

February 21, 2019

**ADMINISTRATIVE DETERMINATION OF A
NONCONFORMING USE
DECISION AND FINDINGS
PLNZAD2019-00171**



REQUEST:

A request for a Determination of Nonconforming Use for three dwelling units at 365 Quince Street. The subject parcel is located in the SR-1A (Special Development Pattern Residential) zoning district.

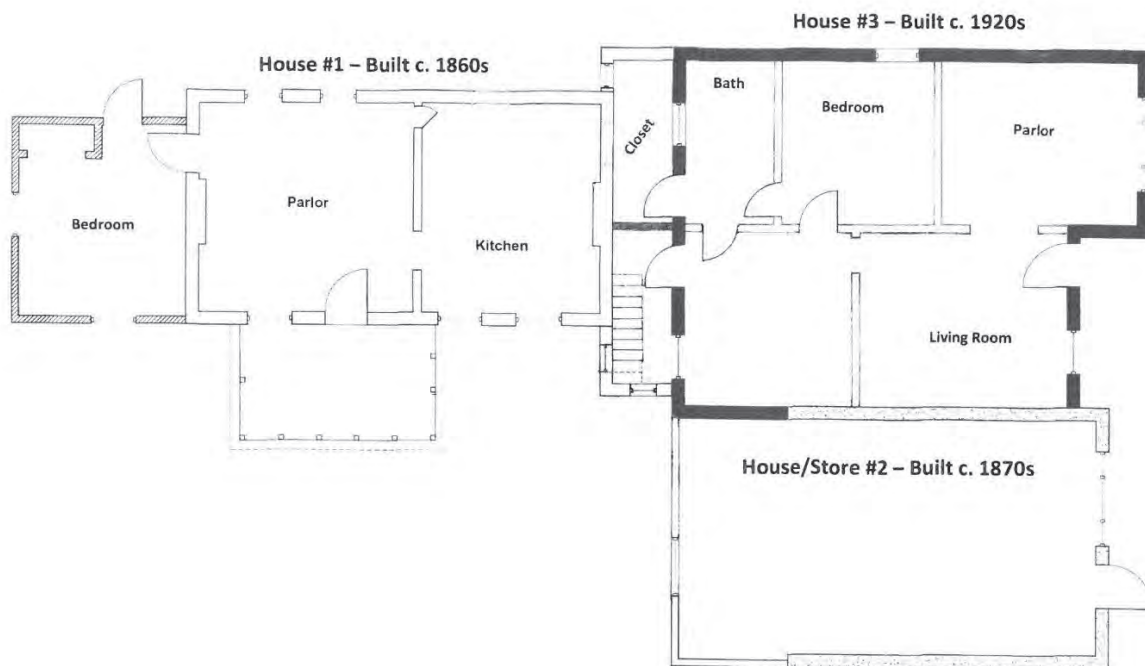
DECISION:

Based on the provisions of the Zoning Ordinance section 21A.38.040.E, planning records, and the documentation submitted by the applicant, the Zoning Administrator finds that three dwelling units at 365 Quince Street constitute a legal nonconforming use.

BACKGROUND:

The property at 365 Quince Street is approximately 9,066 square feet with a lot width of approximately 55 feet. The site developed over time and currently includes the following structures:

- The house at the rear (unit 1) was built in the 1870s or possibly earlier. (see Attachment A – Capitol Hill Historic District Reconnaissance Survey)
- The southern structure facing Quince Street (unit 2) was likely built as a store before 1915¹. (see Attachment B – Sanborn Maps and Attachment C – Polk Directory). Building permit records indicate that a dwelling unit was established in the basement between 1947 and 1951. The northern structure facing Quince Street (unit #3) is a dwelling built in 1921. (see Attachment D – Building Permit Information)



¹ The 1898 Sanborn map shows the structure as 363 Quince Street and on the 1915 Polk directory it is listed as a grocery store.



Zoning History

This property was zoned B-2 at the time Salt Lake City's first zoning ordinance was adopted in September 1927. The B-2 district allowed multi-family residential units, but did not allow for a retail store. At this time, the store became a legal nonconforming use. The B-2 zoning standards would have allowed three dwelling units on this site.

In 1955 the B-2 district was eliminated and the zoning designation of the property changed to the R-6 (Multiple Family Dwellings) zoning district. The R-6 district allowed for three dwelling units. In 1986 the zoning changed from R-6 to R-2 (single-family and two family dwellings). The R-2 district no longer allowed for three dwelling units. After the 1995 Zoning Rewrite the zoning designation of this property changed to SR-1 (Special Development Pattern Residential) which allowed single- and two-family dwellings. This property is currently zoned SR-1A which allows single- and two-family dwellings.

Change from Store to Living Space

Between 1947 and 1950, the city granted building permits (see Attachment D – Building Permit Information) for a new bathroom, new furnace and new meter at 365 Quince Street. The property owners at the time were Andrew and Maude Kirby, and according to their daughter's account the store was abandoned after her parents got a divorce around that time.

When unit 2 was used as a store, the basement of the unit was used as a kitchen for baking goods. The building permits issued between 1947 and 1950 imply that the unit was transformed into a dwelling unit. At this time, the B-2 district required 4,000 square feet of lot area for 3 dwelling units. The lot contains over 9,000 square feet and the 3 dwelling units would have been considered as a conforming use. Although the store was converted to a dwelling unit in or before 1950, the dwelling unit was not rented until sometime in the 1990s after it was sold to Eric Murdock. According to the accounts of the adjacent neighbor, Polly Hart (see Attachment E – Polly Hart's Email), and a previous resident and owner, Christian Macias (see Attachment F – Christian Macias' Letter), the three units were used on and off as both rental units and the primary residence to the owner.

2007 Unit Legalization Approval

David Pettigrew bought the property from Eric Murdock and in 2007 requested Salt Lake City to legalize the property as three dwelling units (see Attachment G – 2007 Unit Legalization). Salt Lake City approved the request with conditions. The approval was based on implied building permits from the late 1940s and early 1950s. However, the conditions were never completed and the approval was not finalized.

FINDINGS:

1. There is documentation that this property is comprised of three separate dwelling units. Unit 1 was established before 1870, unit 2 was established sometime before 1915 as a store and the basement was converted to a dwelling unit between 1947 and 1950, and unit 3 was built in 1921.
2. In 2007 Salt Lake City approved three dwelling units at this site through the unit legalization process with implied permits. However, building services and the licensing division did not certify the approval because the property owner did not follow through with the approval conditions to demonstrate substantial compliance with life and safety codes.

2007 Salt Lake City Zoning Ordinance

21A.52.100: Specific Conditions for Certain Special Exceptions:

E. Legalization of Excess Dwelling Units

2. Required Findings

d. Required Findings for Excess Dwelling Units with Implied Permit:

- i. The units were constructed and continuously operated before April 12, 1995, with an implied permit; and
- ii. The building services and licensing division has certified:
 - A. Substantial compliance with life and safety codes,
 - B. That all nondimensional zoning violations have been corrected, and
 - C. That off-street parking has been hard surfaced and that, to the extent space is available on the property, the parking standards applicable on the date of the implied permit have been complied with.

3. This property was considered a nonconforming use because the store was not an allowed use in the B-2 district. But in the early 1950s, when the basement of the store was converted to a dwelling unit the property became conforming because the B-2 district required 4,000 square feet for 3 dwelling units and this lot is approximately 9,000 square feet.
4. The three dwelling units do not comply with the current SR-1A zoning regulations because the SR-1A does not allow more than two dwelling units on one parcel. However, the nonconforming use (3 dwelling units in the SR-1A) is allowed to continue according to Section 21A.38.010B of the Salt Lake Zoning Ordinance:

Salt Lake City Zoning Ordinance

21A.38.010B: Intent

The intent of this chapter (Nonconforming Uses and Noncomplying Structures) is to allow continued use of legal nonconforming uses, noncomplying structures and legal conforming dwellings, while at the same time protecting existing conforming development within the community. Certain nonconformities are permissible as is their continued use so long as in their particular location they are not detrimental to the surrounding neighborhood. Nonconforming uses that are determined to create a nuisance or are a potential hazard to a community or neighborhood may be eliminated through amortization.

5. The buildings were always physically separated. Unit 2 was not physically incorporated into the other units.
6. Even though unit 2 was not rented out until much later, its use as a dwelling, specifically the basement, was established with the implied building permits issued between 1947 and 1950. After 1956 the Polk Directory stops listing a store at this location. At that time, the zoning of the property was R-6 which allowed for three dwelling units in one parcel.

In view of the findings above the Zoning Administrator finds that the three dwelling units at 365 Quince Street are a legal nonconforming use.

If you have any questions regarding this interpretation please contact Katia Pace at (801) 535-6354 or by email at katia.pace@slcgov.com.

ATTACHMENTS:

Attachment A – Capitol Hill Historic District Reconnaissance Survey

Attachment B – Sanborn Maps

Attachment C – Photos

Attachment D – Polk Directory Information

Attachment E – Building Permit Information

Attachment F – Polly Hart's Email

Attachment G – Christhian Macias' Letter

Attachment H – 2007 Unit Legalization

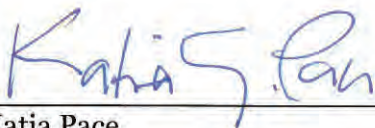
APPEAL PROCESS:

An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Division and shall specify the decision appealed and the reasons the appellant claims the decision to be in error. Applications for appeals are located on the Planning Division website at <https://www.slc.gov/planning/applications/> along with information about the applicable fee. Appeals may be filed in person or by mail at:

| | |
|--|--|
| In Person: Salt Lake City Corp Planning Counter 451 S State Street, Room 215 Salt Lake City, UT | US Mail: Salt Lake City Corp Planning Counter PO Box 145471 Salt Lake City, UT 84114-5417 |
|--|--|

NOTICE:

Please be advised that a determination finding a particular use to be a permitted use or a conditional use shall not authorize the establishment of such use nor the development, construction, reconstruction, alteration, or moving of any building or structure. It shall merely authorize the preparation, filing, and processing of applications for any approvals and permits that may be required by the codes and ordinances of the City including, but not limited to, a zoning certificate, a building permit, and a certificate of occupancy, subdivision approval, and a site plan approval.



Katia Pace
Principal Planner

cc: Nick Norris, Planning Director
Joel Paterson, Zoning Administrator
Greg Mikolash, Development Review Supervisor
Posted to Web
Applicable Recognized Organizations

Attachment A – Capitol Hill Historic District Reconnaissance Survey

Street Address: 365 Quince

Site No:

Architect/Builder: /E.N. Whitman, & N. Squires

Building Materials: adobe; brick; concrete

Building Type/Style: see below

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

The structure at 365 Quince Street is a combination of three separate buildings. That the flanking dwellings are quite early is documented by their materials, siting and form. The western portion was originally a single family home. Its scale and proportions, gable roof, end chimney, rectangular plan and two over two windows mark it as an early vernacular home. It faced east originally, suggesting a building date earlier than the street organization. Also early is a single story, gable-roofed adobe cabin, whose original configuration is obscured by late vertical wood siding (east elevation) and asphalt siding (south elevation). Connecting the two vernacular buildings is a flat-roofed, brick commercial style structure of one-story whose porch elements have been altered. This structure dates from 1910 and probably housed a local business at one time. The total group documents the changing character of the neighborhood.

Diana Johnson

Statement of Historical Significance:

Construction Date: c.1870

The structure now identified as 365 Quince, comprises two nineteenth century structures joined to a central structure built between 1911 and 1930. The rear wing appears to have been built first. John Flower, early owner of most of lot 5 had lived on the north side of the lot at 175 W 400 N until divorced from his wife Ann in 1875. City directories show her in residence at 365 Quince by the late 1870's, but the house may be considerably older. This house was set well back from the street and faces south rather than east into the street. The south wing of the present structure was of adobe construction and its location and size suggest a neighborhood store.

John Flower was a shoemaker and later a teamster on the Temple Block. He married Mary Hughes about 1874. She was born in Torton, Somersetshire, England, September 1, 1833 and came to Utah in 1872. A member of the LDS Church, she was active in Relief Society Work. She died in 1909 and her son John F. Flower lived there until 1912.

Subsequent owners through 1940:

1912-1913 Harriet C. Jensen

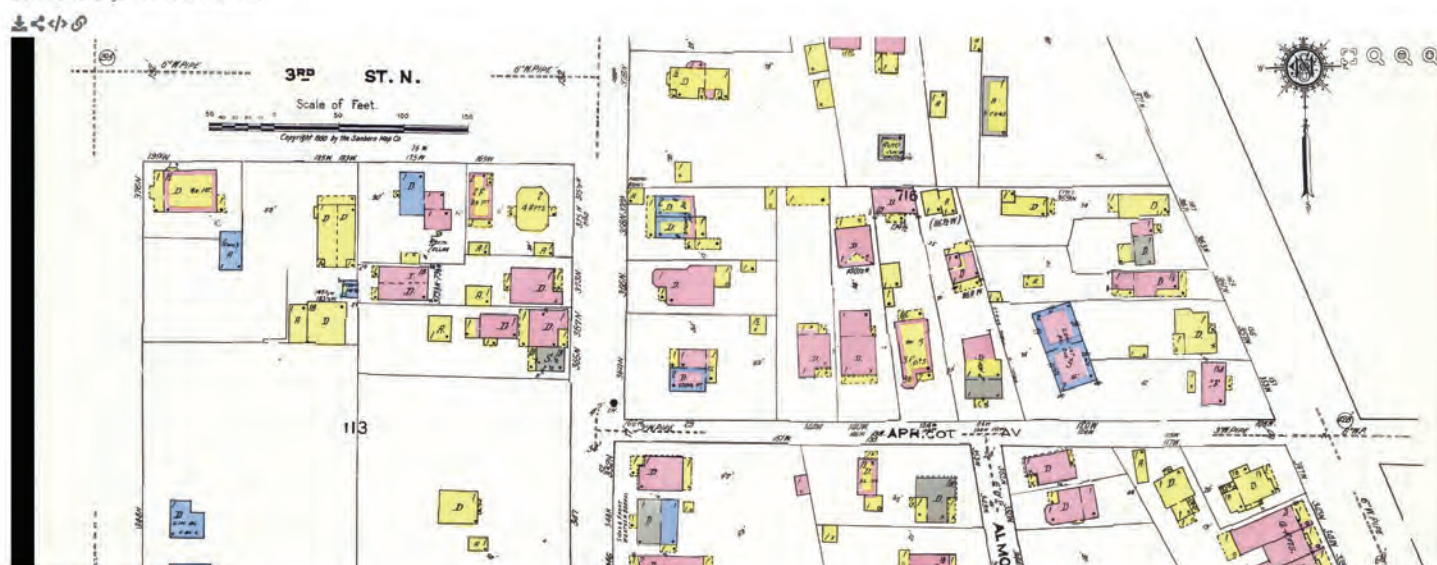
1913-1914 Beneficial Life Insurance

1914-1938 Karen Marie Thygesen, Henry A. Thygesen

The third central element of the house was built in 1921 by John M. Thygesen. This one-story brick structure bears the remnants of a name tablet, "Mountain View" high on its east wall. Thygesen was born in Ikst, Denmark, in 1860 to Rasmus and Marie Thygesen. He came to Utah in 1900, settling first in Brigham City and then moving in 1907 to Salt Lake City. He worked as a laborer and operated a grocery at 336 Almond before buying this property in 1914. He and his wife Karen Marie operated a grocery at 363 Quince until his death in 1935. The property was sold to the Intermountain Bank in 1938.

Attachment B – Sanborn Maps

Salt Lake City, 1950: Sheet 027



[Request archival file or update item information](#)

| | |
|-------------------------|---|
| Map Color Key | The COLOR KEY for the maps is 1) YELLOW are frame; 2) RED are brick; 3) BLUE are stone; 4) GRAY are iron; and 5) BROWN are adobe/fire-proof. See the complete key here: http://content.lib.utah.edu/cdm3/e/details.php?id=0 |
| Spatial Coverage | Salt Lake City, Utah |
| Date | 1950 |
| Title | Salt Lake City, 1950: Sheet 027 |
| Street Names | 100 West; First West; 300 North; Third North; 400 North; Fourth North; Quince; Apricot; Almond; Center; Main |
| Business/Building Names | Washington Public School; Washington Elementary School |
| Creator | Sanborn, D. A. (Daniel Alfred). -1883 |
| Subject | Sanborn Fire Insurance Maps; maps; urban development; city planning |

Attachment C – Photos

08-36-282-015-











Attachment D – Polk Directory Information

1915



UTAH CONSERVATORY OF MUSIC
TEMPLETON BUILDING
PHONE WAS. 2100

EXCLUSIVE
STYLES



THE BEST
MATERIALS

970 THO R. L. POLK & CO'S THO

MODEL STEAM LAUNDRY

244 W. 2nd North St. Phone Exchange 620

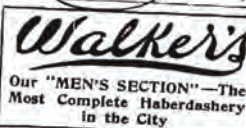
Thorn Vera R. b 803 S 1st West.
Wm S. r 366 Thoro pl.
Thornberg Alma P (A P Thornberg S C
Wks), r 661 E 12th South.
**THORNBURG A P STEAM CARPET CLEAN-
ING WORKS** (A P Thornburg), Car-
pets Rented and Relaid, First Class
Work Done on Short Notice and Guar-
anteed, Posters Renovated, 357 E 9th
South, Tel. Hy 1006 and 1034.
Virgil F. clar. b 861 E 19th South.
Thornburg Bernt F. r 394 4th East.
Chauncey, student, b 1068 4th East.
Emma J. clk Z C M I, b 324 4th East.
Frank B. mining, r 1068 4th East.
Gordon, opr. b 1068 4th East.
Jone T. clk Utah Gas & Co, b 1068
4th East.
Louise, student, b 1068 4th East.
Margt R. b 224 4th East.
Robt. opr Jitney Theatre, b 1068 4th
East.
Thornblad Alvin O. student, b Sandy.
Erlie V. student, b Sandy.
Jos. farmer, r Sandy.
Clot. C. farmer, r Sandy.
Wilford T. farmer, b Sandy.
Thorne, sec also
Cora, student, b 1333 E 4th South.
Edw S. rms 80 E 6th South.
Frank G. student, b 729 Park.
John F. cann H L & T Co, r 1014 W 3d
North.
Leo, r 150 W 5th South.
Peter, driver Armour & Co, r 150 W
5th South.
Wm. Alfr Keith-O'Brien Co, r rear 135
W 5th South.
Thornblad Adeline H. trmr L & A Simon
Co, b 6 Verpoer av.
Alex L. driver S L C Brew Co, r 1018
E 7th South.
Mrs Anna M, r 546 Post.
Chas E. trmr Elgie Trades Council, r
1436 Richards.
C Victor, sec-treas Thornton Co, r 376
E 7th South.
Elmer, r opp. b 546 Post.
Geo W. driver Model Cing & Dye Wks,
b 546 Post.
Grace, moved to Peoria, Ill.
Marriet (wid David), r 6 Verpoer av.
Hilda M, clk J H H Franklin Co, b 6

THORNTON H N CO, H Newton Thornton
Mgr. C Victor Thornton Sec and Treas,
General Contractors and Engineers,
376 E 7th South, Tel. Hy 5013.
Hene, student, b 1018 Euclid av.
Jed A. pumpmn Magna Plant, r Garfield.
Maude A, mkr L & A Simon Co, b 6
Verpoer av.
Oliver G (Western Coffee House), rms
212 W 1st South.
Orrin (wid Lyman F), b 1958 W 1st
South.
O T (Wassatch Coffee Hse), rms Orpheum
Hotel.
Wm. mining, 24 Walker Bros Bank Bldg.
r same.
Thorpe Andw L. patrol, r 426 K.
Dennis, hopper Auerbach's, b 31 9d
East.
Geo W. emp Utah Liquor Co, r 913
Goodhue.
Harold, student, b St Mark's Hotel.
Herman F. drftsmn, r 727 E 8th South.
John, chtmkr, rms 176 W 3d South.
Joe G. weigber R M S, rms New Grand
Hotel.
Lydia (wid Jeremiah), r 337 Roosevelt
av.
Ole C. mach Brunswick-B Co, r 175
W 3d South.
Spray W. lab, r 31 2d East.
Sylvester W. emp Elmhurst Theatre, rms
31 2d East.
Walter D. driver Utah Liquor Co, b
313 Goodhue.
Thornell Josephine (wid J Peter), rms 325
E 4th South.
Thorsen Anna (wid Hans N), rms 2 Cart-
wright Ct.
Edgar, student, b 1278 E 10th South.
Jos A. drvr Robby Sultorium, r 12 Va-
ford Apts.
Mrs Leona, clk Hudson Bay Fur Co, b
12 Oxford Apts.
Thorsen Mrs Jessie, rms 778 W 3d North.
Thos, mlinr, r Pleasant Green.
Thorstensen John A (wid Martin), stu-
dent, 1457 Indiana av, r same.
Martin, died Apr 14, 1915, aged 75.
Thorstenson Alfred E. mkr Z C M I, b 751
3d East.
Andw T. frmn First Dept, b 751 3d
East.
Caroline (wid Andw), r 751 3d East.
Thorton Wm, reporter, rms 24 S 1st West.
Thorum Alfonso, student, b Minnie Thorum.
Elmer, student, b Minnie Thorum.
Minnie (wid Christian), r 19th South b
2d East.
Orlando, farmer, b Minnie Thorum.
Reho C. lab G S Co, r 953 S West Tre-
ble.
Rocle, student, b Minnie Thorum.
Thorp Alvin T. slsrm Z C M I, r 1428



THO SALT LAKE CITY DIRECTORY-1915 TIC 971

Thorp Eugene R. student, b 1570 11th
East.
Eva B, clk J T Thorup, b 737 E 7th
South.
Gardie, clk Paris Mtry Co, b 775 E
12th South.
Grover, student, b 737 E 7th South.
Henry J. slsrm Z C M I, b 749 E 7th
South.
Herman P P (Southeastern Florist Co),
r 753 E 8th South.
Hyrum E. painter, r 1470 11th East.
Mrs Jensen J, r 756 E 8th S 10th
John T. gen mdse, 731 E 7th South, r
753 9th East.
THORUP JOSEPH, Mgr Ret Grocery Dept
2 C M I, r 735 9th East, Tel Hy
404-N.
Jos Jr. student, b 735 9th East.
Lawrence S, b 754 E 8th South.
Lizzie B. slsrm, b 754 E 8th South.
Louis H, emp U S L, r 1528 14th East.
Lucille, student, b 735 9th East.
Mabel, tchr Jefferson Schl, b 732 9th
East.
Martha O. student, b 723 10th East.
Rachel H, clk J T Thorup, b 723 9th
South.
Ruth O, b 723 9th East.
Walter L, emp O S L, r 1035 Bryan av.
Wm W. clk Z C M I, r 1050 E 14th
South.
Winifred, student, b 785 9th East.
Zina T. opr Des News, b 756 E 8th
South.
Thousand Springs Power Co, Lafayette
Blvd, sec, 206 Newhouse Bldg.
Travis Gustave, lab Magna Plant, r Gar-
field.
John, lab Magna Plant, r Garfield.
Three Kings Silver M Co, 616 Newhouse
Bldg.
Threlkeld John, r 912 10th East.
John H. painter Kearns Bldg, r 204
12th St.
Threlkeld John, r 14th South bet 3th
and 6th West.
Threlkeld, mech Randall-Dodd Auto Co,
rms 21 Kendall sq.
Wm O. cook Royal Cafe, r 281 Vine
Thum Thum emp Utah Gas & Coke, r 13
Social Hall av.
Vincent, r 12 Social Hall av.
Thum Fred, mkr, r 595 S 2d West.
Thum Fred, slsrm Daynes-Beebe M Co,
r 310 Roosevelt av.
Thum F. slsrm Daynes-Beebe M Co, r
310 Roosevelt av.
Thum F. carp, r 310 Roosevelt av.
Thum Fred A, moved to Spokane.
Thum J. mining, rms 849 E 5d South.
Thum John, r 530 N 1st West.
Thum J. slsrm, b 530 N 1st West.
Thum J. frmn, b 530 N 1st West.
Thum Allen H. student, 1st West.



Our "MEN'S SECTION"—The
Most Complete Haberdashery
in the City

Thurman Elvira E. tchr Poplar Grove Schl,
r 274 M.
Harley H. electn, r 414 E 1st South.
Lucille, tchr Jordan High Schl, b 532
Center.
Michl, clk Realty Hotel.
Paul E. student, b 532 Center.
Richd B. lawyer, 409 Conti Bk, r 1026
E 1st South.
THURMAN SAMUEL R (Thorman Wedg-
wood & Irvine), Lawyer, 1401 Walker
Bank Bldg, Tel Was 712, r 1026 E
1st South, Tel Was 2141-W.
Victor E. moved to Denver, Colo.
Mrs Victoria A, r 532 Center.
THURMAN WEDGWOOD & IRVINE (S R
vne), Attorneys-at-Law, 1401 Walker
Bank Bldg, Tel Was 712.
Thurness Peter, b prmn Century Plg Co,
rms 761 2d East.
Thurston Eugene M, stenog Agency Co,
rms 508 Jefferson.
Lae V. lab, F 4 Gordon ter.
Mrs Selma Murray Lindy Co, F M.
Thygesen John M, street, 345 Quince, r
345 Quince.
Tibbals Wm H. bkpr Bankers Trust Ch, r
345 Quince.
Tibbitts Arline, drftsmn, b 59 11th East.
Ellen C. ass't Pub Libry, b 59 11th East.
Jas L. mining, r 59 11th East.
John A. b 59 11th East.
Phyllis, ass't O E Ellerbeck, b 59 11th
East.
Tibbs Albt C, b 828 Harrison av.
Donald V. student, b 828 Harrison av.
E Morris, clk, b 828 Harrison av.
Jessie E. tchr Ensign Schl, b 828 Har-
rison av.
Josephine M, student, b 828 Harrison
av.
Fry I, b 828 Harrison av.
Perry E. eng Constn Bldg, r 828 Har-
rison av.
Robt P. tmstr, r 903 S 13th West.
Tibby Mrs Annie, r 178 E.
TIRBY BENJAMIN F, Mining Engineer, 420
Judge Bldg, Tel Was 653, r 478 A.
Tel Was 1888-J.

John Holt
All Kinds of
Construction CONTRAC.

1922

ional Detective Agency, Inc.
OF THE HIGHEST CLASS
Bankers Ass'n
Vasatch 3819 Salt Lake City



CLASSIFIED BUSINESS DIRECTORY-1922

1085

Morris Geo 912 Browning av.
Morris G W 279 N 8th West.
Morris R H 861 E 7th So.
Morris J G Gro 778 S West Temple.
Mortensen J D 304 E 4th So.
Mortensen W P Inc 302 E 2d So.
Mossberg E R 1207 S State.
Mounteer John 1028 2d av.
Mudge L I 1008 Harrison av.
Murdoch Gro Co 70 F.
Murray Italian Cash Gro 3 W 48th So.
Murray Meat & Gro Co 5040 S State.
Nelson Eloy 854 Everett.
New Family Gro 1126 S West Temple.
New Growers Mkt 80 W 1st So.
New Sandcrest M & G Co 859 E 9th So.
Newcomer S H 801 S 2d West.
Nichols F W 1726 5th East.
Nielsen H P & Sons 380 W 3d No.
Nikolopoulos P K 345 W 2d So.
Nikolopoulos P N 435 W 2d So.
Ninth East Cash Gro 1589 9th East.
Nott T H 46 E 1st So.
Oatta Geo 2534 S State.
Okl Mitsui 580 W No Temple.
Oldfield J Q 1324 W 8th So.
Oliver Bertha 232 E 8th So.
Oliver Gro 265 W No Temple.
Olson S W 214 W 1st No.
Olson B M 480 6th av.
Olson G F 1595 11th East.
Onequa Gro & Mkt 479 N 10th West.
Onish A Arthur.
Oquirrh Gro & Meat Mkt 373 4th East.
Pacific Gro 435 S 7th W West.
Package Gro Del Co 77 E 2d So.
Palace Gro No 2 303 E 2d So.

Puritan Ice Cream Co, 1249 9th East.
Quamby Gro 1301 9th East.
Quinn M L 1437 Indiana av.
Quince Street Gro 305 Quince.
Rasmussen P C & Sons Midvale.
Rasmussen The 1059 E 21st So.
Reilly C A 114 S 7th West.
Reynolds Andw 39 I.
Rigdon W C 678 E 3d So.
Ricarda Onorino 1157 8th East.
Rugby John 440 S West Temple.
Ruey E J C 1617 9th East.
Rimwood C D 679 7th East.
Riverside Gro 202 S 9th West.
Roniti Ceasar 601 E 21st So.
Rosenthal Jacob 424 S State.
Rudge John 1613 11th East.
Ruey Peter Sandy.
Sainsbury rhos 774 E 8th So.
Sakuma S Co 223 W 1st So.
Sanna M T 2448 7th East.
Sancman R 200 S State.
Saunders Bros 401 E 4th So.
Sebnuk Louis 87 2d av.
Sevlt C at 145 E 4th So.
Second Wd Gro & Mkt 680 5th East.
Service Cash Gro 249 W 3d So.
Seyfarth E J 1533 11th East.
Shamming H J 537 N 1st West.
Shingleton Isaac 278 N 6th West.
Shiprey W T 534 S 4th West.
Shool Boles 577 W 2d So.
Simpson G S 501 E 27th So.
Sims H J 635 3d East.
Sing Kee Co 166 Plum al.
Sixth East Gro 479 6th East.
Sixth Wd Cash Store 504 S 2d West.

Success Gro 701 W 1st So.
Summer Mkt 602 3d East.
Superior Cash Gro 864 S State.
Table Sup Co 88 Q.
Taylor Mrs Maggie 619 S West Temple.
Tedesco Rosina 579 S 2d West.
Telford F J 181 W 8th So.
Temple Gro 180 W So Temple.
Tenth Wd Store 424 8th East.
Thalman John 776 Ashton av.
Thesen Jacob 703 S West Temple.
Thirty-First Wd Store 987 8th East.
Thirty-Fourth Wd Quality Store 380 W
No Temple.
Thirty-Second Wd Cash Store 1224 W 3d
So.
Thomas Rowland 280 S 10th West.
Thompson W S 124 W 1st So.
Townsite Meat & Gro Garfield.
Tracy E A 868 E 2d So.
Tracy L L 578 3d East.
Tucker H J 108 Wentworth av.
Twentieth Wd Co-op Store 463 E So Tem-
ple.
Twenty-Sixth Wd Mkt 702 S 8th West.
Ueda T M 135 W 1st So.
Utah Cash Gro 263 W 2d So.
Utah Fillmore Gro Co 269 W 2d So.
Utah Mkt 433 E 3d So.
Uneda Mkt 173 W So Temple.
United Gro Co 322 S Main.
United States Gro Midvale.
Utah Gro 140 E 2d So and 1610 S State.
Voyles Meat & Gro Co 152 E 2d So.
Waddle N W 1562 10th East.
Walker Mae 379 E 9th So.
Walker Martha 1345 S 2d West.
Walker Nettle Union.

BUSINESS
ADS
1922

Crystallizers
Sugar
MACHINERY
Diffusion
Batteries

SALT
LAKE
IRON
and
STEEL
CO.

1951

QUINCE--Contd
344--Contd

4ΔAnderson Martin A
5(rear)ΔStorkes Betty
6(rear) Manzanares
Margt Mrs

Street continued

347ΔMcGuire Julia B
Mrs ©

348ΔWebb Golden E ©

352 West Julian H

Apricot av ends

364 Pearson Grant S ©

365ΔWylies Cash Grocery
ΔKirby Maude T Mrs
©

rearΔWilkinson Oliver D

366ΔSaxton Jos H

368ΔBabalis Ann Z Mrs ©

370 Kuipers John W

RACKLEY PL--
from 1613 11
1105 Meyer C
1106ΔCurtis D

RAINBOW CIRC
From 4700 E
dr south
4710ΔNelson V
4716ΔChristia
W ©
4720ΔRichard
L ©
4724ΔAntonch
4730ΔWhiting
bsmt Vacant

1955

| | | |
|-----|-------------------------------|--|
| 736 | 352 West Julian H © ΔEL5-8320 | |
| | Runion Chas ΔEL5-9183 | |
| 35 | Apricot av ends | |
| | 364 Pearson Grant S © | |
| 78 | 365 Kirby Maude T Mrs © | |
| | ΔEM3-2007 | |
| 20 | rear Quilter Melvin | |
| | 366 Saxton Jos H © ΔEM4-8731 | |
| 92 | 368 Babalis Ann Z Mrs © | |
| | ΔEM3-8438 | |
| | 370 Wagelaar Johannes H | |
| | ΔEL5-8582 | |
| | 373 Fifield Floyd M ΔEL9-9356 | |
| | rear Baird Dee W | |
| | rear Carling Robt ΔEM4-1460 | |
| | Crigger Sue | |
| | 375 Christensen Werner © | |
| | ΔEL5-1489 | |
| | bsmt Christensen Baldmar | |
| | 378 May Geo E | |
| | 390 Kooyman Frank I © | |
| | ΔEM3-5562 | |
| 3 | 392 Vacant | |

1956

| | | | |
|---|------|---------------------------|--|
| | | Apricot av ends | |
| | 364 | Pearson Grant S © | |
| | 365 | Wylies Cash Grocery | |
| | | ΔEM 4-6677 | |
| | | Kirby Maude T Mrs © | |
| | | ΔEM 3-2007 | |
| | rear | Cruilter Melvin | |
| 3 | 366 | Saxton Jos H © ΔEM 4-8731 | |
| | 368 | Babalis Ann Z Mrs © | |
| | | ΔEM 3-8438 | |
| | 370 | Wagelaar Johannes | |
| | | ΔEL 5-8582 | |

1957

| | | | |
|-----|------|--------------------------|--|
| | | Apricot av ends | |
| 736 | 364 | Pearson Grant S © | |
| | 365 | Kirby Maude T Mrs © | |
| | | ΔEM3-2007 | |
| | rear | Quilter Melvin | |
| | 366 | Saxton Jos H © ΔEM4-8731 | |
| 35 | 368 | Babalis Ann Z Mrs © | |
| 78 | | ΔEM3-8438 | |
| 20 | 370 | Wagelaar Johannes H | |
| 92 | | ΔEL5-8582 | |

1959

| | | | |
|-----|------|-----------------------------------|------------|
| | | Street continued | 3086 |
| | 347 | McGuire Julia B Mrs © Δ EL 5-8137 | 3091 |
| | 348 | Webb Golden E © Δ EL 5-1390 | |
| | 352 | Paul J W Δ EM 4-8297 | |
| | | Apricot av ends | RAM |
| | 364 | Pearson Grant S © | 10 |
| | 365 | Kirby Maude T Mrs © Δ EM 3-2007 | 618 |
| | rear | Call Betty J Mrs Δ EM 3-9906 | 619 |
| | 366 | Saxton Jos H © Δ EM 4-8731 | 623 |
| | 368 | Babalis Ann Z Mrs © Δ EM 3-7037 | 624 |
| | 370 | Vacant | 633 |
| 760 | 373 | McGilvary Geo T Δ EL 9-9528 | 633 |
| 95 | rear | Carling Robt L Δ EM 4-1460 | 65 |
| | | Crigger Sue Δ EM 4-3915 | 65 |
| | | | 65 |

1961

QUINCE-Contd
344 Apts-Contd
4 Olsen Leon M ©
5 Madsen Evan L © ΔEL9-1323
6 Harward Eldon K © ΔEM3-4740
Street continued
347 McGuire Julia B Mrs ©
ΔEL5-8137
348 Webb Golden E © ΔEL5-1390
352 Vacant
Apricot av ends
364 Pearson Grant S ©
365 Kirby Maude T Mrs © ΔEM3-2007
366 Saxton Jos H © ΔEM4-3387
368 Babalis Ann Z Mrs © ΔEM3-7037
370 Bergman Lillian Mrs
373 Hatch Adelbert ©
rear Payne LeRoy

1963

40
3
st 2d
7
Street continued
347 McGuire Julia B Mrs ©.
EL5-8137
348 Webb Golden E © EL5-1390
352 McKendrick Martha © 322-5395
Apricot av ends
364 Pearson Grant S ©
365 Kirby Maude T Mrs © EM3-2007
rear Hanney Welby
366 Saxton Jos H © EM4-3387
368 Babalis Ann Z Mrs © EM3-7037
370 Vacant
373 Herbig Jas W © 355-5573
rear Payne LeRoy
Potter Wm
Turner Johnnie P
375 Ridens Ethel Mrs 359-0441
bsmt No Return
Richd S © EM4-8729
5562

1965

| | |
|--------------------------------------|-------------|
| 347 McGuire Julia B Mrs © 355-8137 | 3080 |
| 348 Webb Golden E © 355-1390 | 3091 |
| 352 Vacant | |
| Apricot av ends | RAMI |
| 364 Pearson Grant S © | no |
| 365 Kirby Maude T Mrs © 363-2007 | 605 B |
| rear Vacant | 618 H |
| 366 Saxton Myrtle Mrs 364-3387 | 619 B |
| 368 Babalis Ann Z Mrs © 363-7037 | 623 D |
| 370 Vacant | 624 St |
| 373 Burgess Maybelle Mrs 359-5314 | 632 W |
| rear Payne LeRoy 359-6267 | 633 St |
| 375 Medina Dora Mrs | 650 A |
| bsmt Vacant | 653 M |
| 378 Johnson Richd S © 364-8729 | 656 L |
| 390 Kooyman Frances K Mrs © 363-5562 | 657 G |
| DeWaal Adriaan 364-8388 | 660 G |
| 392 Vacant | 663 M |
| | 664 Gr |

1969

| | |
|-----|---------------------------------------|
| 164 | 347 Mc Guire Julia B Mrs © 355-8137 |
| | 348 Webb Ada B Mrs © 355-1390 |
| | 352 Winn Robt K © 359-9031 |
| | APRICOT AV ENDS |
| | 364 Pearson Grant S |
| | 365 Kirby Maude T Mrs © 363-2007 |
| | Rear Robinson Mabel R Mrs 359-3382 |
| | 366 Saxton Myrtle Mrs © 364-3387 |
| | 368 Babalis Ann Z Mrs © 363-7037 |
| | 370 Vacant |
| | 373 Hatch Adelbert © 359-4019 |
| | Bsmt Payne Jack C © |
| | Rear Vacant |
| | Rear Vacant |
| | 375 Vacant |
| | Bsmt Vacant |
| | 378 Vacant |
| | 390a Vacant |
| | 390b Kooyman Frances K Mrs © 363-5562 |
| | 392 Ayre Jack 364-7242 |
| | 3D N INTERSECTS |

1976

| | |
|----------------------------------|--------|
| 344 Apartments | 3031 P |
| 1 Moreland Michl 521-2540 | 3040 R |
| 2 Branch James R | 3041 V |
| 3★Robinson Paul | 3050★ |
| 4 Mason Steve 531-1399 | 3051 I |
| 5★Draper Gary L 363-4629 | 3054 I |
| 6 Vacant | 3055 |
| STREET CONTINUED | 3060 |
| 347★Mc Quire Ralph A © 359-8564 | 3061 |
| 348 Webb Ada B Mrs © 355-1390 | 3066 |
| 352★Smith Anton T 359-4157 | 3075 |
| APRICOT AV ENDS | 3076 |
| 364 Vacant | 3081 |
| 365 Kirby Maude T Mrs © 363-2007 | 3080 |
| Rear Woodard Dorothy K | 309 |

1981

| | |
|--------|---------------------------------------|
| 4 | STREET CONTINUED |
| | 347 Under Constn |
| | 348 Webb Ada B © 355-1390 |
| | 352 No Return |
| | 355 Utah Heritage Foundation 533-0858 |
| | APRICOT AV ENDS |
| 437 | 364 Cooper Wallace N II © 322-0957 |
| | 365 Kirby Maude T Mrs © 363-2007 |
| | Rear★Kirby Georgann |
| | 366 Saxton Myrtle Mrs © 531-0970 |
| | 368 Babalis Ann Z Mrs © 532-3094 |
| | 370 Vacant |
| 9-1895 | 373★Ogan Craig S © 534-1764 |
| | 373a Pepper |
| | 375 Under Constn |
| | 378 Vacant |
| | 390a Under Constn |
| | 400 NORTH ST INTERSECTS |
| 620 | 406 Lyons Doyle E © 363-5023 |
| | 414 Vacant |

1985

6 Vacant
STREET CONTINUED
347 Mac Knight Bruce D © 364-2441
348 Roberts Rhonda © 328-4188
352 White W Robt © 364-6110
355 Utah Heritage Foundation 533-0858
APRICOT AV ENDS
364 Cooper Wallace N II © 322-0957
365 Kirby Maude T Mrs © 363-2007
366 Saxton Myrtle Mrs © 531-0970
368 No Return
370 Vacant
373 Ogan Craig S © 534-1764
375 Krauer Louise T
378 Vacant
390 Vacant
INTERSECTS

1990

3030 South

347 O'Hara Patk J © 328-0904
348★Devereaux R Lane © 328-4188
352 White W Robt © 364-6110
355 Utah Heritage Foundation 533-0858
APRICOT AV ENDS
364 Cooper Wallace N II © 322-0957
365 Kirby Maude T Mrs © 363-2007
366 Saxton Myrtle Mrs ©
368 Apartments
A★Babalis Jas G
B Vacant
370 Vacant
373 Apartments
Front★Ogan Craig S
Rear Vacant
Rear★Pease Chris
3★Pennington Larry F make-up & hair
designer 355-1560
375 Lacy Terrv J ©

RAC
ZIF
RAI
BI
ZI
3028
3031
3040
3041
3050
3051
3054
3058
3061

1993

328-4180
352 Not Verified
355 UTAH HERITAGE FOUNDATION
533-0858
• APRICOT AV ENDS
364 Cooper Wallace N II & Martha L [9] +
© 322-0957
365★Murdock Eric ©
Angus Mark
366 Saxton Lyndon [8]
368 Apartments
A Babalis Jas G [3]
B-B Vacant (2 Apts)
373 Apartments
Front★Bassett Everett 532-5327
★Novak S 532-5327
1★Brower Mark & Amy 355-2712
2★Cooper J 532-0705

1997

| | | | |
|---------------|------------------------------|---------------------|----------------------------|
| HOUSEHOLDS 16 | 343 Harsha Suzanne M..... | -1641 C018 575-7818 | 88 Eccles Sheri..... |
| 84118 | Kelley Stephan..... | -4578 C018 359-4107 | Peterson Kelvin..... |
| C011 963-9023 | Shu Jeffrey K..... | -4578 C018 575-8640 | Thompson Tom..... |
| C011 965-9101 | 344 Gannon Andy..... | -4578 C018 364-4410 | 72 Kenke Al..... |
| C011 964-2416 | Liebetrau Uwe..... | -1642 C018 533-9165 | McCane Clara..... |
| C011 968-9150 | Pegues Betty..... | -1642 C018 322-3081 | Novak Michael..... |
| C011 965-6395 | Tanner Todd O..... | -1642 C018 355-3783 | 76 Zinner Karen L..... |
| C011 965-6395 | Treseder Stephan..... | -1642 C018 533-8030 | 77 Nutter C J..... |
| | Zaragoza J A..... | -1642 C018 355-7812 | 84 Nielson Eric L..... |
| HOUSEHOLDS 6 | 347 Ohara Patrick J..... | -1642 C018 530-0368 | 81 MONTESSORI SCHOOLS..... |
| 84118 | 348 Gilroy David S..... | -1641 C018 328-0804 | 177 Southwell Rollin..... |
| C011 967-6021 | 352 Michelsen Karen..... | -1640 C018 575-8218 | 178 Despain Bruce D..... |
| C011 965-6847 | 355 Hart Polly..... | -1640 C018 355-7803 | 181 Walker Don D..... |
| C011 968-3744 | 364 Cooper Wallace N II..... | -1641 C018 355-7803 | 188 Hamies P..... |
| C011 967-1221 | 365 Hales R D..... | -1643 C018 322-0847 | 194 Wilson Claudia..... |
| C011 957-9994 | 373 Bassett Everett..... | -1641 C018 532-1500 | Wilson Mark..... |
| C011 964-1982 | Brower Amy..... | -1641 C018 532-5327 | 192 Deputy Darcy..... |
| C011 964-1982 | Brower Mark..... | -1641 C018 355-2712 | 193 Deputy Paul..... |
| C011 966-0610 | Novak S..... | -1641 C018 532-5327 | 195 Schenker Tom..... |
| | Pennington Larry F..... | -1641 C018 355-1580 | 196 Kahn Lois..... |
| | 390 Allen J..... | -1643 C018 355-5343 | 197 Kilpack J..... |
| | Doman D M..... | -1643 C018 355-5343 | Anderson Paul B..... |
| | Mann George..... | -1643 C018 322-2089 | Wright M A..... |
| | William R..... | -1643 C018 322-1258 | 198 Wilson Robert P..... |
| | | -1750 C018 353-1553 | BUSINESSES |
| | | -1750 C018 532-6629 | |
| | | -1750 C018 532-0645 | |

1998

| | | |
|---------|-------------------------------|----------|
| 64-8899 | 347-348 Not Verified (2 Hses) | |
| e [9]+ | 352 Michnal Lisa M [9]+ ▲ | |
| | 355 Hart Polly S [3] ▲ | 355-7203 |
| | 364 Not Verified | |
| ▲ | 365 [N] Hales Robyn D | 532-1509 |
| 6-0586 | [N] Hansen Julie L | |
| [5] ▲ | 366 Saxton Lyndon K [9]+ ▲ | |
| 3-9023 | Saxton Myrtle | |
| | 368 Not Verified | |
| | 373 Brower Mark C [5] | 355-2712 |
| DS 38 | 375 [N] Gleason Charity | |
| | Gleason Susan W | |
| | 377 Not Verified | |
| | 390 [N] Waite Jeremy W | |

1999

| | | | |
|---------|----------------------------------|----------|--------------------------|
| FORK | 352 Brown Karen M [6] ▲ | 355-7503 | 633 Short Alan [9]+ ▲ |
| | 355 Hart Polly S [5] ▲ | 359-3346 | Short Jane A |
| C013 | +APRICOT AVE ENDS | | +BRIARCLIFF AVE INT |
| 82-4016 | 364 Cooper Wallace N II & Martha | | 653 Mascarenas Austin |
| 82-5833 | [9]+ ▲ | 322-0957 | |
| | 365 Hales Robyn D [3] | 532-1509 | 656 Fleck Connie A [9]+ |
| | Hansen Julie L [3] | | 657 Guymon Robert D |
| [+ ▲ | [N] Pettigrew David S ▲ | | |
| OLDS 4 | [N] Vanburen Lance | 359-6679 | Guymon Lamar B |
| | 366 Saxton Lyndon K [9]+ ▲ | | 660 Kelley James P [3] |
| CITY)- | Saxton Myrtle | | 663 Not Verified |
| T | 368 Babalis James G [9]+ ▲ | | 664 [N] Gramse Virginia |
| | 373 Bassett Everett J [8] ▲ | 532-5327 | 669 Panarello Paul [9]+ |
| C003 | [N] Meyers Preston | 355-2712 | 679-689 Not Verified (2 |
| ▲ | Peterson Lantz [2] | | +SIGNORA DR ENDS |
| 66-8556 | Rollins Eric K [2] | | 701-1015 Not Verified (|
| | 2 Smart Ben B [2] | 355-0997 | 1018 [N] Scott Richard C |
| S | 2 Smart Brooke B | 355-0997 | 1019 Vanvleet Neida K |
| | STT3 [N] Reyna Adrian R | | |
| | | | 1026 Bird Richard L [9] |
| | | | 1031 Not Verified |
| | | | 1034 Glenn Beth A [5] |

Attachment E – Building Permit Information

ADDRESS 365 Quince St. DATE May 9, 1921

OWNER John M. Thygerson

BUILDING PERMIT NO. 10633 - ^{replace porch and front} 19966-11-4-88

ELECTRICAL PERMIT NO. 13420-10/20/22-16882-9-12-10

PLUMBING " 12976-10/22-6-685-9/10/16

^{electrical} POWER AND HEAT PERMIT NO. 21272-2-18-11-1981-12-23-47

SIGN AND AWNING " "

^{Plbg.} SEWER CONNECTION " 10878-8-15-49-

BUILDING REG. PAGE NO.

Elect - 26850-3-20-51-

Machine No. 2

| | | | | | | | | | | | | | | |
|--|---|---|-------------------|-------------|-----------------------|-------------|------------------|-------------|--------------|-------------|--------------|-------------|--------------|--------------|
| ENG 144 | INVOICE SALT LAKE CITY CORPORATION <i>Blaine May Egan</i> | NO. <u>26850</u> DATE <u>3-26-51</u> REFER <u>31114</u> 3-26-51 AUDITED _____ ACCOUNT <u>5-6</u> | | | | | | | | | | | | |
| M. _____ PAY TO CITY TREASURER. | | NOT VALID UNLESS RECEIPTED BY CITY TREASURER. | | | | | | | | | | | | |
| PERMIT TO <i>1 E. 2/3</i> <i>1157 E 21 St</i> <i>318 1st Ave</i> <i>345 Fyning</i> <i>649 O. De Temple</i> | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><i>Inspection</i></td> <td style="width: 50%; text-align: right;"><i>1.00</i></td> </tr> <tr> <td><i>1x First Water</i></td> <td style="text-align: right;"><i>6.00</i></td> </tr> <tr> <td><i>W. Hunter</i></td> <td style="text-align: right;"><i>1.00</i></td> </tr> <tr> <td><i>M. L.</i></td> <td style="text-align: right;"><i>1.00</i></td> </tr> <tr> <td><i>x Out</i></td> <td style="text-align: right;"><i>1.00</i></td> </tr> <tr> <td style="text-align: right;">TOTAL</td> <td style="text-align: right;">10.00</td> </tr> </table> | <i>Inspection</i> | <i>1.00</i> | <i>1x First Water</i> | <i>6.00</i> | <i>W. Hunter</i> | <i>1.00</i> | <i>M. L.</i> | <i>1.00</i> | <i>x Out</i> | <i>1.00</i> | TOTAL | 10.00 |
| <i>Inspection</i> | <i>1.00</i> | | | | | | | | | | | | | |
| <i>1x First Water</i> | <i>6.00</i> | | | | | | | | | | | | | |
| <i>W. Hunter</i> | <i>1.00</i> | | | | | | | | | | | | | |
| <i>M. L.</i> | <i>1.00</i> | | | | | | | | | | | | | |
| <i>x Out</i> | <i>1.00</i> | | | | | | | | | | | | | |
| TOTAL | 10.00 | | | | | | | | | | | | | |
| APPROVED <i>Ray W. Menden</i> BY <i>R. J. Brown</i> CITY ENGINEER | | TOTAL 10.00 | | | | | | | | | | | | |

DEPARTMENT COPY

INVOICE

B. M. I. DEPARTMENT

SALT LAKE CITY CORPORATION

M Felt Elect

NO. 21272
2-18-41

DATE 2-18-41

REFER Od 2-18-41

ACCOUNT 5-6

PAY TO CITY TREASURER AS PER ITEMS LISTED BELOW. PRESENT THIS BILL WHEN MAKING PAYMENT

1 Meter Loop
Rear 365 Grinnell St.
Thyssen

Blaine Ferguson

APPROVED Blaine Ferguson

TOTAL 1.00

DEPARTMENT COPY

BMT DEPARTMENT

BMI-118 - 10M - 8-23-47

INVOICE

SALT LAKE CITY CORPORATION

M

J. Henry James

NO. 1981

DATE 12-24-47

REFER 60847

AUDITED 12-24-47

ACC'T. NO. 5-6

Pay To City Treasurer AS PER ITEMS LISTED BELOW. Present This Bill When Making Payment

| | | | |
|------------------------------|---------------------------|---|-----------|
| 747 | W. H. H. - Page | ✓ | 100 |
| 777 | W. H. H. - 3 C. H. H. | ✓ | 105 |
| 365 | Quince Street - Furnace | ✓ | 100 |
| 2540 | Alben Street - 2 C. H. H. | ✓ | 180 |
| 606 | De La H. - W. H. H. | ✓ | 100 |
| 153 | W. H. H. - 6 C. H. H. | ✓ | 120 |
| APPROVED <i>D. J. Walker</i> | | | TOTAL 625 |

MOORE BUSINESS FORMS, INC., EMERYVILLE, CALIF.

DEPARTMENT COPY

BMT DEPARTMENT

BMI-118 - 10M -

INVOICE

SALT LAKE CITY CORPORATION

M

Loed Johnson City

NO. 10878

DATE 3-28-49

REFER 4175

AUDITED 3-28-49

ACC'T. NO. 5-9

Pay To City Treasurer AS PER ITEMS LISTED BELOW. Present This Bill When Making Payment

| | | | |
|-----------------------------|------------------------------|--|-----------|
| 10 | Trailer 1 - Basin - Sky Type | | |
| | Mrs A. J. Kirby | | |
| | 365 Quince St. | | |
| APPROVED <i>[Signature]</i> | | | TOTAL 150 |

MOORE BUSINESS FORMS, INC.

DEPARTMENT COPY

INVOICE

B. M. I. DEPARTMENT
SALT LAKE CITY CORPORATION

M *Felt E. E. E.*

NO. 16882
DATE 7-12-40
REFER Plum 9-12-40
ACCOUNT 5-6

PAY TO CITY TREASURER AS PER ITEMS LISTED BELOW. PRESENT THIS BILL WHEN MAKING PAYMENT

*1 Meter Base
365 Quince St.
Thyensen*

1.00

APPROVED *Blarne Grey*

TOTAL

B. M. I.

SALT LAKE CITY CORPORATION

M *Maudie S. Kirby
365 Quince St.*

NO. 19966
DATE 11/4/68
REFER 6692
11-4-68
AUDITED ACCOUNT 21-1

PAY TO CITY TREASURER.

NOT VALID UNLESS RECEIPTED BY CITY TREASURER.

PERMIT TO

*Replace wood porch to
concrete no change in size
new wood siding on front of
home, plaster Board walls of
living & Bedroom Patch Roof
cost 4.00 Contractor Self*

1.00

APPROVED *E. E. E.*
CITY ENGINEER

BY *E. E. E.*
MOORE BUSINESS FORMS, INC. M

TOTAL 5.00

DEPARTMENT COPY
This permit is issued in accordance with the provisions of the ordinance of the City of Salt Lake City and is subject to all of the ordinances, rules and regulations of the City of Salt Lake City and is subject to the payment of the fee thereon.

Attachment F – Polly Hart's Email

From: [Polly Hart](#)
To: [Pace, Katia](#)
Cc: [Polly Hart](#)
Subject: 365 N Quince St
Date: Thursday, December 20, 2018 4:20:16 PM

Hi Katia-

Kelly Fowler asked me to pass along to you my recollection of the chronology of how her property was occupied during David Pettigrew's ownership. It sounds like there is some uncertainty about when the house had tenants, and when it didn't. I'm happy to share my memories.

When I bought 355 N Quince, David's house was divided into three units. I bought my house in November, 1994, and I believe he told me that he had purchased his house earlier that year (or possibly the prior year). He lived in one unit and had two separate rental units. I don't know if this matters, but at that point he lived upstairs in the space facing Quince Street. One apartment was below him, and the other apartment was the old soft brick house in back. Occasionally a unit would go unrented, but for the most part, it operated as three units.

In 2007 (I think that's the year of the fire) David had one tenant in the back brick house. The unit below him was vacant for a few months when fire broke out in the back unit. It was winter (that's all I remember). For whatever reason, David didn't have home owner's insurance, so it was a slow process getting the work done to get the occupancy permit back (eight months or more??). As part of the process, David decided that he was sick of being a landlord and asked the city to eliminate his conditional use permit for the two extra units. He learned that in order to meet zoning/safety/etc he would need to be able to walk through the entire house without going outside (completely understandable for safety reasons :-). However, that meant breaking into load bearing walls in two separate places to have all three connected. I believe he felt it would be way too costly to engineer these openings, so he told me that he reached a compromise with the city (Permitting? Planning? I don't know who) that he could keep the triplex conditional use, pending his success in meeting the current requirements (which now also included off-street parking). And while he was working on bringing the rental two units up to code along with parking, the city would grant him occupancy for his own unit once that was up to code.

He did continue working on the property, trying to bring everything up to code, but it was a very slow process. A few years ago he was diagnosed with cancer, and he passed away within a year. His widower Chris eventually sold the house to Kelly and James Fowler, and that's where we are today. If you have any questions for me, please do not hesitate to ask! I'm sometimes fuzzy on dates, but I have a generally good recollection of most of it.

Best, Polly

"I don't make trouble. I'm just really good at finding it." Zephyr

Attachment G – Christhian Macias' Letter

October 30, 2018

To Whom It May Concern,

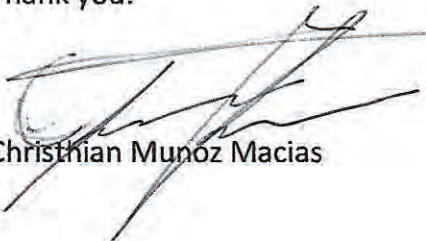
My name is Christhian Munoz Macias. I am the former owner of the property at 365 N. Quince Street in Salt Lake City, Utah. On September 27, 2018, I sold the Quince property to James and Kelly Fowler through my capacity as Successor Trustee of the trust known as the "David Steven Pettigrew Family Trust dated the 28th of July 2015." I understand that for Salt Lake City to determine whether or not the three Quince houses should be considered three separate "units" they need to know if, and approximately when, the houses were each occupied.

In early 2011, I moved into the Quince property and rented the back house from David Pettigrew. David lived in the front, red-brick house. David and I were married in 2015, at which time I moved into the front house with him. David passed away from cancer later that year. I remained living in the front house until just after I sold the property in September 2018.

From 2011 – 2018 during the time I lived on Quince street, the upstairs of the South house was only used by David for storage. The basement studio apartment of that South house, along with the small back house, were periodically rented depending on whether they were in good enough condition. The houses were not in good condition and sometimes the water or heating systems would fail – David was always trying to fix something. Some of the people who lived in those apartments were Mark Angus, Rick Nuttall, and Efran Islas-Garcias. I believe there were others as well, but I cannot remember their names at this time.

I hope this information has been helpful to your determination.

Thank you.



Christhian Munoz Macias

Attachment H – 2007 Unit Legalization

January 24, 2007

David S. Pettigrew
365 North Quince Street
Salt Lake City, Utah 84103

Re: Request for administrative approval to recognize an existing triplex

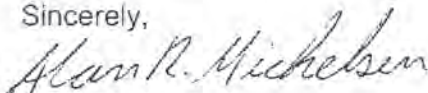
Dear David:

Your request for administrative recognition of the above referenced property as an existing triplex has been received and approved. After reviewing your request I am prepared to recognize this property as a legal nonconforming triplex once the following items have been addressed.

1. An application for a business license for the triplex must be received and approved by the Business Licensing Division. For information phone 535-7721.
2. Contact the County Tax Assessor's Office at 468-3050, and provide my office with evidence that your current property tax status has been upgraded to reflect the use as a triplex.
3. Call the housing inspector and schedule a life/safety inspection for all three units. The inspector shall verify that:
 - The store was converted to a dwelling unit somewhere around 1949 as evidenced by the Polk Directory research.
 - All three dwelling units substantially comply with all life and safety codes, or will be brought into compliance once building permits have been issued.
 - All permits have been obtained, work inspected and completed as approved.
 - There are no nondimensional zoning violations on the property.

To schedule an inspection you will need to call 535-7935, and set up an appointment with Dan Maughn, who is the housing inspector in your area. Once I receive notice from the housing inspector that the conditions mentioned above are resolved a Zoning Certificate will be issued for the legal use of the property as a triplex. Thank you for your cooperation in this process. If you have any questions or, if I can be of further assistance, please call me at (801) 535-7142.

Sincerely,



Alan R. Michelsen
Unit Legalization Planner

cc: Dan Maughn