

# **ATTACHMENT J: PUBLIC PROCESS AND COMMENTS**

---

## **Meetings**

The following is a list of meetings that have been held, and other public input opportunities, related to the proposed project.

**Greater Avenues Community Council** – The applicant presented the proposal to the GACC on June 2, 2021. GACC provided written comment in a letter sent to Staff (attached).

Planning Staff sent a letter outlining the proposal and soliciting input to the chairs of the Capitol Hill Neighborhood Council, the Downtown Community Council, the Central City Community Council in addition to the GACC. Staff received no comments or questions from representatives of these community councils.

## **Public Notice**

**Early Notification of a Proposal Received by the City** – An early notification letter was mailed March 20, 2021, to all property owners and residents within 300 feet of the subject property, with information on how to obtain the project narrative and plans on the Citizen’s Access Portal and/or how to contact Planning Staff for information. Approximately 250 notices were sent.

**Notice of HLC Work Session** – A notification was mailed on February 18, 2021, to all property owners and residents within 300 feet of the subject property, with information regarding the Work Session on March 3, 2021. Approximately 250 notices were sent.

**Notice of Second HLC Work Session** – A notification was mailed on March 18, 2021, to all property owners and residents within 300 feet of the subject property, with information regarding the Work Session on April 1, 2021. Approximately 250 notices were sent.

**Notice of the July 15<sup>th</sup> Historic Landmark Commission public hearing for the proposal include:**

- Notices mailed on July 1, 2021.
- Property posted on July 2, 2021.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on July 1, 2021

**Notice of the October 14<sup>th</sup> Historic Landmark Commission public hearing for the proposal include:**

- Notices mailed on September 30, 2021.
- Property posted on September 30, 2021.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on September 29, 2021

## **Public Comment**

The Historic Landmark Commission received both written and in-person comments at its July 15, 2021 meeting. Copies of the comments were added to the record.

Preservation Utah, the non-profit advocacy group for historic preservation statewide, provided

Staff with a letter dated September 10, 2021 endorsing the revised front entry design being reviewed at this meeting. (Attachment J1)

Comments received after the publication date will be included in the final meeting materials.



September 16, 2021

Mr. Nelson Knight  
Salt Lake City Planning Division  
451 S State St  
Salt Lake City, UT 84111

Dear Mr. Knight,

This letter is written in support of the most recent proposal submitted to the Salt Lake Planning Division by Property Reserve Inc. (PRI) for the redevelopment of the historic Elks Building located at 139 East South Temple. Specifically, this letter expresses Preservation Utah's approval of PRI's proposed approach to the berm, retaining wall, and staircase along the Elk's Building's façade. This latest proposal involves removing the berm and much of the retaining wall along the building's front. The removal of this berm and wall allows the Elks Building's façade to extend down to sidewalk level and will provide space for a plaza. The plaza itself will be framed by the historic Elk's Building staircase which, per this proposal, will be disconnected from the building but otherwise retained. The staircase's stone cladding will be restored, its concrete risers will be repoured, and its top landing paved with glass panels, allowing light to enter a seating and interpretive area where the Elks Building's tunnel entrance once existed.

This proposal for the Elks Building was generated from a series of meetings held between PRI and Preservation Utah. These meetings have resulted in an approach to the redevelopment of the Elks Building that honors the intents of that building's original architects while making the building work for new purposes. In this proposal, the Elks Building's staircase, a primary character-defining feature, continues to denominate the building and shape the experience of those who interact with it. This proposal arguably makes the stairway an even more pronounced Elks Building feature through its transformation from a space of transition into a destination in and of itself. The stairway will become a unique gathering space, essentially a series of decks connected to each other via flights of stairs, and combine the old (weather-worn stones, decorative carvings, and period-appropriate light fixtures) with the new (glass railings and a glass floor on the upper landing) to create a type of interactive structure cum sculpture heretofore unseen in Salt Lake City.

People  
Preserving  
Places.

Signage and interpretation installed on the staircase by PRI will provide passersby insight into the Elks Building's history, architects, and form.

We thank PRI for including Preservation Utah in the discussions that generated this new proposal. We likewise thank PRI for accounting for historic preservation in the larger Elks Block redevelopment proposal which includes the retention of the Elks Block staircase as well as the retention and restoration of several historic properties along First Avenue. Individually and collectively, these various restoration efforts reflect positively on Salt Lake City's historic preservation efforts. Consequently, we ask that the Salt Lake City Historic Landmarks Commission approve the entire Elks Block proposal. I will happily address any questions generated by this letter from the Salt Lake Planning Department or from members of the general public. I likewise look forward to contributing to the discussion regarding the Elks Block Proposal at the next landmarks commission meeting in which this proposal is addressed.

Sincerely,

A handwritten signature in black ink, appearing to read "David Amott", with a stylized flourish at the end.

David Amott, Ph.D.  
Executive Director

[david@preservationutah.org](mailto:david@preservationutah.org)  
801-971-4808

**From:** JAMES W OGILVIE  
**To:** [Knight, Nelson; Historic Landmark Comments](#)  
**Subject:** (EXTERNAL) Alterations of the Elks Building PLNHLC2020-00816  
**Date:** Monday, October 4, 2021 12:44:15 PM

---

Mr. Knight,

As a resident of downtown SLC, I urge you to advocate for approval of the special exception for the Elks Building. At present it sits unused with no contribution of the downtown community. Housing at all levels is in desperate need and disallowing alterations in the Elks Building would be a shameful waste of resources. Preserving historic buildings is important to our city and creating mixed housing in this structure is fitting for our present needs and a tribute to our history.

Many new apartment buildings have been erected lately in our city. Their generic designs add little to the historical feel of Salt Lake City. In addition to providing tax revenue for our city, an Elks Building converted to living spaces would accomplish both practical and esthetic goals.

Allowing this beautiful building to remain fallow would be a travesty.

James Ogilvie

SLC, UT 84103