

**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.



Part 2: The Elks Building and Garage

**Elks Block Redevelopment**

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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**

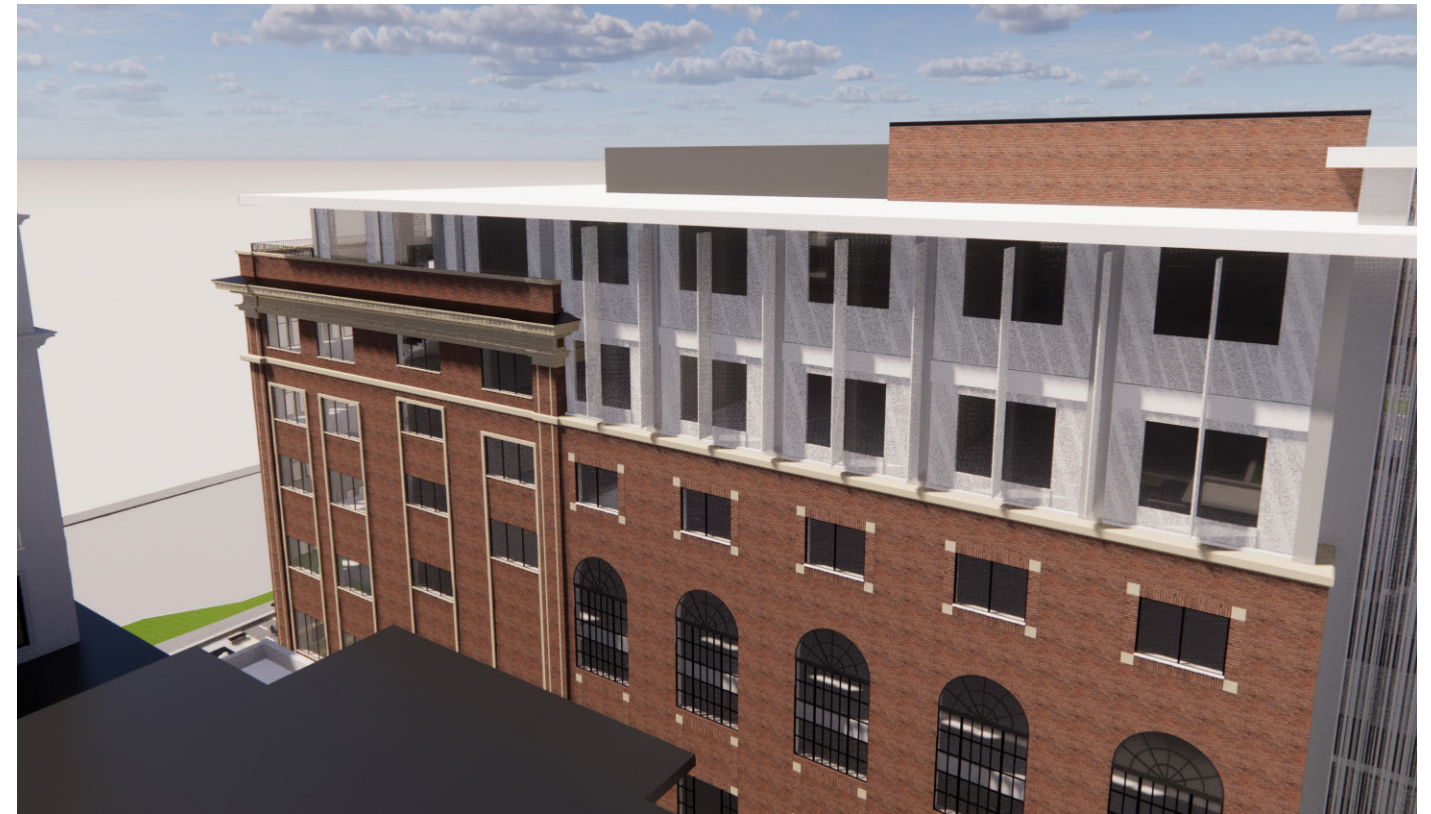
The original building was design prior to ADA mandates. The current building design does not comply with ADA mandates as required by law. The proposed design for the Elks Building brings the building into conformance with ADA law and makes the building fully accessible.

**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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