



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Mayor Jackie Biskupski

From: Michaela Oktay, AICP, michaela.oktay@slcgov.com, (801) 535-6003
Cheri Coffey, AICP, cheri.coffey@slcgov.com (801) 535-6188

Date: January 29, 2018

Re: PLNAPP2017-00965 Appeal of Historic Landmark Commission Decision to Deny Demolition of a Contributing Structure at 46 S 700 East (50 South 700 East)

Appeal of Historic Landmark Commission Decision

PROPERTY ADDRESS: 50 South 700 East (formerly 46 S 700 East), Salt Lake City, Utah

PARCEL IDENTIFICATION: 16-05-101-015 (formerly 16-005-101-005)

ZONING DISTRICT: RMF-35 Moderate Density Multi-Family Residential District, and H Historic Preservation Overlay District (Central City Local Historic District)

ORDINANCE SECTIONS: Section 21A.34.020 (H Historic Preservation Overlay District)

APPELLANT: The Other Side Academy represented by Soren Simonsen

APPEAL ISSUE: The Other Side Academy, property owner, is appealing a decision of the Historic Landmark Commission to deny a request to demolish a contributing structure at approximately 50 S 700 East. The appellant states the appeal is based on the following issues:

1. The Historic Landmark Commission not weighing in on whether the building is a hazardous structure for demolition purposes as per section 21A.34.020 Q Exceptions of Certificate of Appropriateness for Demolition of Hazardous Structures.
2. That the City Attorney advised the Commission that they did not have the authority to rule on parts of the petition that were administrative in nature (advising the administration on the hazardous conditions of the structure) which usurped the advisory role of the Commission.
3. That the Commission did not consider the appellant's reasons and analysis of how they believed they met the standards for demolition and just relied on staff's recommendation; and
4. That they believe the application meets six of the seven criteria and therefore, qualifies for the demolition.

Please see the City Attorney's brief, Attachment B of this document, for a response to the issues identified in this appeal.

The first two appeal issues identified above, relate to a determination made by the Building Official relating to City Code Title 18, Buildings and Construction and not the Zoning Ordinance. Only appeals of Historic Landmark Commission decision's relating to the Zoning Ordinance (Title 21A) can be

appealed to the Mayor through the Appeal Hearing Officer process (21A.16.010). Therefore, the Mayor does not have the authority as the Appeals Hearing Officer to make a decision on the first two issues. The appeal of the Building Official's determination is to the Board of Appeals and Examiners (See attorney brief).

STANDARDS OF REVIEW: As per the following City Code, the Appeal Hearing Officer's decision must be based on the record available to the Historic Landmark Commission at the time the original decision was made:

21A.16.030.E. Standard of Review:

2. An appeal from a decision of the historic landmark commission or planning commission shall be based on the record made below.
 - a. No new evidence shall be heard by the appeals hearing officer unless such evidence was improperly excluded from consideration below.
 - b. The appeals hearing officer shall review the decision based upon applicable standards and shall determine its correctness.
 - c. The appeals hearing officer shall uphold the decision unless it is not supported by substantial evidence in the record or it violates a law, statute, or ordinance in effect when the decision was made.

Also, whereas this is an appeal of a Historic Landmark Commission decision, no public hearing will be held and no public testimony will be received. (Section 21A.16.030.D.2)

HISTORIC LANDMARK COMMISSION'S DECISION: On November 2, 2017, the Historic Landmark Commission determined the applicant had demonstrated that five (5) of the standards for demolition of a contributing structure had been met. As per section 21A.34.020.L.2.c, when the Commission finds that three (3) to five (5) of the standards are met, the Commission must defer its decision regarding the demolition for up to one year while the applicant conducts a bona-fide effort to preserve the site or seeks economic hardship as per Salt Lake City Zoning Ordinance 21A.34.020.L.2 or 21A.34.020.K

As per the ordinance, a bona fide effort shall consist of all of the following actions:

1. Marketing the property for sale or lease;
2. Filing an application for alternative funding sources for preservation, such as federal or state preservation tax credits, Utah Heritage Foundation revolving fund loans, redevelopment agency loans, etc.;
3. Filing an application for alternative uses if available or feasible, such as conditional uses, special exceptions, etc.; and
4. Obtaining written statements from licensed building contractors or architects detailing the actual costs to rehabilitate the property

Once the applicant provides evidence that a bona fide preservation effort has been conducted, the historic landmark commission shall approve the certificate of appropriateness for demolition.

Another option for the applicant, is to file an application for the Economic Hardship process which would determine whether there is a regulatory taking if the demolition is denied.

BACKGROUND

The attached Historic Landmark Commission staff report provides the background on this project. (See Attachment C). Below is information to help clarify regulations and standards that govern the Historic Landmark Commission and its decisions.

Historic Classification of Property. The Historic Landmark Commission relies on the historic classification of properties to determine how buildings in local historic districts are regulated. These classifications are determined through professional historic surveys that look at the physical “integrity” of the historic structure. The physical integrity of a building is based on the National Park Service definition. The definitions are used throughout the country for historic preservation purposes. Physical Integrity is based on significance: why, where, and when a property is important.

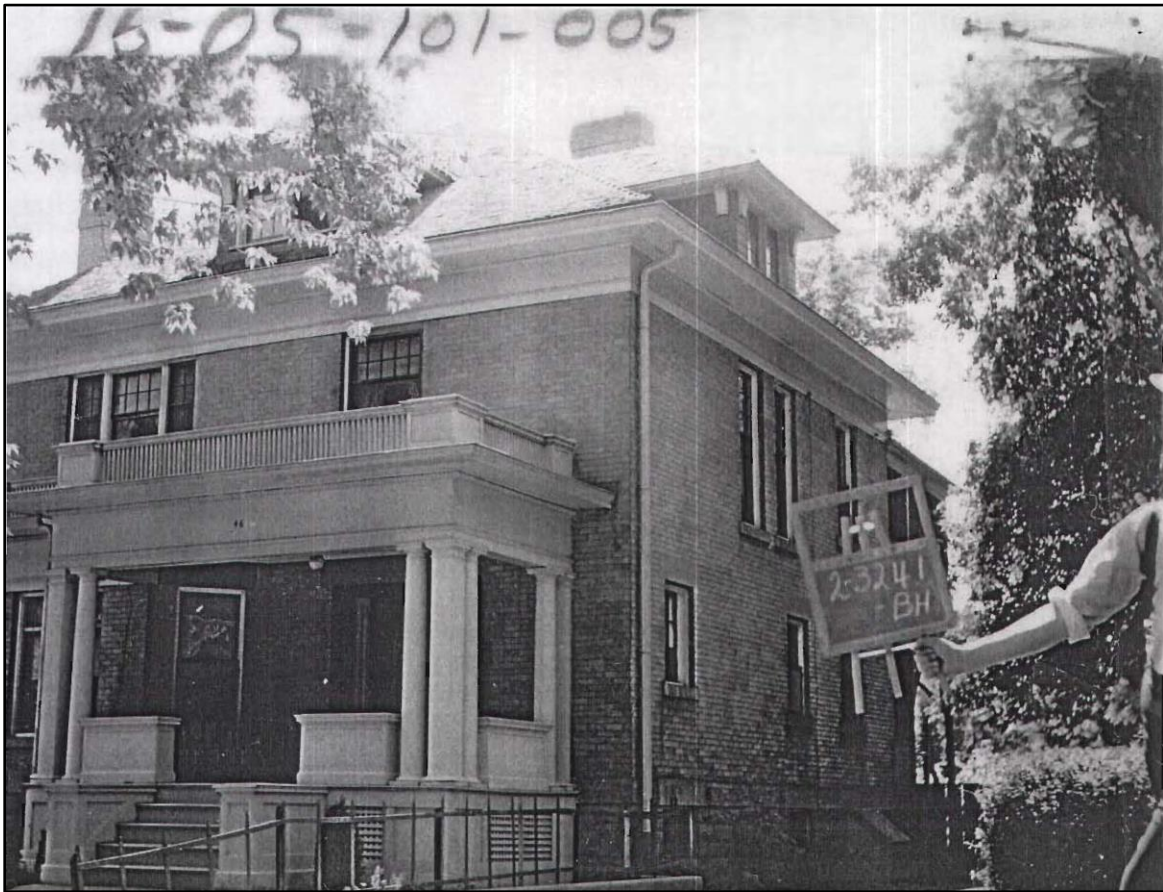
The steps in assessing integrity are:

- Define the essential physical features that must be present for a property to represent its significance.
- Determine whether the essential physical features are visible enough to convey their significance.
- Determine whether the property needs to be compared with similar properties. and,
- Determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property and if they are present.

Ultimately, the question of integrity is answered by whether or not the property retains the identity for which it is significant.

The condition of the building is not a standard that the Historic Landmark Commission reviews because the theory is that if the building still has physical integrity, it is feasible that it could be rehabilitated. For rehabilitation cases, the Historic Landmark Commission can take into consideration economic and technical feasibility. For demolition applications, the economic feasibility determination is through the economic hardship process.

According to City records, the existing building was constructed in circa 1905. Several historic surveys have been conducted over the years classifying this building as contributing.



Historic Photograph of Subject Property (date unknown)

1. In 1980, an architectural survey of the Central City Historic District was conducted by Architects Planners Alliance (APA), an independent consultant.

The 1980 survey described the principal building on the subject property as a 2 1/2 story masonry “box” structure with a “hip roof and bracketed eaves.” Although the 1980 survey assumed the original use was “single-family,” it surmised the structure was “probably a rental unit built by Isabella Armstrong and family.” The survey also concluded the building was in “good” condition and had “minor alterations.”

2. In 1994 the structure was resurveyed by Lisa Miller, an independent research consultant, who described the residence as a “foursquare,” and rated it a “B”—or “contributing” structure—in the Central City Local Historic District.
3. A third survey, which was conducted in 2013 by Certus Environmental Solutions, again concluded the structure was “eligible contributing”—even though it was “abandoned” and “collapsing.”

Condition of Building

According to City records, the property has been damaged by a series of fires that occurred in 1981, 1992, and 2005. Due to the fires, and subsequent weather damage, the City required the building to be

boarded by prior property owners. According to the Salt Lake County Recorder the current property owner, The Other Side Holdings LLC, acquired the property on or before January 21, 2016.



Photo of Building taken September 2016.

On November 4, 2016, the applicant submitted a letter to Orion Goff, Salt Lake City Building Official, and requested the building be deemed “an imminent hazard to public safety,” which determination would allow the City to issue a demolition permit without prior approval from the Historic Landmark Commission as per the following City Code:

21A.34.020: H Historic Preservation Overlay District

Q. Exceptions of Certificate of Appropriateness for Demolition of Hazardous Structures: A hazardous structure shall be exempt from the provisions governing demolition if the building official determines, in writing, that the building currently is an imminent hazard to public safety. Hazardous structures demolished under this section shall comply with subsection P of this section. Prior to the issuance of a demolition permit, the building official shall notify the planning director of the decision.

The applicant’s request was based on the following claims:

- The structural collapse of walls or roof, either in whole or in part, which pose a risk to an adjacent structure, adjacent property or a public right of way
- The structure poses a danger to any individual entering the property
- The structure poses danger or risk of fire

In response, the Building Official determined the structure was *not* an imminent hazard—as the building has remained standing in its present condition for at least 12 years—and denied the request citing it was inconsistent with the “intent” statement of the following City Code (see Exhibit B – Building Official Letter in the original staff report- Attachment C):

18.64.005 Purpose and Intent (of Demolition chapter in Title 18 Buildings and Construction)

- B. A primary intent of the city council with respect to this chapter is to avoid demolition, or partial demolition, of buildings in a manner that disrupts the character and development pattern of established neighborhood and business areas. Accordingly, the council finds that it is in the public interest to:
1. Require existing buildings to be maintained in a habitable condition until replaced by new construction, except as otherwise permitted by this code;
 2. Avoid demolition of existing structures until a complete building permit application is submitted for new construction, except as otherwise provided in this chapter; and
 3. Avoid creation of vacant demolition sites with minimal or no landscaping or other improvements.

Subsequently, the applicant filed an appeal of the administrative decision, but the City has not heard the request because the City does not yet have a current “Board of Appeals and Examiners” for Title 18 Building and Construction Code.

Property Address: On September 6, 2017, the property owner recorded a Quit Claim Deed that consolidated 46 S, 50 S, and 54 S 700 East into one parcel. According to the Salt Lake County Recorder, the new address is 50 S 700 East, and the parcel identification number is 16-05-101-005. As such, the property in its current form contains multiple buildings on approximately 0.50 of an acre.

NEXT STEPS: If the Appeals Hearing Officer upholds the Historic Landmark Commission decision, the Commission’s decision to require a bona-fide effort for petition PLNHLC2017-00677 stands. If the decision is remanded, the Commission will reconsider the matter and make a subsequent decision. If the decision is reversed and it is found that the application meets at least six of the standards for demolition, the appellant (or designee) will be required to obtain approval for a reuse plan for the property by the Historic Landmark Commission prior to the issuance of a demolition permit.

A decision to uphold or reverse the Commission’s decision may be appealed to 3rd District Court. An appeal to District Court must be filed within 30 days of the Appeal Hearing Officer’s decision.

ATTACHMENTS:

- A. Appeal Application
- B. Salt Lake City Attorney Response
- C. Historic Landmark Commission Staff Report
- D. Power Point Presentation
- E. Historic Landmark Commission Minutes
- F. Record of Decision Letter

- G.** Historic Landmark Commission Agenda
- H.** Public Hearing Mailing List

ATTACHMENT A: Appeal Application



Appeal of a Decision

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project # Being Appealed: <i>PK\HLC2017-00 677</i>	Received By: <i>A Anglin</i>	Date Received: <i>1/17/17</i>
Appealed decision made by:		
<input type="checkbox"/> Planning Commission	<input type="checkbox"/> Administrative Decision	<input checked="" type="checkbox"/> Historic Landmark Commission
Appeal will be forwarded to:		
<input type="checkbox"/> Planning Commission	<input type="checkbox"/> Appeal Hearing Officer	<input type="checkbox"/> Historic Landmark Commission
Project Name: <i>The Other Side Academy</i>		

PLEASE PROVIDE THE FOLLOWING INFORMATION

Decision Appealed: November 2, 2017, Staff Recommendation and Historic Landmark Commission denying demolition of a hazardous structure.	
Address of Subject Property: 50 South 700 East (property address); 46 South 700 East (specific building/structure address)	
Name of Appellant: Soren Simonsen, FAIA, AIPC, LEED AP - Architect & Owner Representative	Phone: 801-706-1055 (mobile)
Address of Appellant: PO Box 526082, Salt Lake City, UT 84152-6082	
E-mail of Appellant: soren@communitystudio.us	Cell/Fax:
Name of Property Owner (if different from appellant): The Other Side Academy (Other Side Holdings, LLC) - Timothy Stay, CEO	
E-mail of Property Owner: tim@theothersideacademy.com	Phone: (801) 883-9532
Appellant's Interest in Subject Property: Initial applicant and Owner representative.	

AVAILABLE CONSULTATION

Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

APPEAL PERIODS

An appeal shall be submitted within ten (10) days of the decision.

REQUIRED FEE

Filing fee of \$248.
Plus additional fee for required public notices. (Additional fees for multiple hearings.)

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:



Date:

11/13/2017

SUBMITTAL REQUIREMENT

A written description of the alleged error and the reason for this appeal.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Additional Guidelines for Those Appealing a Planning Commission or Landmarks Commission Decision

A person who challenges a decision by the Planning Commission or the Landmarks Commission bears the burden of showing that the decision made by the commission was in error.

The hearing officer, according to state statute, must assume that the decision is correct and only reverse it if it is illegal or not supported by substantial evidence in the record.

“Substantial evidence” means information that is relevant to the decision and credible. Substantial evidence does not include public clamor and emotion. It involves facts and not mere speculation. A witness with particular expertise can provide substantial evidence, but conjecture and public opinion alone are not substantial evidence.

The “record” includes information, including the application by the person seeking approval, the staff report, the minutes of the meeting, and any information submitted to the commission by members of the public, the applicant or others, before the decision was made. It does not include facts or opinion, even expert opinion, expressed after the decision is made or which was not available to the commission at the time the decision was made.

A decision is “illegal” if it is contrary to local ordinance, state statute or case law, or federal law. An applicant is entitled to approval if the application complies with the law, so a person challenging a denial should show that the application complied with the law; a person challenging an approval should show that the application did not conform to the relevant law. Issues of legality are not restricted to the record of the decision, but the facts supporting or opposing the decision are limited to those in the record.

With regard to the factual information and evidence that supports a decision, the person bringing the appeal, according to a long line of decisions handed down by the Utah State Supreme Court and the Court of Appeals, has a burden to “marshal the evidence” and then to demonstrate that the evidence which has been marshaled is not sufficient to support the decision.

The appellant is therefore to:

1. Identify the alleged facts which are the basis for the decision, and any information available to the commission when the decision is made that supports the decision. Spell it out. For example, your statement might begin with: “The following information and evidence may have been relied upon by the Commission to support their decision . . .”

2. Show why that basis, including facts and opinion expressed to the commission is either irrelevant or not credible. Your next statement might begin with: "The information and evidence which may have been relied upon cannot sustain the decision because . . ."

If the evidence supporting the decision is not marshaled and responded to, the hearing officer cannot grant your appeal. It may be wise to seek the advice of an attorney experienced in local land use regulation to assist you.

November 13, 2017

The Honorable Mayor Jacqueline M. Biskupski
Salt Lake City Corporation
451 South State Street
Salt Lake City UT 84111

**RE: Appeal of an Administrative Decision
Appeal of a Historic Landmarks Commission Decision
Request for Demolition of a Hazardous Structure located at 46 South
700 East**

Søren D. Simonsen
FAIA, AICP, LEED AP

soren@communitystudio.us
Phone | 801-706-1055

Impact Hub Salt Lake
150 S State Street
First Floor

PO Box 526082
Salt Lake City, UT 84152



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I am writing on behalf of The Other Side Academy to appeal two related decisions of a petition that was heard by the Historic Landmarks Commission on November 2, 2017. The Other Side Academy has requested that I serve as their Owner's Representative for this appeal.

Per recent changes in State Law and my communications with Salt Lake Planning Division staff, I understand that the appeal of a decision made for a property regulated by the City's Historic Overlay Zone can be made directly to the Mayor, which option The Other Side Academy has directed me to pursue.

The first part of this appeal is regarding the administrative analysis and decision contained in the Staff Report to the Historic Landmark Commission, dated November 2, 2017 (Petition PLNHLC2017-00677). The original petition to Salt Lake City was a request to approve the immediate demolition of a collapsing and hazardous structure located with the building address of 46 South 700 East (property address of 50 South 700 East), based on the provisions of the Salt Lake City Code, Chapter 21A.34.020, Section Q, which states:

"A hazardous structure shall be exempt from the provisions governing demolition if the building official determines, in writing, that the building currently is an imminent hazard to public safety."

The staff report did not address this petition directly. It cited a prior administrative decision of about one year ago denying the emergency demolition request for this structure, which decision has its own outstanding appeal that has been pending for the past 12 months. The staff report should have responded directly to the new and additional information regarding the specific hazardous conditions, both structural and health related in nature, based on provisions of both city and state code outlined in this specific petition. By not addressing the petition directly, but instead forwarding a staff recommendation for a different type of demolition petition to the Historic Landmarks Commission, we feel the administration bypassed the most appropriate process to address this hazardous and collapsing structure.

The second part of this appeal is regarding both the process and findings of the Historic Landmark Commission at the meeting on November 2, 2017

On procedural grounds, we appeal the advice given by the staff attorney to the Historic Landmark Commission, indicating that they could not address certain parts of the petition that were administrative in nature. However, the Historic Landmark

Commission has, as part of its duties, an advisory role that is distinct and separate from its decision making role and authority. There was clearly interest by members of the Commission in considering how it might advise the administration on the hazardous conditions of the structure, based on the nature of the recorded discussion and questions. We believe that the direction given by the staff attorney usurped the advisory role of the Commission, and an important avenue that would have supported the original intent of the petition.

On procedural grounds, we also appeal the methodology used by the Commission with regard to the discussion of the seven criteria that the Commission must review in consideration of a certificate of appropriateness for the demolition of a contributing structure. As the petitioner, the burden of proof was for The Other Side Academy to demonstrate that it met six of the seven criteria for the demolition to be approved outright. We provided a detailed analysis of these criteria, none of which appeared to a meaningful part of the discussion and consideration by the Commission. Instead the Commission appeared to rely solely on the staff analysis of the criteria in its findings, rather than considering and addressing the facts and evidence provided by the petitioner. We believe that had the Commission substantively considered the actual petition, and not just the staff report, that they could have reached a different conclusion. As further evidence with regard and findings of the Commission relative to the staff report, we find it significant that the Commission disagreed with the staff report on three of four criteria in the staff report, and may have disagreed with the staff report on all four contested criteria had the discussion focused on the actual petition, as it should have.

We also appeal the specific findings of the Commission with regard to the first of the seven criteria in their findings. The original petition does demonstrate, with facts and evidence, that it meets six of seven criteria and therefore qualifies for the certificate of appropriateness and should be approved for demolition.

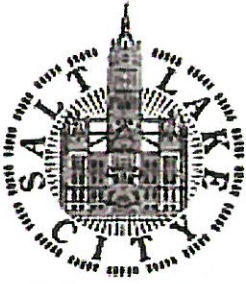
Based on the evidence of errors made in administrative decisions and processes, procedural errors, and errors in findings of the Commission, we believe that the decision to deny the immediate demolition of the structure at 46 South 700 East can and should be reversed. This property warrants immediate demolition, based on multiple avenues provided by City's Historic Overlay zoning ordinance and other provisions of the City code.

Please contact me by phone at 801-706-1055 or by email at soren@communitystudio.us, with any questions or comments regarding this appeal, and to arrange a hearing whereby we can petition our appeal by whatever process is appropriate.

Sincerely,

A handwritten signature in black ink, appearing to read "Soren D. Simonsen", with a long horizontal flourish extending to the right.

Soren D. Simonsen, FAIA, AICP, LEED AP
Executive Director & Principal Architect



SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700

P.O. Box 145471 Fax : (801) 535-7750

Salt Lake City, Utah 84114

Date: Nov 17, 2017

COMMUNITY STUDIO

APPEAL APPLICATION

PO BOX 526082

SALT LAKE CITY, UT 84152

Project Name: THE OTHER SIDE ACADEMY

Project Address: 46 S 700 E

Detailed Description:



* P L N A P P 2 0 1 7 - 0 0 9 6 5 *

□

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1474471							
Filing Fee	1	06	00900	125111	\$253.00	\$0.00	\$253.00
Total for invoice 1474471					\$253.00	\$0.00	\$253.00
Total for PLNAPP2017-00965					\$253.00	\$0.00	\$253.00

OFFICE USE ONLY

Intake By: AA1589

CAP ID #

PLNAPP2017-00965

Total Due: \$253.00



* P L N A P P 2 0 1 7 - 0 0 9 6 5 *

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Treasurer's Office
Rcpt# 1385783
PL PLNAPP2017-00965 CHA
\$258.36 11/17/2017

Please Keep This Box Clear

ATTACHMENT B: Salt Lake City Attorney Response

ADMINISTRATIVE HEARING OF A LAND USE APPEAL

(Case No. **PLNAPP2017-00965**)

(Appealing Petition No. PLNHLC2017-00677)

January 29, 2018

Appellant:	The Other Side Academy
Decision-making entity:	Salt Lake City Historic Landmark Commission
Address Related to Appeal:	46 South 700 East Street
Request:	Appealing the historic landmark commission's denial of demolition of a contributing structure in an historic district.
Brief Prepared by:	Paul C. Nielson, Senior City Attorney

Land Use Appeals Hearing Officer's Jurisdiction and Authority

The appeals hearing officer, established pursuant to Section 21A.06.040 of the *Salt Lake City Code*, is the city's designated land use appeal authority on appeals of historic landmark commission decisions.

Standard of Review for Appeals to the Appeals Hearing Officer

In accordance with Section 21A.16.030.A of the *Salt Lake City Code*, an appeal made to the appeals hearing officer "shall specify the decision appealed, the alleged error made in connection with the decision being appealed, and the reasons the appellant claims the decision to be in error, including every theory of relief that can be presented in district court." It is the appellant's burden to prove that the decision made by the land use authority was erroneous. (Sec. 21A.16.030.F). Moreover, it is the appellant's responsibility to marshal the evidence in this appeal. Carlsen v. City of Smithfield, 287 P.3d 440 (2012), State v. Nielsen, 326 P.3d 645 (Utah, 2014), and Hodgson v. Farmington City, 334 P.3d 484 (Utah App., 2014).

“The appeals hearing officer shall review the decision based upon applicable standards and shall determine its correctness.” (Sec. 21A.16.030.E.2.b). “The appeals hearing officer shall uphold the decision unless it is not supported by substantial evidence in the record or it violates a law, statute, or ordinance in effect when the decision was made.” (Sec. 21A.16.030.E.2.c). In this case, the appellant has opted to have the Salt Lake City Mayor serve as the land use appeal authority per Utah Code Section 10-9a-701(6).

This case deals with application of Section 21A.34.020.L (Standards for Certificate of Appropriateness for Demolition of a Contributing Structure in an H Historic Preservation Overlay District) of the *Salt Lake City Code*. Video of the commission’s public meetings are found at <http://www.slcgov.com/slctv/slctv-videos-demand>, and the video of the November 2, 2017 public meeting is part of the record of this matter. (See Video of November 2, 2017 Historic Landmark Commission Meeting at 1:49:57 to 3:58:41).

Background

This matter was heard by the historic landmark commission on November 2, 2017 on a petition by The Other Side Academy (Appellant) to demolish a residential structure located at 46 South 700 East Street that has been vacant for several years.

Planning division staff prepared a report for the historic landmark commission’s November 2, 2017 meeting in which staff determined that the demolition proposal only met 2 of 7 standards for demolition¹ and recommended that the commission deny the petition. (See Exhibit “H” of the Planning Division Staff Report Dated November 2, 2017).

¹ There are actually only six demolition standards provided in Section 21A.34.020.L.1 since Subsection 21A.34.020.L.1.g describes a separate process for economic hardship evaluation rather than an actual standard by which to measure the appropriateness of demolition.

At its November 2, 2017 public meeting, the historic landmark commission heard presentations from planning division staff and the Appellant and testimony from members of the public. Much of the public testimony centered on Appellant's business program rather than standards for demolishing a contributing structure in the H Historic Preservation Overlay District. (See Video of November 2, 2017 Historic Landmark Commission Meeting at 1:49:57 to 3:58:41).

The commission, by a 5-3 vote, found that the petition met five (5) of the required demolition criteria of Subsection 21A.34.020.L.1 of the *Salt Lake City Code*, which, per Subsection 21A.34.020.L.2.c, resulted in a deferral of up to one (1) year of a decision on the petition. (See Video of November 2, 2017 Historic Landmark Commission Meeting at 3:51:50 to 3:58:41).

On November 17, 2017, Appellant filed an appeal of the commission's decision to defer its decision for up to one year.

DISCUSSION

Appellant's appeal document states that Appellant is challenging "two related decisions of a petition that was heard by the Historic Landmarks [*sic*] Commission on November 2, 2017." (Appellant's Appeal Letter Dated November 13, 2017 at p. 1). The first part of Appellant's appeal purports to challenge an "administrative analysis and decision contained in the Staff Report to the Historic Landmark Commission, dated November 2, 2017...." (Appellant's Appeal Letter Dated November 13, 2017 at p. 1). The second part of the appeal concerns the commission's "process and findings" related to its November 2, 2017 decision. These arguments are addressed below.

A. Appellant’s Challenge of the “Administrative Analysis and Decision Contained in the Staff Report”.

Appellant’s first contention is that city planning staff committed error by not addressing or analyzing Appellant’s proposed demolition under Subsection 21A.34.020.Q in the “decision contained in the Staff Report to the Historic Landmark Commission...” (Appellant’s Appeal Letter Dated November 13, 2017 at p. 1). This argument fails for two very clear reasons. First, the staff report does not and cannot contain a decision. The decision in this matter is very clearly the historic landmark commission’s to make. Planning division staff is not the land use authority on this petition whose decision may be appealed. Second, as Appellant accurately notes in its appeal letter, Subsection 21A.34.020.Q provides an avenue whereby the city’s building official--not the historic landmark commission--may approve demolition if the building official determines the building to be “an imminent hazard to public safety.” (See Appellant’s Appeal Letter Dated November 13, 2017 at p. 1 and Subsection 21A.34.020.Q of the *Salt Lake City Code*). It is very clear that Subsection 21A.34.020.Q only authorizes the city’s building official to permit demolition when it is determined that a structure is in a hazardous condition that threatens public safety. Had the city council intended to give the commission the authority to make such a determination it would have clearly stated so in the ordinance.

Because the commission was not authorized to make a decision under Subsection 21A.34.020.Q and because the planning staff’s report did not and could not contain an appealable decision, Appellant’s arguments regarding the staff report and the application of Subsection 21A.34.020.Q as contained in the “first part” of its appeal are misguided and defective, and the appeals hearing officer has no authority in this matter to disturb the historic landmark commission’s decision on those grounds.

B. Appellant’s Challenge of the Historic Landmark Commission’s Process and Findings.

The “second part” of Appellant’s appeal claims to challenge the commission’s “process and findings”. Appellant separates this “second part” of the appeal into three subparts: 1) appeal of advice given by the city attorney’s office; 2) appeal of the “methodology used by the Commission” in its discussion of the applicable demolition criteria; and 3) appeal of the commission’s specific findings.

1. Appeal of the Advice Given by the City Attorney’s Office.²

Appellant’s November 13, 2017 appeal letter “appeal[s] the advice given by the staff attorney to the Historic Landmark Commission” concerning the commission’s limited authority to address matters specifically committed to the judgment of the city’s building official. (See Appellant’s Appeal Letter Dated November 13, 2017 at p. 1). However, the advice of legal counsel from the Salt Lake City Attorney’s Office is immune from a land use challenge as that advice is not an appealable land use decision as discussed and described in Sections 10-9a-103, 10-9a-703 and 10-9a-801 of the Utah Code. Only a land use decision rendered by an authorized land use authority may be challenged in an appeal of a land use decision per the cited Utah Code provisions. For that simple reason, Appellant’s argument concerning legal advice is fatally defective and must be summarily rejected. Moreover, Appellant’s criticism of the legal advice given (and, it should be noted that Appellant’s representative is not a legal professional) hinges on Appellant’s contention that the commission has “an advisory role that is distinct and separate from its decision making role and authority.” (Appellant’s Appeal Letter Dated November 13, 2017 at p. 2). Though it is not clear in Appellant’s appeal letter, that argument seems to suggest

² The author of this brief is also the attorney from the city attorney’s office who advised the historic landmark commission.

that the commission should provide advice or a recommendation to the city's building official regarding whether the building official should deem the structure a public safety hazard. That argument also clearly fails because the powers of the duties of the historic landmark commission are very clearly spelled out in Subsection 21A.06.050.C of the *Salt Lake City Code* and advising the building official is not part of the commission's authority.

2. Appeal of the "Methodology Used by the Commission".

Appellant's arguments concerning the commission's "methodology" with respect to its consideration and analysis of the demolition criteria are, at best, confusing. Appellant's November 13, 2017 appeal letter states the following:

We provided a detailed analysis of these [demolition] criteria, none of which appeared to a [*sic*] meaningful part of the discussion and consideration by the Commission. Instead the Commission appeared to rely solely on the staff analysis of the criteria in its findings, rather than considering and addressing the facts and evidence provided by the petitioner. We believe that had the Commission substantively considered the actual petition, and not just the staff report, that they could have reached a different conclusion. As further evidence with regard and [*sic*] findings of the Commission relative to the staff report, we find it significant that the Commission disagreed with the staff report on three of four criteria in the staff report, and may have disagreed with the staff report on all four contested criteria has [*sic*] the discussion focused on the actual petition, as it should have. (Appellant's Appeal Letter Dated November 13, 2017 at p. 2).

It is hard to trace the logic of Appellant's argument that, 1) the historic landmark commission did not find Appellant's analysis meaningful; instead 2) relying solely on the planning division staff analysis; and that 3) had the commission relied on Appellant's information rather than the staff report it might have reached a different conclusion; although 4) the commission disagreed with three of the planning staff's conclusions; but 5) may have rejected a fourth staff conclusion if the commission had "focused on the actual petition, as it should have." To the extent that some of this argument is coherent, it is inside out and contradictory. Perhaps Appellant can explain how the commission relied only on the staff report

and ignored Appellant's submissions while rejecting three of planning staff's findings and agreeing with Appellant on those three criteria. That argument confounds all reason, particularly in light of the commission's discussion on each of the criteria during which its members specifically discussed Appellant's arguments (See Video of November 2, 2017 Historic Landmark Commission Meeting at 3:12:20 to 3:58:41) and more particularly in light of the fact that when the commission chair instructed the commission to state findings on each standard, that planning staff and the commission determined it would be prudent to review Appellant's analysis alongside the staff analysis. (See Video of November 2, 2017 Historic Landmark Commission Meeting at 3:50:29 to 3:51:26). Thus, not only do Appellant's arguments defy logic, they also defy the facts clearly established in the record.

Notwithstanding the glitches in Appellant's arguments, the hearing officer is required to uphold the commission's decision unless Appellant can prove that the decision "is not supported by substantial evidence in the record or it violates a law, statute, or ordinance". (Subsection 21A.16.030.E.2.c of the *Salt Lake City Code*). Nothing in Appellant's critique of the historic landmark commission's methodology suggests that the commission's decision is not supported by substantial evidence in the record or is illegal; Appellant merely seems to suggest that the commission should have decided differently. Even if the commission based its decision solely on the analysis in the staff report--which it clearly did not--that is substantial evidence upon which the commission could have made its decision. Just because Appellant thinks a decision could have or should have been based on some different evidence does not mean that the commission's decision was based on something other than substantial evidence. Appellant's confusing arguments seem to acknowledge that the commission's decision was based, at least to some

degree, on the analysis of a planning professional. The courts consider that very kind of evidence to be substantial.

3. Appeal of “the Specific Findings of the Commission”.

Appellant’s final argument regarding the commission’s “specific findings” includes nothing more than a conclusory statement that the commission should have decided the petition differently. The November 13, 2017 appeal letter states:

We also appeal the specific findings of the Commission with regard to the first of the seven criteria in their findings. The original petition does demonstrate, with facts and evidence, that it meets six of seven criteria and therefore qualifies for the certificate of appropriateness and should be approved for demolition.
(Appellant’s Appeal Letter Dated November 13, 2017 at p. 2).

First, that the Appellant claims to appeal “the first of the seven criteria” is confusing. The first of the seven criteria, as set forth in Subsection 21A.34.020.L.1.a of the *Salt Lake City Code* calls for a determination of whether “[t]he physical integrity of the site... is no longer evident”. The commission concluded---in Appellant’s favor--that the site’s physical integrity was no longer evident. To the extent that what Appellant wrote is what it meant would be contrary to its own position. Assuming that Appellant meant something else, it has provided nothing more than a bald conclusion that its submission entitled it to the relief it requested. In making that argument, Appellant fails to meet its burden of proving that the commission’s decision was somehow erroneous and fails to satisfy its obligation to marshal the evidence in this matter. It is neither the hearing officer’s nor the city’s obligation to develop and provide support for Appellant’s arguments. Accordingly, this final argument must be rejected.

CONCLUSION

For the reasons stated above, Appellant’s arguments must be rejected and the historic landmark commission’s decision be upheld.

**ATTACHMENT C: Historic Landmark Commission Staff
Report**



Staff Report

**PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS**

To: Salt Lake City Historic Landmark Commission
From: Michael Maloy, AICP, Senior Planner
(801) 535-7118 or michael.maloy@slcgov.com
Date: November 2, 2017
Re: Petition PLNHLC2017-00677 Demolition of a Contributing Structure

DEMOLITION OF A CONTRIBUTING STRUCTURE IN A LOCAL HISTORIC DISTRICT

PROPERTY ADDRESS: 50 S 700 East Street (formerly 46 S 700 East Street)
PARCEL IDENTIFICATION: 16-05-101-015 (formerly 16-05-101-005)
HISTORIC DISTRICT: Central City Historic District
ZONING DISTRICTS: RMF-35 Moderate Density Multi-Family Residential District, and
H Historic Preservation Overlay District
MASTER PLAN: Medium Density Residential (15-30 dwelling units per acre), Central Community Master Plan

REQUEST: Søren Simonsen, project architect, on behalf of The Other Side Holdings LLC, property owner, is requesting approval to demolish a vacant residential building located at approximately 46 S 700 East Street. The building is a contributing structure in the Central City Historic District.



Street View of Subject Property (September 2017)

RECOMMENDATION:

It is the opinion of Planning Division staff that only two (2) of the seven (7) standards for demolition have been met, with the findings for Economic Hardship yet to be determined (see Exhibit H – Analysis of Standards). Therefore, staff recommends the Historic Landmark Commission deny the request for demolition. However, the applicant may choose to apply for Economic Hardship as prescribed in City Code 21A.34.020.K at any time.

BACKGROUND AND PROJECT DESCRIPTION:

According to City records, the existing building was constructed in circa 1905. Since construction, the property has been the subject of numerous permits, inspections, and complaints (see Exhibit C – Property History).



Historic Photograph of Subject Property (date unknown)

In 1980, an architectural survey of the Central City Historic District was conducted by Architects Planners Alliance (APA), an independent consultant. The boundaries of the Central City Historic District, which includes the subject property, was described as:

... beginning 165 south of South Temple Street to the north side of 900 South; the west side of 700 East to the east side of 500 East.

The 1980 survey described the principal building on the subject property as a 2 ½ story masonry “box” structure with a “hip roof and bracketed eaves.” Although the 1980 survey assumed the original use was “single-family,” it surmised the structure was “probably a rental unit built by Isabella Armstrong and family.” The survey also concluded the building was in “good” condition and had “minor alterations.”

In 1994 the structure was resurveyed by Lisa Miller, an independent research consultant, who described the residence as a “foursquare,” and rated it a “B”—or “contributing” structure—in the Central City Local Historic District.

A third survey, which was conducted in 2013, again concluded the structure was “eligible contributing”—even though it was “abandoned” and “collapsing” (see Exhibit E - Reconnaissance Level Surveys).

According to City records, the property has been damaged by a series of fires that occurred in 1981, 1992, and 2005. Due to the fires, and subsequent weather damage, the City required the building to be boarded by prior property owners. According to the Salt Lake County Recorder the current property owner, The Other Side Holdings LLC, acquired the property on or before January 21, 2016 (see Exhibit C – Property History).

On November 4, 2016, the applicant submitted a letter to Orion Goff, Salt Lake City Building Official, and requested the building be deemed “an imminent hazard to public safety,” which determination would allow the City to issue a demolition permit without prior approval from the Historic Landmark Commission as per the following City Code:

21A.34.020: H Historic Preservation Overlay District

Q. Exceptions of Certificate of Appropriateness for Demolition of Hazardous Structures: A hazardous structure shall be exempt from the provisions governing demolition if the building official determines, in writing, that the building currently is an imminent hazard to public safety. Hazardous structures demolished under this section shall comply with subsection P of this section. Prior to the issuance of a demolition permit, the building official shall notify the planning director of the decision.

The applicant’s request was based on the following claims (see Exhibit A - Applicant Information):

- The structural collapse of walls or roof, either in whole or in part, which pose a risk to an adjacent structure, adjacent property or a public right of way
- The structure poses a danger to any individual entering the property
- The structure poses danger or risk of fire

In response, the Building Official determined the structure was *not* an imminent hazard—as the building has remained standing in its present condition for at least 12 years—and denied the request citing it was inconsistent with the “intent” statement of the following City Code (see Exhibit B – Building Official Letter):

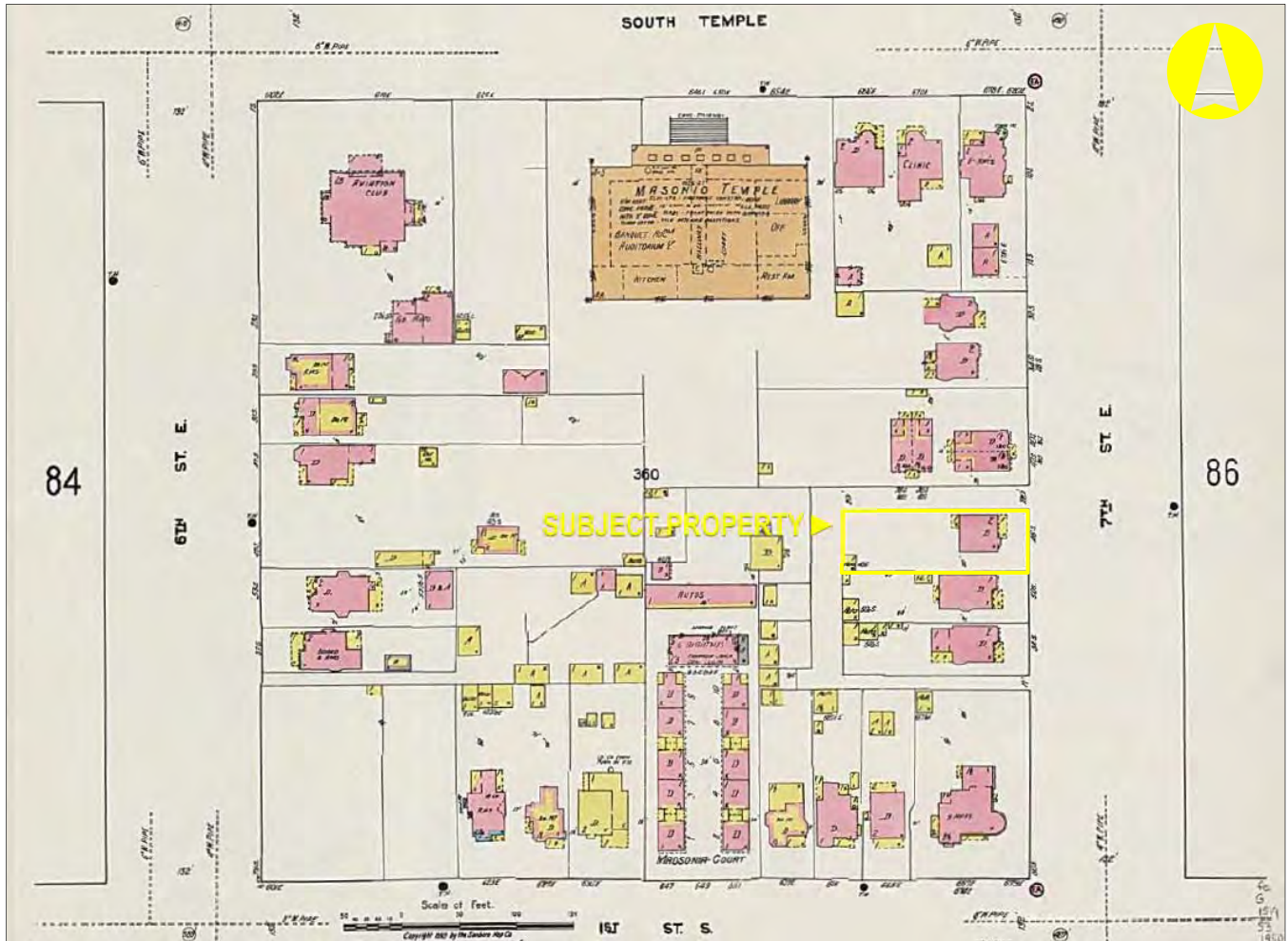
18.64.005 Purpose and Intent (of Demolition chapter in Title 18 Buildings and Construction)

- B. A primary intent of the city council with respect to this chapter is to avoid demolition, or partial demolition, of buildings in a manner that disrupts the character and development pattern of established neighborhood and business areas. Accordingly, the council finds that it is in the public interest to:
1. Require existing buildings to be maintained in a habitable condition until replaced by new construction, except as otherwise permitted by this code;
 2. Avoid demolition of existing structures until a complete building permit application is submitted for new construction, except as otherwise provided in this chapter; and
 3. Avoid creation of vacant demolition sites with minimal or no landscaping or other improvements.

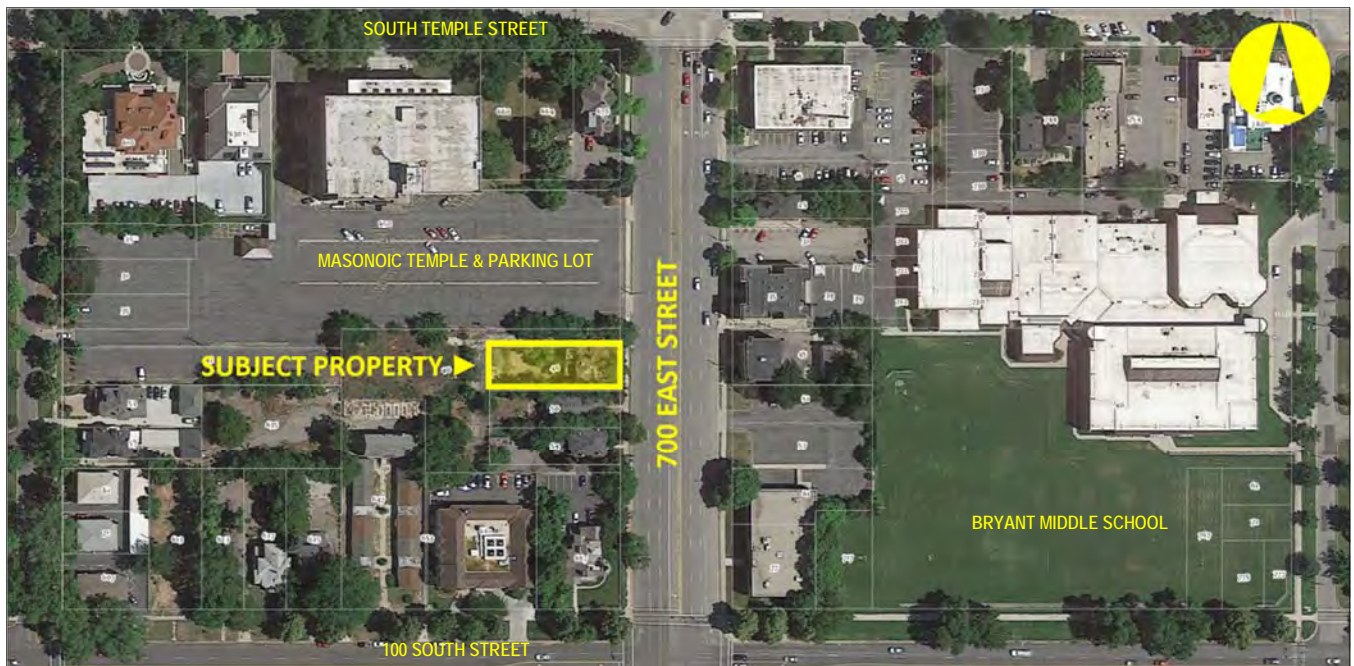
Subsequently, the applicant filed an appeal of the administrative decision, but the City has not heard the request because the City does not have a current “Board of Appeals” for Title 18 Building and Construction Code—which deficiency will be remedied by the City as soon as feasible.

Also of note, on September 6, 2017, the property owner recorded a Quit Claim Deed that consolidated 46 S, 50 S, and 54 S 700 East into one parcel. According to the Salt Lake County Recorder, the new address is 50 S 700 East, and the parcel identification number is 16-05-101-005. As such, the property in its current form contains multiple buildings on approximately 0.50 of an acre (see Exhibit C – Property History).

CONTEXT – CENTRAL CITY HISTORIC DISTRICT



Sanborn Map of Subject Property (1950)



Aerial View of Subject Property (2015)

As evident in the previous maps, and noted within Exhibit A - Applicant Information, several buildings located northward from the subject property were demolished to construct a parking lot for the Salt Lake Masonic Temple, which building fronts South Temple Street.

The *Salt Lake City Community Preservation Plan* adopted on October 23, 2012, specifically addresses the Central City Historic District and provides a succinct description of this local historic district, of which the subject property is a part (see Exhibit D – Historic District Map, and Exhibit F - Reconnaissance Level Survey Map).

The Central City Historic District was designated as a local historic district in 1991. Two blocks wide and nine blocks long, the district is occupied **by one of the City’s oldest residential neighborhoods**. While the northern edge of the district close to South Temple Street is occupied by larger homes and more upscale apartment buildings, the remainder holds modest brick cottages and bungalows that for many decades attracted working-class occupants. On its south end, the district abuts Liberty Park.

Both 500 East and 700 East are major north-south thoroughfares lined with both houses and commercial enterprises. A residential parkway is located along 600 East. Bisecting the district is 400 South, a primary east-west commercial and transportation corridor. . . . While the district still contains numerous historic homes, it has experienced significant attrition of its historic building stock, particularly along its perimeters and major thoroughfares. The majority of these changes have taken place in the area between the north edge of the district and 500 South. The four square blocks between 300 South and 500 South have been so heavily impacted in recent decades by teardowns and modern commercial infill that they contain very little in the way of historic resources. Because of its central location in the City and its placement along several major transportation corridor, the district has been subjected to substantial amount of historically insensitive commercial development in recent decades, resulting in negative impact to its integrity. This has resulted in a historic district that has effectively been split in two, *with a substantial loss of integrity of the northern blocks* and greater integrity to the south . . .

The status of the district is now questionable and further attrition may merit its removal from historic district standing. Some may argue that it has already reached this point and that other controls are needed to protect the diminishing number of historic resources that remain there. One possible approach might be to consider boundary realignments that divide the district and create two new districts: Central City North and Central City South Historic Districts (emphasis added).

It is the opinion of staff that the erosion of historic structures through demolition—and inappropriate redevelopment—within the Central City Historic District is a concern as expressed in adopted preservation policies and goals (see Exhibit G - Master Plan Policies).

KEY ISSUES:

Issue 1 – Demolition Standard: The applicant requests demolition approval under City Code 21A.34.020.Q:

Exceptions of Certificate of Appropriateness for Demolition of Hazardous Structures: A hazardous structure shall be exempt from the provisions governing demolition if the building official determines, in writing, that the building currently is an imminent hazard to public safety. Hazardous structures demolished under this section shall comply with subsection P of this section. Prior to the issuance of a demolition permit, the building official shall notify the planning director of the decision.

However, as has already been discussed, the Building Official previously decided, in writing, that the building is *not* an imminent hazard to public safety (see Exhibit B – Building Official Letter). As such, the Historic Landmark Commission may not make a determination **to demolish a “hazardous structure” under this provision**. Rather, the **Commission’s** decision must be based on the demolition process for the H Historic Preservation Overlay District discussed in Exhibit H – Analysis of Standards.

Issue 2 – Historic Integrity: As stated in *A Preservation Handbook for Historic Properties & Districts in Salt Lake City*, which the Salt Lake City Council adopted, the concept of historic “integrity” is described as:

In addition to being historically significant, a property also must have integrity. To have integrity a sufficient **percentage of the structure or site must date from the period of significance. The majority of the site’s**

features or the building’s structural system and materials should date from the period of significance, and its character-defining features also should remain intact. These may include architectural details, such as dormers and porches, ornamental brackets and moldings and materials, as well as the overall mass and form of the building. It is these elements that allow a building or district to be identified as representing a particular point or period in the history of the city. (part 1, page 3.3)

While it is evident that fire, weather, and vandalism has destroyed the entire roof structure, a rear addition, and many of the windows, most of the original building form and masonry structure—which is a character-defining feature—appears to be firmly intact. The Commission should also note that the structure is in its original location and setting, which also contributes toward historic integrity.

In response to the proposed demolition, Planning Division staff contacted Cory Jensen, National Register Coordinator and Architectural Historian for the Utah State Historic Preservation Office, shared the following comments:

Our assessment is that the house still retains enough historic integrity to be considered contributing in the SLC East Side National Register Historic District¹. Although it has suffered major interior and some exterior damage from a fire, it still retains character-defining features and enough historical integrity to be considered contributing. It could qualify for historic preservation tax credits for rehabilitation.

However, contrary to Mr. Jensen’s opinion, the applicant has claimed:

The physical integrity of the structure and site have greatly deteriorated as a result of a fire and subsequent weather damage. In fact, the structure may already be subject to loss of its contributing status, since so many of the character-defining elements of the building are destroyed beyond repair. To make the building habitable would constitute substantial "reconstruction" rather than "preservation," and reconstruction is not a prevailing goal of the Historic Overlay Zone (see page 37 of Exhibit A - Applicant Information).

While it is clear that the entire roof structure and portions of the building will require reconstruction, other repairs to the building would constitute rehabilitation, not reconstruction. Furthermore, reconstruction of missing architectural or character-defining elements is consistent with preservation techniques when warranted, as evidenced by the following City Code:

21A.34.020.G. Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure Including New Construction of an Accessory Structure: In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. *In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects* (emphasis added);

Based on the 2013 Central City Standard Reconnaissance Level Survey, **Mr. Jensen’s comments**, and City Code, it is the opinion of Planning Division staff that if the applicant restored the subject property—consistent with adopted design guidelines—it would remain a contributing structure within the local historic district.

Issue 3 – Further Loss of Historic Resources: Although the proposal encompasses a single building, it follows several demolitions on the northern half of the block face—as illustrated in the 1950 Sanborn Fire Insurance Map shown on page four of this report—that occurred before the City established the local historic district on May 14, 1991. While the structure proposed for demolition is not architecturally significant, it is part of the development **“story” of the** district and contributes to the historic integrity and composition of the Central City neighborhood.

¹ The SLC East Side National Register Historic District encompasses the Central City Historic District.

Essentially, the loss of the contributing structure would diminish the number of historic resources that form the district.

NEXT STEPS:

If the Historic Landmark Commission finds that at least six of the seven standards are met, the Commission shall approve the certificate of appropriateness for demolition. If the demolition request is approved by the Commission, **the applicant would also need the Commission's approval of the** proposed landscape plan, which is intended as an interim land use prior to redevelopment (see Exhibit A - Applicant Information).

If the Commission finds that two or less of the standards are met, the Commission shall deny the certificate of appropriateness for demolition. If the project is denied, the applicant could choose to file an application for Economic Hardship.

If the Commission finds that three, four or five of the standards are met, the Commission may defer a decision for up to one year during which time the applicant must conduct a bona fide effort to preserve the site, or the applicant could choose to file an application for Economic Hardship. If there is a finding of Economic Hardship, the applicant could demolish the structure without conducting a bona fide effort.

EXHIBITS:

- A. Applicant Information
- B. **Building Official's Letter**
- C. Property History
- D. Historic District Map
- E. Reconnaissance Level Surveys
- F. Reconnaissance Level Survey Map
- G. Master Plan Policies
- H. Analysis of Standards
- I. Public Process & Comments

EXHIBIT A: APPLICANT INFORMATION



HP: Demolition

SALT LAKE CITY

Demolition of Landmark Site Demolition of Contributing Structure

OFFICE USE ONLY

Project #: <i>P/NH/LC 2017-00677</i>	Received By: <i>A. Anglin</i>	Date Received: <i>8/16/17</i>	Zoning: <i>RMF-35</i>
Project Name: <i>Residence</i>			

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:

Request for demolition of a collapsed and hazardous structure.

Address of Subject Property:

46 South 700 East, Salt Lake City, UT

Name of Applicant:

Soren Simonsen, Representative for The Other Side Academy

Phone:

801-706-1055

Address of Applicant:

PO Box 526082, Salt Lake City, UT 84152-6082

E-mail of Applicant:

soren@communitystudio.us

Cell/Fax:

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

The Other Side Academy – Tim Stay, Executive Director

E-mail of Property Owner:

tim@theothersideacademy.com

Phone:

801-883-9532

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

REQUIRED FEE

➔ Filing fee of \$495, plus additional cost of postage for mailing notice.

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Date:

8/11/2017

SUBMITTAL REQUIREMENTS

- 1. Pre-submittal Meeting Recommended**
A pre-submittal meeting for all demolition requests involving historic landmarks and properties located within locally designated historic districts should be scheduled prior to submitting this application. To request a pre-submittal meeting please contact the Planning Counter either by email, zoning@slcgov.com, or by calling (801) 535-7700
- 2. Project Description (please attach additional sheet)**
Written description of your proposal with explanation of why the demolition is necessary
- 3. Show Integrity of the Structure**
Historic photographs of existing building(s)
(contact the Salt Lake County Archives at (385) 468-0820 for historic photographs)
- Current photographs of each side of the building. Interior photographs which help indicate the structural condition should be submitted as well
- 4. Show Streetscape Condition**
Photographs showing the streetscape and surrounding contributing and noncontributing structures
- 5. Show Threat to Public Health and Safety**
If the reason for the demolition is threat to Public Health and Safety, the building official will need to determine, in writing, that the building currently is an imminent hazard to public safety
- 6. Show No Willful Neglect**
Evidence of regular maintenance and repairs
- Evidence of diligent soliciting and retaining tenants
- Evidence that the structure was secure and boarded if vacant
- 7. Additional Applications/Bond**
 n/a Submit application for Economic Hardship if the demolition is required to rectify a condition of "economic hardship"
- n/a** Submit application for New Construction for Postdemolition/Reuse Plan or Landscape Bond

➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

- I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.
-



June 1, 2017

To Whom It May Concern:

I am the CEO of The Other Side Academy, which is the owner of the property of 667 E 100 S, 46 S 700 E, 50 S 700 E, and 56 S 700 E.

I hereby give Soren Simonson and his firm, Community Studio, the authority to represent The Other Side Academy regarding all matters with Salt Lake City relating to building permits, occupancy permits, zoning issues, demolition, lot consolidation, land use, and any other issues related to these properties.

If you have any questions, please contact me.

Respectfully,

Timothy V. Stay

Tim Stay
CEO
The Other Side Academy
667 E 100 S
Salt Lake City, UT 84102
801-362-8998
tim@theothersideacademy.com

Attachment A

Letter of Background & Supplemental Information

October 16, 2017

Michael Maloy, Senior Planner
 Historic Landmarks Commission
 Salt Lake City Planning Division
 451 South State Street, Room 215
 Salt Lake City UT 84114-5490

Søren D. Simonsen
 FAIA, AICP, LEED AP

**RE: Request for Emergency Demolition of a Contributing Structure
 in a Historic District
 46 South 700 East**

soren@communitystudio.us
 Phone | 801-706-1055

Dear Michael and Salt Lake Historic Landmarks Commission:

Impact Hub Salt Lake
 150 S State Street
 First Floor

I am writing on behalf of The Other Side Academy to request the immediate emergency demolition of a collapsed and hazardous structure located at 46 South 700 East. The building is noted as a contributing structure in the Central City Historic District, but was significantly destroyed by fire several years ago. This and several adjacent properties, including the historic Armstrong Mansion, were recently purchased by The Other Side Academy, which is preserving several of these historic structures for adaptive use as a Group Home for a vocational and life skills adult education center and residences.

PO Box 526082
 Salt Lake City, UT 84152



Creating Places for People

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 Healthy
 Beautiful
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www.communitystudio.us

We previously applied for Emergency Demolition in early November, 2016, according to the provisions of the Emergency Demolition ordinance of the Salt Lake City Municipal Code. While we believe that this is the most appropriate tool to address this collapsed and hazardous building in its current condition, our initial request was denied. No justification for the denial was provided relative to the warrants described in the ordinance. We appealed that administrative decision on December 2, 2016, and have an active Appeal pending since that time.

Based on subsequent communication from the Community & Neighborhood Development Director, Mike Reberg, on June 7, 2017, (see attachment B) indicating that the City has made little or no progress appointing the standing Board of Appeals, I am submitting this application at the Director's recommendation for your consideration through the Historic Landmark Commission process. Given the serious hazardous condition of the property, and the risk this structure poses to people on this site daily, we are pursuing both the administrative Appeal and Historic Landmark Commission remedies for demolition simultaneously, and hope to take immediate action to demolish the structure through whichever process is the most expeditious. The Director's letter implies that, given the state of the property, the Historic Landmark Commission process can be expeditious for a building in this condition.

Risks and Hazards that Warrant Emergency Demolition

This request is made with respect to provisions of the Salt Lake City Code, Chapter 21A.34.020, Section Q, which states:

"A hazardous structure shall be exempt from the provisions governing demolition if the building official determines, in writing, that the building currently is an

imminent hazard to public safety.”

There is no definition of a hazardous or dangerous structure in the zoning ordinance, so we rely on the definition contained in another section of the Salt Lake City Code, Chapter 18.48 Dangerous Buildings, Article III Emergency Demolition, which definition appears relevant to this hazardous structure:

“If the building official determines that the walls or roof of a building or structure are collapsing, either in whole or in part, or in imminent danger of collapsing in such a way as to fall on other structures, property or public rights of way, or create a danger to persons who may enter the property, or create a danger of fire, the building official may seek an order that the building should be demolished pursuant to this article (Ord. 90-94 § 1, 1994).”

From my analysis of the ordinance, an Emergency Demolition is warranted by any of three distinct criteria:

- The structural collapse of walls or roof, either in whole or in part, which pose a risk to an adjacent structure, adjacent property or a public right of way
- The structure poses a danger to any individual entering the property
- The structure poses danger or risk of fire

Based on the findings described below, this property meets all three of these criteria. Other factors outlined below make the demolition of this structure only more important, necessary and urgent.

Structural Collapse

The structure is a former residence, and was severely damaged by fire many years ago, prior to the property being purchased by The Other Side Academy. The building is very clearly “collapsing, either in whole or in part.” The roof of the structure has entirely collapsed and caved in, and portions of roof structure dangle in the air inside and outside the perimeter walls. The interior walls and floors of the structure are also collapsed and completely unstable. During high wind conditions large pieces of the structure have recently blown off the building onto the ground nearby. The size and weight of falling debris from this building are enough to severely injure if not kill someone. The entire structure is exposed to the elements, and there is significant ongoing water damage and rot occurring to the structure, in addition to fire damage.

While the building is sufficiently setback from the street and sidewalk to not pose a danger to collapsing onto the public right-of-way, its close proximity to an adjacent structure to the south, and its proximity to a private active driveway to the north owned by another entity, present a very real risk for collapse onto adjacent structures and properties.

The Academy is in the process of renovating and occupying the adjacent building to the south as a dining hall and meeting facility in the very near future, and the collapsing structure will create a heightened risk to both the neighboring structure and the occupants in and around it, when it is occupied in the near future.

Danger of Entry

The property is a life and safety risk for anyone entering. The roof and interior floor and walls have collapsed and the entire structure is highly unstable. Even approaching the building is highly risky, due to the damaged roof structure extending beyond the exterior walls. The Other Side Academy,

in consultation with professionals including architects, hazardous abatement specialists, engineers and building contractors, is advised to stay away from the building due to risk of life and safety. Even routine building maintenance and repair is no longer possible without considerable risk.

The danger by entry is not limited to the collapsing condition of the structure. An added consequence of the fire is the hazardous presence of asbestos throughout the structure. Asbestos-containing materials present in the structure have become fractured and scattered as a result of the fire. Any disturbance of the structure or entry into the structure is considered unsafe from a hazardous materials concern as well. The hazardous material abatement specialists recommend removal of the entire structure as the best means to abate the hazardous materials. A copy of the environmental report of hazardous materials is provided as Attachment C, with recommendations highlighted.

Danger of Fire

The structure has already been severely damaged by fire, as has the adjacent building to the south, which serve as a clear indication of the risk of fire. Although the property is secured by fencing and boarding, there are compounding circumstances that continue to prolong the risk of another fire. Fencing and boarding are often little deterrent to the large and growing homeless population in downtown Salt Lake City, and there is ample evidence of unauthorized entry to this and other nearby vacant properties, despite efforts to prevent such unauthorized entry. The Other Side Academy currently provides a 24-hour patrol watch of its properties and other vacant properties nearby to help further deter criminal activity.

The combination of circumstances including evidence of unauthorized entry, the structure being filled with highly flammable and exposed wood and charred debris, evidence of drug use that alters an individual's behavior and rational thinking, the extreme difficulty of exiting a building with no lighting and with windows and exits boarded, large piles of highly flammable debris, and the damage to ceiling and floor finishes that might otherwise protect the structure from further collapse in the event of a fire compound the danger. This building poses a high risk and danger from fire, both to anyone inside or outside the building, as well as to neighboring buildings and properties.

In numerous meetings with the City Fire Marshall regarding this and adjacent properties, it has been communicated explicitly that this building is a high risk of fire, and presents a high level of concern to the Fire Department. I believe the Fire Department would support its immediate demolition as a fire prevention strategy to address the fire hazard both to anyone near this building, and to reduce the risk to adjacent, occupied historic structures.

We have also reviewed the State of Utah's Uniform Code for the Abatement of Dangerous Buildings, which contains similar definitions and requires the demolition of a building in this condition under the State Code.

Either of these reference standards for hazardous buildings require approval of the local Building Official, Orion Goff. Given the condition of the property, we urge the Building Official to apply these city and state standards and a warrant the demolition of this hazardous structure, with the advice and consent of the Historic Landmark Commission.

Supplemental Information to the Application for Demolition

Pre-Submittal Meeting

The Other Side Academy has held numerous meetings with the Community & Neighborhood Development Department, Planning Division, and Building Division directors and staff to discuss the demolition of this structure. We believe we have met the intent of the Pre-Submittal Meeting. Additional documentation of the dates and discussion at various meetings can be provided upon request.

Project Description

The project description and summary of conditions that warrant demolition are provided in the narrative above.

Integrity of the Structure

Photos of the historic structure and current conditions are provided as Attachments D and E.

Streetscape Condition

Documentation of the streetscape condition and evidence of changes to the streetscape over time are provided as Attachment F.

Threat to Public Health and Safety

The description of the threat to public health and safety is provided in the narrative above.

Evidence of No Willful Neglect

The Other Side Academy purchased the subject property on January 20, 2016. The property at the time was in much the same condition as it remains at present. The present condition is not the result of willful neglect or damage as a result of any action or inaction by the present owner.

Due to the condition of the structure and the risk of being on, in or around the structure, no maintenance is possible to the structure. The condition of the structure in its present condition is unsafe, is not habitable, and requires immediate removal of the damaged and hazardous portions of the building. The best option to address the blight and hazards of the building at present is to remove it entirely, which is the purpose of this petition.

Due to the condition of the structure, the building is not habitable and no tenants can be secured.

The Other Side Academy maintains boarding of the building, and has secured the perimeter of the property with temporary fencing. The heightened state of homelessness, and a rampant drug and opioid crisis in Salt Lake City, puts constant pressure on keeping the property secure. Fencing and boards on this and other neighboring properties are often removed, with evidence of frequent unauthorized entry. The Other Side Academy has further instituted a 24-hour surveillance program with patrols of the property at all hours of the day and night, seeking to mitigate this risk and minimize unauthorized access to this and other neighboring vacant properties.

Additional Applications/Bond

The interim reuse plan for this property is being coordinated through a separate permitting process. The property was recently combined through a lot consolidation with the adjacent properties at 50 South and 54 South 700 East, and an active plan review for the Middle House renovation of the

adjacent structure, at 50 South 700 East (permit log number 2017-05437) is in process. The reuse of the area of the subject structure is incorporated into the renovation and site development plans for the Middle House.

We are seeking to immediately remedy the existing hazardous condition of the building through demolition pursuant to the Emergency Demolition provisions of the city code. We are therefore not pursuing economic hardship or other redevelopment plans to replace the structure at this time.

Policy and Economic Impediments to Reconstruction

The intent of the Historic Overlay District is to preserve structures that are largely intact, and are habitable or can be made habitable through reasonable preservation and remodeling techniques. So much of this structure is damaged beyond repair—including portions of exterior walls, chimney, porches, windows, doors, eaves, roof, dormers, and other character-defining features and details—that the structure would require substantial reconstruction, both inside and outside, to become habitable. Reconstruction is not the policy intent of the Historic Preservation Plan and ordinances, and can often lead to a false sense of history.

The costs to abate the hazardous conditions while retaining any salvageable portion of the existing structure are not practical or reasonable. As a nonprofit entity, the typical preservation incentives of state or federal historic preservation tax credits are not available to the Owner. The City has offered no incentives for preservation of the structure. Even if such financial incentives were available for preservation to The Other Side Academy or another owner, it is questionable whether they would be applicable given the extent of reconstruction that would be required. These financial incentives are typically available for restoration and preservation, not for new construction or reconstruction.

It is the intent of The Other Side Academy to explore long-term redevelopment and reuse of the site once the immediate hazards and blight have been remediated and removed. The primary purpose of The Other Side Academy is to provide a safe, healthy and risk-free environment for the education and healing of its vocational and life-skills program participants and residents. This structure in its current state is a hazard to residents of the property, and puts other adjacent historic properties, which can and are being preserved, at risk.

Additional Criteria and Justification to Warrant Demolition

Though this petition is based on a warrant for demolition under Section Q of Historic Overlay Zone, we have also applied the criteria under Section L, Standards For Approval Of A Certification of Appropriateness For Demolition (see Attachment G), which may also warrant demolition. Our reservation with applying these standards is that the condition of the building warrants demolition under the hazardous conditions, and our concern with establishing precedent for these Standards to be otherwise used in inappropriate ways that jeopardize future preservation efforts. We offer these as a reference, but not our primary consideration for a Certificate of Appropriateness for Demolition of an Contributing Structure.

Summary

Based on these findings, evidence, and analysis of the impacts on the historic district, we believe that the structure at 46 South 700 East is an imminent hazard, will not have a significant negative impact on the historic district, and should be declared by Salt Lake City as to warrant and approved by the Historic Landmarks Commission for immediate emergency demolition.

Sincerely,

A handwritten signature in black ink, appearing to read 'Søren D. Simonsen', with a long horizontal flourish extending to the right.

Søren D. Simonsen, FAIA, AICP, LEED AP
Executive Director & Principal Architect

Attachment B

Department Communications

From: **Reberg, Mike** Mike.Reberg@slcgov.com
 Subject:
 Date: June 7, 2017 at 10:32
 To: Soren Simonsen soren@communitystadio.us
 C: Biskupski, Jackie Jackie.Biskupski@slcgov.com, Butler, Simone Simone.Butler@slcgov.com, Heidorn, Tina Christina.Heidorn@slcgov.com, Joseph Grenny jgrenny@vitalsmarts.com, Oktay, Michaela Michaela.Oktay@slcgov.com, Goff, Orion Orion.Goff@slcgov.com

Soren,

Mayor Biskupski asked me to respond to an email you recently sent her. I have copied your email below for your reference.

We continue to work on finding members for the Board of Appeals. Building Services has sent names to the Mayor's office. I believe one was submitted to the council and another was given a thumbs down during informal conversations between mayor and council staffs. Others have declined the opportunity. We are submitting new group of names to the Mayor. This board has always been a challenging board to fill, but we continue to work on it. You mentioned that you are pursuing a more traditional demolition process through the HLC as well. That is great. Have you submitted the appropriate information to the Planning Division? If so I have not been informed of your application. That avenue has been available to TOSA since that group purchased the property almost two years ago and certainly been on everyone's radar since you made the request for emergency demolition seven months ago.

You may have heard the Historic Landmark Commission recently approved the demolition of two historic structures. The time between the applicant's submittal and action by the HLC was only a few months. It is possible that a quick submission by you might have had this issue resolved through more traditional means by now. I encourage you to submit an application as soon as possible if you haven't already.

I will keep you informed on our progress with the Board of Appeals.

MIKE REBERG
 DIRECTOR

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
 SALT LAKE CITY CORPORATION

TEL 801-535-7707
 FAX 801-535-6005

WWW.SLCGOV.COM/GED

Mayor Biskupski -

It will be seven months next week since we submitted a request regarding the demolition and abatement of a dangerous and collapsing building at 46 South 700 East. The petition to demolish this building meets all three "warrants" that apply to Emergency Demolitions in the municipal code. This building is a blight and a hazard. There is no rationale reason why it should remain, partially collapsed, with large pieces of roof structure dangling in the air. Portions of the collapsed structure, large enough to kill someone, have been blown off in recent wind storms.

It will also be six months next week since we submitted an Appeal to the administrative determination rejecting the Emergency Demolition. It is the latter that I am writing about today.

My last communication from the City on this matter (see below) is from February. This and prior communications sounded as though the Board of Appeals was being actively re-constituted. I have been communicating with the council office as well over the past month, but indications are that they have not received any Board recommendations at this point.

Board appointments are a function of the Mayor's Office. The property owner and the neighborhood want and need your help. I believe you have the full support of the community in getting this building demolished, using whatever process is most expedient. At this point, that appears to be the Appeals process.

Even some of the most active historic preservationists in Salt Lake concur that this building is not a candidate for preservation at this point. If you were to give some direction to the Department or Division director, I'm sure they could expedite the Emergency Demolition, and avoid the Appeal altogether. If not, then it is imperative that the Board of Appeals be fully staff and functioning as soon as possible.

Can you please give me an update on the Board of Appeals appointments? Six months is not a reasonable time to wait for what should be a standing board of the City. It sounds like the process of getting the Board appointed has not even started. Any assistance will be greatly appreciated. The Council has suggested that they can help expedite recommendations for this Board from you. I suggested several names for Board members to the Division Director back in January. I am happy to suggest additional recommendations for appointments to this Board to you if it will be helpful.

We are pursuing an alternate HLC demolition process at this point as well. I received some input from the Planning Division in late March, indicating that the City may no longer be enforcing the "bona-fide preservation effort" in the current city code that requires a one-year waiting period for demolitions of historic structures. I know the Planning Division is also pursuing some changes to the city code for demolitions in historic districts, along with other historic preservation policies. I have no idea how that may affect our petition using that alternate path. I know that applications are often not processed while ordinance changes are pending, and that this petition would be impacted by such an ordinance change. This route for demolition may be a viable alternate, but is still many months away from resolution in the best case scenario.

I believe that given the condition of the property, lives are at risk. I respectfully request that you make this a high priority.

Thank you -

Attachment C

Environmental Hazard Report



Limited Asbestos Survey

**The Other Side Academy
46 S. 700 E. Salt Lake City, Utah 84102**



Prepared by Aerolite Consulting LLC
1162 W. 1325 S.
Springville, UT 84663
801-232-8864
www.Aerolitegroup.com



Limited Asbestos Inspection
The Other Side Academy

A. Introduction

Asbestos bulk sampling was conducted for The Other Side Academy, whose property is located at 46 S. 700 E. Salt Lake City, UT. The results of that survey are listed in the following summary table as well as on the laboratory analysis that is included in this inspection survey. This inspection was completed for the given property to assist in the demolition and/or remodel of the areas listed on this survey. Darrell Byers is a state accredited asbestos inspector, ASB-5101. Aerolite Consulting LLC is a certified asbestos company, ASBC-520.

B. Bulk Sample Summary

Sampling was conducted on 03-19-2016 and samples were analyzed by Pro-Lab.

Walls are listed as A,B,C, or D. Wall "A" is the wall closest to the road at the front of the building and walls B,C, & D are in order clockwise around each room. Possible Asbestos Containing Building Material shall be listed on report as "Possible ACBM". Regulated Asbestos Containing Material shall be listed on report as "RACM".

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Sample #	Possible ACBM	ACBM Location	Analysis	Sample Results	RACM	Point Count	Quantity
P-1	Plaster	Upstairs South Room Wall	PLM	None Detected	No		2200sf
DW-1	Drywall System	Upstairs North Room Wall	PLM	None Detected	No		780sf
SCT-1	Spray On Ceiling Texture	Family Room Ceiling	PLM	5% Chrysotile Asbestos	Yes		900sf
SCT-2	Spray On Ceiling Texture	Living Room Ceiling	PLM	5% Chrysotile Asbestos	Yes		900sf
SCT-3	Spray On Ceiling Texture	Entry Ceiling	PLM	5% Chrysotile Asbestos	Yes		900sf
SV	Sheet Vinyl	Kitchen Floor	PLM	None Detected	No		150sf
CV	Cove Base	Kitchen Hallway	PLM	None Detected	No		35sf
P-2	Plaster	Entry Wall	PLM	None Detected	No		2200sf
P-3	Plaster	Living Room Wall	PLM	None Detected	No		2200sf
DW-2	Drywall System	Basement Landing	PLM	Less than 1% Chrysotile Asbestos	Yes		780sf

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Sample #	Possible ACBM	ACBM Location	Analysis	Sample Results	RACM	Point Count	Quantity
DW-3	Drywall System	Basement Room Wall	PLM	None Detected	No		780sf
DT	Duct Tape	Basement Utility (HVAC Ducts)	PLM	80% Chrysotile Asbestos	Yes		100sf
VT	Vinyl Tile	Basement Floor	PLM	5% Chrysotile Asbestos	Yes		250sf

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C. Summary

State regulations and Federal OSHA requirements state that any and all asbestos containing materials (ACM) be removed by properly trained and certified professionals. Abatement is necessary for materials which are or may become friable during the demolition, renovation, or remodel.

1. The samples taken of the spray on ceiling texture, drywall system in the basement landing, duct tape and the vinyl tile in the basement floor were positive for asbestos and should only be removed or disturbed by trained asbestos professionals.

2. The overall condition of the building is not safe, the roof is caved in and most of the ceilings (including the spray on ceiling texture (RACM)) have fallen contaminating the structure. There are several areas of the building where suspect asbestos containing material could not be sampled and should be assumed to contain asbestos. The entire structure should be assumed to contain asbestos and other hazardous materials and should be demolished accordingly.

D. Additional Considerations:

i. **Point Count Analysis:**

PLM analysis (polarized light microscopy) is a visual estimation of asbestos in the materials sampled. If samples taken are listed on this report as containing less than 1% asbestos they are still considered to contain regulated levels of asbestos unless additional Point Count Analysis is performed by the designated laboratory. Point Counting is a more specific, yet random counting of asbestos fibers and is required by the EPA prior to labeling any asbestos material as non-regulated.

ii. **OSHA:**

a. Although the EPA and, in turn, the State's Division of Air Quality do not consider materials that contain less than 1% asbestos to be RACM (Regulated Asbestos Containing Material), there are still OSHA regulations in place to protect workers as they come in contact with these asbestos materials. Reviewing these regulations prior to demolition/renovation is recommended to ensure compliance.

Aerolite Consulting LLC has performed this asbestos survey to identify the existence and condition of possible asbestos containing materials. Aerolite Consulting LLC has completed this survey in a reasonable and professional manner to identify any suspect materials that are friable or may become friable if disturbed during any proceeding demolitions, renovations, or remodels. Sampling was performed in a limited and selective manner to minimize damage to the building structure. There is always a possibility for potential SACM (suspect asbestos containing materials) not identified or sampled during the survey. These SACM may be covered or hidden by floors, walls, ceilings, and possibly other areas not accessible during the survey. Although there is a low possibility of additional SACM being present in the building, it is always prudent for the contractor providing the demolition, renovation, or remodel to be aware of this possibility and to take appropriate actions if additional SACM are discovered. If additional SACM are uncovered, it is recommended that appropriate precautions be taken which may include but are not limited to additional sampling. Contact Aerolite Consulting LLC if any SACM that were not sampled are discovered. Note: This survey is a limited asbestos inspection and only includes and applies to the areas and materials listed.

Darrell Byers

Prepared by Aerolite Consulting LLC

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Sample P-1



Sample DW-1



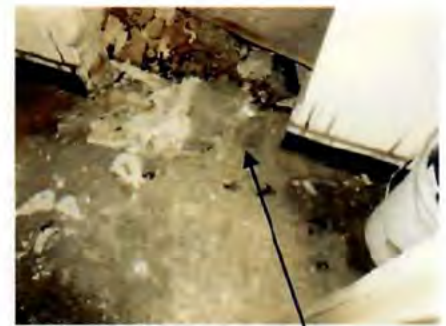
Sample SCT-1



Sample SCT-2



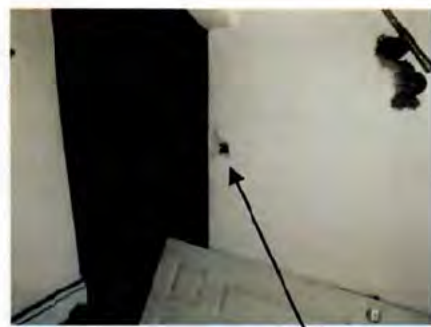
Sample SCT-3



Sample SV



Sample CV



Sample P-2



Sample P-3

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Sample DW-2



Sample DW-3



Sample DT



Sample VT

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State of Utah
GARY R. HERBERT
Governor
SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

Alan Matheson
Executive Director
DIVISION OF AIR QUALITY
Bryce C. Bird
Director



DAQA-003-15

December 14, 2015

Jonathan Brockbank
Aerolite Consulting, LLC
1162 W 1325 S
Springville, UT 84663

Mr. Brockbank:

Re: Utah Asbestos Company Certification Card

The Utah Division of Air Quality (DAQ) has received your Certification Application for Asbestos Company and we are pleased to inform you that your application has been approved. Your new Asbestos company certification card is enclosed with this letter and this card is the sole method of Asbestos company certification documentation that you will receive from the DAQ. Please check the information on your asbestos company certification card carefully and please confirm that the company name and certification expiration date are correct.

Please be aware that your company is certified to perform asbestos projects in accordance with applicable state and federal rules and the use of Utah certified individuals is mandatory. Also, your certification may be revoked or suspended if the Utah certified individual or company are found to be in violation of the asbestos certification and work practices standards found in Utah Administrative Code R307-801 or the National Emission Standard for Asbestos found in Title 40 Code of Federal Regulations Part 61 Subpart M.

If you have any questions about this letter or the enclosed asbestos company certification card, please contact Lisa Haroutunian at (801) 536-4007 or at lharoutunian@utah.gov.

Sincerely,

Robert W. Ford, Manager
Air Toxics, Lead-Based Paint, and Asbestos Section

RWF:lh (LH)

195 North 1950 West, 4th Floor • Salt Lake City, UT
Mailing Address: P.O. Box 144820 • Salt Lake City, UT 84114-4820
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1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

THE OTHER SIDE ACADEMY
 46 S 700 E
 SALT LAKE CITY, UT 84102
 3/19/2018 Samples

Client ID	PRO-LAB ID	LOCATION	Asbestos Mineral Percentage							COMMENTS	
			CH	AM	CR	AN	TR	AC	ND		
P-1	032416-0002	WHITE PLASTER UP S ROOM	0	0	0	0	0	0	0	ND	40% Cellulose 2% Fiberglass 2% Anhydrite 20% Perlite 38% Binders PAINT INCLUDED AS BINDERS.
DW-1	032416-0003	WHITE DRYWALL SYSTEMS UP N ROOM	0	0	0	0	0	0	0	ND	2% Fiberglass 40% Cellulose 58% Binders PAINT INCLUDED AS BINDERS.
SCT-1 Layer 1	032416-0004	WHITE TEXTURE SPRAY ON CEILING TEXT FAMILY ROOM	0	0	0	0	0	0	0	ND	45% Styrofoam 50% Binders PAINT INCLUDED AS BINDERS.
SCT-1 Layer 2	032416-0004	BROWN DRYWALL SPRAY ON CEILING TEXT FAMILY ROOM	0	0	0	0	0	0	0	ND	97% Cellulose 3% Binders
SCT-2 Layer 1	032416-0005	WHITE TEXTURE SPRAY ON CEILING TEXT LIVING ROOM	0	0	0	0	0	0	0	ND	45% Styrofoam 50% Binders PAINT INCLUDED AS BINDERS.
SCT-2 Layer 2	032416-0005	BROWN DRYWALL SPRAY ON CEILING TEXT LIVING ROOM	0	0	0	0	0	0	0	ND	97% Cellulose 3% Binders
SCT-3 Layer 1	032416-0006	WHITE TEXTURE SPRAY ON CEILING TEXT ENTRY	0	0	0	0	0	0	0	ND	45% Styrofoam 50% Binders PAINT INCLUDED AS BINDERS.
SCT-3 Layer 2	032416-0006	BROWN DRYWALL SPRAY ON CEILING TEXT ENTRY	0	0	0	0	0	0	0	ND	97% Cellulose 3% Binders
SV	032416-0007	WHITE SHEET VINYL KITCHEN	0	0	0	0	0	0	0	ND	8% Fiberglass 30% Cellulose 50% Resilient Material 3% Grit 12% Binders
CV	032416-0008	BLACK COVE BASE	0	0	0	0	0	0	0	ND	10% Aggregate 87% Resilient Material 3% Grit

CH=Chrysotile AN=Amosite
 CR=Crocidolite AN=Anthophyllite
 TR=Tremolite AC=Actinolite
 ND=None detected

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1676 North Commerce Parkway, Weston, FL 33326 (854) 384-4446

THE OTHER SIDE ACADEMY

46 S 700 E
GALT LAKE CITY, UT 84102

3/19/2018 Samples

Client ID	PRO-LAB ID	LOCATION	Asbestos Mineral Percentage							COMMENTS	
			CH	AM	CR	AN	TR	AC	ND		
P-2	032416-0009	BROWN PLASTER ENTRY	0	0	0	0	0	0	0	NO	5% Animal Hair 40% Aggregates 55% Binders PAINT INCLUDED AS BINDERS.
P-2	032416-0010	BROWN PLASTER LIVING ROOM	0	0	0	0	0	0	0	NO	92% Cellulose 15% Aggregates 12% Binders PAINT INCLUDED AS BINDERS.
DW-2 Layer 1	032416-0011	WHITE JOINT COMPOUND DRYWALL SYSTEM BASEMENT LANDING	0	0	0	0	0	0	0	NO	20% Mica 80% Binders PAINT INCLUDED AS BINDERS.
DW-2 Layer 2	032416-0011	WHITE DRYWALL DRYWALL SYSTEM BASEMENT LANDING	0	0	0	0	0	0	0	NO	2% Fiberglass 15% Cellulose 83% Binders
DW-3	032416-0012	WHITE DRYWALL SYSTEM BASEMENT ROOM WALL A	0	0	0	0	0	0	0	NO	30% Fiberglass 30% Cellulose 40% Binders PAINT INCLUDED AS BINDERS.
DT	032416-0013	WHITE DUCT TAPE	0	0	0	0	0	0	0	NO	5% Glue 15% Binders
VT Layer 1	032416-0014	WHITE TILE VINYL TILEBASEMENT FLOOR	0	0	0	0	0	0	0	NO	40% Aggregates 60% Binders
VT Layer 2	032416-0014	BLACK MASTIC VINYL TILEBASEMENT FLOOR	0	0	0	0	0	0	0	NO	15% Bitumen

CH-Chrysotile AM-Amosite
 CR-Crocidolite AN-Anthophyllite
 TR-Tremolite AC-Actinolite
 ND=None detected

Page 3 of 3

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Attachment D

Historic Building Photos



Attachment E

Existing Building Photos



View from East (Front)



View from Northeast (Front & Side)



View from Northwest (Side & Back)



View from West (Back)

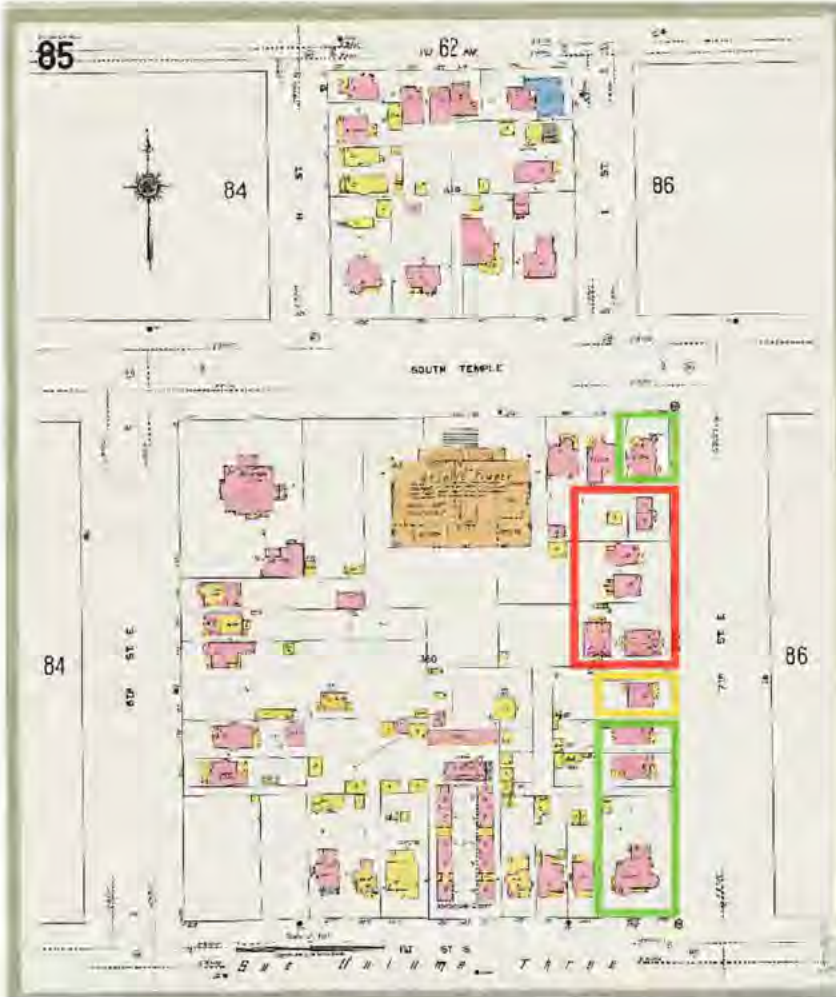


View from Southeast (Front & Side)

Attachment F

Streetscape Condition

The subject structure is located mid-block on the west side of 700 East between South Temple and 100 South. The block face was historically a mix of interspersed, single- and small multi-family structures. The 1950 Sanborn Map below shows the density and mix of residential structures that once occupied this block face of 700 East.



The subject property is highlighted in yellow on the map to the left. The other remaining structures on the block face are highlighted in green. 5 of the 10 historic structures on the block face have been previously demolished, highlighted in red. All of the previously demolished structures were replaced by parking lots, either for the Masonic Temple, or for the Anniversary Inn, both of which face South Temple.

It is apparent that the precedent for preservation gives deference to South Temple and 100 South street frontages, with 700 East evolving more as a street of utility, perhaps due to its later classification as a state highway and major arterial street.

Because many of the structures on the street are already demolished, the

demolition of the subject structure will have very little impact on the historic character and quality of this specific block face. Also, considering that the block faces of 700 East further south are already a mix of historic and contemporary structures and parking lots, incorporating a wide range of architectural styles, there will be little or no impact to the historic district as a whole resulting from this demolition.

The blighted and hazardous condition of the subject structure in its present condition has a significant negative impact on the streetscape. Whether the property reuse is landscaping, which is anticipated as the interim use, or the structure is eventually replaced by a new structure, which is the anticipated long-term use, the net effect will be an overall improvement to the block from its presently blighted condition. The design guidelines for new construction sufficiently address compatibility of a new structure in a way that will not negatively impact the streetscape long-term.

Images of Existing Streetscape Conditions

667 East 100 South – Armstrong Mansion



54 South 700 East



50 South 700 East



46 South 700 East – Subject Property



22-38 South 700 East – Parking Lots

Adjacent to the proposed demolition site, this large parking lot of the Masonic Temple covers roughly 2.5 acres, as pictured in the photo and Figure 1 below. Further north is a second, smaller parking lot for the Anniversary Inn Bed & Breakfast. Historically, these lots included both single and multi-family dwellings. The removal of historic buildings for these parking lots substantially altered the streetscape and block face in this portion of the Historic District.



Figure 1: Parking lot footprint in historical district.



678 East South Temple – Anniversary Inn



Attachment G

Analysis of Standards for Demolition

Application and Analysis of Standards For Approval Of A Certificate Of Appropriateness For Demolition:

- a. The physical integrity of the site as defined in subsection C15b of this section is no longer evident*

The physical integrity of the structure and site have greatly deteriorated as a result of a fire and subsequent weather damage. In fact, the structure may already be subject to loss of its contributing status, since so many of the character-defining elements of the building are destroyed beyond repair. To make the building habitable would constitute substantial "reconstruction" rather than "preservation", and reconstruction is not a prevailing goal of the Historic Overlay Zone.

- b. The streetscape within the context of the H historic preservation overlay district would not be negatively affected*

The historic streetscape has already significantly eroded (see Attachment F), with nearly half of the historic structures on the block face previously demolished and replaced by a large parking lot. This is a similar pattern along much of 700 East, at the edge of this historic district. Given the adjacency of this structure to the large parking lot, the overall streetscape would not be negatively affected.

- c. The demolition would not adversely affect the H historic preservation overlay district due to the surrounding noncontributing structures*

There are several contributing structures to the south of the subject building. However, as noted above, the prior historic structures to the north have been previously demolished. The pattern of historic structures in this district, especially on 700 East, are clusters of historic buildings rather than a contiguous block of historic structures. As such, the overall character of the historic district would not be adversely affected.

- d. The base zoning of the site is incompatible with reuse of the structure*

The base zoning is RMF-35. The historic structure was built as a single-family residence. Although some single-family structures have been subdivided into apartments in this district over the years, the lot utilization and scale of the building as a single family structure is not ideal in its compatibility with the base zoning.

- e. The reuse plan is consistent with the standards outlined in subsection H of this section*

The temporary reuse plan is consistent with standards of the overlay zoning and base zoning. The temporary interim use is as open yard space. The eventual reuse of the site by The Other Side Academy is for group home or transitional housing consistent with their own mission and other priority goals for Salt Lake City. A new structure can be easily designed and developed as an infill site consistent with the standards for compatibility.

- f. The site has not suffered from willful neglect, as evidenced by the following:*

- 1. Willful or negligent acts by the owner that deteriorates the structure*

The property was purchased by The Other Side Academy in January 2016. The property was already badly damaged, partially collapsed, and severely eroded by weather. There has been no willful neglect by the present owner, and they have made attempts to secure the site from

unlawful entry, vandalism and vagrancy, which have been prevalent in other vacant structures in the area. The most appropriate action to prevent further neglect of the site and deterioration of the neighborhood character is to demolish the structure and improve the property as proposed.

2. Failure to perform normal maintenance and repairs,

The structure is too badly damaged, and it is not possible to maintain and repair the structure in its collapsed and deteriorated condition.

3. Failure to diligently solicit and retain tenants, and

The building is not habitable, and soliciting tenants is not possible.

4. Failure to secure and board the structure if vacant; and

The property has been secured with temporary fencing and boarded by the current owner, The Other Side Academy. They also patrol the property on a 24-hour basis to prevent further vandalism, vagrancy or unlawful entry and other detrimental activity.

g. The denial of a certificate of appropriateness for demolition would cause an "economic hardship" as defined and determined pursuant to the provisions of subsection K of this section.

Though the current owner has not conducted a rigorous "economic hardship" analysis and verification, the costs for demolition and replacement of the collapsed portions of the building, remediation of asbestos throughout the structure, removal of biological waste (human feces, etc.), and drug paraphernalia, the estimated costs to do so would exceed the value of the property. The owner is also a nonprofit organization, a non-taxable entity, and would not benefit from typical preservation incentives such as tax credits. The City has offered no incentives for preservation. If required, the owner could provide evidence to substantiate "economic hardship." However, do to so would simply prolong the detrimental impacts of not demolishing the building immediately.

Conclusion

From this limited analysis, we believe that there is compelling argument that 6 of the 7 criteria are met:

- a) integrity of site – meets standard
- b) streetscape – meets standard
- c) impact on district – meets standard
- d) base zoning – meets standard
- e) proposed site plan – meets standard
- f) no willful neglect – meets standard
- g) economic hardship – not sufficiently evaluated, but likely meets standard

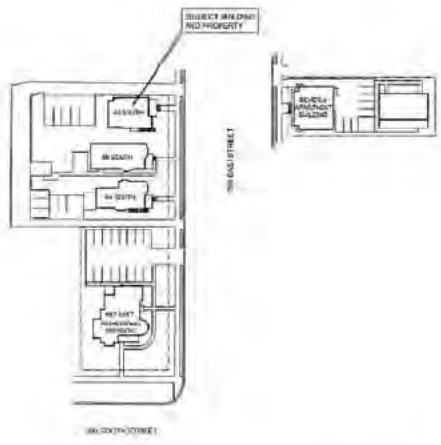
Demolition by these standards may be justified. However, we believe that the most appropriate justification for demolition of the structure is Section Q of the Historic Overlay Zone, for reasons of removing a hazardous structure.

A drawn-out process to establish "economic hardship" and a "bonafide preservation effort" would be detrimental to broader preservation efforts in Salt Lake City when the justification for

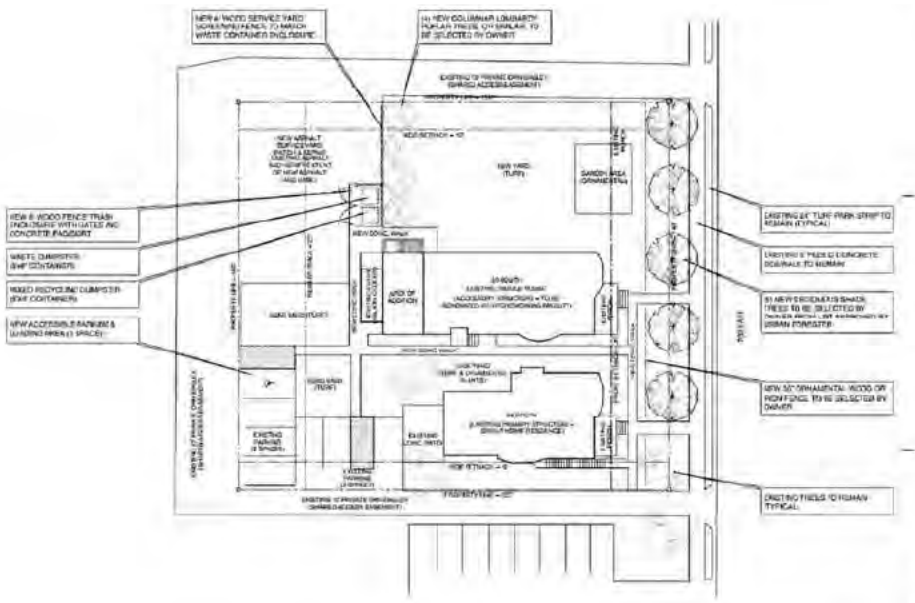
and outcome of demolition is certain. Leaving this building standing any longer than absolutely necessary puts lives at risk.

Attachment H

Proposed Site Plan
(Interim Post Demolition Reuse Plan)



EXISTING SITE & CAMPUS PLAN: THE OTHER SIDE ACADEMY 1/8"=1'-0"



PROPOSED (TEMPORARY) POST DEMOLITION SITE PLAN 1/8"=1'-0"

THE OTHER SIDE ACADEMY

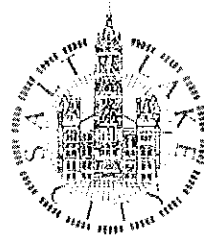
Subject Property:
48 South 700 East
Salt Lake City, UT

Revision 1 09/10/21

POST DEMOLITION SITE PLAN

AS101

EXHIBIT B: BUILDING OFFICIAL LETTER



Soren Simonsen
Community Studio
Impact Hub Salt Lake
150 S. State, First Floor
Salt Lake City, UT 84152
Soren@communitystudio.us
801-706-1055

RE: Request From The Other Side Academy for Emergency Demolition at 46 South 700 East and 647 East 100 South

Dear Soren:

I am writing in response to your November 4, 2016 letter regarding your request for emergency demolition at the properties located at approximately 46 South 700 East and 647 East 100 South (collectively, the "Properties"). I discussed your request with the Fire Marshal, Ryan Mellor, and Community and Neighborhoods Director, Mike Reberg, at length. Joel Paterson, Greg Mikolash, and I personally inspected the structures located on the Properties as well. Based upon those conversations, in-person observation of the structures, and relevant information regarding the Properties, I have determined that emergency demolition is not the appropriate path forward. I have included the facts and relevant sections of City Code below to provide some context for this decision.

Background

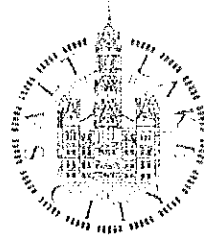
Both properties have been boarded for some time and are closed to occupancy. The following is the boarding history of each property:

46 S 700 E

- HAZ2001-105014 (06/07/2001) was opened by Nole Walkingshaw and is currently being monitored by Phillip Booth. The building has been inspected regularly as Vacant/Secured.
- HAZ2001-105106 (08/10/2001) was opened by Alan Michelsen verified boarded as of 09/12/2001.

647 E 100 S

- HAZ2014-01070 (05/08/2014) opened in conjunction with HAZ2014-01030, Boarding (05/06/2014), Buildings confirmed boarded as of 11/06/2014. Currently being monitored by Phillip Booth. The building has been inspected regularly as Vacant/Secured.



Information regarding calls for service over the last two years to the Police and Fire Department is provided below:

46 S 700 E

- Police: One call since 8/30/2014; "Trespass."
- Fire: One call since 2014; "Sick Person."

647 E 100 S

- Police: Three calls since 3/20/2014; "Larceny, Trespass."
- Fire: One call since 10/14/14; Gas leak.

City Code

As you are aware, it has been the City's policy, especially on contributing structures in local historic districts, to seriously consider the City Council's Purpose and Intent Statements, memorialized in the current City Code, when making determinations on what conditions rise to the level of authorizing an "emergency demolition." The Purpose and Intent section regarding demolition states:

A primary intent of the city council with respect to this chapter is to avoid demolition, or partial demolition, of buildings in a manner that disrupts the character and development pattern of established neighborhood and business areas. Accordingly, the council finds that it is in the public interest to:

1. Require existing buildings to be maintained in a habitable condition until replaced by new construction, except as otherwise permitted by this code;
2. Avoid demolition of existing structures until a complete building permit application is submitted for new construction, except as otherwise provided in this chapter; and
3. Avoid creation of vacant demolition sites with minimal or no landscaping or other improvements.

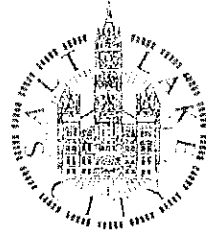
See City Code 18.64.005(B).

Nonetheless, a building may be demolished pursuant to City Code 18.64 (Demolition) in compliance with City Code 21A.34.020 (Historic Overlay District) when relevant, or under exigent circumstances, pursuant to City Code 18.48 (Emergency Demolition). The emergency demolition standard is set forth under ordinance as:

If the building official determines that the walls or roof of a building or structure are collapsing, either in whole or in part, or in imminent danger of collapsing in such a way as to fall on other structures, property or public rights of way, or create a danger to persons who may enter the property, or create a danger of fire, the building official may seek an order that the building should be demolished pursuant to this article.

See City Code 18.48.340.

JACQUELINE M. BISKUPSKI
Mayor



Community and Neighborhoods
Building Services

In their current condition, I do not believe that either of the structures rise(s) to the level of "collapsing," or are in imminent danger of collapsing in such a way as to fall on other occupied structures or into the public right of way. Both structures are boarded and have been boarded for several years. It should be noted that it is the responsibility of the building owner to avoid "demolition by neglect" as described under City Code 18.64.045, by securing and maintaining the buildings under current onsite conditions. This being the case, we are formally denying your request for "emergency demolition" under current site conditions. Should site conditions significantly change, I would be happy to re-evaluate the onsite conditions.

Moreover, if you would like to move forward with the demolition process pursuant to City Code 21A.34.020, or other processes for which one can apply for demolition of these structures, I would recommend that you meet with staff in the Planning Division at Salt Lake City to determine the most expedient path forward in the process.

I wish you and your client continued success as you pursue your pathway to code compliant re-use of existing structures on these sites, or demolition, if later permitted through a different process under City Code. I will do everything within my authority to help you succeed with your project.

Respectfully,

A handwritten signature in black ink, appearing to read "Orion Goff".

Orion Goff, Chief Building Official
Director of Building Services and Civil Enforcement
Salt Lake City Corporation

Cc:

EXHIBIT C: PROPERTY HISTORY

46 S 700 East Street History

Summary

According to City records, the subject property has been damaged by three separate fires in 1980, 1992, and 2005. Since 1929, the City has issued eight building permits, three plumbing permits, 13 electrical permits, and four boarding permits. The City has responded to 43 complaints of graffiti and has a record of 9 additional complaints or violations. The City has also processed one special exception (approved), one certificate of appropriateness (unknown), one emergency demolition (appealed), and one subdivision (approved).

Records

Date Opened	Type, number, and description
October 15, 1929	Building Permit No. 44935. Owner identified as Mr. McCrystal – Wm. B. Hesterman (Commercial building)
October 16, 1929	Power and Heat Permit No. 6842-5406
October 2, 1930	Electrical Permit No. 5556
December 4, 1933	Electrical Permit No. 2777
December 23, 1933	Electrical Permit No. 6823
November 10, 1934	Electrical Permit No. 8188
April 18, 1938	Electrical Permit No. 39826
January 20, 1941	Electrical Permit No. 18334
August 20, 1942	Building Permit No. 35155
October 16, 1942	Electrical Permit No. 35213
December 12, 1942	Electrical Permit No. 3523
June 6, 1956	Building Permit No. 9491 (Garage)
October 8, 1969	Building Permit No. 23314 (Remodel residence)
November 10, 1969	Plumbing Permit No. 23547
April 6, 1978	Building Permit No. 7814 (Code compliance inspection)
January 22, 1980	Electrical Permit No. 24434 (Repair wiring)
July 16, 1980	Salt Lake City Architectural Survey conducted by Architects Planners Alliance
November 2, 1981	Building Permit No. 12096 (Repair fire damage to mental hospital. Owner identified as Clyde Harvey)
November 4, 1981	Electrical Permit No. 12149 (Remodel miscellaneous wiring of fire damage)
May 9, 1983	Board of Adjustment No. 21607 (Special exception for adult residential treatment center at 46, 50, and 54 S 700 East in an R-6 Residential District)
December 7, 1983	Building Permit No. 25903 (Add fire escape to health facility)
May 13, 1987	Building Permit No. 76538 (2,025 ft ² interior remodel of healthcare facility)
May 20, 1987	Plumbing Permit No. 76728 (Install one water heater in health facility)
May 20, 1987	Plumbing Permit No. 76752 (Install electric water heater)
July 22, 1987	Electrical Permit No. 78692 (Electrical repairs)
February 6, 1991	Community Action Team No. HLC CAT-1991 (Inspect property for violent transients, rooms papered with pornography, needles)

May 14, 1991	Central City Local Historic District established by Ordinance 32 of 1991
April 14, 1992	Fire Inspection No. 10840 (Fire inspection; structural damage to roof, rear addition and kitchen area. Will need to completely remove rear addition. Complete plans required for roof and rear addition, if rebuilt)
August 31, 1992	Boarding Permit No. 71107 (Annual permit to board)
January 1994	Central City Local Historic District Reconnaissance Level Survey conducted by Lisa Miller, Research Consultant
August 17, 1994	Address Flag No. 14708 (Remodel without permit. Contractor unknown)
August 22, 1996	National Park Certification of Central City Historic District
December 3, 1996	Address Flag No. 5001417 (Penalties for boarding without permit)
February 25, 1999	Address Flag No. 5003058 (Penalties for boarding without permit, which include late fees and mitigation fees, total \$2,390.00)
July 1, 1999	Boarding Permit No. 141627 (Annual permit to board)
March 27, 2001	Boarding Permit No. 5004974 (Annual permit to board)
August 9, 2001	Complaint No. HAZ2001-105014 (Request to replace missing boards)
August 10, 2001	Complaint No. HAZ2001-105106 (Follow up boarding status)
June 11, 2002	Boarding Permit No. 160591 (Annual permit to board)
November 3, 2005	Fire Incident No. 11305
December 3, 2007	Certificate of Appropriateness No. PLN2007-226121 (Property owner identified as Overland Development Corporation)
May 21, 2008	Complaint No. HAZ2008-191063 (Weed abatement)
February 9, 2010	Graffiti Removal No. GRF2010-01264
March 12, 2010	Graffiti Removal No. GRF2010-02858
August 3, 2010	Graffiti Removal No. GRF2010-07811
August 31, 2010	Graffiti Removal No. GRF2010-08822
November 19, 2010	Graffiti Removal No. GRF2010-11806
February 4, 2011	Graffiti Removal No. GRF2011-01625
March 11, 2011	Graffiti Removal No. GRF2011-03206
March 18, 2011	Graffiti Removal No. GRF2011-03468
May 6, 2011	Graffiti Removal No. GRF2011-05428
June 9, 2011	Graffiti Removal No. GRF2011-06024
November 8, 2011	Graffiti Removal No. GRF2011-13961
December 1, 2011	Graffiti Removal No. GRF2011-14309
December 20, 2011	Graffiti Removal No. GRF2011-15085
January 18, 2012	Graffiti Removal No. GRF2012-00851
April 16, 2012	Graffiti Removal No. GRF2012-05987
June 18, 2012	Graffiti Removal No. GRF2012-09284
July 13, 2012	Graffiti Removal No. GRF2012-10162

September 25, 2012	Graffiti Removal No. GRF2012-13049
October 9, 2012	Graffiti Removal No. GRF2012-13573
October 25, 2012	Graffiti Removal No. GRF2012-14311
November 27, 2012	Graffiti Removal No. GRF2012-15759
December 12, 2012	Graffiti Removal No. GRF2012-16455
February 27, 2013	Complaint No. HAZ2013-00226 (Abatement boarding permit. Property owner identified as Northcliffe III LLC)
April 25, 2013	Central City Standard Reconnaissance-Level Survey Report (revised final) published by Certus Environmental Solutions, LLC
February 12, 2014	Graffiti Removal No. GRF2014-01870
March 10, 2014	Graffiti Removal No. GRF2014-02758
April 7, 2014	Graffiti Removal No. GRF2014-03755
May 27, 2014	Graffiti Removal No. GRF2014-05590
September 2, 2014	Graffiti Removal No. GRF2014-08237
September 2, 2014	Graffiti Removal No. GRF2014-08249
October 21, 2014	Graffiti Removal No. GRF2014-09993
January 8, 2015	Graffiti Removal No. GRF2015-00281
March 16, 2015	Graffiti Removal No. GRF2015-02490
July 9, 2015	Graffiti Removal No. GRF2015-06202
July 13, 2015	Graffiti Removal No. GRF2015-06275
July 27, 2015	Graffiti Removal No. GRF2015-06760
August 7, 2015	Graffiti Removal No. GRF2015-06996
August 26, 2015	Graffiti Removal No. GRF2015-07614
October 28, 2015	Graffiti Removal No. GRF2015-09549
January 21, 2016	The Other Side Holdings, LLC records deed to acquire property
March 15, 2016	Graffiti Removal No. GRF2016-02571
May 4, 2016	Graffiti Removal No. GRF2016-04296
November 30, 2016	Graffiti Removal No. GRF2016-09207
December 23, 2016	Graffiti Removal No. GRF2016-09724
December 31, 2016	Graffiti Removal No. GRF2016-10086
April 13, 2017	Graffiti Removal No. GRF2017-02856
April 24, 2017	Appeal No. PLNAPP2017-00308 (Appeal administrative decision to deny emergency demolition request. Case pending)
June 2, 2017	Subdivision No. PLNSUB2017-00421 (Lot consolidation of 46, 50, and 54 S 700 East into one parcel recorded September 7, 2017)
August 23, 2017	Complaint No. HAZ2017-02804 (House is falling down. Very dangerous, unsightly blight. Owner needs to repair building)

EXHIBIT D: HISTORIC DISTRICT MAP

CENTRAL CITY



★ *Approximate Project Location*

EXHIBIT E: RECONNAISSANCE LEVEL SURVEYS

Surveyor APA

Plat No. B

Date 7/16/80

Block No. 60

Lot No. 8

Salt Lake City Architectural Survey

Salt Lake City Planning Commission
Structure/Site Information Form

Identification

1
Street Address: 46 South 700 East Census Tract 19

Name of Structure: _____ Ownership: Public _____ Private

Age/Condition/Use

2
Construction Date or Period: ca. 1905

Original Use: single family

Present Use:
 Single Family Park Vacant
 Multi Family Industrial Religious
 Public Agricultural Other
 Commercial

Building Condition: Integrity:
Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

Status

3
Preliminary Evaluation: Eligibility Status:
 Significant National Landmark Historic District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion City Register Conservation District

Documentation

4
Research Sources/References (if used):

Samborn Maps
Title Abstracts

Photography:
Date of Photographs: 1980
Views: Front Side Rear Other



5

Architect/Builder (if known): _____ Building Type/Style: *Box*

Building Materials: *masonry* Number of Stories: *2½*

Description of Physical Appearance & Significant Architectural Features:

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

hip roof; central hipped dormer with bracketed eaves; brick walls; small lights in upper window sashes; leaded-glass transom in first story bay window; paired porch columns; rough stone foundation;

alterations — wooden ramp by stairway; concrete porch; metal railing;

6

Statement of Historical Significance:

<input type="checkbox"/> Aboriginal Americans	<input type="checkbox"/> Communication	<input type="checkbox"/> Military	<input type="checkbox"/> Religion
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Conservation	<input type="checkbox"/> Mining	<input type="checkbox"/> Science
<input type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Minority Groups	<input type="checkbox"/> Socio-
<input type="checkbox"/> The Arts	<input type="checkbox"/> Exploration/Settlement	<input type="checkbox"/> Political	<input type="checkbox"/> Humanitarian
<input type="checkbox"/> Commerce	<input type="checkbox"/> Industry	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation

ca. 1905 — probably a rental built by Isabella Armstrong and family.

UTAH STATE HISTORIC PRESERVATION OFFICE
STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Name of Property: *ARMSTRONG HOUSE*

Site No.: *Block 60*

Street Address: *46 SOUTH 700 EAST*

T. R. S.

City, County:

Map Name/Date:

Current Ownership: Private Public Local

UTM:

Public State Public Federal

Tax #: *16-05-101-005*

Name of historic district (if applicable): *6TH E. Historic Parkway*

Legal Description (include acreage):

1989 - CB SALES CO.

E/STATUS 2

Original Use: *Single family*

Current Use:

Property Category

Evaluation

Condition

Alterations

- | | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> building | <input checked="" type="checkbox"/> eligible/ | <input checked="" type="checkbox"/> excellent | <input type="checkbox"/> none |
| <input type="checkbox"/> structure | <input type="checkbox"/> potentially eligible | <input type="checkbox"/> good | <input checked="" type="checkbox"/> minor |
| <input type="checkbox"/> site | <input type="checkbox"/> ineligible | <input type="checkbox"/> fair | <input type="checkbox"/> major |
| <input type="checkbox"/> object | <input type="checkbox"/> out-of-period | <input type="checkbox"/> deteriorated | <input type="checkbox"/> moved |
| | | <input type="checkbox"/> ruins | <input type="checkbox"/> demolished |

DOCUMENTATION 3

Photo Date

Drawings and Plans

- | | | |
|---|---|--|
| <input type="checkbox"/> slides: | <input type="checkbox"/> measured floorplan | <input type="checkbox"/> Historic American Building Survey |
| <input checked="" type="checkbox"/> prints: <i>1989</i> | <input type="checkbox"/> site sketch map | <input type="checkbox"/> other: |
| <input type="checkbox"/> historic: | <input type="checkbox"/> original plans available at: | |

Research Sources

- | | | |
|--|--|---|
| <input type="checkbox"/> abstract of title | <input type="checkbox"/> city directories | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> plat records/map | <input type="checkbox"/> census records | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> tax card & photo | <input type="checkbox"/> biographical encyclopedias | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> building permit | <input type="checkbox"/> newspapers | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> sewer permit | <input type="checkbox"/> city/county histories | <input type="checkbox"/> LDS Genealogical Library |
| <input type="checkbox"/> Sanborn maps | <input type="checkbox"/> personal interviews | <input type="checkbox"/> LDS Church Archives |
| <input type="checkbox"/> obituary index | <input type="checkbox"/> Utah State Historical Society | |

BIBLIOGRAPHICAL REFERENCES (books, records, interviews, photos, maps, etc.)

DESCRIPTION 4

Building Style/Type: Box

Wall Material(s): Masonry No. Stories: 2 1/2

Number of associated outbuildings _____ and/or structures _____.

Briefly describe the principal building, noting additions and alterations and their dates, and associated outbuildings and structures.

HISTORY 5

Architect/Builder: _____ Date of Construction: _____

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events.



700 EAST STREET WEST SIDE 1 of 3

KODAK 5052 TMX

KODAK 5052 TMX

KODAK 5052 TMX

4



14A

14A

24A

34A

KODAK 5052 TMX

KODAK 5052 TMX

KODAK 5052 TMX

KODAK 5052 TMX

8



4A

5

6A

7A

8

KODAK 5052 TMX

KODAK 5052 TMX

KODAK 5052 TMX

KODAK 5052 TMX

KODAK 5052 TMX

13



8A

9A

10A

11A

12A

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KODAK 5052 TMX

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32

UHCS RECONNAISSANCE SURVEY FORM -- Utah State Historic Preservation Office

700 EAST

City SALT LAKE CITY

SL

County SL

21

CODE

Survey Date MONTH YEAR

1. HOUSE NO. 465 DIR. B EVAL 1905 HT. (5) 2 MAT.#1 CA MAT.#2 TA STYLE#1 STYLE#2 TYPE RF ORIG. USE RI #OB #CON 11 COMMENTS ISABELLA ARMSTRONG HSE
2. HOUSE NO. 46125 DIR. B EVAL 1905 HT. (5) 1 MAT.#1 BE MAT.#2 TB STYLE#1 STYLE#2 TYPE RH ORIG. USE RI #OB #CON COMMENTS IN REAR ISABELLA ARMSTRONG
3. HOUSE NO. 505 DIR. B EVAL 1905 HT. (5) 1 MAT.#1 CA MAT.#2 OV VE STYLE#1 STYLE#2 TYPE RJ ORIG. USE RI #OB #CON COMMENTS EMMA ARMSTRONG
4. HOUSE NO. 545 DIR. B EVAL 1901 HT. (5) 2 MAT.#1 CA MAT.#2 VE STYLE#1 STYLE#2 TYPE RJ ORIG. USE RI #OB #CON COMMENTS ANNIE M.A. LIVINGSTON
5. HOUSE NO. 1265 DIR. B EVAL 1906 HT. (5) 15 MAT.#1 CA EI MAT.#2 OV CG STYLE#1 STYLE#2 TYPE RJ ORIG. USE RI #OB #CON COMMENTS EDWIN HAWLEY HSE
6. HOUSE NO. 1305 DIR. B EVAL 1898 HT. (5) 2 MAT.#1 HZ MAT.#2 CZ STYLE#1 STYLE#2 TYPE RB ORIG. USE RI #OB #CON COMMENTS FRANK CROCKER HSE
7. HOUSE NO. 1365 DIR. B EVAL 1906 HT. (5) 2 MAT.#1 CA MAT.#2 TA STYLE#1 STYLE#2 TYPE RF ORIG. USE RI #OB #CON COMMENTS ADOLPH SIMON HSE
8. HOUSE NO. 1445 DIR. D EVAL 1965 HT. (5) MAT.#1 MAT.#2 STYLE#1 STYLE#2 TYPE ORIG. USE #OB #CON COMMENTS
9. HOUSE NO. 1505 DIR. A EVAL 1927 HT. (5) 3 MAT.#1 CA MAT.#2 TZ STYLE#1 STYLE#2 TYPE AL ORIG. USE R2 #OB #CON COMMENTS VIVA APTS
10. HOUSE NO. 1545 DIR. B EVAL 1899 HT. (5) 2 MAT.#1 CA BA MAT.#2 VE STYLE#1 STYLE#2 TYPE RJ ORIG. USE RI #OB #CON COMMENTS GEORGE W. PARKS - FLORENCE CRITCHLOW HSE
11. HOUSE NO. 1605 DIR. B EVAL 1900 HT. (5) 2 MAT.#1 CA BA MAT.#2 VE STYLE#1 STYLE#2 TYPE RJ ORIG. USE RI #OB #CON COMMENTS MAGGIE MULVEY HSE
12. HOUSE NO. 2105 DIR. D EVAL 1965 HT. (5) MAT.#1 MAT.#2 STYLE#1 STYLE#2 TYPE ORIG. USE #OB #CON COMMENTS CHEVRON STATION
13. HOUSE NO. 2203 DIR. D EVAL 1965 HT. (5) MAT.#1 MAT.#2 STYLE#1 STYLE#2 TYPE ORIG. USE #OB #CON COMMENTS DISCOUNT STORES
14. HOUSE NO. 2425 DIR. D EVAL 1972 HT. (5) MAT.#1 MAT.#2 STYLE#1 STYLE#2 TYPE ORIG. USE #OB #CON COMMENTS McDONALDS REST
15. HOUSE NO. 2565 DIR. B EVAL 1872 HT. (5) 1 MAT.#1 EA EI MAT.#2 OV CZ STYLE#1 STYLE#2 TYPE RX ORIG. USE RI #OB #CON COMMENTS RICHARD WHITE HSE

SURVEYOR LISA MILLER

(Form updated 7-93)



46 S. 700 E.

EC



?48 S. 700 E.

EC



54 S. 700 E.

EC



126 S. 700 E.

EC



130 S. 700 E.

EC



130 S. 700 E.

EC



144 S. 700 E.

EC



150 S. 700 E.

ES



154 S. 700 E.

EC



160 S. 700 E.

EC



?204 S. 700 E.

NC



210 S. 700 E.

NC

ADDRESS	RATING	DATE	HGHT	TYPE	STYLE	MATERIALS	USE	OBS	NOTES
46 S 700 EAST	EC	1905	2	FOURSQUARE (BOX)	ARTS & CRAFTS	REGULAR BRICK	SINGLE DWELLING	1 CON	ABANDONED; COLLAPSING
?48 S 700 EAST	EC	1905	1	CENTRAL BLK W/ PROJ BAYS	VICTORIAN ECLECTIC	REGULAR BRICK	SINGLE DWELLING		IN REAR
54 S 700 EAST	EC	1901	2	CENTRAL BLK W/ PROJ BAYS	VICTORIAN ECLECTIC	REGULAR BRICK	SINGLE DWELLING	0	
126 S 700 EAST	EC	1906	1.5	CENTRAL BLK W/ PROJ BAYS	GREEK REVIVAL	ALUM./VINYL SIDING REGULAR BRICK	SINGLE DWELLING	0	
130 S 700 EAST	EC	1871	2	RECTANGULAR BLOCK	CLASSICAL: OTHER	ADOBE: OTHER/UNDEF STUCCO/PLASTER SHINGLE SIDING	SINGLE DWELLING	1 NON	RESEARCH SUGGESTS HOUSE WAS ORIG. SMALLER (SALTBOX AT REAR)
144 S 700 EAST	EC	1965	1	OTHER COMMERCIAL/PUBLIC	POST-WWII: OTHER	STONE VENEER STRIATED BRICK	OFFICE	0	
150 S 700 EAST	ES	1927	3.5	DBL-LOADED CORRIDOR APT.	20TH C.: OTHER	MULTI-COLOR BRICK REGULAR BRICK	MULTIPLE DWELLING	0	APTS
154 S 700 EAST	EC	1899	2	CENTRAL BLK W/ PROJ BAYS	VICTORIAN ECLECTIC	REGULAR BRICK SHINGLE SIDING	SINGLE DWELLING	1 CON	
160 S 700 EAST	EC	1900	2	CENTRAL BLK W/ PROJ BAYS	VICTORIAN ECLECTIC	REGULAR BRICK SHINGLE SIDING	SINGLE DWELLING	0	
?204 S 700 EAST	OP	1980	1	SERVICE STATION	LATE 20TH C.: OTHER	SYNTHETIC STUCCO ALUM./VINYL SIDING	GAS	0	CHEVRON
210 S 700 EAST	NC	1965	1	SUPERMARKET	LATE 20TH C.: OTHER	SYNTHETIC STUCCO BRICK: OTHER	GROCERY	0	SPROUTS

EXHIBIT F: RECONNAISSANCE LEVEL SURVEY MAP

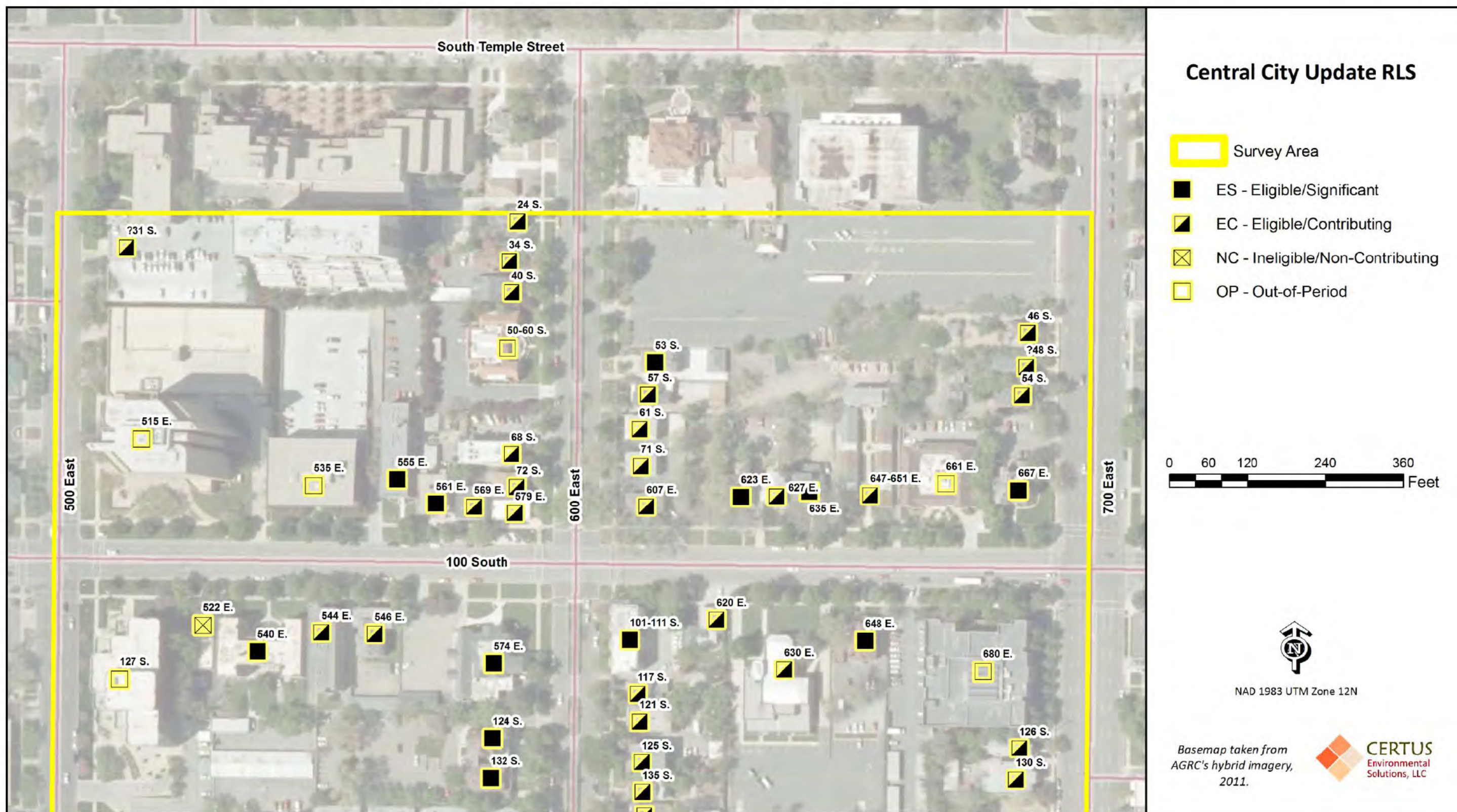


Figure 3. Location of buildings and eligibility ratings, Central City Historic District (Map 1 of 8).

EXHIBIT G: MASTER PLAN POLICIES

While a discussion of adopted master plan policies is relevant to the demolition request by providing background and contextual information, it is important to note that master plans are not relevant to the demolition standards, and the Historic Landmark Commission should not use information contained within city master plans as the basis for finding whether a demolition standard has been satisfied or not. That said, the following quotes are from various master plans that provide policy information related to the applicant's demolition request:

Plan Salt Lake (2015)

- **Preservation Initiatives** – Preserve and enhance neighborhood and district character. Balance preservation with flexibility for change and growth (page 33, *Plan Salt Lake*).

Salt Lake City Community Preservation Plan (2012)

Policy 3.3g: Ensure that underlying zoning is supportive of preservation policies for the area in which historic or character preservation is proposed. (Page III-26)

Policy 3.3k: Support modification of existing historic resources to allow for changes in use that will encourage the use of the structure for housing or other appropriate uses in historic districts in an effort to ensure preservation of the structure. (Page III-26)

Central Community Master Plan (2005)

CENTRAL COMMUNITY NEIGHBORHOODS

Central City neighborhood planning area



Central City Neighborhood

Geographic description

The Central City neighborhood is located between 200 East and 700 East from South Temple to 900 South. It is adjacent to the Central Business District and is traversed by major streets in both east-west and north-south directions. Due to its central location between the University of Utah and the Central Business District, a lot of vehicular traffic travels through the neighborhood. The boundaries encompass a variety of residential and business uses ranging from single-family dwellings to high-density apartment units, offices and businesses.

This area is made up of two distinct neighborhoods: East Downtown (north of 400 South) and Central City (south of 400 South). The Central City Historic District, located between 500 and 700 East from South Temple to 900 South (roughly) was designated locally in 1991. It is also a National Register historic district.

Historic and neighborhood description

Like much of the Central Community, this area owes its early development pattern to a varied version of the “Plat of the City of Zion,” the plan devised by L.D.S. Church founder Joseph Smith. This plan consisted of ten-acre blocks separated by streets 132 feet wide. The blocks themselves were divided into eight lots of 1.25 acres each, enough to accommodate a family and agricultural needs of everyday living, such as a vegetable garden, fruit trees and a few livestock and chickens. Events during the 1870’s modified the development pattern of the ten-acre blocks.

One of the difficult design problems of the ten-acre blocks in the Central City neighborhood is that the “local” streets are 132 feet wide. These wide streets make it difficult to provide a sense of neighborhood between residents living across the street from one another. The wide streets provide access for through

traffic and several have two travel lanes in each direction, oftentimes with a continuous left turn lane. Other streets, such as 700 South, have large park strips with cutback angled parking to narrow the driving area of the street which helps to encourage slower traffic.

The 400 South corridor became a major thoroughfare between the Central Business District and the University of Utah and a major entry into the Central Business District. Retail strip commercial land uses developed along this thoroughfare. The 500 and 600 South one-way couplets developed with the interstate construction and encourage large volumes of traffic isolating the two neighborhoods.

East Downtown neighborhood. East Downtown is the residential center closest to the Central Business District. Historically, this area contained the largest number of apartments and rooming houses in the City and has been identified as the medium to high density housing area in all planning efforts. Historic apartment buildings, large tree lined streets and center street medians were characteristic of East Downtown. The historic apartment buildings, ranging from 12 to 30 units, were constructed from 1905 to 1930. Many of the historic apartments in East Downtown are eligible for federal and state rehabilitation tax credits because they are either eligible to be listed individually on the National Register or are located in the Central City National Register Historic District.

Because of its proximity to Downtown, its less expensive land and its attractive setting with landscaped park strips and wide tree-lined streets, the area has been under pressure to change from its original medium and high-density residential character to commercial/office use. Some of the older original apartment buildings and most of the single-family residential units have been replaced with commercial office structures. The accelerated rate of erosion and demolition of housing units threatens the residential viability and character of the area.

Since the 1990s, the City has refocused office development within or west of the Central Business District. This has taken pressure off the East Downtown neighborhood for non-residential development. In addition, the City adopted a residential mixed-use zoning district that encourages the development of new higher density residential development.

Central City neighborhood. The Central City Neighborhood conforms to the general history of the City. The neighborhood character is by single-family homes and apartment complexes in ten-acre blocks divided up by alleys, interior court streets, commercial strips, and civic centers. The carving up of the ten-acre blocks with inner-block streets is still apparent, but many of these small streets have been absorbed by parking lots, so that the only evidence of them is a street sign. Several large businesses were located in this neighborhood including Troy Laundry at 431 South 600 East (demolished) and the Utah Light and Railway Company, now Trolley Square, built on what had been the Tenth Ward farm.

Central City began to change shortly after the turn of the century. Many of the area's affluent residents moved out to newer neighborhoods and as a result, the construction of large, fashionable homes in Central City declined. Its proximity to the congestion of the Downtown and nearby industries contributed to the transition of the area to a residential neighborhood with lower-income families and people in transient stages of their lives. Consequently, the neighborhood has a concentration of renters. An increase in speculative activity caused large older houses to be divided into apartments, converted to businesses or demolished.

Land use conflicts, specifically the adverse impacts of commercial and business expansion into the Central City residential neighborhood, became a major concern. Many homes were abandoned during the Depression and the neighborhood became stigmatized as a deteriorating area. By the end of World War II, the population of the area had begun a steady decline and the majority of those residents remaining were elderly or individuals with low incomes. Several schools closed during the 1950s. Office buildings and other commercial development encroached and Central City lost much of its physical association with both its early roots and its early twentieth century development. The fact that it never developed as a fashionable neighborhood has preserved one of its greatest assets: its eclectic architectural character. In the 1960s, federal rehabilitation funds were used in Central City to start the long struggle to revitalize the area. One example of the reinvestment was the construction of the Central City Community center in 1968-1969.

When the blocks were cut up in the beginning of the 1900s, small interior courts were developed with streets which are very narrow and do not allow parking. Many of the residential structures were built with small front yard setbacks and no curb, gutter, sidewalk or off-street parking. This has created parking problems and a lack of open space for the residents. To address this issue, several “block redesign” projects were undertaken between the late 1970s and the early 1990s. In many instances, streets were reconstructed and interior courts were connected to improve circulation. Several of these interior courts have City-owned residential parking lots for use by the residents and their guests. In addition, some small mini-parks have been developed to provide residents with needed open space.

Demographic profile

In the 2000 Census, the Central City neighborhood had 9,327 residents. This is a 14 percent increase from 1990 when the population was 8,180. The number of school age children decreased by three percent from 1,509 in 1990 to 1,460 in 2000. The number of residents 65 years or older increased by 15 percent with 1,269 seniors in 1990 and 1,460 in 2000. Between 1990 and 2000, an additional 200 housing units were built in the area. Of the 5,291 units, 714 or 13 percent are owner occupied. This percentage has stayed the same since 1990. In 2000, approximately 13 percent of the housing units were vacant. This rate is down from 19 percent in 1990.

Issues within the Central City neighborhood

Residential

- Encourage the expansion of the housing stock in ways that are compatible with the historic character of the neighborhood.
- *Discourage demolition or loss of housing and the deterioration in the condition of housing units.* (italics added)
- Provide more three and four bedroom housing units and public recreational amenities, especially for children.
- Ensure that land-use policies reflect a respect for the eclectic architectural character so that this area does not remain as just an interim zone between Downtown and more desirable neighborhoods to the east and north.
- *Ensure that historic preservation is the priority in this area.* (italics added)
- Place special emphasis on buffers, transition zones, or insulation to minimize negative impacts from incompatible uses. (page 5, Central Community Master Plan)

HISTORIC PRESERVATION

Demolitions in Historic Districts in the Central City Community

Three locally-designated historic districts are located in the Central City Community: University, South Temple and Central City. Of these three districts, *Central City faces the most intense development pressure and has consequently experienced the highest number of demolitions since its designation in 1991* (emphasis added). The majority of the demolitions have occurred in the four blocks located on the 400 South commercial corridor. Fourteen contributing structures have been approved for demolition for the Emigration Court multifamily residential development and 14 structures (7 contributing) have been demolished for the Fred Meyer shopping center development. A total of 52 structures have either been demolished or approved for demolition.

Most of the demolitions in Central City have occurred as a result of low intensity development on land that is zoned for high-density residential development or automobile-oriented commercial development. Although the zoning rewrite in 1995 downzoned much of the property in the Central City Historic District, the neighborhoods east of Downtown had been zoned for high-density uses for decades, resulting in patterns of assemblage and land-banking with absentee landlords. *The City strengthened its historic preservation demolition ordinance as part of the zoning rewrite in 1995, requiring owners to show economic hardship before the Historic Landmark Commission can approve the demolition* (emphasis added). Even with this requirement it has been difficult for preservationists to deter demolitions. Both the zoning of properties within historic districts and the economic hardship ordinance need to be

evaluated to encourage adaptive reuse rather than demolition of structures. (page 17, Central Community Master Plan)

Historic Preservation goals

Preserve the community's architectural heritage, historically significant sites and historic neighborhoods.

Ensure that development is compatible with the existing architectural character and scale of surrounding properties in historic districts.

Goals for individual districts

In addition to the global goals, there are specific goals which address the different characteristics of the individual districts.

The goal for the Central City Historic District is stated in Design Guidelines for Residential Historic Districts in Salt Lake City, Central City Historic District, July 1, 1996, p. 174. "The most significant feature of this district is its overall scale and simple character of buildings as a group, as a part of the streetscape. As a result, the primary goal is to preserve the general, modest character of each block as a whole, as seen from the street. Because the overall street character is the greatest concern, more flexibility in other areas, particularly renovation details should be allowed. (page 18, Central Community Master Plan)

EXHIBIT H: ANALYSIS OF STANDARDS

21A.34.020: H HISTORIC PRESERVATION OVERLAY DISTRICT:

A. Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H - Historic Preservation Overlay District is to:

1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;
2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
3. Abate the destruction and demolition of historic structures;
4. Implement adopted plans of the city related to historic preservation;
5. Foster civic pride in the history of Salt Lake City;
6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;
7. Foster economic development consistent with historic preservation; and
8. Encourage social, economic and environmental sustainability.

L. **Standards for Certificate of Appropriateness for Demolition of a Contributing Structure in an H Historic Preservation Overlay District:** In considering an application for a certificate of appropriateness for demolition of a contributing structure, the Historic Landmark Commission shall determine whether the project substantially complies with the following standards:

1. Standards for Approval of a Certificate of Appropriateness for Demolition:

Standard	Finding	Rationale
<p>1. The physical integrity of the site as defined in subsection C15b of this section is no longer evident. (Subsection C15b reads, “Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places.”)</p>	<p>Not compliant</p>	<p>Although the subject property has been damaged by fire, weather, and vandalism, the physical integrity of the subject site and structure is evident in terms of location, design, setting, and materials. The <i>2013 Central City Standard Reconnaissance Level Survey</i> rates the structure as “EC” or “Eligible Contributing. This indicates the physical integrity of the site and structure is sufficiently intact and contributes to the historic fabric of the Central City Historic District.</p> <p>Furthermore, Cory Jensen, National Register Coordinator and Architectural Historian for the Utah State Historic Preservation Office, reassessed the subject property and determined “. . . that the house still retains enough historic integrity to be considered contributing in the SLC East Side National Register Historic District. Although it has suffered major interior and some exterior damage from a fire, it still retains character-defining features and enough historical integrity to be considered contributing. It could qualify for historic preservation tax credits for rehabilitation.”</p>

<p>2. The streetscape within the context of the H historic preservation overlay district would not be negatively affected</p>	<p>Not compliant</p>	<p>According to current reconnaissance level surveys, the 700 East “block face” between South Temple and 100 South contains five buildings, one parking lot, and one vacant parcel with minimal frontage that provides access to a mid-block parcel behind the subject property (see aerial view on page 4 of staff report). One building is rated “significant contributing,” one is rated “eligible significant,” and three are rated “eligible contributing.” Two of the buildings, the Armstrong Mansion (occupied by The Other Side Academy) and the Kahn Mansion (occupied by the Anniversary Inn) are listed as national and local historic sites.</p> <p>If the City approved demolition of the subject property, 4 of 6—or 60%—of existing lots on the block face would contribute to “the streetscape within the context of the H Historic Preservation Overlay District.” However, only 188 of 660 lineal feet—or 29%—of the block face would be fronted by a contributing structure. Therefore, Planning Division staff finds the streetscape within the context of the overlay district would be negatively affected.</p>
<p>3. The demolition would not adversely affect the H historic preservation overlay district due to the surrounding noncontributing structures</p>	<p>Not compliant</p>	<p>Parcels located north and west of the subject property are vacant and therefore noncontributing. The building located immediately south of the proposed demolition site is a contributing structure and is being remodeled by the property owner into a dining hall, with a commercial kitchen, and gathering space.</p> <p>Although two of three sides of the subject property abuts vacant parcels, Planning Division staff finds that any demolition of contributing structures on the block face will have a detrimental impact on both the block face and overlay district. While the existing block face has been altered by previous demolitions, and construction of a surface level parking lot, further demolition of contributing structures is not warranted based on past actions.</p>
<p>4. The base zoning of the site is incompatible with reuse of the structure</p>	<p>Not compliant</p>	<p>While changing the base zone may improve reuse or redevelopment of the property, the existing structure could be reused—and added upon—to develop a use that is permitted within the current zoning district.</p>

<p>5. The reuse plan is consistent with the standards outlined in subsection H of this section</p>	<p>Compliant</p>	<p>Open space is a permitted use in both the RMF 35 District and H Historic Preservation Overlay District. If approved, the proposed landscape plan would be reviewed for compliance by Building Services (see Exhibit A – Applicant Information).</p>
<p>6. The site has not suffered from willful neglect, as evidenced by the following:</p> <p>(1) Willful or negligent acts by the owner that deteriorates the structure,</p> <p>(2) Failure to perform normal maintenance and repairs,</p> <p>(3) Failure to diligently solicit and retain tenants, and</p> <p>(4) Failure to secure and board the structure if vacant</p>	<p>Compliant</p>	<p>(1) Planning Division staff agrees that the current levels of property damage have not been caused by “willful or negligent acts by the (current) owner.”</p> <p>(2) Merriam-Webster’s Collegiate Dictionary 11th Edition defines normal as “occurring naturally.” Staff finds that—due to extensive fire and weather damage—the requisite “maintenance and repairs” are not normal. However, it should also be noted that the current owner has not submitted any requests to the City to maintain or repair the damaged structure since acquiring the property approximately 13 months ago.</p> <p>(3) Staff acknowledges that due to the present condition of the building the owner is unable to “diligently solicit and retain tenants.”</p> <p>(4) A boarding permit, which is subject to the payment of an annual fee, has been issued for the subject property (see City Code 18.48.180 Yearly Fees).</p>
<p>7. The denial of a certificate of appropriateness for demolition would cause an "economic hardship" as defined and determined pursuant to the provisions of subsection K of this section</p>	<p>Undetermined</p>	<p>Whereas the applicant has not submitted information to address an “economic hardship” claim, Planning Division staff is unable to determine a finding for this standard.</p> <p>If the City denies the request for a Certificate of Appropriateness to demolish the structure, the applicant may pursue a determination of economic hardship as outlined in City Code 21A34.020.K. The applicant may pursue this process once a decision is made regarding the proposed demolition.</p>

2. Historic Landmark Commission Determination of Compliance with Standards of Approval: The Historic Landmark Commission shall make a decision based upon compliance with the requisite number of standards as set forth below.
 - a. Approval of Certificate of Appropriateness for Demolition: Upon making findings that at least six (6) of the standards are met, the HLC shall approve the Certificate of Appropriateness for demolition.

- b. Denial of Certificate of Appropriateness for Demolition: Upon making findings that two (2) or less of the standards are met, the HLC shall deny the Certificate of Appropriateness for demolition.
- c. Deferral of Decision for Up To One Year: Upon making findings that three (3) to five (5) of the standards are met, the HLC shall defer a decision for up to one year during which the applicant must conduct a bona fide effort to preserve the site pursuant to subsection 21A.34.020M of the Salt Lake City Zoning Ordinance.

EXHIBIT I: PUBLIC PROCESS & COMMENTS

Notice to Community Council included:

- A copy of the application was emailed to all applicable community council district chairs on September 1, 2017. Community Councils were invited to review the proposal and make a comment on or before October 16, 2017.

Notice of application for the proposal included:

- Notice of application was mailed to all property owners and residents located within 300 feet of the subject property on September 5, 2017.

Notice of Open House for the proposal included:

- Notice of a September 21, 2017, Open House meeting was mailed to all property owners and residents located within 300 feet of the subject property on September 12, 2017.

Notice of public hearing for the proposal included:

- Public hearing notice mailed on October 19, 2017.
- Public hearing notice posted on the property on October 19, 2017.
- Meeting agenda posted on the Planning Division and Utah Public Meeting Notice websites on October 19, 2017.

Public Comment:

In response to the Open House meeting held September 21, 2017, Planning Division staff received 31 hand-written comments, which all favored the proposed demolition.

Before publication of the Historic Landmark Commission staff report, staff also received 21 emails, which all favored the proposed demolition.

OPEN HOUSE PUBLIC COMMENT FORM

September 21, 2017



Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: JUSTIN ALLEN

Address: 667 E. 100 S.

SLC Zip Code 84102

Phone: _____ E-mail _____

Comments: I would like to see this building
torn down. The place is unsafe and uninhabital.
I believe that the lot can serve a better
purpose if the building was not there.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

OPEN HOUSE PUBLIC COMMENT FORM

September 21, 2017



Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: Kevin Angle

Address: 667 E. 100 S.
S.L.C. UT 84102

Zip Code _____

Phone: [REDACTED] E-mail _____

Comments: there has been people that would
go in there to sleep homeless use drugs.
the house doesn't look safe it could
fall down any day while people are
walking the sidewalk. the building
is very hazardness. It attracts people
to come in there and do bad things.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slc.gov or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

OPEN HOUSE PUBLIC COMMENT FORM

September 21, 2017



Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: Austin Bartley

Address: 667 E. 100 S. Salt Lake City

Zip Code 84102

Phone: [REDACTED] E-mail

Comments: This past winter I was
working outside and a 8' x 20'
wall gave way from the top floor
and fell 20' away from me and
fell inches from killing my co-worker.
This building is a hazard to
our community.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.malov@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

**OPEN HOUSE
PUBLIC COMMENT FORM**

September 21, 2017



Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: MALLIN BECKSTEND

Address: 667 E 100 S. SCC Utah

Zip Code 84102

Phone: [REDACTED] E-mail _____

Comments: This residence is an Isov
and also a safety hazard.
It takes away from the property
value and the property would
be free for improvement in
order to best help the
community in need

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

OPEN HOUSE PUBLIC COMMENT FORM

September 21, 2017



Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: Kari Begayfe

Address: 667 east 100 South
Salt Lake City, Utah

Zip Code 84102

Phone: _____ E-mail _____

Comments: I am a resident at the other Side Academy
I am in favor of the demolition project.
Not only will it allow us to expand
our program and save many more lives
but it will help clean up the neighborhood
I believe there is positive outcomes
if the request is approved.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

**OPEN HOUSE
PUBLIC COMMENT FORM**

September 21, 2017



Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: Sierra Belka

Address: 667 E. 100 S.
South Lake City, UT
Zip Code 84102

Phone: [REDACTED] **E-mail** _____

Comments: I am currently a student at The
Other Side Academy. I believe The house
on The property should be demolished. It is
not contributing to The community in any way,
shape or form. It is also a safety hazard to
The students who live near The property as
well as any vagrants seeking shelter.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

**OPEN HOUSE
PUBLIC COMMENT FORM**

September 21, 2017



Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: Elwen Berriel

Address: 607 E 100 S.
Salt Lake city, UT
Zip Code 84102

Phone: [REDACTED] E-mail

Comments: The green house that is on our property
is an eye sour, it has had a couple fires with
all the homeless people that go there to get out
of the cold. There is alot of drug paraphanelia.
The roof has collapsed its dangerous. We are trying
to build something to ^{help} help more people get their
lives back together.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slc.gov or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

**OPEN HOUSE
PUBLIC COMMENT FORM**

September 21, 2017



Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: Tony Burnham

Address: 667 E 100 South

Zip Code 84102

Phone: None E-mail 

Comments: The house is a hazard is
in such poor condition that it is
falling apart has already caught
on fire due to homeless living in
it and trying to stay warm
someone will get hurt inside
the house or even die if
they try to stay inside it

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

OPEN HOUSE PUBLIC COMMENT FORM

September 21, 2017



Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: Marisa Campbell

Address: 607 E. 100 S.

SLC Zip Code 84102

Phone: [REDACTED] E-mail _____

Comments: I live at the Armstrong Mansion I believe that the green house next door is unsafe. It is full of homeless people & full of urine. I believe it is an eyesore & is not contributing to the community. It has lost all of its historical value & serves no purpose to the cause of The Other Side Academy.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

**OPEN HOUSE
PUBLIC COMMENT FORM**

September 21, 2017



Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: BOB CARNEY

Address: 667 E 100 S
SLC, UT

Zip Code 84102

Phone: [REDACTED] E-mail _____

Comments: THE HOUSE FIRST OFF IS
A TOTAL EYE SORE IT ALSO
IS A DANGER TO THE COMMUNITY,
THE ROOF AT ANY TIME COULD
COME CRASHING DOWN. I THINK
THE COMMUNITY WOULD BE BETTER
SERVED TO GET RID OF THIS
HOUSE.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slegov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

**OPEN HOUSE
PUBLIC COMMENT FORM**

September 21, 2017



Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: Leo Castleton

Address: 667 E 1005. SLL UT

Zip Code 84102

Phone: _____ E-mail _____

Comments: That house will either ~~be~~ cave in on it self
in the winter and could really hurt somebody. Also it
is a magnet for homeless people and might catch fire if
some one is trying to stay warm. also ~~that~~ it is a major
eye sore for the community. PLEASE let The Other
Side take it down so we can expand and save more
lives. Thank You.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

OPEN HOUSE PUBLIC COMMENT FORM

September 21, 2017



Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: Ryan C. Gidester

Address: 667 E 100 S SALT LAKE

Zip Code 84102

Phone: _____ E-mail _____

Comments: _____

I live next door to the house
it is a mess I think it would
be better if it was down so
that it can be used for something
good. It is not a safe place
right now but it can be,

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

OPEN HOUSE PUBLIC COMMENT FORM

September 21, 2017



Planning Division
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The Other Side Academy Demolition Request

Name: Kelli Clark

Address: 667 E 100 S
Salt Lake City Utah
Zip Code 84102

Phone: _____ E-mail _____

Comments: I live at the other side Academy
have been there for 5 months and
can't believe the changes I have made
and want room for students to
get what been given to me I
also think the house is a
hazard it has had men up trees
and is wright next to us it
needs to come down thanks

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

**OPEN HOUSE
PUBLIC COMMENT FORM**

September 21, 2017



Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: Diego Cortez

Address: 667 E. 100 S

Salt Lake City UT Zip Code 84102

Phone: _____ E-mail _____

Comments: _____

The building is hazard. It is falling apart and dangerous. I'm all forward to making it into something our community can use to help save lives and a good cause.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

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Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: TORI DIXON

Address: 667 E 1005
SLC, UT 84102

Zip Code _____

Phone: [REDACTED] il _____

Comments: This house in historic SLC
is falling down & is a hazard to
anyone near it. We are trying
to clean up the area & help more
people who suffer with drugs &
Alcohol. This doesn't only help us
but it helps the community.
Please allow it to be taken down.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

OPEN HOUSE PUBLIC COMMENT FORM

September 21, 2017



Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: DAVE DUROCHOV

Address: 667 E 100 S-
SLC UT

Zip Code 84102

Phone: [REDACTED] E-mail DAVE@theothersideacademy

Comments: This building has been vacant for 15 years.
It is literally collapsing in on itself and the
floors are caving in as well. There are regular homeless,
vagabonds and drug addicts taking up refuge in it.
It has suffered a number of fires and will
probably fall prey to others. Not only is it an
eye sore, but more importantly it is a danger
to human life. I feel strongly that the building
should come down. Thank you

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

OPEN HOUSE PUBLIC COMMENT FORM

September 21, 2017



Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: Jesse Goertzen

Address: 667 E. 1005. SLC, UT
84102

Zip Code

Phone: _____ E-mail _____

Comments: Homeless people have lived
here, they leave drug paraphernalia
and hurt themselves. It is about to
collapse & the last thing we want
is someone inside when it does
collapse. We are trying to save lives
not risk them or harm them.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

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Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: Wrandi Greenwalt

Address: 667 E 1005
SEC 4 84102

Zip Code ~~84102~~ 84102

Phone: [REDACTED] E-mail reception@theothersideacademy.com

Comments: I think the house on the property should
be torn down. The roof is falling in. The house
attracts homeless people who leave fecal matter
in the house is so much paraphenala.
The cold weather is coming & there is
bound to be homeless people looking for
warmth & may start a fire that kills
someone.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

OPEN HOUSE PUBLIC COMMENT FORM

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Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: Jordan Hesman

Address: 667 East 100 South

Salt Lake City, UT

Zip Code 84102

Phone: _____ E-mail _____

Comments: i would love to see this old dilapidated house demolished
in order to keep adding ~~to~~ a positive influence to our community.
These old abandoned buildings become literal heavens for drug use
and the homeless.. Ironically The Other Side Academy works to
give these homeless and drug dependant individuals a way out
of their vices! Yet they've been barred from expanding and helping
these disenfranchised under the protection of "Historic" laws... Help
us help the community!

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

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Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: Hilary Nelson

Address: 6007 E. 100 S.
Salt Lake City UT
Zip Code 84102

Phone: _____ **E-mail** _____

Comments: I feel that it needs to be demolished
not only is it an eye sore but it attracts the
very thing we dont need. We are trying to have
better lives not attract those that aren't.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

OPEN HOUSE PUBLIC COMMENT FORM

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Planning Division
Department of Community &
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The Other Side Academy Demolition Request

Name: Alex Kunz

Address: 667 E. 100 S. SLC. UT.

Zip Code 84102

Phone: [REDACTED] E-mail

Comments: The green house should be torn down. I've been around when a gust of wind took down a wall. It could be torn down and have apartments built in its place that would be used to save more lives, or it can stand as is and possibly collapse and kill one of the homeless who sneak in to use drugs.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

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The Other Side Academy Demolition Request

Name: Kenzie Mathews

Address: 667 E - 100 C

Salt Lake City, UT 84062

Zip Code 84062

Phone: [REDACTED] E-mail _____

Comments: I believe that the green house
should be taken down it is a hazard for
fires, the roof is caving in, & it attracts
the very thing we are trying heal the
community of

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

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The Other Side Academy Demolition Request

Name: Eric Morgan

Address: 667 E 100 S

Salt Lake City UT Zip Code 84102

Phone: _____ E-mail _____

Comments: That property is not only unsafe and
visually horrible to look at, it's impeding the
growth of a community of people that are
trying to change there lifes and other peoples
life. Not to mention solve homeless and crime
issues at no cost to tax payers or
government.

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Planning Division
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Neighborhoods

The Other Side Academy Demolition Request

Name: SHAWN NELSON

Address: 667 E 100 S

SLC UT 84102

Zip Code _____

Phone: _____ E-mail _____

Comments: THIS BUILDING IS FLAT OUT DANGEROUS ON MANY LEVELS
AND FOR MANY REASONS. FIRST OF ALL, THE ROOF HAS ALREADY
COLLAPSED AND FALLEN ON OUR DRIVEWAY - WHERE WE FREQUENT.
SECONDLY - IT IS FILLED WITH DRUG PARAPHENELIA AND HOMELESSNESS.
A DANGEROUS HAVEN FOR THOSE SEEKING SHELTER; THIS UNDERMINES OUR
VERY CAUSE AT THE OTHER SIDE ACADEMY. PLEASE ALLOW US TO BEAUTIFY
THE COMMUNITY AS WELL AS CONTINUE TO MAKE AND KEEP THIS AREA OF
THE COMMUNITY SAFE. THANK YOU!

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

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Planning Division
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The Other Side Academy Demolition Request

Name: Guy Wayman Nielsen

Address: 667 E 100 S
SLC, UT

Zip Code 84102

Phone: _____ E-mail [REDACTED]

Comments: I live next to this house that is being requested to tear down. It is an eyesore and a smudge on an otherwise beautiful landscape. It is a refuge for vagrants and a haven for crime and drug use. It is biologically dangerous and physically unsafe, It has no historic value and is only a severe liability to our neighborhood. Tear it Down!

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

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Planning Division
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The Other Side Academy Demolition Request

Name: KAMREN NIELSEN

Address: 667 E 1065

SLC Zip Code 84102

Phone: [REDACTED] E-mail DONATIONS@THEOTHERSIDEACADEMY.COM

Comments: I LIVE NEXT DOOR AT THE OLD ARMSTRONG MANSION
AND THE GREEN HOUSE IS A SAFETY CONCERN. IT ALSO
ATTRACTS VAGRANTS AND HOMELESS PEOPLE THAT ARE INVOLVED
IN BAD CHOICES- THAT ALSO GOES AGAINST THE WAY WE ARE
TRYING TO LIVE AT THE OTHER SIDE ACADEMY. WE HAVE
BEAUTIFIED ALL THE OTHER PROPERTIES AND THAT HOUSE
SHOULD BE TORN DOWN. ITS AN EYE SORE IN THE
COMMUNITY.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

OPEN HOUSE PUBLIC COMMENT FORM

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Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name:

Tony Romney

Address:

2361 Berkeley St.

Phone:

SLC

Zip Code

84109

E-mail

Comments:

Please invite owners to contact me. I own property in the immediate vicinity.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

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Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: LISA Spencer

Address: 667 e 100 south
sec 47

Zip Code 84102

Phone: _____ E-mail _____

Comments: I am a current student at the other side Academy. I have been there 7 months to this day. Demolition of the proposed property is imperative to the growth our population. It is a shame to turn someone whom is trying to save their life, due to not having an open bed. With this demolition, we could house many more students, in turn saving many lives. Please, please consider our plea.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

OPEN HOUSE PUBLIC COMMENT FORM

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Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: TIM STAY

Address: 435 S. 660 W
OREM, UT 84058

Zip Code

Phone:



E-mail



Comments:

I WORK AT THE OTHERSIDE ACADEMY
AND I HAVE TO WALK NEXT TO OR ON THE PROPERTY
ON A REGULAR BASIS. I WORRY ABOUT ADDITIONAL
COLLAPSING PARTS FALLING ON ME, ON OTHERS THAT
PASS BY OR ON OUR ADJACENT PROPERTY. I WORRY
ABOUT THE HEALTH RISKS ~~OF~~ FROM THE HUNDREDS
OF ~~WATER~~ BOTTLES OF HUMAN WASTE THAT ARE
INSIDE THE BUILDING. I WORRY ABOUT THE
FIRE HAZARD FROM THE BUILDINGS SPREADING TO

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OTHER BUILDINGS NEXT TO IT FROM VAGRANTS
WHO ~~KEEP~~ BREAK IN TO LIVE AND WHO START FIRES
TO KEEP WARM. PLEASE APPROVE THE DEMOLITION.

OPEN HOUSE PUBLIC COMMENT FORM

September 21, 2017



Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: Rodney Thomas

Address: 667 e. 100s. sic ut

Zip Code 84102

Phone: [REDACTED] E-mail

Comments: I feel as though this house is
not truly contributing to the community.

And I feel that the building is very unsafe
Last year I was doing rounds on the property
and one of the walls nearly fell on me.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slc.gov or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

OPEN HOUSE PUBLIC COMMENT FORM

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Planning Division
Department of Community &
Neighborhoods

The Other Side Academy Demolition Request

Name: Gregory Youngblood

Address: 667^E 100^S
Salt Lake City

Zip Code 84102

Phone: [REDACTED] E-mail

Comments: I am writting in support
of removing the old ran down house
that has been a place for homeless
people and drug abuse. The house
has already been on fire and will
fall. I really hope no-one will
be in there when it comes down
please help

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by November 1, 2017.

Maloy, Michael

From: Shirene Saddler <shirene@avenuescourtyard.com>
Sent: Wednesday, September 06, 2017 5:11 PM
To: Maloy, Michael
Subject: The other side academy - case #PLNPCM2017-00677

PLEASE!!!!!! Let them tear down the structure. It is an eyesore and a danger.

Shirene Saddler
The Avenues Courtyard Assisted Living

Maloy, Michael

From: H Scott [REDACTED]
Sent: Tuesday, September 12, 2017 5:50 PM
To: Maloy, Michael
Subject: The Other Side Academy Demolition at approximately 46 S 700 East

Request: A request to demolish a contributing building in a local historic district.
Application Number: PLNHLC2017-00677

Dear Michael,

This application is requesting permission to demolish the building referenced in this application. I would like to add my support to this request. The building is an eyesore and no one should expect that it will ever again be a positive contribution to the historic district. With this in mind I hope that the planning commission will give permission for demolition.

Sincerely,

H. Scott Rosenbush
1027 N. Terrace Hills Dr., SLC
801-355-2312

--

H. Scott Rosenbush

Maloy, Michael

From: Dorothy Larson [REDACTED]
Sent: Sunday, October 08, 2017 7:00 PM
To: Maloy, Michael
Subject: The Other Side Academy

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To Michael Maloy, Senior Planner for Salt Lake City

Dear Mr. Maloy,

I recently learned about the efforts of Tim Stay and The Other Side Academy to tear down a derelict property on 700 East so they can construct additional housing for their clients. The property has been vacant for 15 years, and is not salvageable. Apparently they are having a hard time getting a permit to demolish the current building because there are no members of the Appeals Board that approves such things.

Please do what you can to remove any roadblocks or red tape standing between this amazing, restorative organization, which fills a need generally unmet in our society, and their ability to serve and rehabilitate even more of their clients.

Thank you.

Dorothy Larson

9710 S. Ruskin Circle, Sandy UT 84092

Maloy, Michael

From: Indira Gutierrez <indira.gutierrez@biochem.utah.edu>
Sent: Monday, October 09, 2017 12:48 PM
To: Maloy, Michael
Subject: FW: Help Us Tear Down This Dangerous Eyesore So We Can Save More People!

Dear Senior Planner for Salt Lake City,
Please help this excellent organization restore that eyesore of a building! It would greatly improve the area that house is in, and the community would be very appreciative!

Thank you,

Indira Gutierrez
Executive Secretary
Sundquist/Hill Laboratories
801.213.6920 | C: 385.216.3716

Department of Biochemistry
15 North Medical Drive East Rm 3520
Salt Lake City, UT 84112
indira.gutierrez@biochem.utah.edu



From: The Other Side Academy <tim@theothersideacademy.com>
Date: Monday, October 9, 2017 at 12:09 PM
To: Indira Gutierrez <indira.gutierrez@biochem.utah.edu>
Subject: Help Us Tear Down This Dangerous Eyesore So We Can Save More People!

Maloy, Michael

From: Virginia Lee [REDACTED]
Sent: Monday, October 09, 2017 1:29 PM
To: Maloy, Michael
Subject: I Support Demotion of the Burned-Out Structure at 46 South 700 East

Categories: Red Category

Dear Mr. Maloy,

I support work of The Other Side Academy to rehabilitate male and female drug users using a treatment model based on San Francisco's successful Delancey Project.

The Other Side has expanded over the past several years to treat an increasing number of drug users. Its program revenues now sustain its operational expenses.

My former next-door-neighbor Ben Winchester has been part of a group within Salt Lake City that works to preserve our heritage through our architecture and buildings, in part through the creation of local historic districts.

The building at 46 South 700 East is not the sort of structure Winchester's group advocates to preserve. The cost to renovate this collapsing building is too high, even if it were feasible. With the instability of some of the walls, combined with the requirement to gut the inside structure, restoration would be very difficult and prohibitively expensive.

Kudos to The Other Side for its work restoring and preserving the Armstrong Mansion, an historic structure worth preserving.

The lives of additional drug users are vastly more worth restoring and preserving than the burned-out structure at 46 South 700 East.

Thank you for your kind attention to this matter. Please contact me if I can answer any question.

Respectfully,

Virginia Lee, Esq.
1458 Princeton Avenue
Salt Lake City, Utah 84105
[REDACTED]

Maloy, Michael

From: Steve Glover <steven_glover@byu.edu>
Sent: Monday, October 09, 2017 1:46 PM
To: Maloy, Michael
Subject: FW: Help Us Tear Down This Dangerous Eyesore So We Can Save More People!
Categories: Red Category

Dear Mr. Maloy,

I recently had the opportunity to speak to the participants at The Other Side Academy. Before the event, I walked the property and viewed the home pictured below.

I wholeheartedly support what TOSA is doing for the community and I encourage you to support their efforts to elevate and improve the block they are on and help Salt Lake City with a number of current problems, including the issues with homelessness, drug abuse, etc. Also on the same block as TOSA and the home pictured below (which appears to qualify as both dangerous and in eminent state of collapse) is a large old apartment building that is broken down, windows broken out, home for drug deals and other mischief. The block is dangerous and an eyesore to the city. TOSA will improve the properties and the community. As one small example, TOSA participants cleared a spot previously covered in weeds and debris and planted a lovely garden.

TOSA is an amazing program and if you haven't been to the facility, please go visit. It is one of only 2-3 programs in the Nation having this kind of wonderful success. I am surprised that SLC government doesn't more closely partner with TOSA and then take advantage of all the positive press it will provide. It is clear SLC has suffered from lots of negative press due to the Rio Grand round up and other issues by Gateway. Why not embrace a wonderful thing and help positively turn the situation around? TOSA has demonstrated results over the last 2 years, and is based on Delancy Street in San Francisco that has multiple decades of success. It doesn't appear any of the other programs Salt Lake City, the county or the state, have been all that successful. And they do it WITHOUT city or state funding!!!

It is a win, win, win for the city, the neighborhood and the participants.

Whatever you can do to let a great thing bless Utah and SLC, I highly encourage you to do so.

Please let me know if you have any questions.

Steve

*Steven M. Glover | CPA, Ph.D., K. Fred Skousen Professor
Associate Dean | BYU Marriott School of Business
730 TNRB | Brigham Young University | Provo, UT 84602
glover@byu.edu | 801-422-6080*

From: The Other Side Academy <tim@theothersideacademy.com>
Date: Monday, October 9, 2017 at 12:06 PM
To: Steve Glover <steven_glover@byu.edu>
Subject: Help Us Tear Down This Dangerous Eyesore So We Can Save More People!

Maloy, Michael

From: Aimee Winder Newton <ANewton@slco.org>
Sent: Monday, October 09, 2017 3:16 PM
To: Maloy, Michael
Subject: The Other Side Academy demolition

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Michael!

I would like to submit feedback on the proposal for The Other Side Academy to demo the building on 46 S. 700 E. I have personally been by that building and believe it is a safety hazard. I am also thrilled with the good work that TOSA is doing in the community. It would be great if they had space for another 60-70 people to get off the streets and out of our already overcrowded jail.

Thank you!

Aimee

Aimee Winder Newton
Salt Lake County Council Member, District 3

Maloy, Michael

From: Laurel INGHAM [REDACTED]
Sent: Monday, October 09, 2017 5:56 PM
To: Maloy, Michael
Subject: Fw: 46 South 700 East

Mr. Maloy -

As a friend and an advocate for The Other Side Academy as well as a concerned citizen of Salt Lake City, I am struggling to understand the hold up on making a sound and actual decision vs. no action at all that would assist the city at **NO COST** to help with the current homeless and substance abuse issue that has reached a boiling point.

The Other Side Academy has a proven track record of success and is ready to roll and **ONLY** needs permission to tear this eyesore and danger to community down.

I would ask is there any historic value left in this pile of rubbish? The roof and the walls have collapsed and are in danger of fully falling down and could potentially harm people who are squatting there or those around it. In addition, there has been one fire and without any fire suppression, it is basically a giant tinder box. It is foolish to think that another major fire would not occur with many vagrants breaking in on a regular basis and then build fires inside to keep warm.

Mr Maloy, is the building not a giant health hazard with the human waste and drug paraphernalia everywhere? Is there some kind of health department loop hole to help with the determination to tear it down because it truly should be condemned.

In addition, I am certain all the surrounding neighbors would be over-joyed to see this parcel re-built to the standard they are held to. By allowing this structure to continue to sit vacant, it will also attract vagrants, drug addicts and criminal elements.

Please take action ASAP to allow The Other Side Academy to move forward and help with City with a solid solution to reduce homelessness and substance abuse.

I look forward to hearing from you regarding the steps you plan to take and in a timeline that doesn't take an additional 10 Months.

Thank you,

Laurel Ingham

Maloy, Michael

From: H Scott [REDACTED]
Sent: Monday, October 09, 2017 7:05 PM
To: Maloy, Michael
Subject: Comments for the Historic Landmarks Commission

Dear Sir,

Please pass along to the Historic Landmarks Commission my opinion regarding the building at 46 South 700 East. This building is not only an eye sore but poses hazards to the public. While it may be located in a Historic District it's value as a contributing structure has long ago vanished. I urge the Commission to allow this structure to be demolished.

Thank you,

Scott Rosenbush
1027 N. Terrace Hills Dr., SLC, UT 84103

--

H. Scott Rosenbush

Maloy, Michael

From: Lynn Anderson [REDACTED]
Sent: Tuesday, October 10, 2017 12:59 AM
To: Maloy, Michael
Subject: TOSA
Categories: Red Category

Dear Mr. Maloy,

I have followed closely the program at TOSA and the great work they are doing to rehabilitate past criminals. I have attended a number of functions and have been impressed with the the progress of the students. I strongly believe they are doing well because they are being treated with respect and are learning the rewards of working hard. There is a wonderful bond of loving friendship and support between the residents and the staff.

I am writing today to encourage the tear-down of the building owned by TOSA which appears to be beyond repair. It is my hope that this will be done soon so that more students can benefit from this unique and outstanding program. There are so many more in need of a successful rehabilitation program. Please lend your support.

Sincere thanks,
Lynn Anderson
Provo, UT

Maloy, Michael

From: Lauren Singer Katz [REDACTED]
Sent: Tuesday, October 10, 2017 10:46 AM
To: Maloy, Michael
Subject: Demolition of Collapsed Buildings at 46 S 700 E

Hello,

To whom this may concern I am writing in to support The Other Side Academy in their
re

quest to have the building at 46 S 700 E torn down so they can expand their campus and build a beautiful housing facility that will house another 60-70 students. After fire and a decade of neglect and abandonment, there is little to preserve beyond 4 crumbling walls. Anything of historic value has been destroyed on the inside by fire and smoke and any of the original charm of the outside has been stripped away and lost over the years.

I work at Even Stevens Sandwiches and The Other Side Academy has been a partner of ours for several years now. We can greatly attest to the value and services they provide to our community. To let this property continue to stand in the way of change and actually devalue the neighborhood is a travesty. The Other Side Academy is completely self-sustaining and is gung-ho on taking on this demolition and rebuild on their own without tax payer or government help. This is a win-win for the city and for people in the community who's property value would increase with this eye-sore gone. It is also a huge win for the potential clients who would benefit from their wonderful programs.

Please consider their request and not stand in the way of making change in SLC! We want our downtown to be beautiful and thriving, not a fire hazard that is bringing down the property value of it's neighbors.

Thank you,
Lauren

Maloy, Michael

From: Jesselie Anderson [REDACTED]
Sent: Tuesday, October 10, 2017 12:10 PM
To: Maloy, Michael
Subject: The Other Side Academy

I strongly support the Other Side Academy's request to demolish the building they own on 7th East. I hope that you will make an exception and allow them to demolish and rebuild on the existing site. I have watched the great work that the Other Side Academy does and would like to see them offer their program to even more people. We have used their moving company, purchased from their food truck and supported their thrift store which are all great businesses. Thank you for your consideration.

Jesselie Anderson
1326 Third Avenue
Salt Lake City, Utah 84103
[REDACTED]

Maloy, Michael

From: Mike Rener <mrener@arbinger.com>
Sent: Tuesday, October 10, 2017 12:34 PM
To: Maloy, Michael
Subject: 46 S 700 E in Salt Lake City

Michael,

As a citizen of Salt Lake, I am in favor of taking down the building at 46 S 700 E and allowing The Other Side Academy to help expand their program. I have seen firsthand the transformation that they can make in the lives of those they touch—in the program, the customers they serve and the community members they interact with. I don't think a similar transformation is possible with the house at 46 S due the state it's in. Rather than preserving any historical element (if there is any), I would be in favor of helping shift the futures of more people entering TOSA's program.

Please let me know if you have any questions. Thank you for your consideration.

Mike Rener

MIKE RENER

Director, Organizational Services | Arbinger Institute | P 801-447-9244

Maloy, Michael

From: Erika Gerber [REDACTED]
Sent: Tuesday, October 10, 2017 2:00 PM
To: Maloy, Michael
Subject: Collapsing Building located at 46 S 700 E in Salt Lake City

Hello Mr. Maloy,

I would like to send a request for you to consider allowing The Other Side Academy to remove the building located at 46 S 700 E in Salt Lake City and build a housing facility to help their non-profit efforts.

The building is in shambles and is an eyesore/danger for the community. The Other Side Academy does excellent work and I have been honored to see how they are transforming lives and the community for the better.

I would like to see the building torn down and the TOSA housing facility built. I hope you will assist them in this endeavor.

Thank you for your consideration.

Erika

Maloy, Michael

From: sara day [REDACTED]
Sent: Tuesday, October 10, 2017 10:36 AM
To: Maloy, Michael
Subject: Demolition of Collapsed Buildings at 46 S 700 E

Hello,

To whom this may concern I am writing in to support The Other Side Academy in their quest to have the building at 46 S 700 E torn down so they can expand their campus and build a beautiful housing facility that will house another 60-70 students. After fire and a decade of neglect and abandonment, there is little to preserve beyond 4 crumbling walls. Anything of historic value has been destroyed on the inside by fire and smoke and any of the original charm of the outside has been stripped away and lost over the years.

I am a co-founder of Even Stevens Sandwiches and The Other Side Academy has been a partner of ours for several years now. We can greatly attest to the value and services they provide to our community. To let this property continue to stand in the way of change and actually devalue the neighborhood is a travesty. The Other Side Academy is completely self-sustaining and is gung-ho on taking on this demolition and rebuild on their own without tax payer or government help. This is a win-win for the city and for people in the community who's property value would increase with this eye-sore gone. It is also a huge win for the potential clients who would benefit from their wonderful programs.

Please consider their request and not stand in the way of making change in SLC! We want our downtown to be beautiful and thriving, not a fire hazard that is bringing down the property value of it's neighbors.

Thank you,
-Sara

--

Sara Day / Cause Director
sara.day@causes.com / 801.755.0882



Even Stevens Sandwiches
www.evenstevens.com

Maloy, Michael

From: Katherine Dupree <kdupree@evenstevens.com>
Sent: Tuesday, October 10, 2017 11:27 AM
To: Maloy, Michael
Subject: TOSA property

Hello,

To whom this may concern I am writing in to support The Other Side Academy in their request to have the building at 46 S 700 E torn down so they can expand their campus and build a beautiful housing facility that will house another 60-70 students. After fire and a decade of neglect and abandonment, there is little to preserve beyond 4 crumbling walls. Anything of historic value has been destroyed on the inside by fire and smoke and any of the original charm of the outside has been stripped away and lost over the years.

I am Cause Coordinator at Even Stevens Sandwiches and The Other Side Academy has been a partner of ours for several years now. We can greatly attest to the value and services they provide to our community. To let this property continue to stand in the way of change and actually devalue the neighborhood is a travesty. The Other Side Academy is completely self-sustaining and is gung-ho on taking on this demolition and rebuild on their own without tax payer or government help. This is a win-win for the city and for people in the community whose property value would increase with this eye-sore gone. It is also a huge win for the potential clients who would benefit from their wonderful programs.

Please consider their request and not stand in the way of making change in SLC! We want our downtown to be beautiful and thriving, not a fire hazard that is bringing down the property value of its neighbors.

Thank you,



Katherine Dupree | Cause Coordinator
kdupree@evenstevens.com 208.360.3299
Even Stevens Sandwiches
evenstevens.com

Maloy, Michael

From: Rikard Pearson <rikard@ingrouphospitality.com>
Sent: Tuesday, October 10, 2017 10:08 AM
To: Maloy, Michael; tim@theothersideacademy.com
Subject: The Otherside Academy 46 S 700 E

Dear Michael Maloy,

I am writing you today to voice my opinion about the Otherside Academy's intent to redevelop 46 So 700 E. I support demolition of the existing structure and new construction that will support the efforts of Otherside Academy. I owned a duplex on J Street for 25 years. I also was with the company who built Parklane Senior Apartments on 100 I have also been an avid jogger and marathon runner. I am an artist and designer so the value of our historic places is important to me. In an earthquake zone all too often old structures can not be restored without unrecoverably large investments. In many cases they should still be preserved and in some cases the asset is damaged beyond preservation. I have been very familiar with the area and observed the condition of this property closely for 30 years. 46 So 700 E has been a dangerous eyesore for too long. The Otherside Academy have proven to be good neighbors and have improved the area surrounding their Armstrong Mansion headquarters. They have tackled problems in small but significant ways. We need more organizations with the ability to put their plans into action. Please give them your support in their immediate plans for this property and their future plans as well.

Sincerely,

Rikard H Pearson
General Manager
Hampton Inn & Suites
Salt Lake City-University/Foothill
1345 S Foothill Dr, SLC, UT 84108
p:801-583-3500 f: 801-583-3505

Maloy, Michael

From: Craig Case [REDACTED]
Sent: Thursday, October 12, 2017 2:03 PM
To: Maloy, Michael
Cc: Joseph Grenny
Subject: The Other Side Academy Expansion

Dear Michael,

I am writing to let you know of my complete support of the Other Side Academy and the incredible good work they are doing in Salt Lake City. I have a son who has been in and out of jail more than once and go to the Davis County jail two times a week to work with the inmates. Most of them desperately want to become responsible people, but they need some help - exactly the kind of help that TOSA provides. Having spoken to the students at TOSA, and experienced the difference such a program makes in their lives, expanding the size of the facility makes complete sense. Please get rid of the eye sore and let them use the property for such good work.

Sincerely,

Craig Case

cell: [REDACTED]
[REDACTED]

Maloy, Michael

From: Andrea Dominguez [REDACTED]
Sent: Thursday, October 12, 2017 2:08 PM
To: Maloy, Michael
Subject: 46 S 700 E Salt Lake City

Please allow this building to be demolished. This is not only an eye sore but a safety hazard. Let this land be put to better use!



Andrea Dominguez
[REDACTED]

The information contained in this e-mail message, and any attachments to it, contain confidential, proprietary, privileged, or otherwise secret information. If you are not the intended recipient, or believe that you may have received this email or attachments in error, any dissemination, use, review, distribution, printing or copying of the information contained in this e-mail message and any attachments to it are strictly prohibited. If you have received this communication in error, please notify us by reply e-mail or telephone and immediately and permanently delete the message and any attachments. Please include in your notice that the message and any attachments have been deleted. Thank you.

Maloy, Michael

From: Marcia Anderson [REDACTED]
Sent: Thursday, October 19, 2017 9:41 AM
To: Maloy, Michael
Cc: Marcia Anderson
Subject: Demolition of property 📌

My husband and I own property on 700 east and Markea Ave (between 200 east and 300 east) in SL. Every day for 6 years now when we walk or drive past this property in question next to "the other side academy" we've asked ourselves..."when will they tear this down??" These old (and that is the only thing that makes them in any way shape or form "historic") shells of a hangout frequented by druggies and all that always brings with it related to disease, danger, and overall detriment to the well-being of the neighborhood NEEDED to come down years ago! Please look past some out-lived preservation of historic structure clause on the city books and let the Other Side Academy proceed ahead with their excellent program of rebuilding lives! Let the Academy build new structures there that ADD to our community ! The old owners , Stana and Scott Kjar who ran the Armstrong Mansion as a B& B there for years and a law office before that surely share my same consensus! Scott and Stana are good friends of mine. Even though they do live in Centerville, they certainly still do care about this area of 7th east. So many of us do!! Please listen to us!

For the good of our entire 7th east neighborhood and surrounding arealet Other Side Academy move on with their generous plans to demolish this ugly blite and rebuild. For goodness sakes, you are looking a gift horse in the mouth 🐾 All of us in the area would so love this to happen! I think I may even be speaking here for the entire SL 12th ward ! 📌 It's unsettling to say the least to know those old wooden shells harbor such unsafe conditions! Please put the well-being and the desires of the law abiding citizens in our area ahead of some outdated specification about historic preservation written someplace. Please.

Thank you for your attention.

Most sincerely, Marcia and Daniel Anderson. 676 Markea Ave. SLC

By the way, have you noticed how immaculately well-kept and landscaped Other Side Academy keeps all their grounds on their property! It is so refreshing as a neighbor to see that every day! Bravo to them. Of course the new housing they are proposing to build would be maintained and landscaped the same way 😊. What a positive addition to our surrounding neighborhoods!

My husband just read my lengthy 📌 comments in this email and simply said "tell them to hurry up! The sooner demolition begins the better !"

Sent from my iPhone

How To Remove Eye Bags & Lip Lines Fast (Watch) Fit Mom Daily
<http://thirdpartyoffers.juno.com/TGL3141/59e8c786c30dc47860718st01vuc>

Maloy, Michael

From: [REDACTED]
Sent: Thursday, October 19, 2017 3:41 PM
To: Maloy, Michael
Subject: Demolish building

Dear Michael:

You have my full support to make the all improvements, which includes demolition of the existing building.

Thanks,

Dan Anderson
676 E Markea Ave, Unit 8
SLC, Utah

The Unusual Link Between Alzheimer's and Coconut Oil (Watch)

Memory Repair Protocol

<http://thirdpartyoffers.juno.com/TGL3142/59e91bfc806ff1bfc326cst01vuc>



ATTACHMENT D: Power Point Presentation

Salt Lake City Historic Landmark Commission



November 2, 2017

The Other Side Academy Demolition

46 S 700 East Street - PLNHLC2017-00677



Planning Division

The Other Side Holdings LLC is requesting permission to demolish a contributing structure at 46 S 700 East Street in the Central City Local Historic District. The property had been used as a residence and is zoned RMF-35 Moderate Density Multi-Family Residential District.

The Other Side Academy Demolition

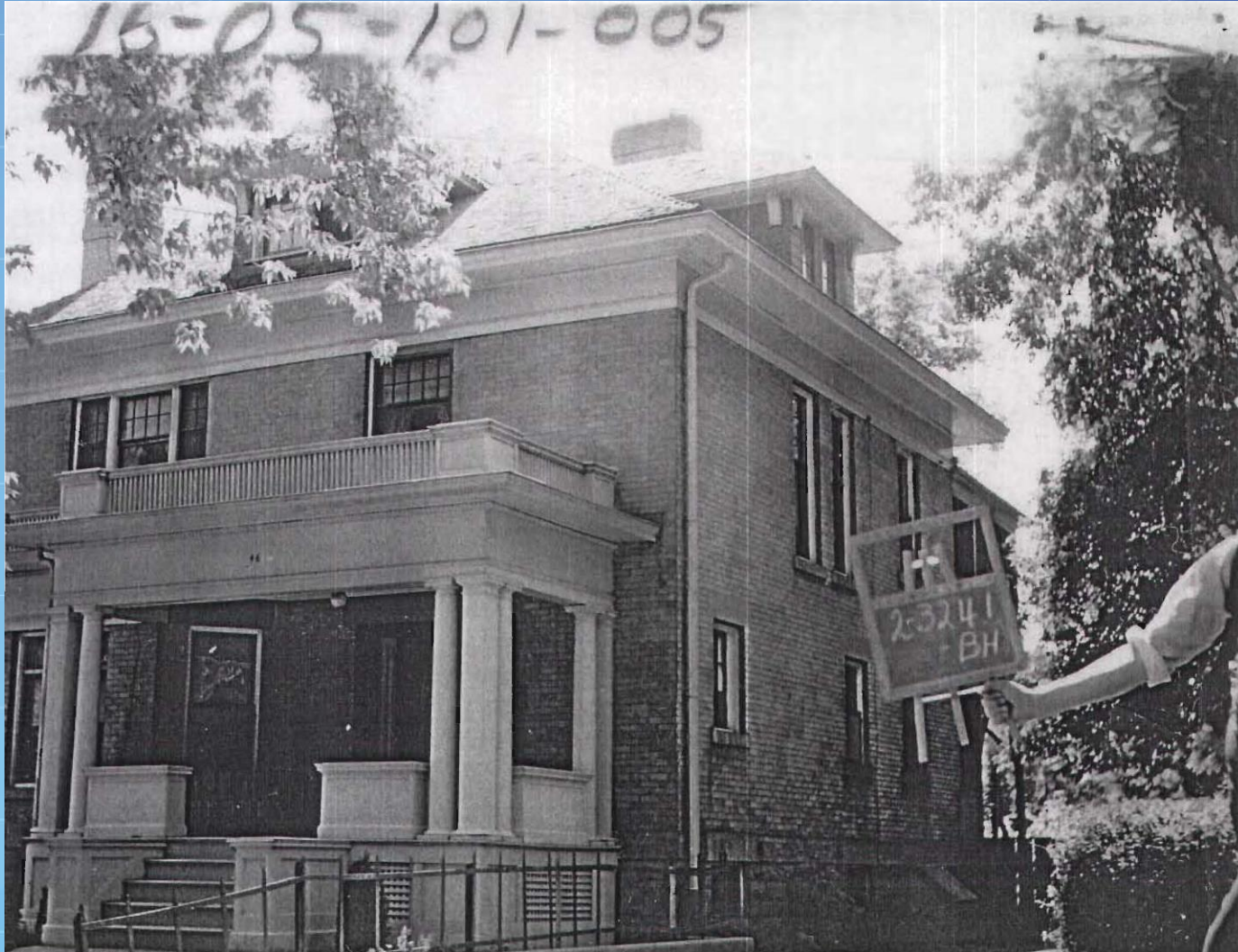
46 S 700 East Street - PLNHLC2017-00677



Aerial View (2015)

The Other Side Academy Demolition

46 S 700 East Street - PLNHLC2017-00677



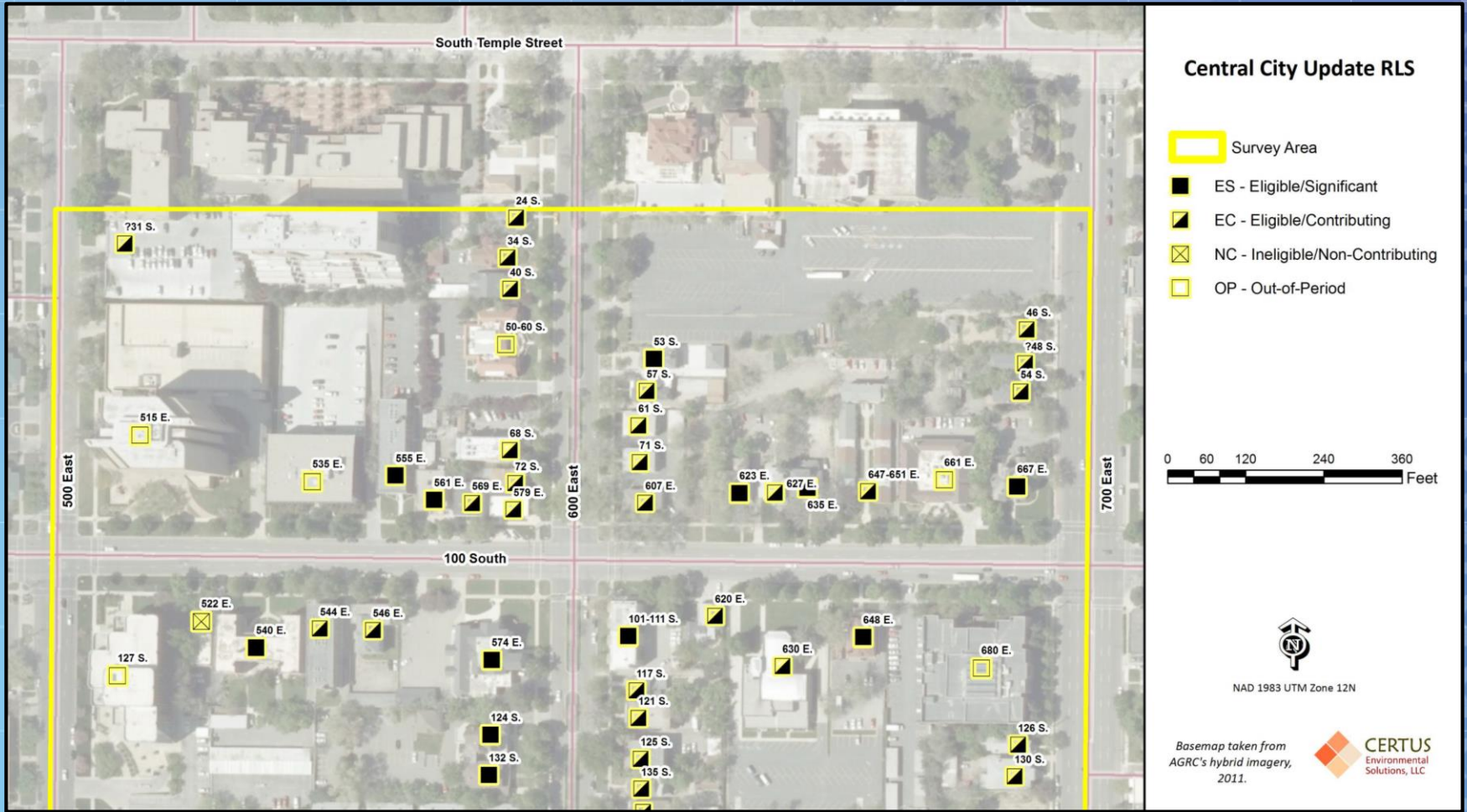
Planning Division

November 2, 2017

Historic Landmark Commission

The Other Side Academy Demolition

46 S 700 East Street - PLNHLC2017-00677



The Other Side Academy Demolition

46 S 700 East Street - PLNHLC2017-00677



November 2, 2017

Historic Landmark Commission

The Other Side Academy Demolition

46 S 700 East Street - PLNHLC2017-00677



November 2, 2017

Historic Landmark Commission

The Other Side Academy Demolition

46 S 700 East Street - PLNHLC2017-00677



Planning Division



21A.34.020.L.2

Historic Landmark Commission Determination of Compliance With Standards of Approval: The historic landmark commission shall make a decision based upon compliance with the requisite number of standards in subsection L1 of this section as set forth below:

- a. **Approval of Certificate Of Appropriateness for Demolition:** Upon making findings that at least six (6) of the standards are met, the historic landmark commission shall approve the certificate of appropriateness for demolition.
- b. **Denial of Certificate of Appropriateness for Demolition:** Upon making findings that two (2) or less of the standards are met, the historic landmark commission shall deny the certificate of appropriateness for demolition.
- c. **Deferral of Decision for Up to One Year:** Upon making findings that three (3) to five (5) of the standards are met, the historic landmark commission shall defer a decision for up to one year during which the applicant must conduct a bona fide effort to preserve the site pursuant to subsection M of this section.

The Other Side Academy Demolition

46 S 700 East Street - PLNHLC2017-00677



Number	CITY STANDARD	CITY RESPONSE
1	Physical Integrity of Site	Not Compliant
2	Streetscape Context	Not compliant
3	Adversely Affect Overlay	Not Compliant
4	Base Zone Compatibility	Not Compliant
5	Reuse Plan	Compliant
6	Willful Neglect	Compliant
7	Economic Hardship	Undetermined
Total		2

Planning Division



RECOMMENDATION:

- Two of seven standards for demolition met
- Staff recommends denial of request

ATTACHMENT E: Historic landmark Commission
Minutes

SALT LAKE CITY HISTORIC LANDMARK COMMISSION
Meeting Minutes
451 South State Street, Room 326
November 2, 2017

A roll is kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:36:17 PM](#). Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Chairperson Charles Shepherd, Vice Chairperson Kenton Peters; Commissioners Stanley Adams, Thomas Brennan, Sheleigh Harding, Rachel Quist, David Richardson, Victoria Petro Eschler, Esther Stowell and Paul Svendsen. Commissioner Robert Hyde was excused.

Planning Staff members present at the meeting were: Michaela Oktay, Planning Manager; Carl Leith, Senior Planner; Michael Maloy, Senior Planner; Kelsey Lindquist, Principal Planner; Katia Pace, Principal Planner; Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

FIELD TRIP NOTES:

A field trip was held prior to the meeting. Historic Landmark Commissioners present were Ester Stowell, Rachel Quist and Victoria Petro-Eschler. Staff members in attendance were Michaela Oktay, Carl Leith, Michael Maloy, Kelsey Lindquist and Katia Pace.

The following sites were visited:

- **508 E. South Temple** - Staff gave an overview of the proposal.
- **772 East 2nd Avenue** - Staff gave an overview of the proposal.
- **46 S 700 East** - Staff gave an overview of the proposal.
- **574 East 100 South** - Staff gave an overview of the proposal.

[7:30:54 PM](#)

The Other Side Academy Demolition at approximately 46 S 700 East - Soren Simonsen, representing Other Side Holdings LLC, is requesting approval from the City to demolish a home at the above listed address. The property had been used as a residence and is zoned RMF-35 Moderate Density Multi-Family Residential District. The property is located within the Central City Local Historic District. This type of project must be reviewed as a demolition of a contributing structure in a local historic district. The subject property is within Council District 4, represented by Derek Kitchen. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.) Case number: PLNHLC2017-00677

Mr. Michael Maloy, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission deny the request as presented.

The Commission and Staff discussed the following:

- The physical integrity of the site.
- The standards of approval and those that needed to be met to approve or deny the proposal.
- The public comments received for the proposal.
- The work to the property on the south and if it was approved administratively.

Mr. Joseph Grennie and Mr. Timothy Stay, Other side Academy, reviewed the history and use of the property. They reviewed the organization and its operations.

Mr. Soren Simonsen, architect, reviewed the surrounding properties and uses, the subject property and the deterioration of the home. He stated not much could be done to save the subject home at this point and reviewed the processes the demolition request had been through. Mr. Simonsen reviewed the safety and fire risk, the options for abatement and asked the Commission to approve the demolition of the structure. He reviewed the historic criteria to be considered in determining if the structure was worth persevering or qualified for demolition. Mr. Sorensen stated they felt it was a reconstruction not a preservation effort at this time. He reviewed how removing the structure benefited the area, and how it would and would not affect the historic fabric.

The applicants reviewed security issues with the subject property. They reviewed the issues with requiring them to go through an economic hardship process.

The Commission and Applicant discussed the following:

The original plan for the property as the applicant knew the property was in bad condition upon purchase.

- The Commission's purview over the proposal.
- Tax credits.
- The date the roof collapsed.
- The interpretation of the word "site" in the Staff Report and how it applied to the proposal.
 - The interpretation of the definition was appropriate in relationship to the proposal.
- The long term plans for the property.

PUBLIC HEARING [8:34:19 PM](#)

Chairperson Shepherd opened the Public Hearing.

The following individuals spoke to the petition: Mr. Scott Howell, Ms. Camille Whinnie, Mr. Laef Burton, Ms. Hilary Kelson, Mr. David Bailey, Ms. Cindy Cromer and Ms. Pamela Cotler.

The following comments were made:

- Supported the demolition of the structure.

- Trolley Square buildings were allowed to be demolished and this petition was as much of a benefit as those demolitions.
- Demolishing the structure would benefit the community and bring people off the street.
- The building was dilapidated and should not be allowed to stay.
- The Downtown Alliance supported the proposal for demolition.
- The structure was not contributing as it is in terrible shape and had been for many years.
- The building would never be productive or contribute to the historic fabric of the neighborhood.
- Please approve the proposal as the building was a continued drag on the city and community.
- The building was a complete loss and keeping it would not benefit the community in any way.
- Please allow the property to be redeveloped and become a positive addition to the neighborhood.
- The improvement to the surrounding properties was a great improvement to the city and neighborhood.
- The improvements to the subject property would solve a dangerous situation.
- There are issues with the ordinance but the rules have to be followed.
- A landscape plan was not an appropriate reuse plan and conflicted with numerous adopted policies.
- The proposed demolition would be the fifty second contributing structure demolished in this historic district since its adoption in 1991.
- This property was inappropriately zoned and should be zoned RMU-45 or FBNU-2, the zoning change would affect allowed uses and the intensity of uses
- The zoning was relevant in terms of the economic viability of the property.
- An appeal process should be in place and it was appalling that the City was operating in the current way.
- The Other Side Academy should not be held accountable for the 52 other structures that were demolished for parking lots.
- The structure was obviously way beyond repair and extremely costly to fix.

Chairperson Shepherd read the following cards:

- Ms. Nicole Thomas – The Other side Academy has done wonderful things for our community, I am in favor of them tearing down the historical building and expanding their academy. It provides more transitional housing for our city which we are in dire need of.
- Mr. Matt Young – The current structure is dilapidated and inefficient. The Other Side Academy is doing wonderful things for our citizens and this new project will grow their reach.
- Mr. Nic Dunn – On behalf of the Salt Lake County Councilwoman, Aimee Winder Newton, I offer strong support for the Other Side Academy and their proposal for the building in Salt Lake City. The Other Side Academy is a fantastic operation

and Salt Lake County would greatly benefit from expanded capacity for their organization.

- Ms. Rhonda Bailey – The Other Side Academy is such an asset to the community. Allowing this wonderful vocational school ability to expand will only continue to improve the community.
- Ms. Teresa Holdaway – Let decay go its natural course and give way to new growth. Saving lives vs property? The Other Side is proving itself over and over again in this community. “If you are not part of the solution you may be a piece of the problem”.
- Ms. Kena Mathews - As a non-profit housing director, I understand the value in preserving homes and history. I am usually a strong supporter of preservation but today I am here to support the Other Side Academy. My niece is a student there and this program has transformed her life. The home in question, I believe, is beyond preservation and needs to be torn down. This will give the Other Side the opportunity to serve many more young people like my niece. She would most likely be dead if we hadn't found this incredible program. The condition of this home is poor at best and to make it habitable would be beyond costly. This would limit the Other Side's ability to serve our community. It really comes down to the value of people versus the value of a building. I strongly encourage you to choose people. Thank you.
- Mr. Mike Rener –Completely in favor of demolishing the house and allowing expansion of TOSA's program.

Chairperson Shepherd closed the public hearing.

The Applicants sated the standards of appropriateness could be met in a very logical way and asked the Commission to vote in support of demolition.

The Commission stated and discussed the following:

- What would happen to the home if it was left as is?
- Historic integrity was different than condition.
- How the petition met or did not meet the standards for demolition.
- The history of the building and lack of desire to save it.
- Other similar buildings that were rehabbed in the city.
- The cost to abate the asbestos and rehab the home made it difficult to save.
- The Commissions purview over the demolition of the home.
- The standards of approval for demolition and if the Commission agreed or disagreed with Staff's recommendation.
- To table, approve or deny the petition.
- The zoning for the property and the surrounding structures.
- Why one historic building was being restored and not the other when they were owned by the same group.

MOTION 9:32:44 PM

Commissioner Peters stated based on the analysis and findings in part of the Staff Report the Historic Landmark Commission finds that five of the standards of

approval for a Certificate of Appropriateness for demolition have been met, as follows:

- a. Standard A - the physical integrity of the site is no longer evident.
- b. Standard 2 - the Commission finds that the streetscape within the context of the H Historic Overlay District would not be negatively affected.
- c. Standard 3 - the Commission finds that the demolition would not adversely affect the H Historic Preservation District due to the surrounding non-contributing structures.
- d. Standards 4-6 - the Commission agreed with the findings listed in the Staff Report.

Thereby, leaving five standards that are met so therefore he moved that the Historic Landmark Commission defer their decision for one year during which time the applicant must conduct a bon-a-fide effort to preserve the site located at approximately 46 S 700 East or to seek a finding for an economic hardship. Commissioner Harding seconded the motion.

The Commission discussed the following:

- The status of the revised demolition ordinance text amendment.

Commissioners Svendsen, Harding, Stowell, Petro-Eschler and Peters voted “aye. Commissioners Quist, Richardson and Brennan voted “nay”. The motion passed 5-3.

The meeting adjourned at [10:27:18 PM](#)

ATTACHMENT F: Record of Decision

Salt Lake City Planning Division
Record of Decisions by the Historic Landmark Commission
November 2, 2017
City & County Building
451 South State Street, Room 326

1. **New Apartment Building at approximately 508 E. South Temple** - Chris Huntsman, CRSA, on behalf of owner Residences at South Temple LLC, is requesting approvals from the City to demolish an existing parking structure, and construct a new parking garage and a new apartment building above, on the southeast corner of South Temple and 500 East. The development would retain the existing Medical Office building, a Contributing Structure in the South Temple Historic District, on the northern portion of the site. The development would require special exception approvals for rebuilding the current building footprint of the parking structure, constructing residential units within that footprint within the side and the rear yard setback areas. The proposed development would include a total of 112 apartment units in the current and the proposed buildings, with provision for parking 155 vehicles. The site is located in the South Temple Historic District and is within the RO (Residential/Office) residential zone. The subject property is within Council District 4 represented by Derek Kitchen (Staff contact: Carl Leith at (801)535-7758 or carl.leith@slcgov.com)
 - a. **Demolition** - The development requires the demolition of the existing two story parking structure which is attached to the south side of the existing medical office building. Case number: **PLNHLC2017-00777**
 - b. **New Construction** - In order to build the proposed apartment building a New Construction application for the construction of the new parking structure and the new apartment building must be approved by the Historic Landmark Commission. Case number: **PLNHLC2017-00778**
 - c. **Special Exception Approval** - In order to construct the development as proposed, the parking structure would be constructed on the footprint of the existing parking structure. Construction of the new parking structure would include new apartment units on three levels which would exceed the rear setback requirement for the rear yard by approximately 30 feet and the corner side yard setback requirement by approximately 13.5 feet. Special exception approval is sought for the above departures from the base zoning standards. Case number: **PLNHLC2017-00788**

Decision: Approved

2. **Reconstruction and Addition at approximately 772 East 2nd Avenue** - Steve Scoville, on behalf of JD Redevelopment LLC, is requesting approval to reconstruct the second story, rear addition, front porch, three dormers and additional exterior elements that were damaged after a structural failure of the second story. The subject property is located at the above listed address. The subject property is zoned SR-1A (Special Development Pattern Residential) and is within the Avenues Local Historic District in Council District 3, represented by Stan Penfold. (Staff contact: Kelsey Lindquist at (801) 535-7930 or kelsey.lindquist@slcgov.com.)
- a. **Proposed Reconstruction and Addition** - Requesting a Certificate of Appropriateness for the reconstruction of the second story, rear addition and various exterior elements. Case number **PLNHLC2017-00791**
 - b. **Two Special Exceptions** - Case number **PLNHLC2017-00792**
 1. Request for an inline addition for the reconstruction of the addition which is located within the eastern interior side yard setback.
 2. Request to reconstruct the second story to a height of 26'10".

Decision: Tabled to a future meeting.

3. **The Other Side Academy Demolition at approximately 46 S 700 East** - Soren Simonsen, representing Other Side Holdings LLC, is requesting approval from the City to demolish a home at the above listed address. The property had been used as a residence and is zoned RMF-35 Moderate Density Multi-Family Residential District. The property is located within the Central City Local Historic District. This type of project must be reviewed as a demolition of a contributing structure in a local historic district. The subject property is within Council District 4, represented by Derek Kitchen. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.) Case number: **PLNHLC2017-00677**

Decision: Deferred decision for up to one year during which time the applicant must conduct a bona fide effort to preserve the site. The applicant also has the option to apply for Economic Hardship.

4. **Salisbury Mansion Major Alterations & Special Exception at approximately 574 East 100 South** - Shane Carrington, contractor for property owner Mark Cacciamani, is requesting approval from the City to construct a significant addition to the Salisbury Mansion at the above listed address. The Salisbury Mansion is listed as a Salt Lake City Landmark Site and is located within the Central City Historic District. The property is zoned RMF-45 (Moderate/High Density Multi-Family Residential District) and is within Council District 4, represented by Derek Kitchen. (Staff contact: Katia Pace at (801)535-6354 or katia.pace@slcgov.com.)
- a. **Major Alterations** - Request for approval to demolish a noncontributing portion of the building added in 1972 and to build a significant addition to the rear and west side of the existing building. Case number: **PLNHLC2017-00556**
 - b. **Special Exception** - Request to modify the rear yard setback from 30 feet to 10 feet from the rear property line and modify the corner yard setback to accommodate an extension of the porch that would be 6 feet from the corner yard. Case number: **PLNHLC2017-00861**

Decision: Approved

Dated at Salt Lake City this 3rd of November, 2017

Michelle Poland, Administrative Secretary

ATTACHMENT G: Historic Landmark Commission
Agenda

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING AGENDA
In Room 326 of the City & County Building 451 South State Street
Thursday, November 2, 2017 at 5:30 pm
(The order of the items may change at the Commission's discretion.)

DINNER – Will be served to the Historic Landmark Commissioners and Staff at 5:00 p.m. in Room 118 of the City and County Building.

1. **Boards and Commission Diversity Survey** - The Mayor's Office will discuss the survey sent to the Commissioners.

HISTORIC LANDMARK COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

Approval of the Minutes from October 5, 2017.

Report of the Chair and Vice Chair

Director's Report

Public Comments - The Commission will hear public comments not pertaining to items listed on the agenda.

Public Hearings

1. **New Apartment Building at approximately 508 E. South Temple.** - Chris Huntsman, CRSA, on behalf of owner Residences at South Temple LLC, is requesting approvals from the City to demolish an existing parking structure, and construct a new parking garage and a new apartment building above, on the southeast corner of South Temple and 500 East. The development would retain the existing Medical Office building, a Contributing Structure in the South Temple Historic District, on the northern portion of the site. The development would require special exception approvals for rebuilding the current building footprint of the parking structure, constructing residential units within that footprint within the side and the rear yard setback areas. The proposed development would include a total of 112 apartment units in the current and the proposed buildings, with provision for parking 155 vehicles. The site is located in the South Temple Historic District and is within the RO (Residential/Office) residential zone. The subject property is within Council District 4 represented by Derek Kitchen (Staff contact: Carl Leith at (801)535-7758 or carl.leith@slcgov.com)
 - a. **Demolition** - The development requires the demolition of the existing two story parking structure which is attached to the south side of the existing medical office building. Case number: **PLNHLC2017-00777**
 - b. **New Construction** - In order to build the proposed apartment building a New Construction application for the construction of the new parking structure and the new apartment building must be approved by the Historic Landmark Commission. Case number: **PLNHLC2017-00778**
 - c. **Special Exception Approval** - In order to construct the development as proposed, the parking structure would be constructed on the footprint of the existing parking structure. Construction of the new parking structure would include new apartment units on three levels which would exceed the rear setback requirement for the rear yard by approximately 30 feet and the corner side yard setback requirement by approximately 13.5 feet. Special exception approval is sought for the above departures from the base zoning standards. Case number: **PLNHLC2017-00788**

2. **Reconstruction and Addition at approximately 772 East 2nd Avenue** - Steve Scoville, on behalf of JD Redevelopment LLC, is requesting approval to reconstruct the second story, rear addition, front porch, three dormers and additional exterior elements that were damaged after a structural failure of the second story. The subject property is located at the above listed address. The subject property is zoned SR-1A (Special Development Pattern Residential) and is within the Avenues Local Historic District in Council District 3, represented by Stan Penfold. (Staff contact: Kelsey Lindquist at (801) 535-7930 or kelsey.lindquist@slcgov.com.)
 - a. **Proposed Reconstruction and Addition** - Requesting a Certificate of Appropriateness for the reconstruction of the second story, rear addition and various exterior elements. Case number **PLNHLC2017-00791**
 - b. **Two Special Exceptions** - Case number **PLNHLC2017-00792**
 1. Request for an inline addition for the reconstruction of the addition which is located within the eastern interior side yard setback.
 2. Request to reconstruct the second story to a height of 26'10".
3. **The Other Side Academy Demolition at approximately 46 S 700 East** - Soren Simonsen, representing Other Side Holdings LLC, is requesting approval from the City to demolish a home at the above listed address. The property had been used as a residence and is zoned RMF-35 Moderate Density Multi-Family Residential District. The property is located within the Central City Local Historic District. This type of project must be reviewed as a demolition of a contributing structure in a local historic district. The subject property is within Council District 4, represented by Derek Kitchen. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.) Case number: **PLNHLC2017-00677**
4. **Salisbury Mansion Major Alterations & Special Exception at approximately 574 East 100 South** - Shane Carrington, contractor for property owner Mark Cacciamani, is requesting approval from the City to construct a significant addition to the Salisbury Mansion at the above listed address. The Salisbury Mansion is listed as a Salt Lake City Landmark Site and is located within the Central City Historic District. The property is zoned RMF-45 (Moderate/High Density Multi-Family Residential District) and is within Council District 4, represented by Derek Kitchen. (Staff contact: Katia Pace at (801)535-6354 or katia.pace@slcgov.com.)
 - a. **Major Alterations** - Request for approval to demolish a noncontributing portion of the building added in 1972 and to build a significant addition to the rear and west side of the existing building. Case number: **PLNHLC2017-00556**
 - b. **Special Exception** - Request to modify the rear yard setback from 30 feet to 10 feet from the rear property line and modify the corner yard setback to accommodate an extension of the porch that would be 6 feet from the corner yard. Case number: **PLNHLC2017-00861**

The next regular meeting of the Commission is scheduled for Thursday, December 7, 2017, unless a special meeting is scheduled prior to that date.

Appeal of Historic Landmark Commission Decision: Anyone aggrieved by the Historic Landmark Commission's decision, may object to the decision by filing a written appeal with the appeals hearing officer within ten (10) calendar days following the date on which a record of decision is issued.

The applicant may object to the decision of the Historic Landmark Commission by filing a written appeal with the appeals hearing officer or the mayor within thirty (30) calendar days following the date on which a record of decision is issued.

*Files for agenda items are available in the Planning Division Offices, Room 406 of the City and County Building. **Please contact the staff planner for more information.** Visit the Historic Landmark Commission's website*

<http://www.slcgov.com/planning/planning-historic-landmark-commission-meetings> to obtain copies of the Historic Landmark Commission's agendas, staff reports, and minutes. Staff reports will be posted by the end of the business day on the Friday prior to the meeting and minutes will be posted by the end of the business day two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Historic Landmark Commission.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at (801)535-7757, or relay service 711.

ATTACHMENT H: Public Hearing Mailing List

PLNHLC2017-00677 MAILING LIST

Name	Address1	Address2
221 ASSOCIATES, LLC	65 E STATE ST #1600	COLUMBUS, OH 43215
AI SLC SOUTH TEMPLE PROPCO, LLC	PO BOX 17227	SALT LAKE CITY, UT 84117-0227
BOARD OF EDUCATION OF S L CITY	440 E 100 S	SALT LAKE CITY, UT 84111-1898
BUTLER, DWIGHT H & CHARLES C; TC	702 E 100 S	SALT LAKE CITY, UT 84102-4107
CAMERON, IAIN	1395 E 4600 S	SALT LAKE CITY, UT 84117
CHURCH OF SCIENTOLOGY OF UTAH	1931 S 1100 E	SALT LAKE CITY, UT 84106-4502
CRS INVESTMENTS LLC	649 E SOUTHTEMPLE ST	SALT LAKE CITY, UT 84102-1153
ENTRPRISES INC	2439 E 900 S	SALT LAKE CITY, UT 84108-1440
FAIRFIELD CORPORATION	160 S 1000 E #320	SALT LAKE CITY, UT 84102-1454
FAMILY TRUST OF THE ESTATE OF JOHN B ANDERSON, THE	93 LAKEVIEW	STANSBURY PARK, UT 84074
GAF PROPERTIES I LLC	8098 S COTTAGE PINES CV	COTTONWOOD HTS, UT 84121-5984
KAPITI APARTMENTS, LLC	45 S 700 E #REAR	SALT LAKE CITY, UT 84102
LEVENTHAL, AUDIE G; TR (AGL IRRV TRST)	25 CROSS RIDGE ST	LAS VEGAS, NV 89135
MASONIC TEMPLE ASSOCIATION	650 E SOUTHTEMPLE ST	SALT LAKE CITY, UT 84102-1102
MCCARTHEY, SARAH J; TR ET AL	610 E SOUTHTEMPLE ST #200	SALT LAKE CITY, UT 84102-1208
NEWTON, JOHN H	4514 S BUTTERNUT RD	HOLLADAY, UT 84117-4530
OTHER SIDE HOLDINGS LLC	435 S 660 W	OREM, UT 84058
OTHER SIDE HOLDINGS LLC	667 E 100 S	SALT LAKE CITY, UT 84102-1103
PETER JR APARTMENTS LLC	1480 E WINDER PARK PL	SALT LAKE CITY, UT 84124-2689
PETER PAN APARTMENTS INC	1952 MAPLE HOLLOW WY	BOUNTIFUL, UT 84010
Resident	645 E SOUTH TEMPLE ST	Salt Lake City, UT 84103-1153
Resident	649 E SOUTH TEMPLE ST	Salt Lake City, UT 84103-1153
Resident	667 E SOUTH TEMPLE ST	Salt Lake City, UT 84103-1153
Resident	701 E SOUTH TEMPLE ST	Salt Lake City, UT 84103-1205
Resident	701 E SOUTH TEMPLE ST #BLDG 2	Salt Lake City, UT 84103-1205
Resident	709 E SOUTH TEMPLE ST	Salt Lake City, UT 84103-1205
Resident	678 E SOUTH TEMPLE ST	Salt Lake City, UT 84102-1102
Resident	46 S 700 E	Salt Lake City, UT 84102-1108
Resident	50 S 700 E	Salt Lake City, UT 84102-1108
Resident	54 S 700 E	Salt Lake City, UT 84102-1108
Resident	5 S 700 E	Salt Lake City, UT 84102-1135
Resident	702 E SOUTH TEMPLE ST	Salt Lake City, UT 84102-1204
Resident	77 S 700 E	Salt Lake City, UT 84102-1138
Resident	40 S 800 E	Salt Lake City, UT 84102-4114
Resident	680 E 100 S	Salt Lake City, UT 84102-1100
Resident	706 E 100 S	Salt Lake City, UT 84102-4107
Resident	708 E 100 S	Salt Lake City, UT 84102-4107
Resident	712 E 100 S	Salt Lake City, UT 84102-4107
Resident	53 S 600 E	Salt Lake City, UT 84102-1006
Resident	57 S 600 E	Salt Lake City, UT 84102-1006
Resident	607 E 100 S #1	Salt Lake City, UT 84102-4217
Resident	607 E 100 S #2	Salt Lake City, UT 84102-4217
Resident	607 E 100 S #3	Salt Lake City, UT 84102-4217
Resident	607 E 100 S #4	Salt Lake City, UT 84102-4217
Resident	607 E 100 S #5	Salt Lake City, UT 84102-4217
Resident	607 E 100 S #6	Salt Lake City, UT 84102-4217
Resident	650 E SOUTH TEMPLE ST	Salt Lake City, UT 84102-1141
Resident	623 E 100 S	Salt Lake City, UT 84102-1103
Resident	627 E 100 S #A	Salt Lake City, UT 84102-4216
Resident	627 E 100 S #B	Salt Lake City, UT 84102-4216
Resident	627 E 100 S #C	Salt Lake City, UT 84102-4216

Resident	627 E 100 S #D	Salt Lake City, UT 84102-4216
Resident	635 E 100 S #1	Salt Lake City, UT 84102-4215
Resident	635 E 100 S #2	Salt Lake City, UT 84102-4215
Resident	635 E 100 S #3	Salt Lake City, UT 84102-4215
Resident	635 E 100 S #4	Salt Lake City, UT 84102-4215
Resident	647 E 100 S #1	Salt Lake City, UT 84102-1151
Resident	647 E 100 S #3	Salt Lake City, UT 84102-1151
Resident	647 E 100 S #5	Salt Lake City, UT 84102-1151
Resident	647 E 100 S #7	Salt Lake City, UT 84102-1151
Resident	647 E 100 S #9	Salt Lake City, UT 84102-1151
Resident	649 E 100 S #A	Salt Lake City, UT 84102-1152
Resident	649 E 100 S #B	Salt Lake City, UT 84102-1152
Resident	649 E 100 S #C	Salt Lake City, UT 84102-1152
Resident	649 E 100 S #D	Salt Lake City, UT 84102-1152
Resident	649 E 100 S #E	Salt Lake City, UT 84102-1152
Resident	649 E 100 S #F	Salt Lake City, UT 84102-1152
Resident	651 E 100 S #10	Salt Lake City, UT 84102-1130
Resident	651 E 100 S #2	Salt Lake City, UT 84102-1130
Resident	651 E 100 S #4	Salt Lake City, UT 84102-1130
Resident	651 E 100 S #6	Salt Lake City, UT 84102-1130
Resident	651 E 100 S #8	Salt Lake City, UT 84102-1130
Resident	661 E 100 S	Salt Lake City, UT 84102-1112
Resident	610 E SOUTH TEMPLE ST	Salt Lake City, UT 84102-1140
Resident	630 E SOUTH TEMPLE ST	Salt Lake City, UT 84102-1116
Resident	699 E SOUTH TEMPLE ST	Salt Lake City, UT 84103-1142
ROMNEY LUMBER CO	PO BOX 71373	SALT LAKE CITY, UT 84171-0373
RUNNOE, DENNIS H & ROSA S; JT	413 N VIRGINIA ST	SALT LAKE CITY, UT 84103-4231
SALT LAKE CITY SCHOOL DISTRICT	440 E 100 S	SALT LAKE CITY, UT 84111-1898
SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY, UT 84114-4575
SECRET O LIFE LLC	701 E SOUTH TEMPLE ST	SALT LAKE CITY, UT 84102-1205
SK HART ST LLC	630 E SOUTH TEMPLE ST	SALT LAKE CITY, UT 84102-1102
UTAH ALCOHOLISM FOUNDATION	857 E 200 S	SALT LAKE CITY, UT 84102-2317
UTAH COMPLEX LLC	PO BOX 711548	SALT LAKE CITY, UT 84171-1548
UTNV PARKLANE LLC	1422 CLARKVIEW ROAD	BALTIMORE, MD 21209
Salt Lake City Planning Michael Maloy	PO BOX 145480	Salt Lake City, UT 84114
Salt Lake City Planning Michelle Poland	PO BOX 145480	Salt Lake City, UT 84114