar mixes that match the original mortar color will be used. Mortar profiles will also match the raked mortar joints of the original building.

Terra Cotta

The original terra cotta surrounds, friezes, trims, and decorative panels will be preserved in place, checked for structural integrity, and cleaned.

Precast Concrete Panels

In the building base and foundation area, the existing cast in place concrete will be repaired and cleaned. In areas at the base of the building newly exposed with the removal of the earth berm, precast concrete panels are proposed and will complement the color and finish of the existing terra cotta material above.



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Windows

Window openings and details within the key south facade of the Elks Building will be preserved and repaired, or replaced with windows matching the size, shape and lite divisions of the original. On the east and west elevations, existing feature windows will be preserved or replaced with matching windows. On the southeast and southwest elevations, new windows will be added to enhance the quality of the natural light and ventilation into the building. No windows are proposed to be concealed. The "solid to void" ratio on the south facade will not be changed. In some cases on the east and west elevations, there are missing windows and doors. The locations of the missing windows and doors are in areas where new windows are proposed. Brick infill will replace the missing window openings. New windows will be located in relation to the new floor and ceiling elevations on the interior spaces.

Refer to additional information and photos related to windows in the prior pages of this document.

Architectural Details

Significant architectural details will be preserved and repaired as needed. Molded trims, parapets, wall caps, and cornices will remain in place and continue to be visual accents to the building.

Additions

A replacement of the existing rooftop addition is proposed. The prior rooftop addition will be removed entirely and replaced with a similar scaled addition in a contemporary architectural character. The top of roof elevation of the new rooftop addition will be within 5' of the elevation of the current rooftop addition roof.

The proposed rooftop addition does not compete with the established massing and scale of the original building. The low scale nature of the addition creates a more minor contemporary cap on top of a traditional character building. The south elevation of the addition is stepped back from the south elevation of the original building by 16'-0" to allow for the original building parapet to remain pure and unimpacted. The contemporary character of the addition will contrast

the historic character and preserve the original building's integrity as a signature expression of 1920's architecture. The additional decisions to remove the 1970s additions further enhances the character of the original building by highlighting the work of the original architects. The addition will be set on top of the existing walls of the original building with visual impact or change. No loss of existing cornices or trim lines are proposed. When completed, the original profile of the original building will be visible and maintained. On the south side of the rooftop addition, a small exterior terrace is proposed and connected to the interior space by operable patio doors. The rooftop terrace is an added amenity to the building.

Accessibility

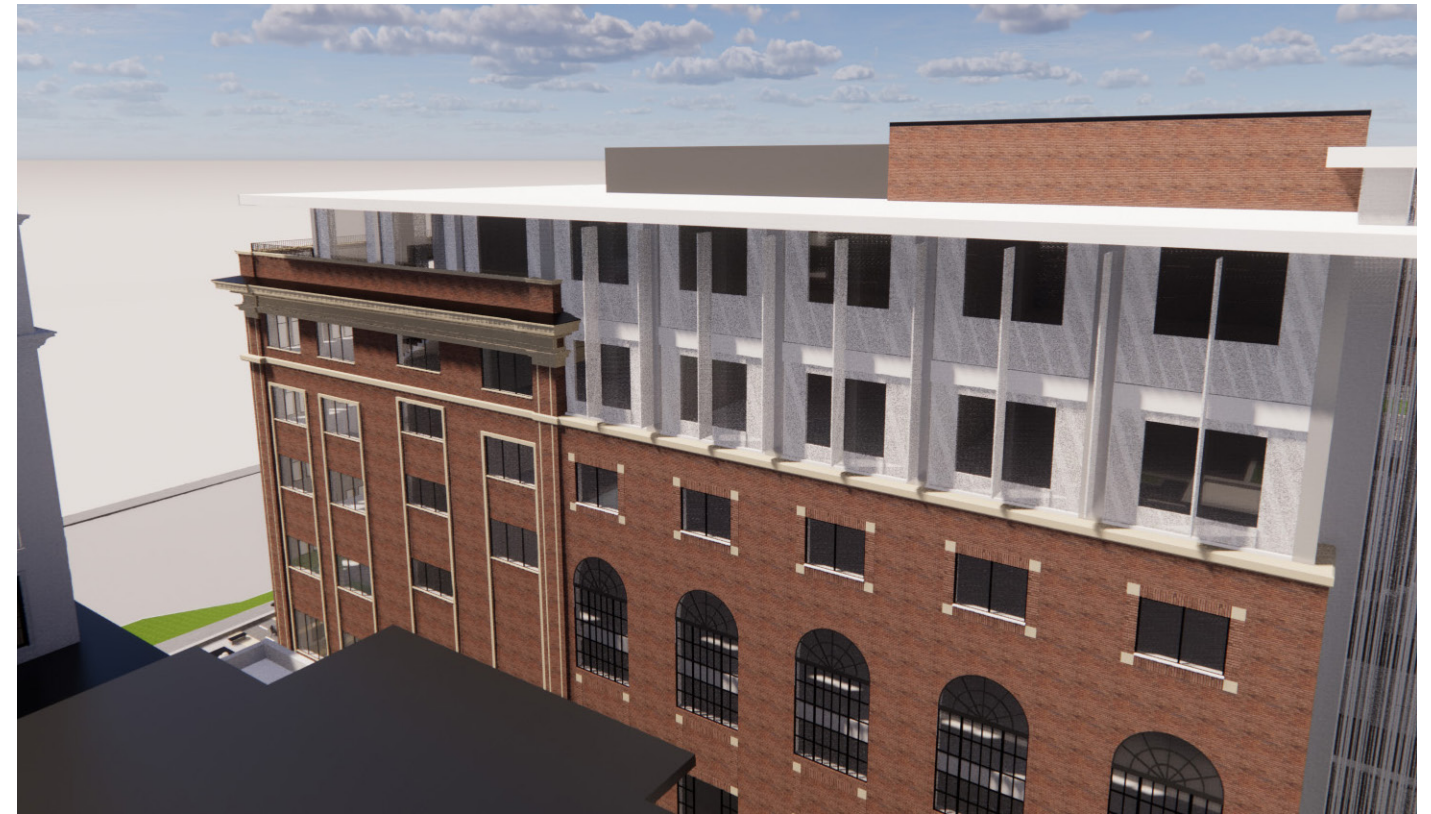
The original building was design prior to ADA mandates. The current building design does not comply with ADA mandates as required by law. The proposed design for the Elks Building brings the building into conformance with ADA law and makes the building fully accessible.

Seismic Design

The current Elks Building is in need of a seismic retrofit to bring the building up to code. The exterior shell of the building will be braced and preserved while the interior of the building is improved and new floor levels are installed. No change to the building exterior is proposed to bring the building into code conformance for seismic design.

Streetscape Design

The current streetscape design includes a wide sidewalk, sloped boulevard of lawn, five (5) broadleaf trees, one streetlight, and a straight vertical curb along the street. The proposed streetscape design will maintain and preserve the trees and sidewalk and sloped lawn in the boulevard. The only addition to the streetscape is a drop off lane cut in to the curb and a stair leading from the drop off to the sidewalk. The stair connection is consistent with many properties along South Temple and replicated from the original design.



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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 thermostatic 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

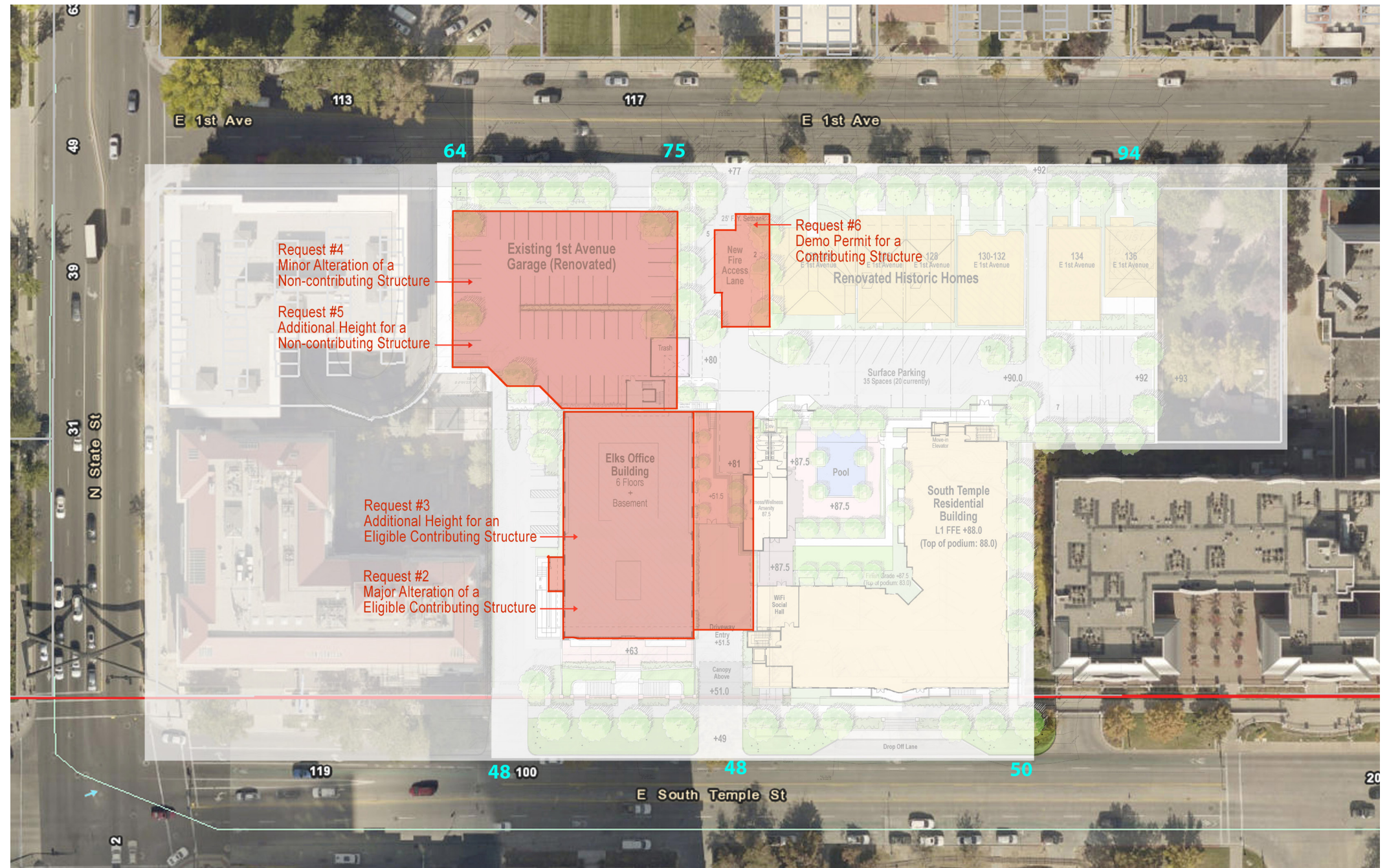
Request #3: Additional Height for a Non-residential Building in a R-MU Zone

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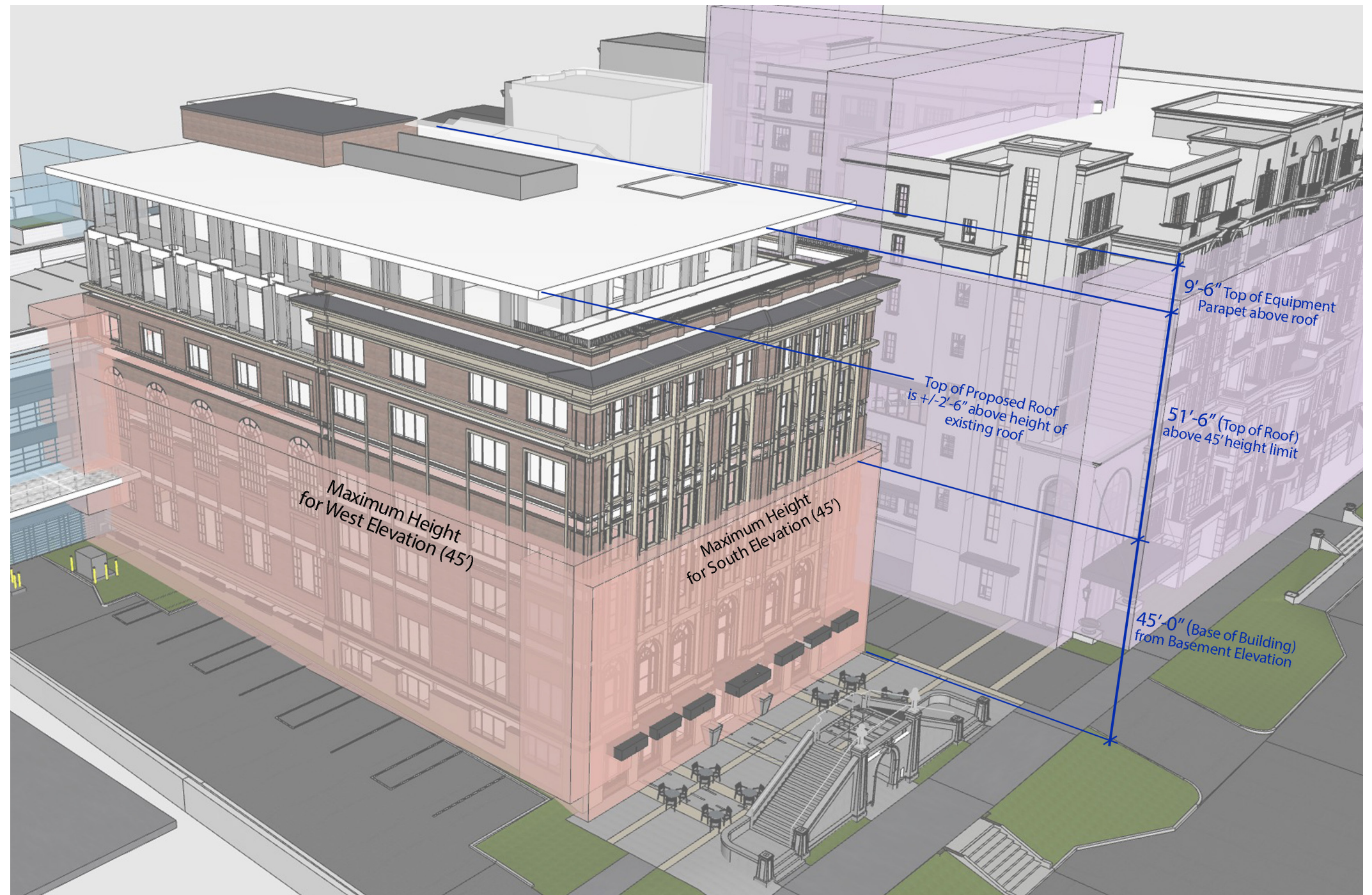
Specific Request #3: Elks Building Additional Height for a Non-residential Building in a R-MU Zone

(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 2'-6" 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

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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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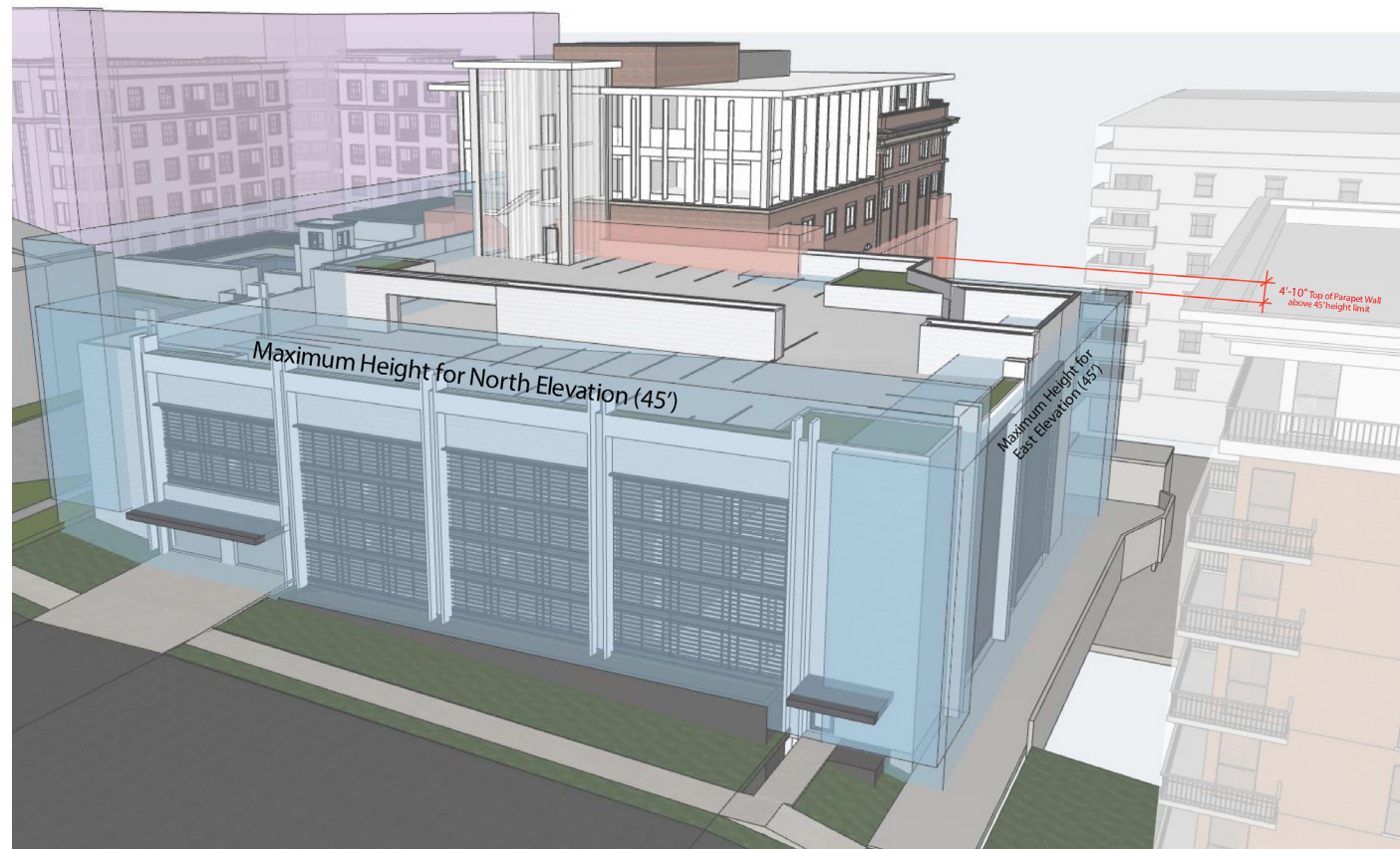
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Specific Request #5: 1st Avenue Garage Additional Height for a Non-residential Building in a R-MU Zone
(139 E. South Temple)

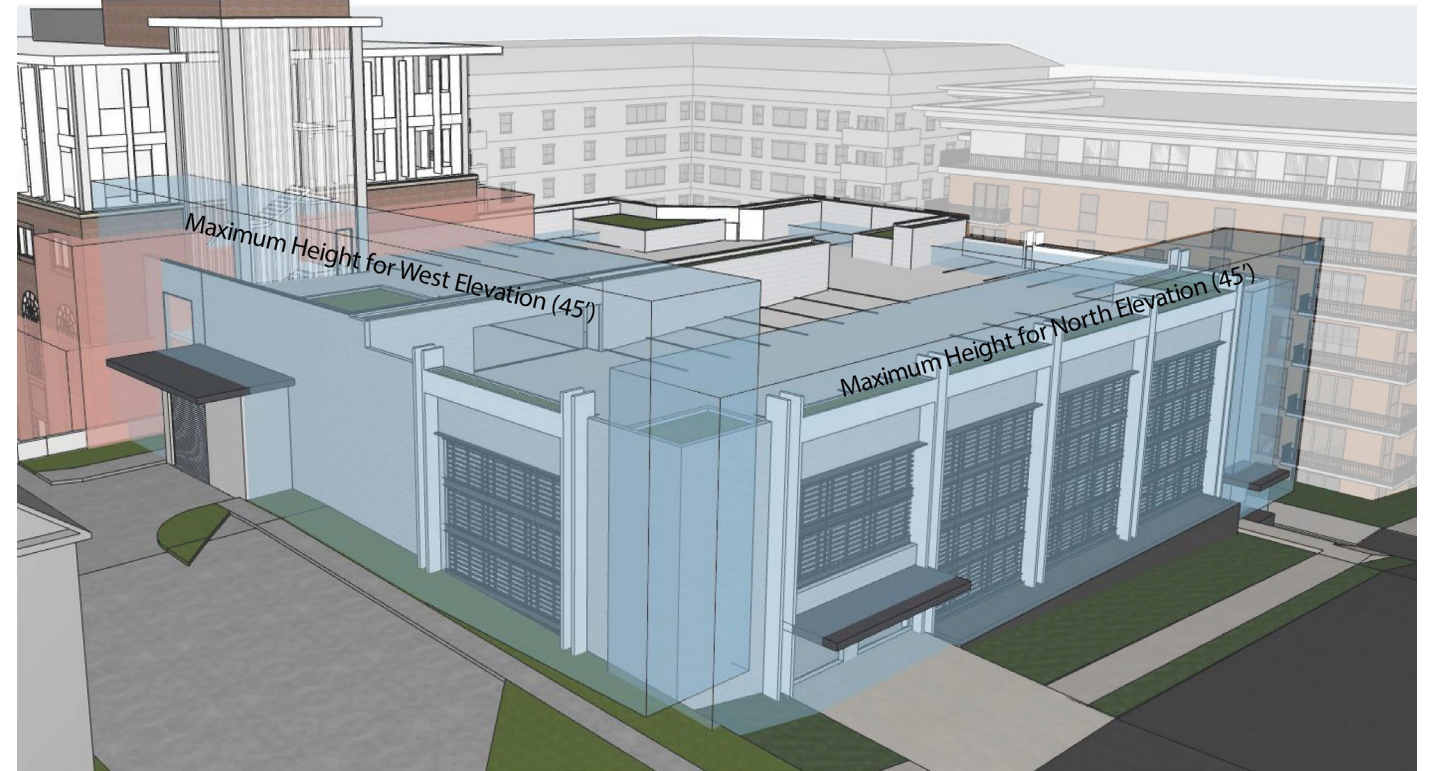
For a non-residential building in a R-MU zone, the maximum height is 45'. The current parking structure is conforming in height.

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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Existing Building Details

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View of Existing Site

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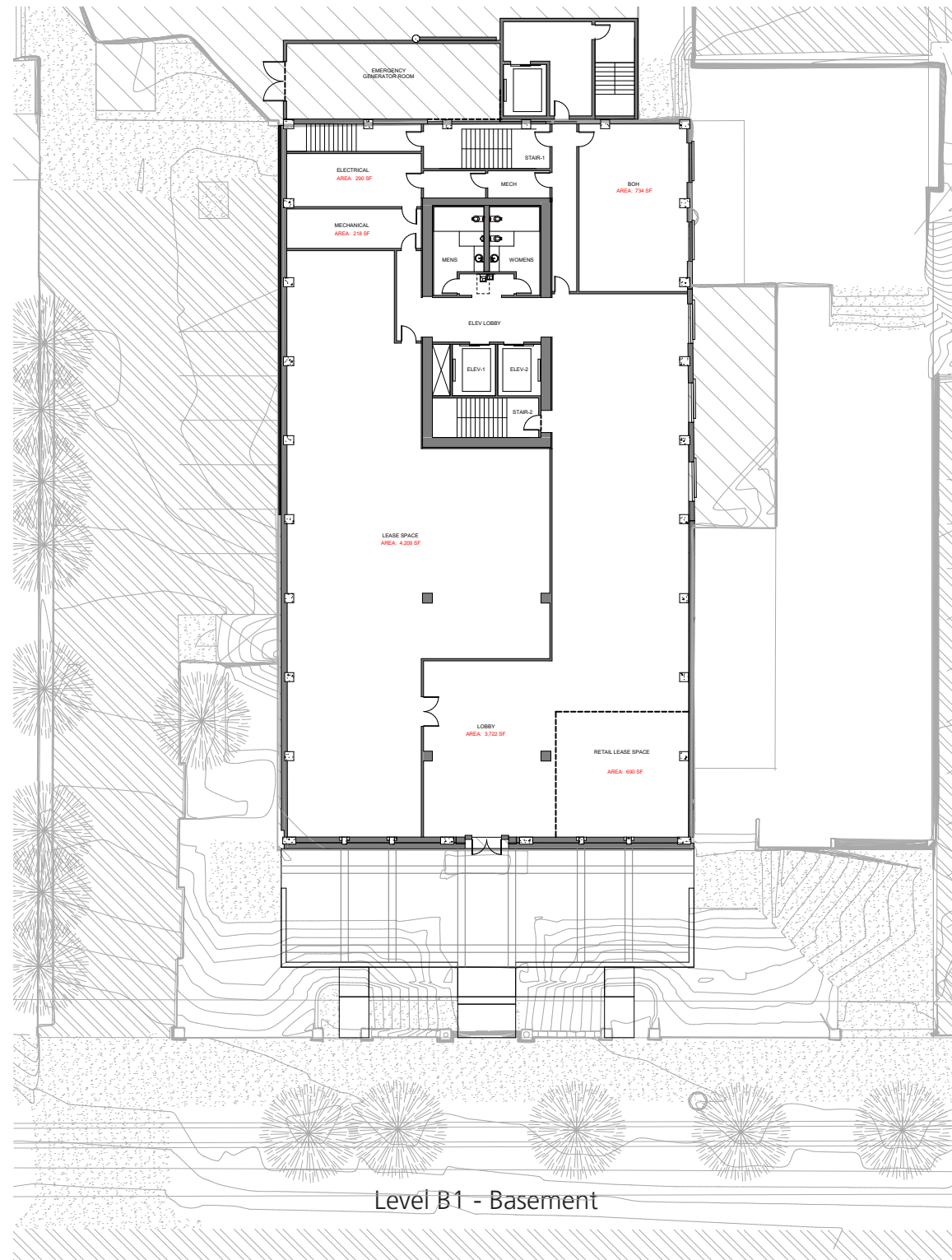
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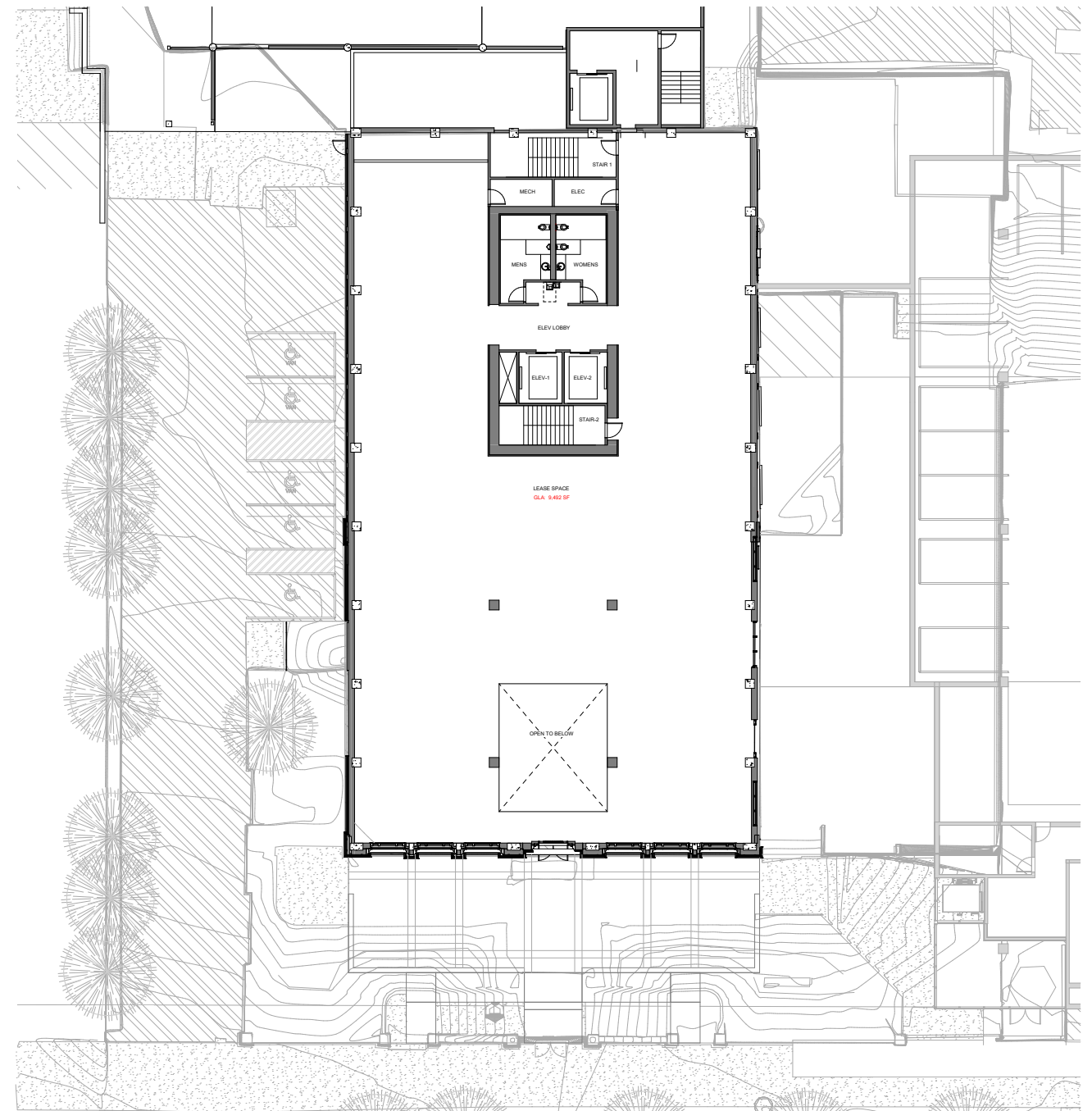


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Level B1 - Basement



Level L1 - Office Rentable Space

Elks Building - Proposed Floor Plans

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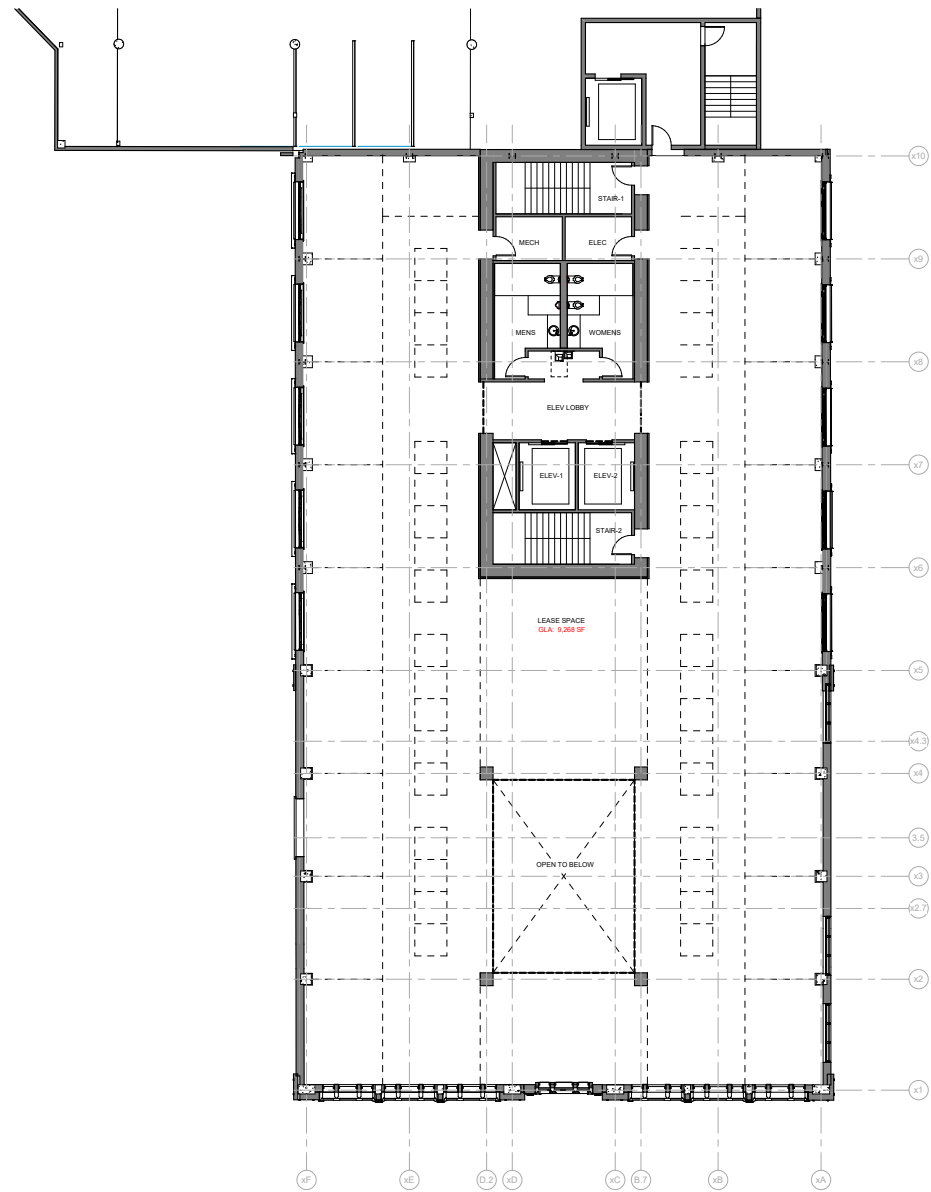
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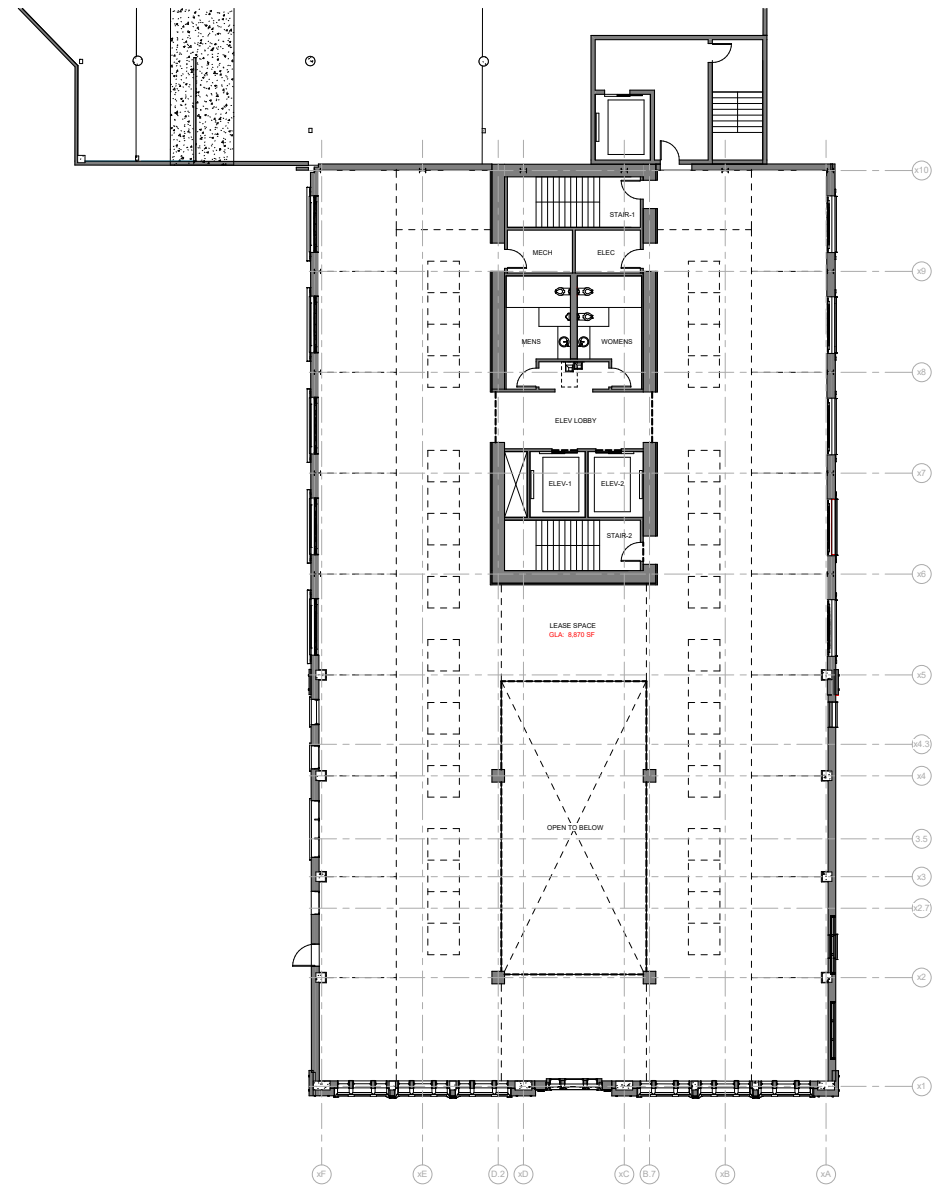


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Level L2 - Office Rentable Space

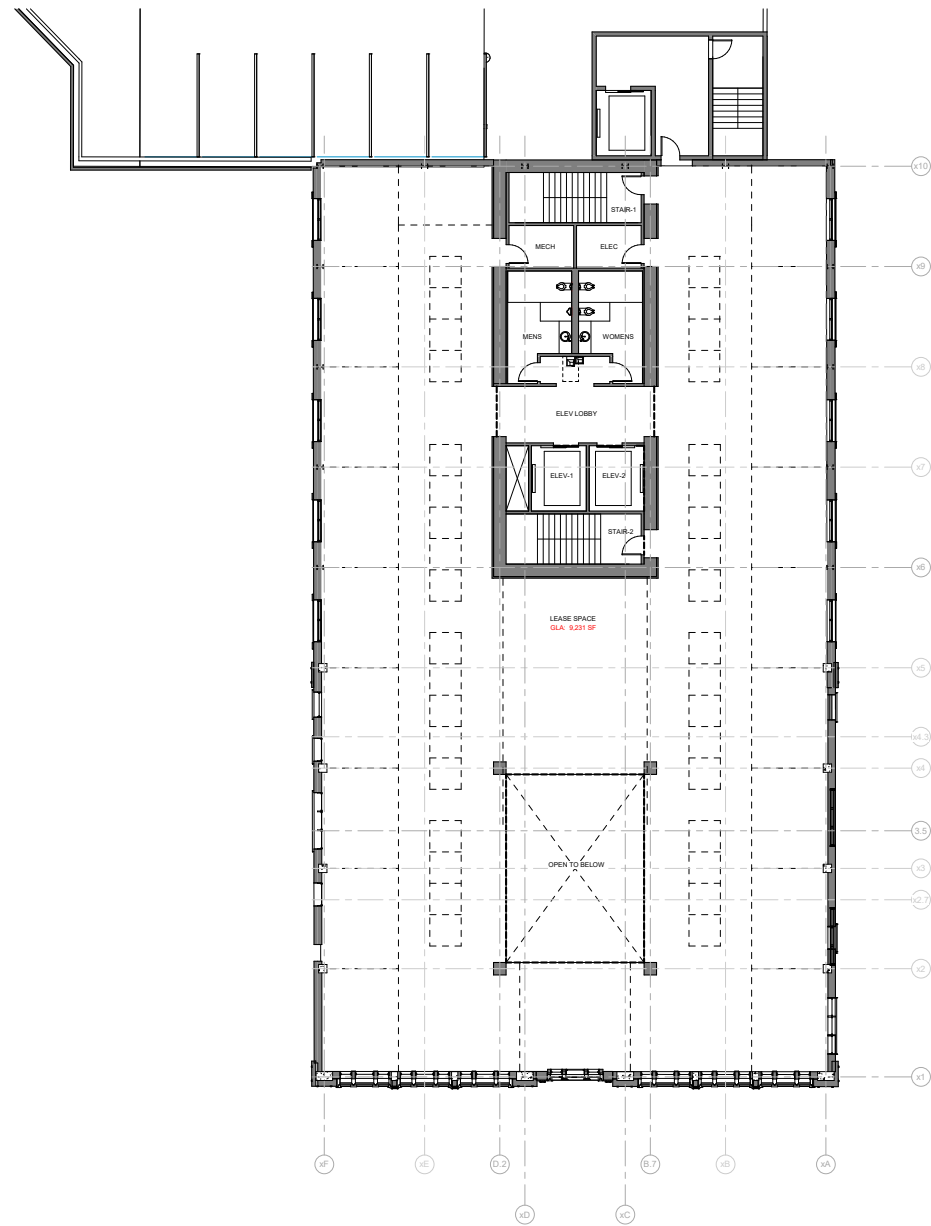


Level L3 - Office Rentable Space

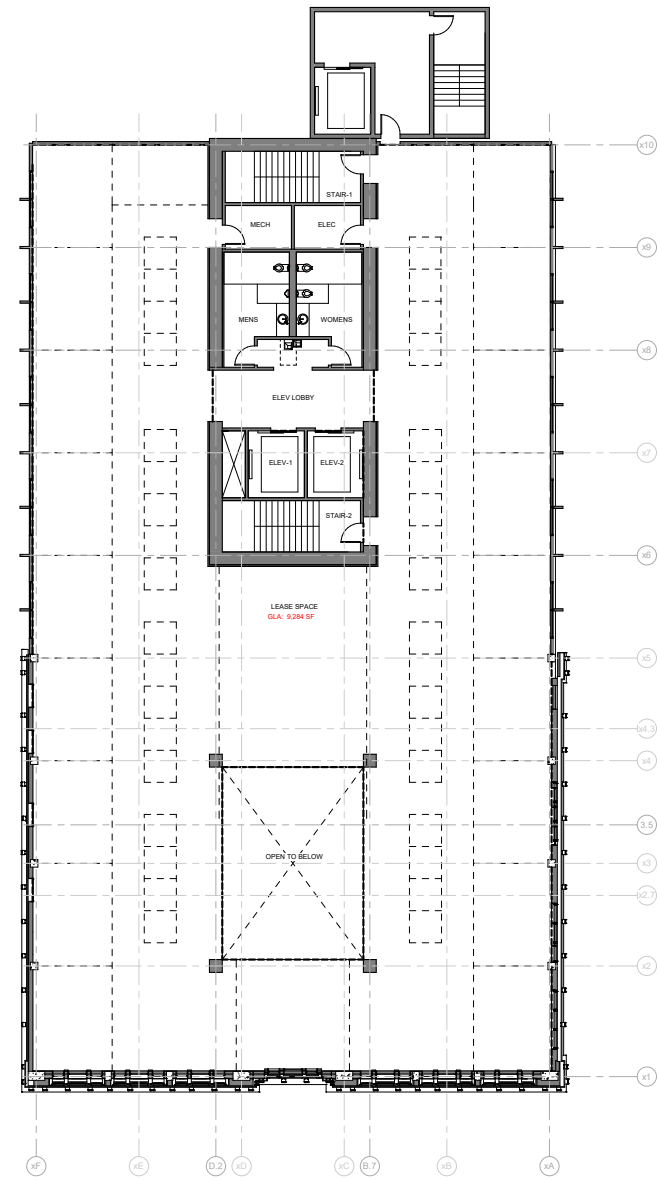
Elks Building - Proposed Floor Plans

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Level L4 - Office Rentable Space



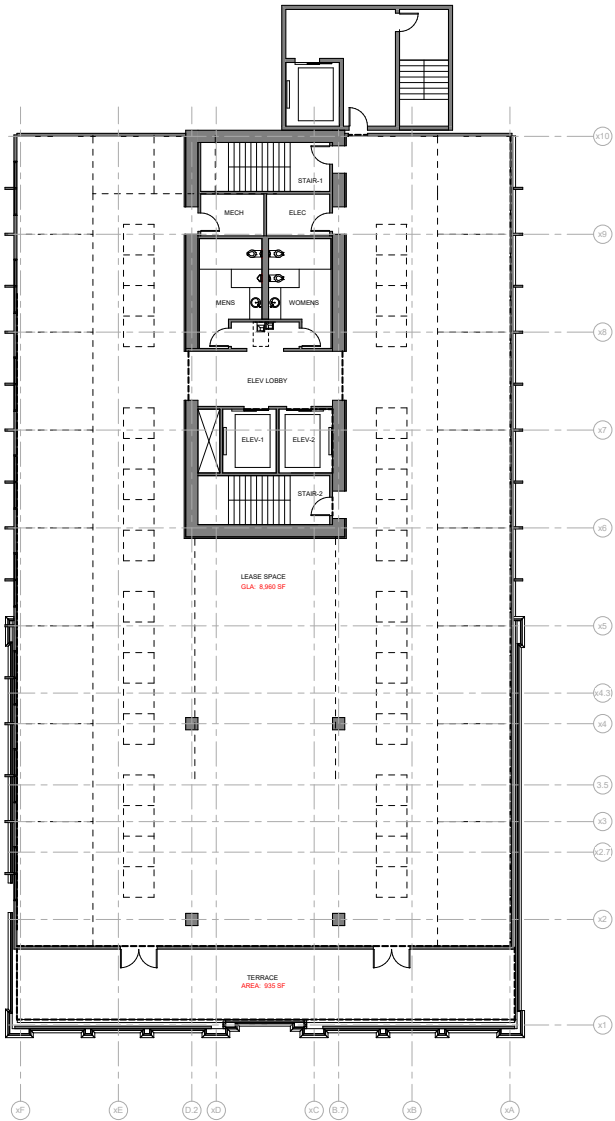
Level L5 - Office Rentable Space

Elks Building - Proposed Floor Plans

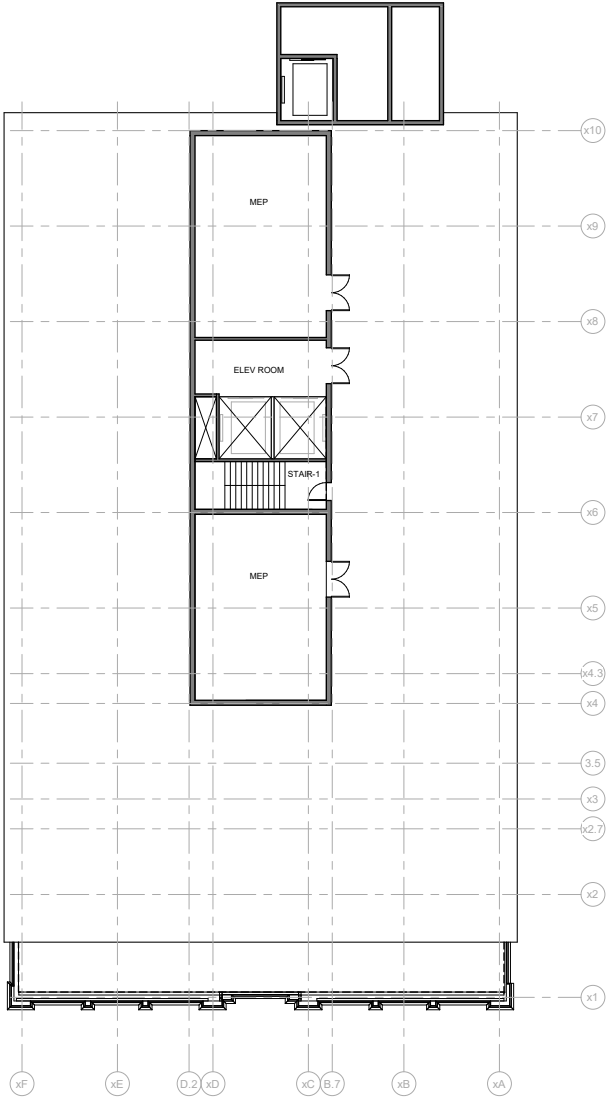
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Level L6 - Office Rentable Space



Roof Plan Level

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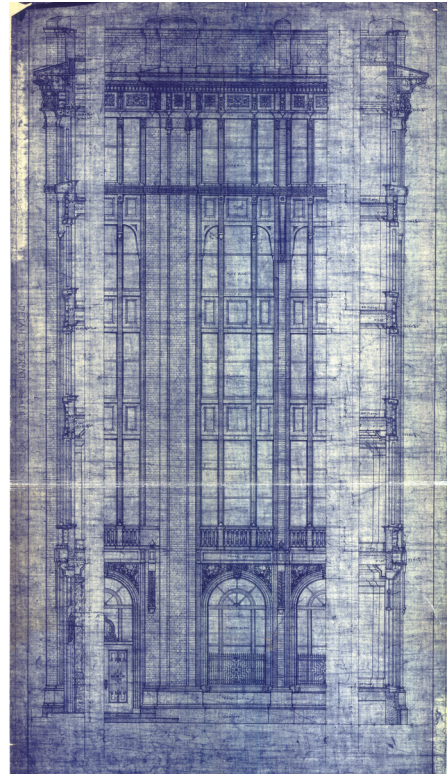
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Elks Building Original Design 1923 - South Elevation



Current Elks Building in 2020 - South Elevation

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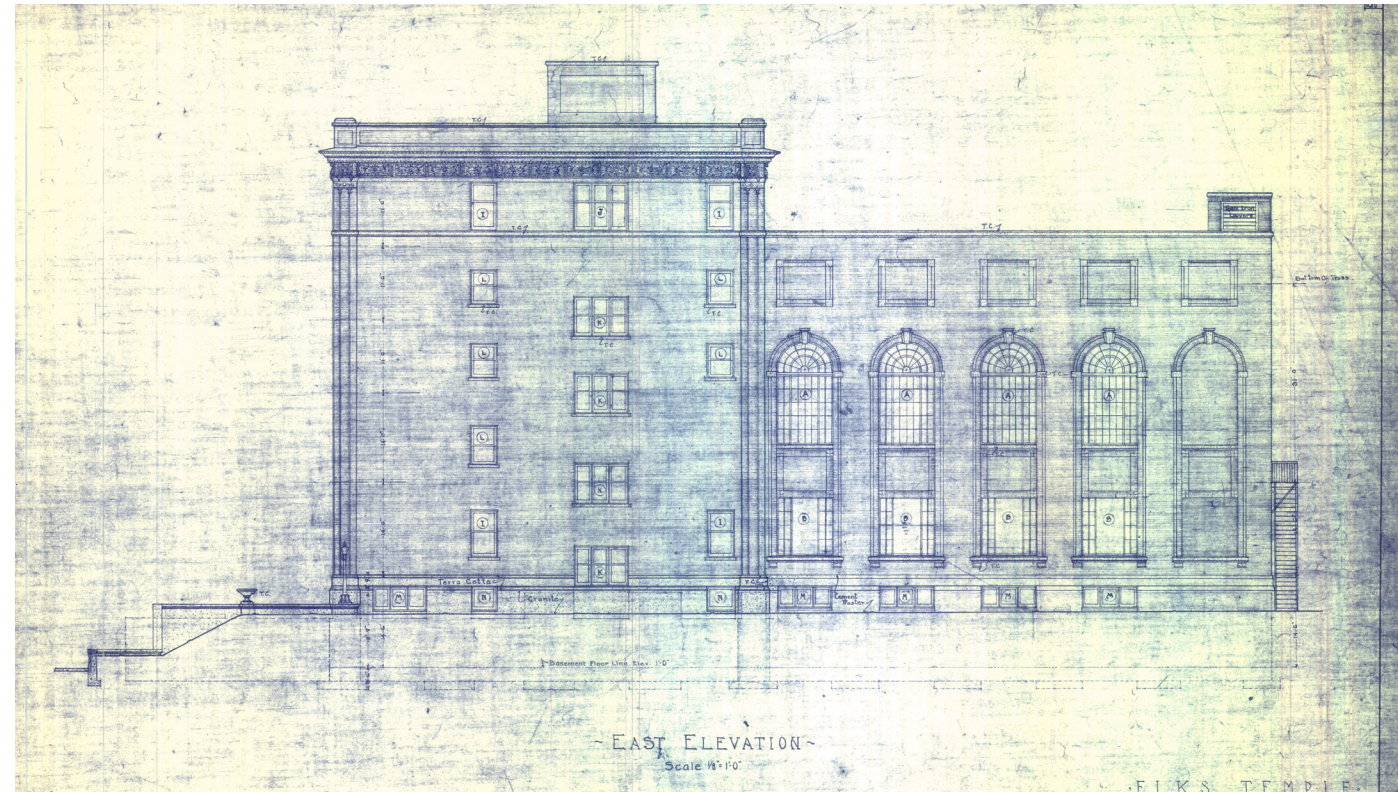
Proposed Dimensioned Elevation - South Elevation



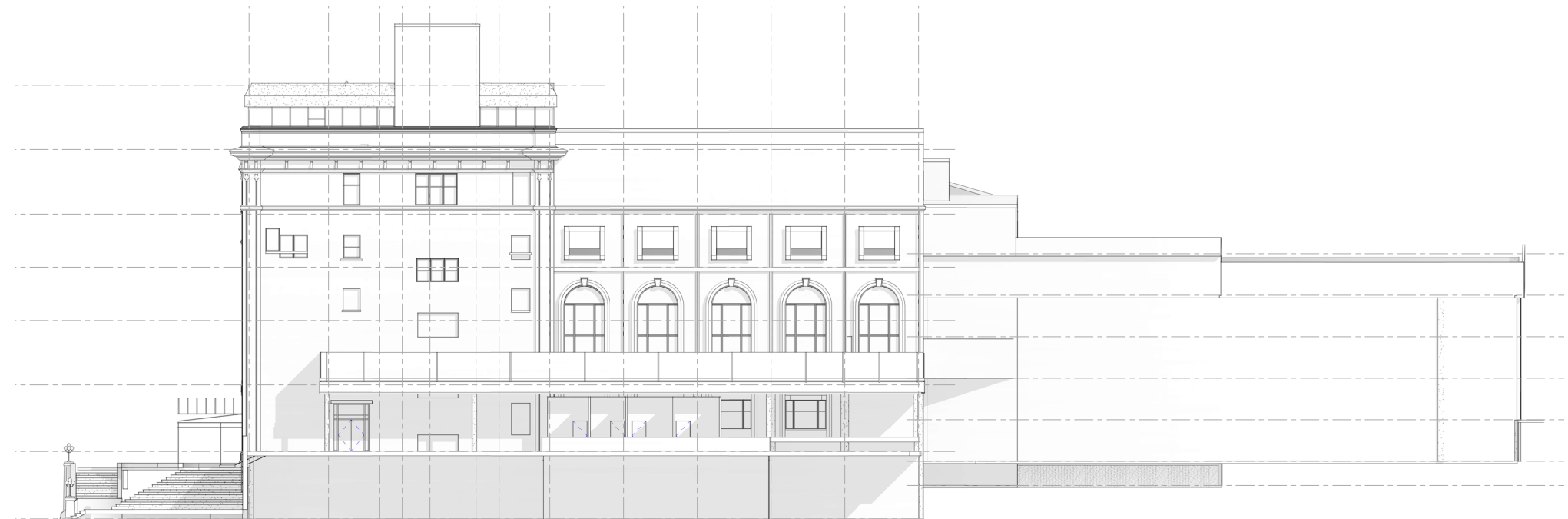
Proposed Color Elevation - South Elevation

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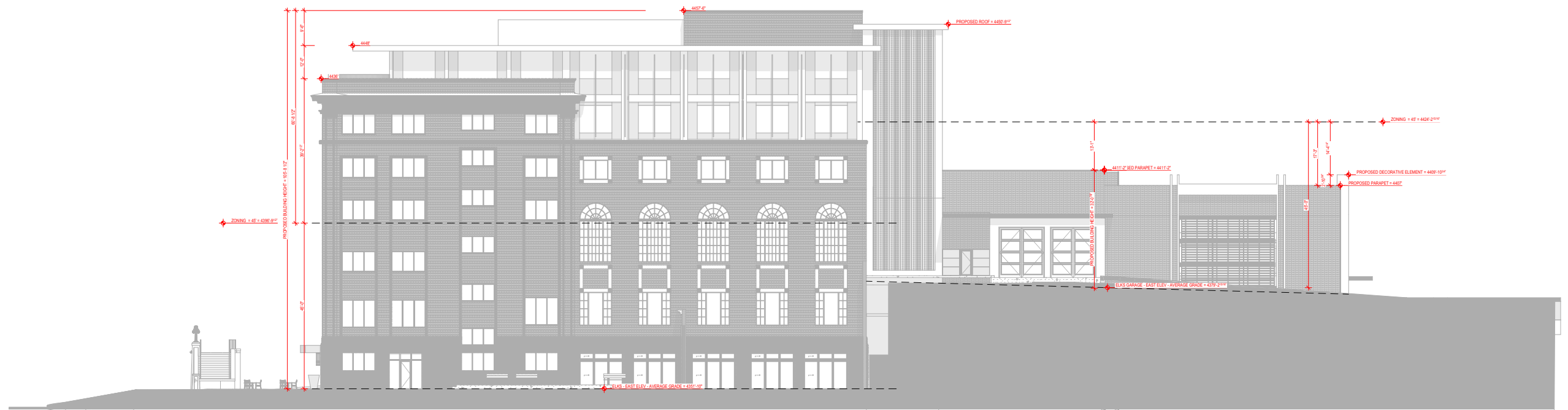
Elks Building Original Design 1923 - East Elevation



Current Elks Building in 2020 - East Elevation

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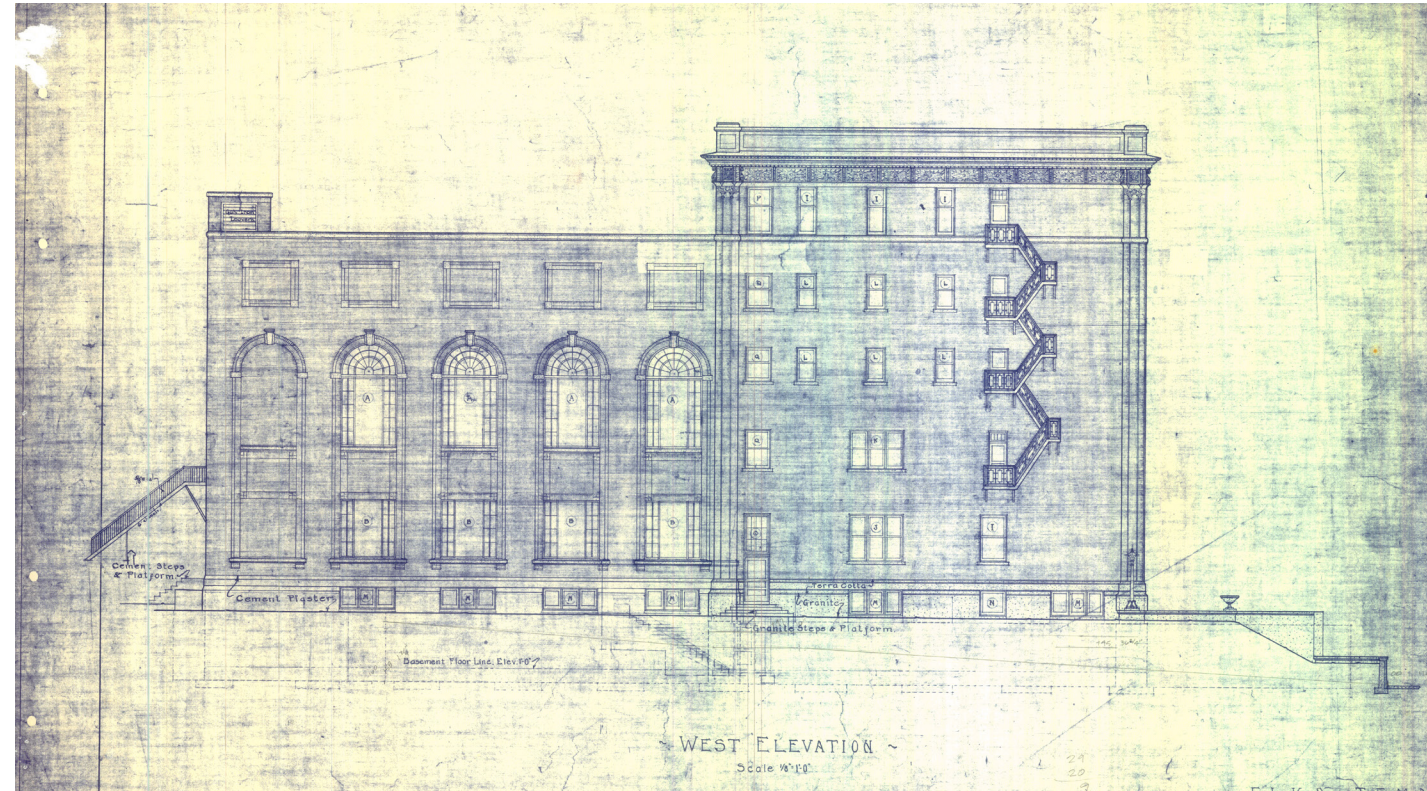
Proposed Dimensioned Elevation - East Elevation



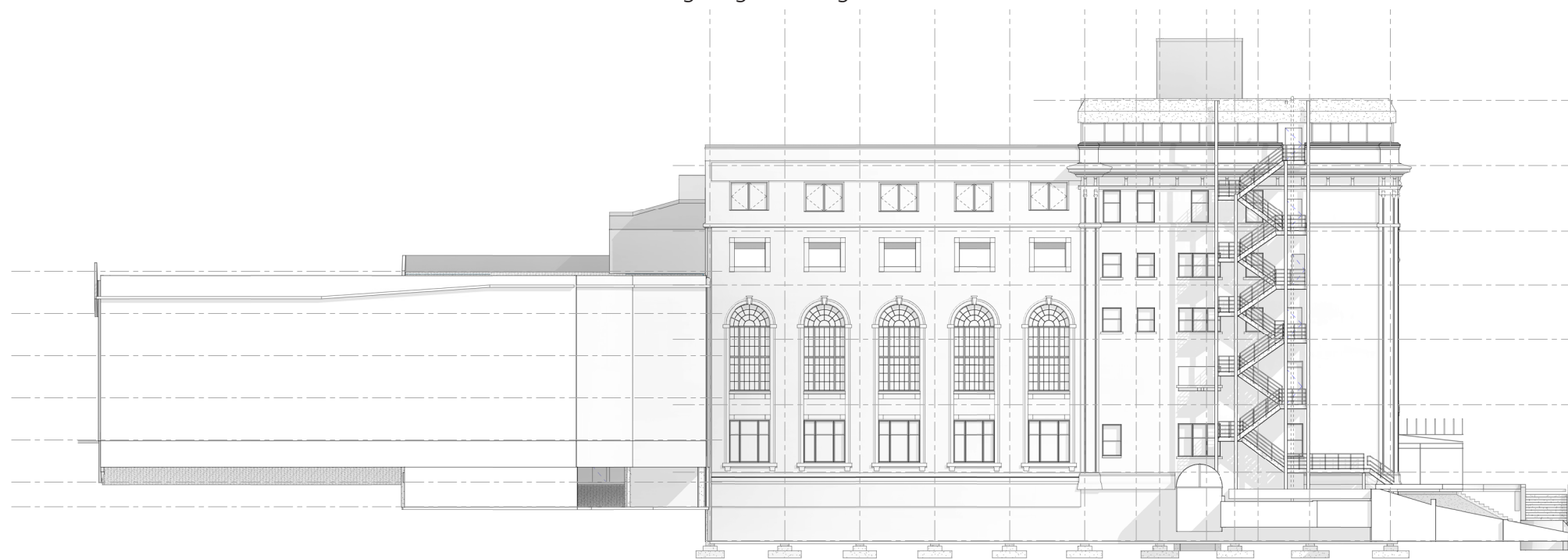
Proposed Color Elevation - East Elevation

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Elks Building Original Design 1923 - West Elevation



Current Elks Building in 2020 - West Elevation

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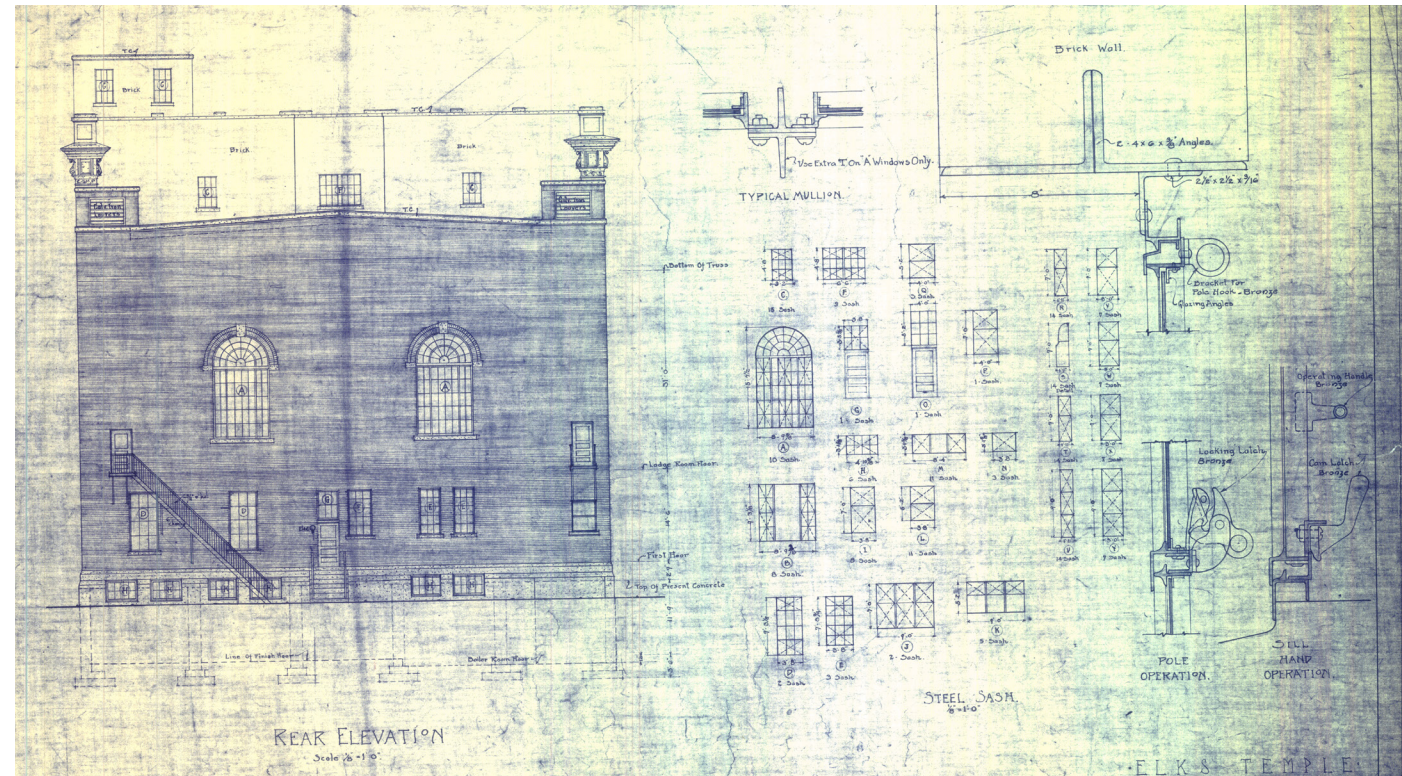
Proposed Dimensioned Elevation - West Elevation



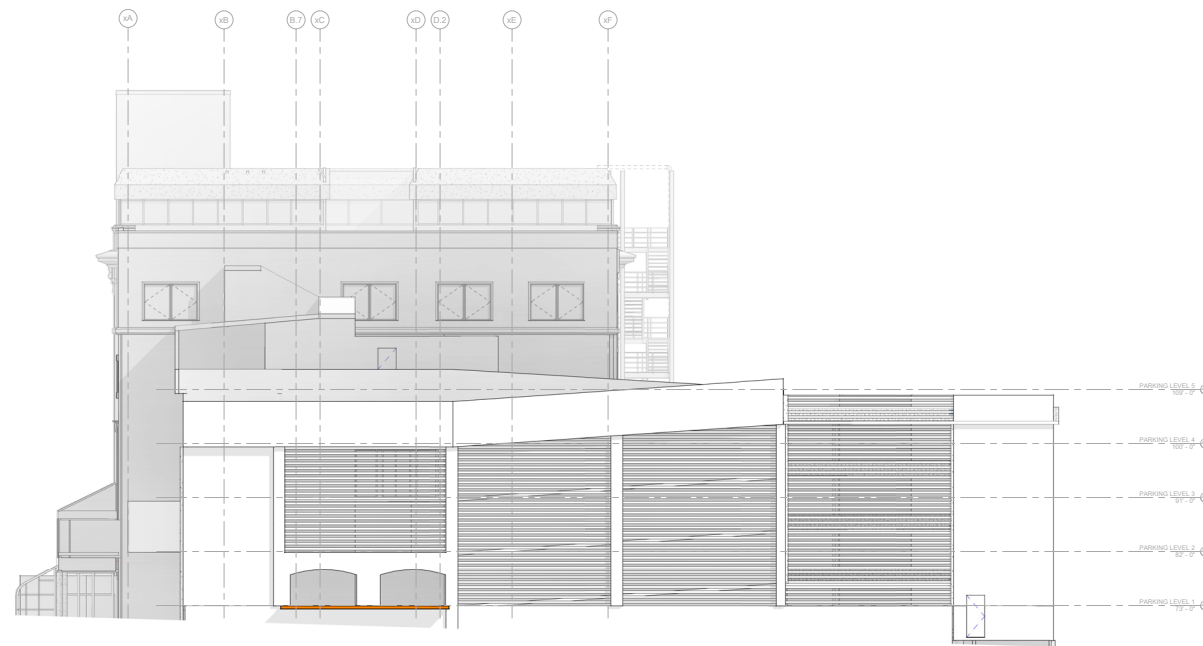
Proposed Color Elevation - West Elevation

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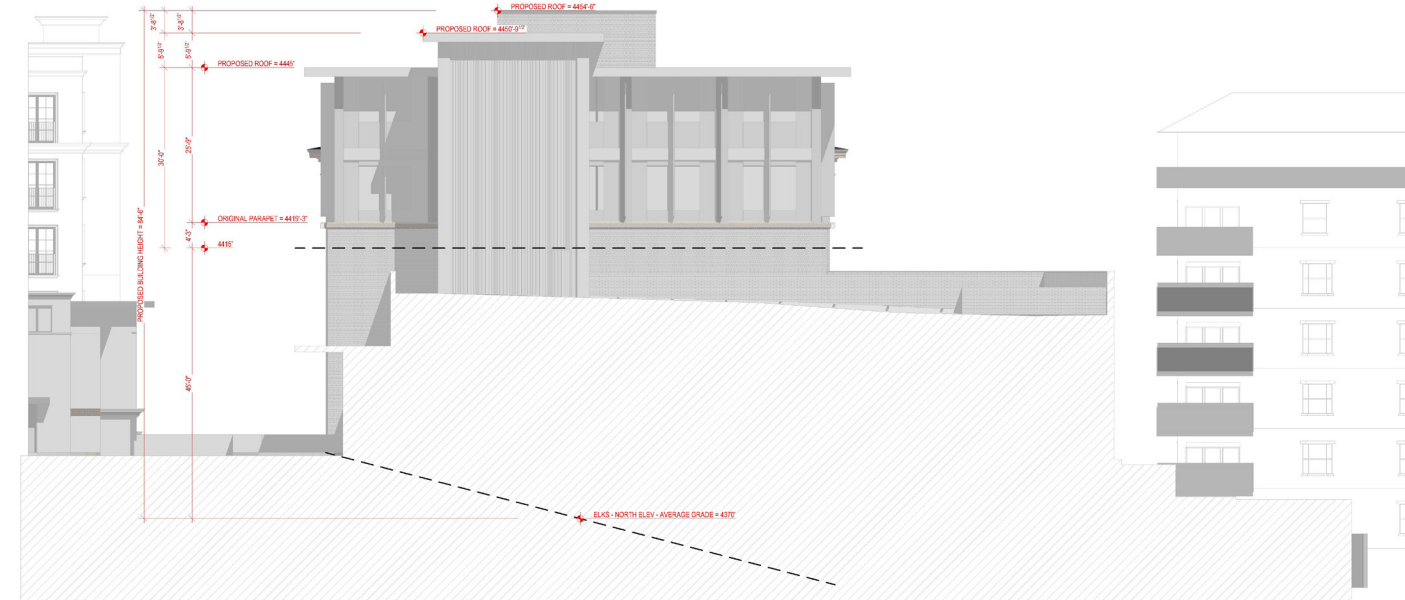
Elks Building Original Design 1923 - North Elevation



Current Elks Building in 2020 - North Elevation

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Proposed Dimensioned Elevation - North Elevation

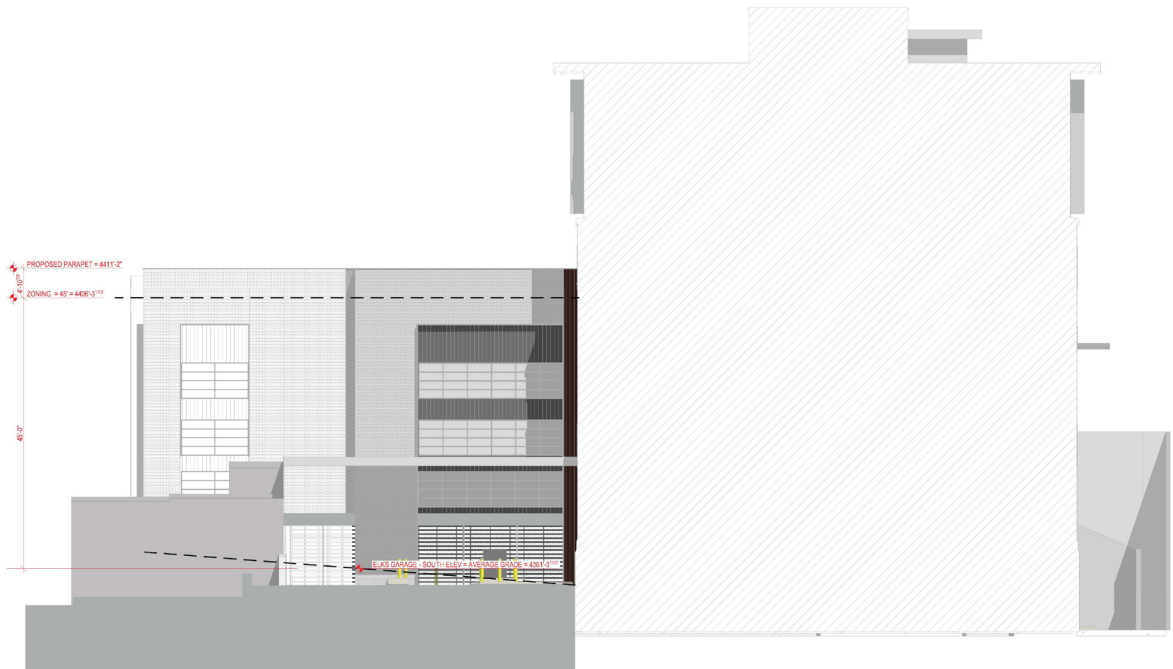


Proposed Color Elevation - North Elevation

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Proposed Dimensioned Elevation - South Elevation at Garage



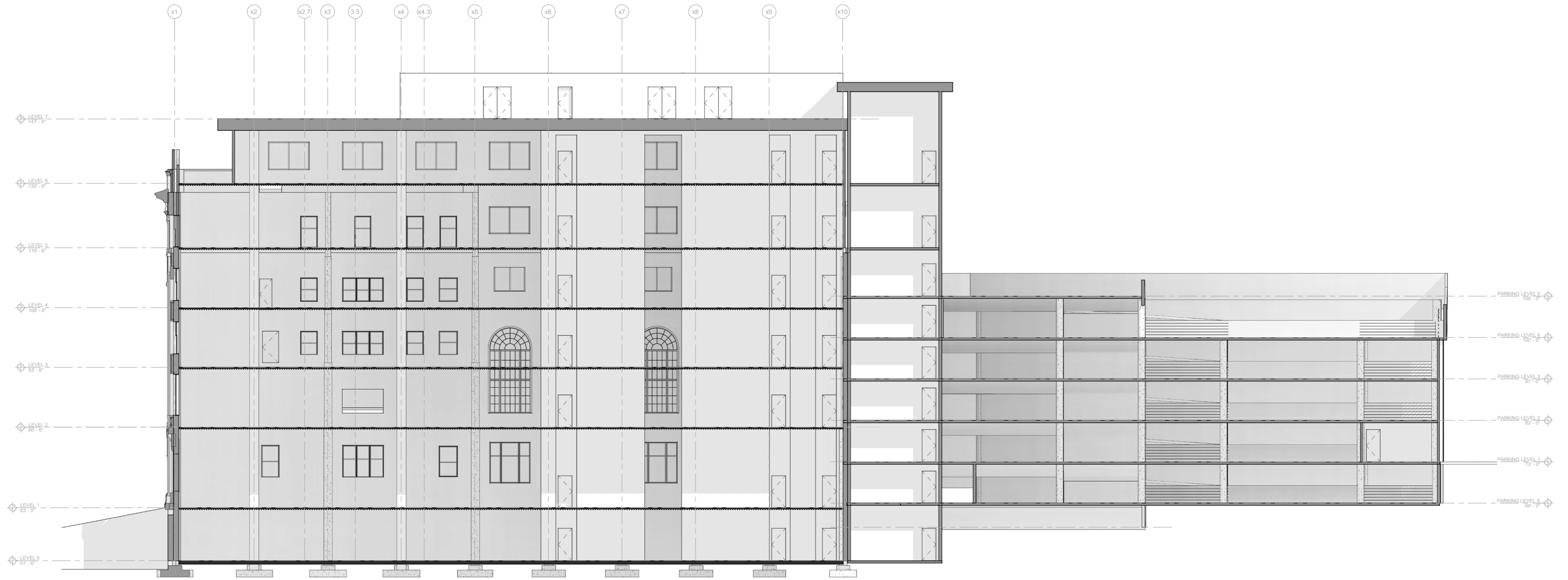
Proposed Color Elevation - South Elevation at Garage

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Proposed Elks Building - Section thru North/South

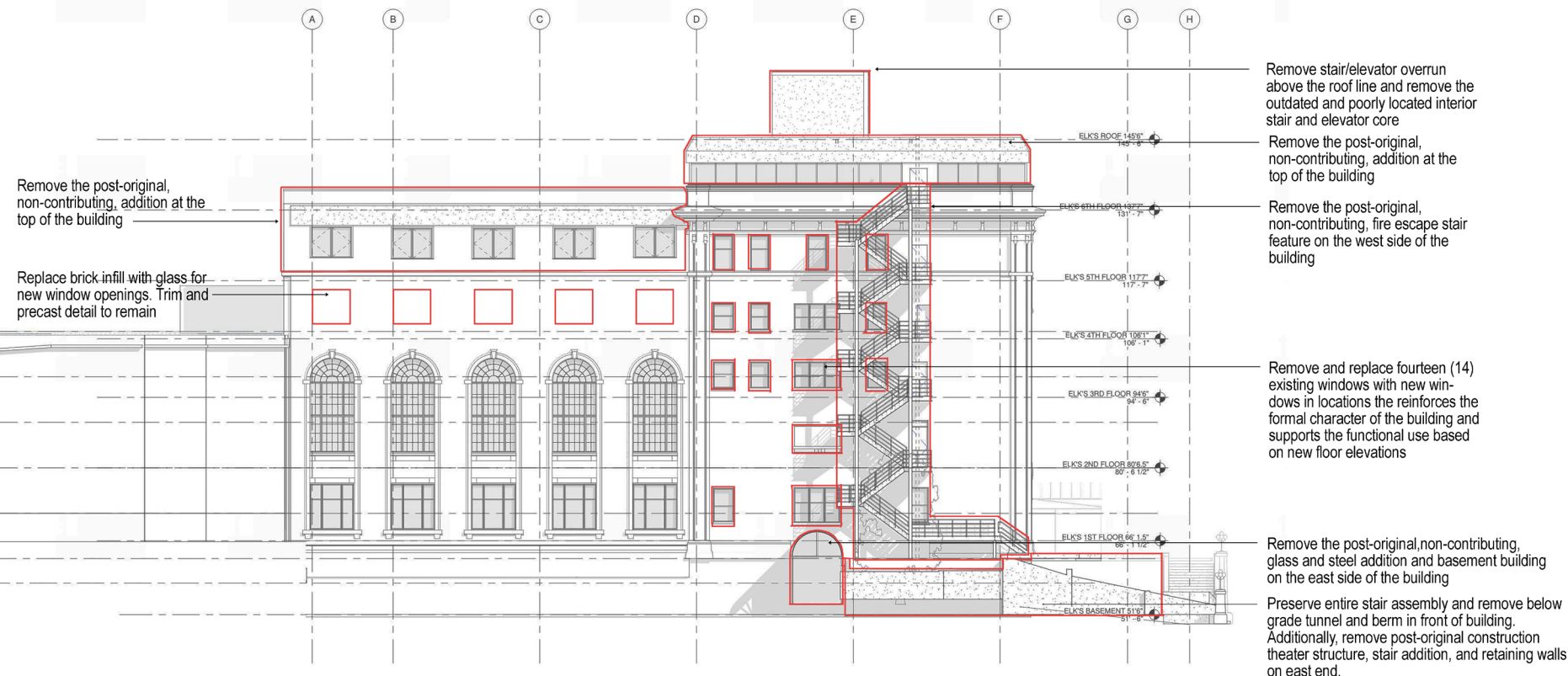
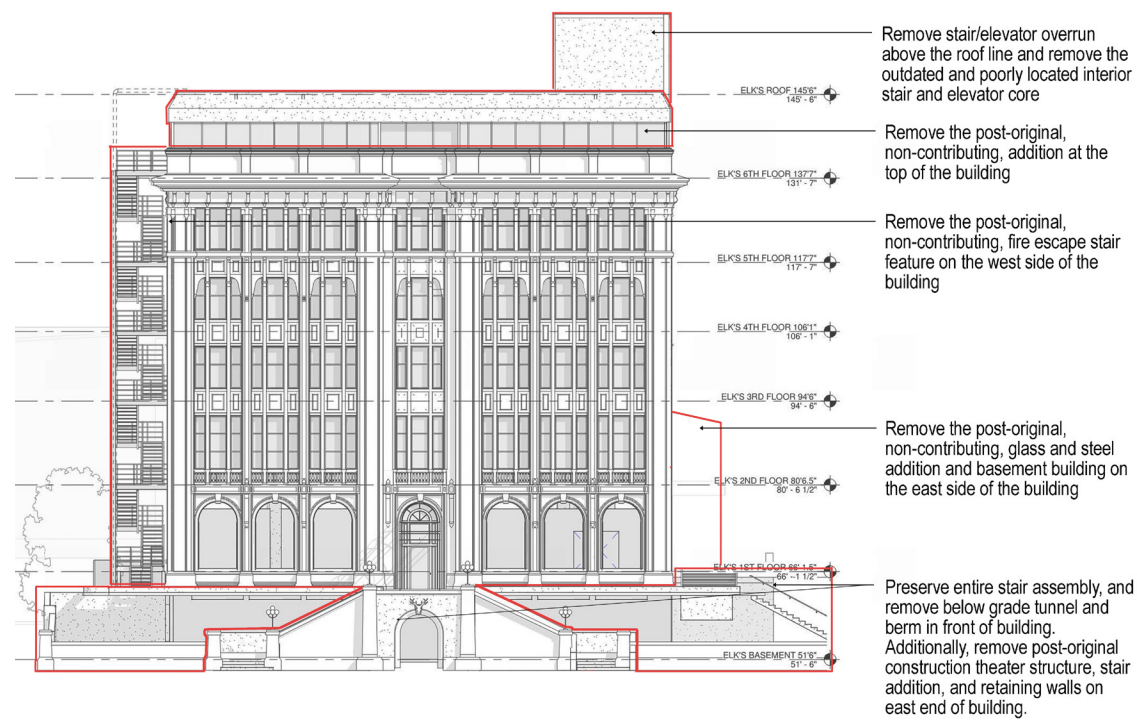
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Elks Building - Proposed Alterations to Existing Building

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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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Perspective Views of Proposed Elks Building and Garage

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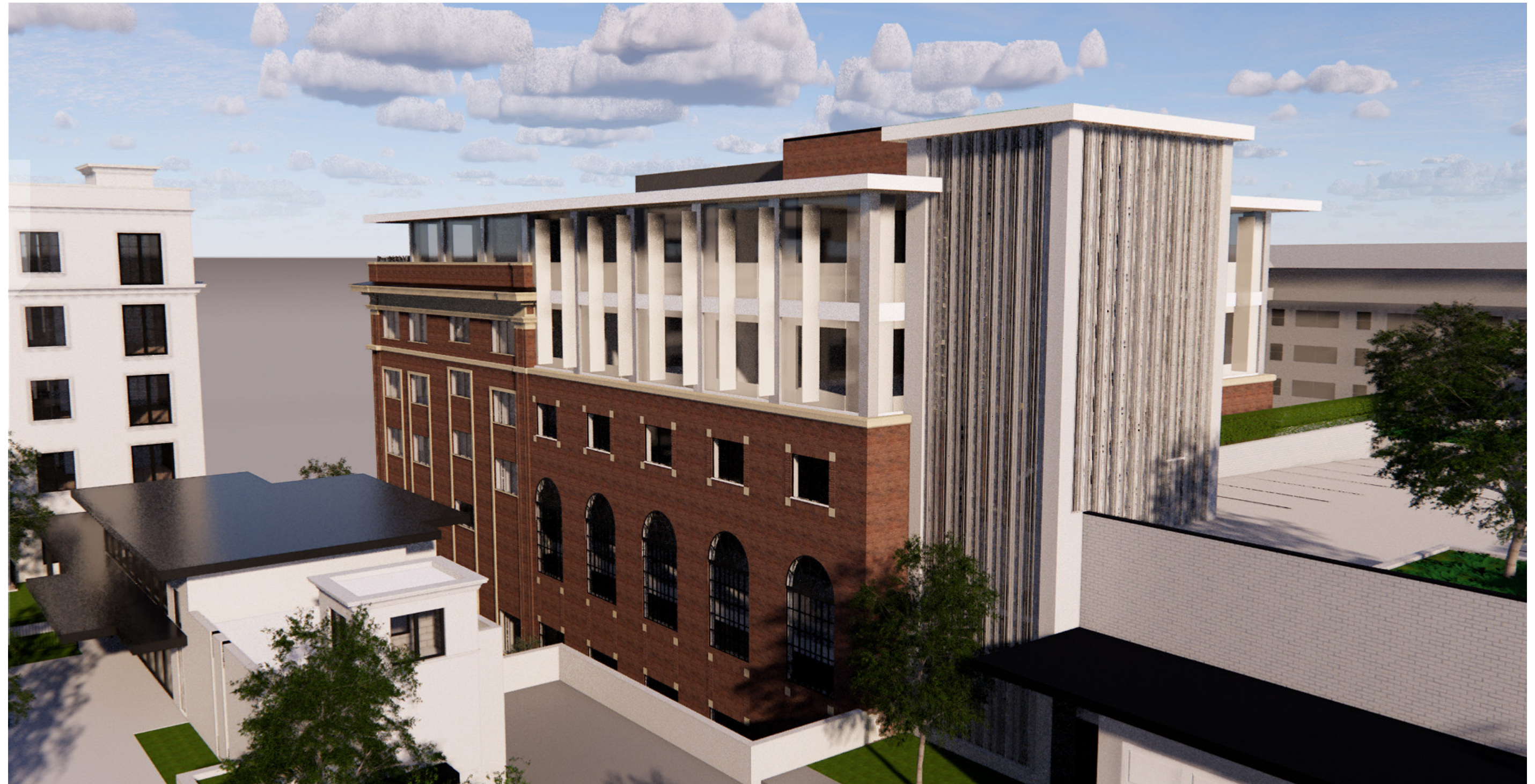
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Perspective Views of Proposed Elks Building and Garage

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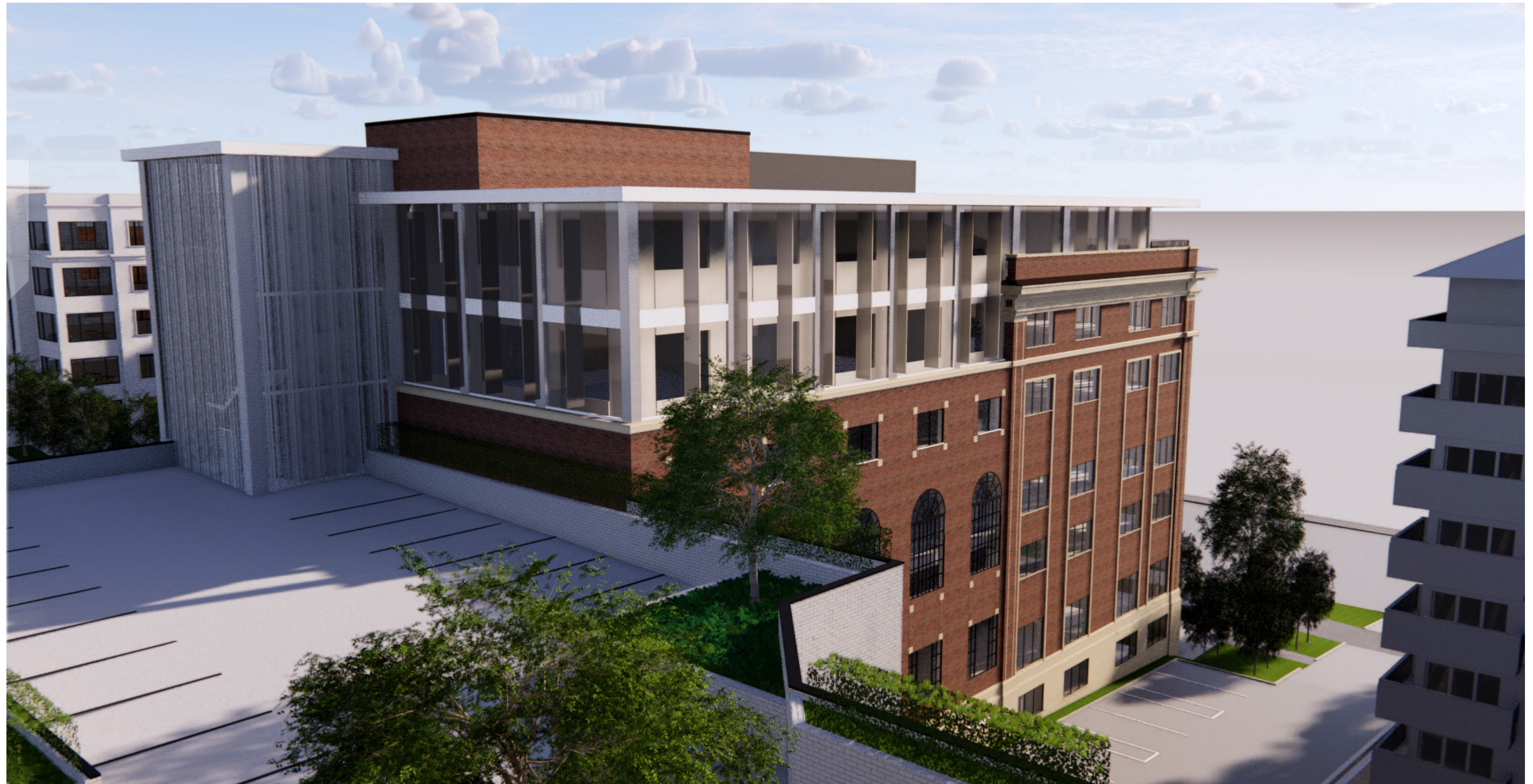
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Perspective Views of Proposed Elks Building and Garage

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