



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Appeals Hearing Officer
From: Kelsey Lindquist, kelsey.lindquist@slcgov.com
Date: April 11, 2019
Re: Home and Reception Center – PLNZAD2019-00160

Determination of Nonconforming Use

PROPERTY ADDRESS: 51-61 N. E Street (387-389 1st Avenue)

PARCEL ID: 09-31-456-017-0000

ZONING DISTRICT/ORDINANCE SECTION: RMF-35 (Moderate Density Multi-Family Residential) and 21A.34.020 (Historic Preservation Overlay)

APPELLANT: Jonathan Miller

DETERMINATION ISSUE:

Whether the proposed use of “reception center” is similar to an existing nonconforming use of “office” to allow the change of use on the subject property. Changing from one nonconforming use to another nonconforming use is a determination that is made by the Appeals Hearing Officer per ordinance section 21A.38.040.H.1 of the Salt Lake City Zoning Ordinance.

RECOMMENDATION:

The Planning Division recommends that the Appeals Hearing Officer approves the proposed change from “office” to “reception center” because the proposed use is a similar land use type as the existing use with the following conditions:

1. The owner provide documentation that the existing off-site parking agreement will remain.
2. The owner obtains applicable business licensing from Salt Lake City.

PROJECT DESCRIPTION:

The subject property is located at 51-61 E Street. The building is a contributing structure within the Avenues Local Historic District and is listed on the Salt Lake City Register of Cultural Resources as a Local Landmark Site. The property consists of a single-family dwelling and a gothic revival church. The property was constructed between the years of 1907-1911.

The church was utilized for a variety of denominations, until 1987 when the current property owner requested a conditional use to convert the church structure into an office, utilizing the process of adaptive reuse of a landmark site. The 1987 Zoning Ordinance permitted a property owner of a historic structure to request a conditional use for office, accessory commercial and limited retail businesses. The office use was approved with conditions, the Findings and Order from the Board of Adjustment case is illustrated in Attachment E. Since 1987, the Salt Lake City Zoning Ordinance amended the section pertaining to conditional uses located within landmark buildings. Currently, the ordinance requires a minimum of 7,000 square feet of floor area to qualify for the conditional use process. The floor area of the subject building is 5,001 square feet; therefore, the 7,000 square footage requirement eliminates the possibility of the conditional use to adaptively reuse this structure.



The prospective owner wishes to convert approximately 1,648 square feet of the church, which is currently used as an office, to a reception center. This use is not permitted within the RMF-35 (Moderate Density Multi-Family) zoning district. The existing use is considered a nonconforming use to the RMF-35 zoning district because the building does not meet the minimum floor area square footage requirement for commercial uses in landmark sites. The proposed change of a nonconforming use to another nonconforming use, requires approval by the Appeals Hearing Officer according to Section 21A.38.040.H.1 of the Zoning Ordinance:



Any other change of a nonconforming use to another nonconforming use is subject to determination by the appeals hearing officer as to the new use being a similar land use type as the existing use as defined in chapter 21A.62, “Definitions”, of this title, and subject to the site being able to provide required off street parking within the limits of existing legal hard surfaced parking areas on the site.

The definition of *Similar Land Use Type*:

Land uses shall be considered to be similar land use types, if the uses are listed as a permitted or conditional use in the same land use tables within 21A.33 of this title and the uses have similar off street parking requirements as defined in chapter 21A.44, “Off Street Parking, Mobility And Loading”, of this title.

Each aspect of section 21A.38.040.H.1 is discussed and analyzed within the Appeals Hearing Officer Consideration below.

Appeals Hearing Officer Considerations:

The following discussion points are provided to assist the Appeals Hearing Officer in reviewing this request.

Consideration 1: Is the current use a legal, nonconforming use?

The Zoning Ordinance defines a Nonconforming Use as:

Any building or land legally occupied by a use at the time of passage of the ordinance codified herein or amendment thereto which does not conform after passage of said ordinance or amendment thereto with the use regulations of the district in which located.

Research confirms that the existing office use is considered to be a legal nonconforming use, due to the approved conditional use in 1987.

Consideration 2: Required Parking Stalls

The existing use of “office” requires 7 off street parking stalls. Per section 21A.44.030, “office” use requires 3 spaces per 1,000 square feet of usable floor area for the main floor plus 1 ¼ spaces per 1,000 square feet of usable floor area for each additional level, including the basement. The main floor contains approximately 1,648 square feet of usable floor area, which requires 5 off street parking stalls. The basement (lower level) contains approximately 1,803 square feet of usable floor area, which requires 2 off street parking stalls.

The proposed use of “reception center” requires 7 off street parking stalls. Per section 21A.44.030, “reception center” falls under “all other uses” and requires 3 spaces per 1,000 square feet of usable floor area. The main floor, which would be converted into a reception center and contains approximately 1,648 square feet of usable floor area, would require 5 off street parking stalls. The basement (lower level) contains approximately 1,803 square feet of usable floor area and would remain an office use. The basement (lower level) would still require 2 off street parking stalls.

The conversion of the main floor would not increase or impact the off street parking required for this site. The conditional use, approved in 1987, permitted an offsite parking agreement with the adjacent parcel to the south. The existing parking agreement, which permits the use of 10 off street parking stalls, will remain. The proposal does not conflict with this standard of review.

Consideration 3: 21A.33.020 Table of Permitted and Conditional Uses for Residential Districts

Office and reception center are recognized as potential uses for the adaptive reuse of a landmark site, which is listed as a conditional use in Table 21A.33.020: Table of Permitted and Conditional Uses for Residential Districts. While this property does not have the required minimum square footage to be eligible for the conditional use process to adaptively reuse the site, these types of uses are anticipated for landmark sites. The adaptive reuse process allows landmark sites to be converted into commercial uses, if the use is compatible with the surrounding residential neighborhood. Staff acknowledges that the proposal is not a conditional use to adaptively reuse a landmark site; however, the site is a landmark and has an existing nonconforming use. In this case, the 1,648 square feet proposed to be utilized for “reception center” use appears to be a similar land use type to the existing “office” use.

NEXT STEPS:

If the appeals hearing officer determines the proposed change from the existing nonconforming use to the proposed use of reception center meets the requirements of section 21A.38.040.H.1, a business license can be obtained to reflect the new use.

If the appeals hearing officer denies the proposed change, a business license will not be able to be obtained. Any person adversely affected by a final decision made by the appeals hearing officer can appeal to Third District Court within 30 days after the decision is rendered.

ATTACHMENTS:

- A.** Vicinity Map
- B.** Application Information
- C.** Salt Lake City Register of Cultural Resources Nomination Form
- D.** Utah State Historical Society Site Information Form
- E.** Board of Adjustment Findings and Order - 1987
- F.** Photos – Site and Surrounding Development

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Application Information



Determination of Nonconforming Use

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: <i>PLNZAD2019-00160</i>	Received By: <i>U. Cingolani</i>	Date Received: <i>2/19/19</i>	Zoning: <i>RMF-3S</i>
Project Name: <i>Residence + Reception Center</i>			

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property:
51 N E Street Salt Lake City, UT

Name of Applicant:
Jonathan Miller Phone: [REDACTED]

Address of Applicant:
[REDACTED]

E-mail of Applicant:
[REDACTED] Cell/Fax: [REDACTED]

Applicant's Interest in Subject Property:
 Owner Contractor Architect Other: Purchaser/Future Owner

Name of Property Owner (if different from applicant):
Tanya Manhood

E-mail of Property Owner:
[REDACTED] Phone: [REDACTED]

Existing Property Use:
Office and Residence

Proposed Property Use:
Event/Reception Venue as per allowed use under "Historic Landmark Status"

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.

WHERE TO FILE THE COMPLETE APPLICATION

<i>Mailing Address:</i> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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REQUIRED FEE

Filing fee of **\$190**

SIGNATURE

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

Signature of Owner or Agent:
J. Miller

Date:
02/05/2019

Updated 7/1/17

Project Description

51-61 E Street Salt Lake City, UT 84103
aka
387-389 1st Ave Salt Lake City, UT 84103

Introduction

My wife and I are seeking to purchase the above listed property and make it our home and a reception center. The property has an attached pastoral home, which we could make our residence. The actual chapel would be used as a reception venue on the upper floor and office space on the lower floor. No structural mortifications would be made. Our goal is to keep the building as true to its original purpose and design.

The property is located in a RMF-35 zone. However, due to the lot size the building is only allowed to be a single residence. However, the building is also a historic landmark. On the Salt Lake City zoning website it states that a historic landmark site can be used as a reception center.

*Office and/or reception center in landmark site
A facility located in a landmark site that primary functions as an office and/or reception center and may include on site kitchen/catering facilities. The banquet/reception hall's primary purpose is a location for activities such as weddings and other such gatherings by appointment.*

With this knowledge I attended a pre-submittal meeting at city hall to make said property a reception center and was informed of some obstacles we'd need to address in order to make this a reception center. Those obstacles are the reason we are submitting this for review with your department.

1. Non-conforming Use
2. Building Square Footage
3. Onsite Parking

1. Non-conforming Use

The current owners have a legal non-conforming use permit which allows them to use the space as an office. My understand is that this non-conforming use permit should allow for "office space and/or reception center" as stated on the zoning website. I'm told that since the current owners permit was given in 1987 the laws have changed and what once was allowed may not be today. However, I was also told that the special use permit is attached to the property and not the owner and the special use should remain. With all this information we hope that we could continue with the current non-conforming use but rather than use the space as an office we seek to obtain permission to use the structure as a reception center.

2. Building Square Footage

I was told that the building did not meet the 7000 square foot requirement for a reception venue under the code. However, there are many reception centers that are not that large and still function as such. The 5000 square foot structure we are proposing is absolutely adequate for hosting a reception. This excessive limitation places undo burden on a property owner. I was told that very few landmark buildings could actually meet the 7000 square foot requirement. This seems an unnecessary limitation. Because of this undo burden we are seeking permission to use a 5000 square foot historic landmark as a reception venue.

Onsite Parking

Onsite parking is impossible at this location because the structure literally consumes the entire lot. This was also the case in 1987 when the current owner was permitted to lease required onsite spots for their office use. They leased 10 spots and received permission to do so through their permit (attached). We have contacted Zions Bank about leasing spots in their lot directly across the street from this property. Zions Bank is ready and willing to lease the required spots. This would match the same terms the current owner has for their use.

Under current parking requirements for a reception center 3 off-street parking spaces are required per 1,000 square feet of usable floor area. As the actual reception center would only use 1650 square feet of the 5000 square foot structure only 5 parking places would be required for the reception center. An additional 2 spaces would be required under the guidelines of office use in the basement. This would be less than the number of spaces the current owner was allowed and would be current city requirements either the building has a reception or office use.

We are seeking to overcome this off-street parking requirement by maintaining the a lesser impact than was given to the current owner owner in 1987.

Conclusion

Our goal is to make this building a reception center and office space where the members of the community can enjoy its beauty and functionality. We adore the building and seek to keep it from being rundown and derelict. We have every intention and goal of working closely with the community and city to make this property a true Salt Lake City landmark.

Furthermore, since we seek to make a portion of the property our residence we plan to be onsite and ensure we take care of the property and community.

We seek for your approval to make this wonderful building a reception venue to be a treasure of the community.

Thank you so much!
Jonathan and Stephanie Miller.

**ATTACHMENT C: Salt Lake City Register of Cultural
Resources Nomination Form**

Salt Lake City Register of Cultural Resources Inventory—Nomination Form

#650

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

1907-1911

historic Danish Evangelical Lutheran Church/Tabor Lutheran

and/or common Central Baptist Church

2. Location

street & number 387-389 1st Avenue (or 61 "E" Street)

city Salt Lake City, Utah 84103

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property (Owner of Legal Record)

name Central Baptist Church

street & number 387-389 1st Avenue (or 61 "E" Street)

city, town Salt Lake City vicinity of Avenues state Utah

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorders Office (SEE LEGAL DESCRIPTION ATTACHED)

street & number 207 City & County Building

city, town Salt Lake City, state Utah

6. Representation in Existing Surveys

title "Avenues Historic District" has this property been determined eligible? yes no

date 1980 federal state county local

depository for survey records Utah Historical Society

city, town 450 W. 3rd So. Salt Lake City, state Utah

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date 12-12-86
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

This is a Gothic Revival neighborhood church. The corner bell tower has an octagonal belvedere with a tentroof. The tower itself is square in plan with a scalloped cornice of corbelled brick, tall narrow arched windows, and the front entrance below. The front (south) facade is dominated by a large pointed arched Gothic window with tracery and stained glass. The front stair has stone and terracotta blocks with stylized letter 'A'. The east facade of the building has three tall pointed arched Gothic windows under false gables, with tracery. Between the windows are buttresses and there are a pair of buttresses beyond the windows toward the rear of the building. Behind the church is an attached parsonage with Victorian eclectic style architecture. (See #67 E St.)

The entire facade remains true to the original, the maintenance and upkeep need to be improved. The original stained glass windows are in excellent condition, all of which contributes to the building being a visual reminder of the events and activities that took place there.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1907-1911 **Builder/Architect** Theodore Lauridsen

Statement of Significance (in one paragraph)

The Tabor Lutheran-Baptist Church, the only non-Mormon Church of the Avenues, shows the attempt by Protestants to gain converts in Utah during the late 1880's and early 1900's. There was a special hope that since many Scandinavians had joined the Mormon Church in Europe that the Lutheran Church might be able to convert these people back to the Lutheran Church when they became dissatisfied with their new faith. Harold Jensen organized a congregation in 1906 at the meeting held at the Norwegian Lutheran Church. The new congregation and the mission were supported by the Church of Denmark at first, which led to some hard feelings between the Mormon and Lutheran Danes. In order to keep the money coming west, Jensen wrote several anti-mormon editorials that were published in Denmark. A Danish Mormon newspaper, "The Beehive" attacked the "false report" that Jensen had published and Andrew Jenson, a church historian, wrote a rebuttal. The Danish newspaper refused to publish Jenson's article, however. Despite these attacks from the Mormons, the Lutheran Danes in Utah continued to receive financial aid from the native country. In 1907 the Church of Denmark purchased the property for a church from Ashby Snow and then provided the \$14,330. of the \$17,330. needed to build the church. Theodore Lauridsen, a draughtsman for Richard Kletting designed the building and Jens Huid was the mason. The church was built in stages. The basement was completed in 1909 then the exterior and finally the interior and bell tower. The entire building was dedicated August 20, 1911. Although the church's goal to convert the Mormons back to their original faith was not achieved, the church has helped meet the needs of some of the people in Salt Lake.

9. Major Bibliographical References

Bikuben, translated notes in possession of Richard Jensen, LDS Church History Div.
Wain Sutton, editor, Utah: A Centennial History, vol. 2. New York: Lewis Historical
Publishing Company, Inc., 1949
Building Permit, #2206, December, 1907
Thorvald I. Larsen, Danski I Salt Lake City, n.p.: 1910 pp 18-19

10. Geographical Data

Acreege of nominated property .09

Census Tract _____

Plat D Block 19

Tax Number 09-31-456-017-0000

11. Form Prepared By

name/title Karen S. Jacobsen

organization Mahood and Company date 12/19/86

street & number 366 South 500 East Suite 204 telephone 355-1007

city or town Salt Lake City state Utah 84102

12. Exhibits/Documentation

This form must be accompanied by the following:

1. Plat map showing the location of the property (available from the County Recorder, 2nd Floor, City and County Building)
2. Photographs: All photographs must be clear and in focus. They must be 8 X 10 inches in size and may be black and white or color. The following views are minimum requirements but the applicant is encouraged to provide additional views and details to fully document the building's appearance:
 - a. Front elevation
 - b. General view from a distance showing environment, landscaping and adjacent buildings.
 - c. Rear elevation and one other side
 - d. Exterior details, two or more. This may include windows, front entrance, ornament, etc.
3. Color Slides: Slides of the above views.

389 First Avenue

Style: Gothic Revival

Original Owner: United Danish Evangelical Lutheran Church

Architect: Theodore Lauridsen

Built: 1907-1911



The large pointed windows with tracery and stained glass, corner bell tower, buttresses, and vertical emphasis of this neighborhood church are characteristic of the Gothic Revival style. The square tower, decorated with a scalloped cornice of corbeled brick and arched windows, is topped by an octagonal bevedere and tent roof. Designer Theodore Lauridsen was a draftsman employed by architect Richard K. A. Kletting.

The United Danish Evangelical Lutheran church sent its first missionary to Utah in 1904. Harold Jensen, the missionary responsible for the building of the church, arrived in Utah in 1906. Most of the \$17,300 needed to build this house of worship — named the Tabor Lutheran Church — was sent from Denmark. Although construction started in 1907, the church was finally dedicated on August 20, 1911. In 1963 the Lutherans sold it to the Central Baptist church. A Victorian Eclectic parsonage is located behind the church.





CENTRAL BAPTIST CHURCH











**ATTACHMENT D: Utah State Historical Society Site
Information Form**

Researcher: Jessie Embry
Date: 1980

Site No. _____

#650

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION

Street Address: 387-389 1st Ave. Plat D Bl. 19 Lot 1
Name of Structure: Tabor Lutheran-Central Baptist Church T. R. S.
Present Owner: Danish Evangelical Lutheran Church/ UTM:
Owner Address: Tax #:

AGE/CONDITION/USE

Original Owner: Construction Date: 1907-1911 Demolition Date:
Original Use: church
Present Use: Occupants:
 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

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

DOCUMENTATION

Photography: 5/77 Date of Slides: Date of Photographs:
Views: Front Side Rear Other Views: Front Side Rear Other
Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
BiKuben, translated notes in possession of Richard Jensen, LDS Church History Division, SLC, Utah.
50th Anniversary, Anniversary booklet, 8 pages unnumbered, (SLC: Tabor Lutheran Church, 1857, in Mouth Tabor Lutheran Church Collection, Mount Tabor Lutheran Church, SLC, UT).
Thorvald L. Larsen, Danske i Salt Lake City, n.p.: 1910. pp.18-19.
Ronnie L. Stellhorn, A History of the Lutheran Church in Utah, unpublished Master's Thesis, Utah State University, 1975.
Wain Sutton, editor, Utah: A Centennial History, vol.2. New York: Lewis Historical Publishing Company, Inc., 1949.
Building Permit, #2206, December, 1907.

Architect/Builder: Theodore Laundsen

Building Materials: brick

Building Type/Style: Gothic Revival

Description of physical appearance & significant architectural features:

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

This is a Gothic Revival neighborhood church. The corner bell tower has an octagonal belvedere with a tentroof. The tower itself is square in plan with a scalloped cornice of corbelled brick, tall, narrow arched windows, and the front entrance below. The front (south) facade is dominated by a large pointed arched Gothic window with tracery and stained glass. The front stair has stone and terracotta blocks with stylized letter 'A'. The east facade of the building has three tall pointed arched Gothic windows under false gables, with tracing. Between the windows are buttresses and there are a pair of buttresses beyond the windows toward the rear of the building. Behind the church is an attached parsonage with Victorian eclectic style architecture. (See # 67 E st.).



Statement of Historical Significance:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input checked="" 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-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

The Tabor Lutheran-Baptist Church, the only non-Mormon Church on the Avenues, shows the attempt by Protestants to gain converts in Utah during the late 1880's and early 1900's.

Missionaries from several Protestant Churches came to Utah during the late 1800's to try to win converts from among the Mormons and to establish Churches for the Gentiles who had come to Utah. The Lutherans came to Utah for basically these same reasons. There was a special hope that since many Scandinavians had joined the Mormon Church in Europe that the Lutheran Church might be able to convert these people back to the Lutheran Church when they became dissatisfied with their new faith.

The Lutherans were not one united force in Utah. The various state religions throughout Europe had formed synods in the United States and several of the synods sent missionaries to Utah. The Danes were among those who sent aid to the Mormon infested area.

The first Danish mission was established by Reverend F.W. Blohm. Blohm was sent to Utah by the Presbyterian Church but he ran the Lutheran Mission. In 1890 he established his missionary work on the Avenues. The mission did not receive the support it needed and it died out soon.

In 1902 the United Danish Evangelical Lutheran Church made plans to start a Utah Mission. The womans organization raised money and the church sent H. Hansen as a missionary. After a year of holding meetings at various churches and in homes, he resigned and Harold Jensen replaced him.

Jensen was born June 12, 1871 in Tvilumgaard, Denmark. He attended the University of Copenhagen and received his theology degree in 1896. He worked for the Christian Daily

in Copenhagen and in 1897 worked at the Holy Ghost Church in that city. In 1899 he became a pastor and professor of seminary at Blair, Nebraska. He published a paper there called The Dane. From 1903 to 1906 he returned to Denmark to work for the Christian Daily and then came to Utah.

Jensen built a one-and-one-half-story residence in 1907 at 61 E Street prior to the building of this church. It is connected to the rear or north end of the church and is still maintained as a separate residence.

Jensen organized a congregation in 1906 at the meeting held at the Norwegian Lutheran Church. The new congregation and the mission were supported by the Church of Denmark at first which led to some hard feelings between the Mormon and Lutheran Danes. In order to keep the money coming west, Jensen wrote several anti-mormon editorials that were published in Denmark. A Danish Mormon newspaper, "The Beehive," attacked the "false report" that Jensen had published and Andrew Jensen, a church historian, wrote a rebuttal. The Danish newspaper refused to publish Jensen's article, however.

Despite these attacks from the Mormons, the Lutheran Danes in Utah continued to receive financial aid from the native country. In 1907 the Church of Denmark purchased the property for a Church from Ashby Snow and then provided the \$14,330 of the \$17,330 needed to build the church. Theodore Lauridsen, a draughtsman for Richard Kletting designed the building and Jens Huid was the mason.

The Church was built in stages. The basement was completed in 1909, then the exterior and finally the interior and bell tower. The entire building was dedicated August 20, 1911.

The Tabor Lutheran Church continued to use this building until 1963 when the congregation built a new Church at 709 E. 2nd S. The old chapel was sold to the Central Baptist Church.

The Tabor Luterhan Church was established mainly to serve the Danes in the area, and services were held in their native language until 1940 when they first changed to English to attract new members. Although the Church's goal to convert the Mormons back to their original faith was not achieved, the Church has helped meet the needs of some of the people in Salt Lake.



ATTACHMENT E: Board of Adjustment Findings and Order

April 13, 1987
April 27, 1987



VERNON F. JORGENSEN
PLANNING DIRECTOR
MILDRED G. SNIDER
SECRETARY

DEPARTMENT OF DEVELOPMENT SERVICES
Board of Adjustment on Zoning
324 SOUTH STATE STREET, ROOM 200
SALT LAKE CITY, UTAH 84111
535-7757

MEMBERS:
NANCY K. PACE, CHAIRMAN
ROBERT LEWIS
LEE MARTINEZ
DOROTHY PLESHE
DAVID M. WATSON

ALTERNATES:
W. KENT MONEY
I. J. WAGNER

May 11, 1987

James A. Mahood
369 Seventh Avenue
Salt Lake City, UT 84103

Dear Mr. Mahood:

Enclosed are the Findings and Order for Case No. 462-B before the Board of Adjustment on Zoning.

Please note the provisions by which your variance was granted. Also note that said order is to expire six months from the dating of this order.

Sincerely,

BOARD OF ADJUSTMENT

Becky Williams

Becky Williams
Acting Secretary

bw

Enclosure

apr 13, 1987
apr 27, 1987

BEFORE THE BOARD OF ADJUSTMENT, SALT LAKE CITY, UTAH

FINDINGS AND ORDER, CASE NO. 462-B

REPORT OF THE COMMISSION:

This is an appeal by James A. Mahood at 387-389 First Avenue for a special exception to the ordinance to permit as a conditional use a historic building located on the City Registry into an office building and residential use and for permission to count leased parking (ten spaces) which requires Board of Adjustment approval in a Residential "R-3A" District.

On April 13, 1987, James A. Mahood, Karen S. Jacobsen and Betty Lou Stewart were present. Mr. Hafey explained the structure has been a church for many different religious denominations. The building occupies the entire property. The north portion is a residential unit and will be maintained and there will be office space in the church structure. This is a conditional use and requires the Planning Commission's review and a recommendation from the Landmark Committee. They are working with the Landmark Committee, but have not received a decision and it has not gone to the Planning Commission. They are asking for parking across the street. They have ten parking stalls under a leasing agreement. Mr. Mahood has a letter of intent for leasing parking spaces. Mrs. Jacobsen explained they want office space in the church which will be completely renovated with the sanctuary being left as is. No more than five employees will be allowed on each floor (two floors). They have leased ten parking spaces and hope to find other parking. Mr. Nelson asked how they were going to repair the outside brick. Mr. Mahood stated they have not decided that yet, but it may need to be painted. The roof will probably be insulated and water will run down the rain gutters.

Mrs. Stewart owns a 30-unit apartment on the one side of the church and a house on the other side. She expressed some concerns. She understood the parking lot across the street would be a large apartment structure. She also stated there is no place to put a garbage dispenser. Mr. Mahood stated they will probably only have two garbage bags at most. Most of the parking is on the street. Mr. Hafey stated he had a letter from the Greater Avenues Community Council to Bil Schwab (Preservation Planner) which suggested the use be site specific and the conditional use would stipulate that it would remain offices with no walk-in trade. Also that the use run with the owner, so when the property is sold the newly interested party would have to go through the proper authority and request the lowest possible use permits Mr. Mahood is requesting. Later in the meeting, the Board discussed the various aspects of the case. The Board again noted that they needed a recommendation from the Planning Commission and the Historical Landmark Committee.

On April 27, 1987, the Board noted that this case was held for a recommendation from the Planning Commission.

From the evidence before it, the Board is of the opinion that the petitioner would suffer an unnecessary hardship from a denial of the variance; that the spirit and intent of the Zoning Ordinance will be upheld and substantial justice done in the granting of the variance.

IT IS THEREFORE ORDERED that the special exception to the ordinance to permit as a conditional use a historic building located on the City registry into an office building and residential use and for permission to count leased parking (ten spaces) be granted provided:

1. A facade easement be granted.
2. That "low key" offices with no signage and low volume traffic be allowed.
3. That the specifics for restoration be approved by the Historical Landmark Committee.
4. That the conditional use be approved for the owner only and not be transferable.
5. That if the lease for the 10 off-street parking spaces is not renewed, the case must come back to the Board of Adjustment for approval.

Provided these restrictions are complied with, the decision of the Building Inspector is reversed and said officer directed to issue the required permits in accordance with the order and decision of the Board provided the construction plans show conformity to the requirements of the Uniform Building Code and all other city Ordinances applicable thereto; and provided such reduction or addition does not conflict with any private covenants or easements which may be attached to or apply to the property, all conditions of the Board to be fully complied with before the Building Inspector can give a Certificate of Occupancy or final inspection, said order to expire within six months from the dating of this order. This variance expires if work has not been started within six months.

THE FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITIONS OF THIS VARIANCE SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IN EFFECT IS THE SAME AS THE VARIANCE HAVING BEEN DENIED.

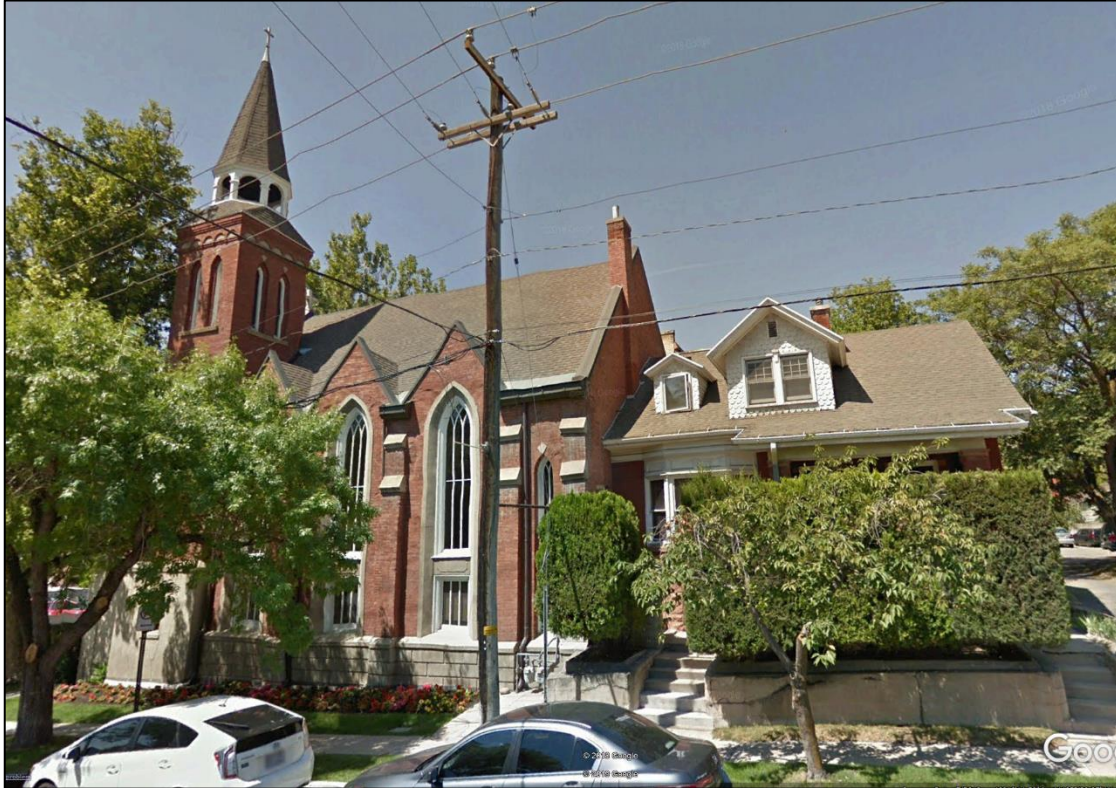
Action taken by the Board Of Adjustment at its meeting held April 27, 1987.

Dated at Salt Lake City, Utah this 11th day of May, 1987.

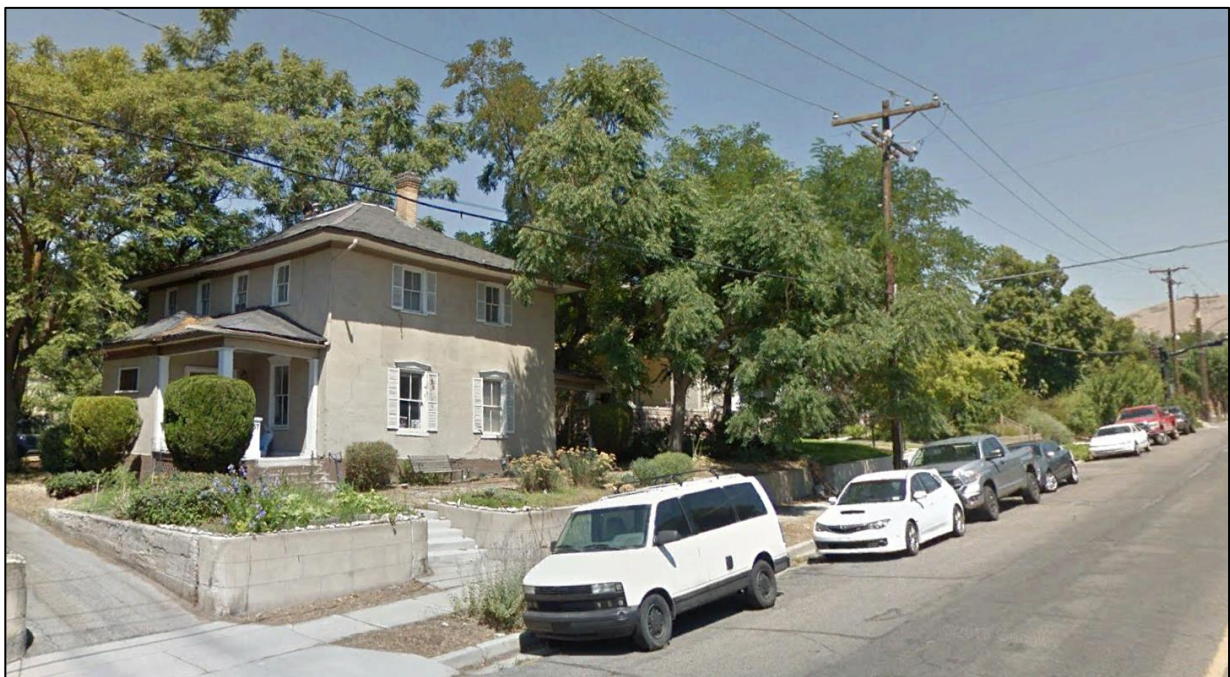

Chairman BW


Acting Secretary

ATTACHMENT F: Photographs



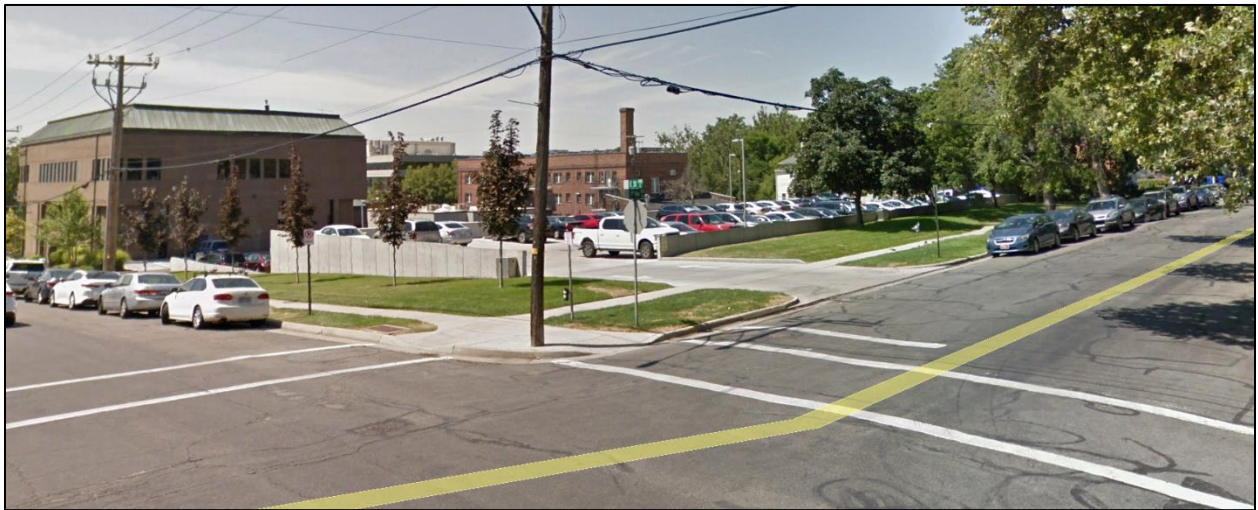
Subject Property (East Elevation)



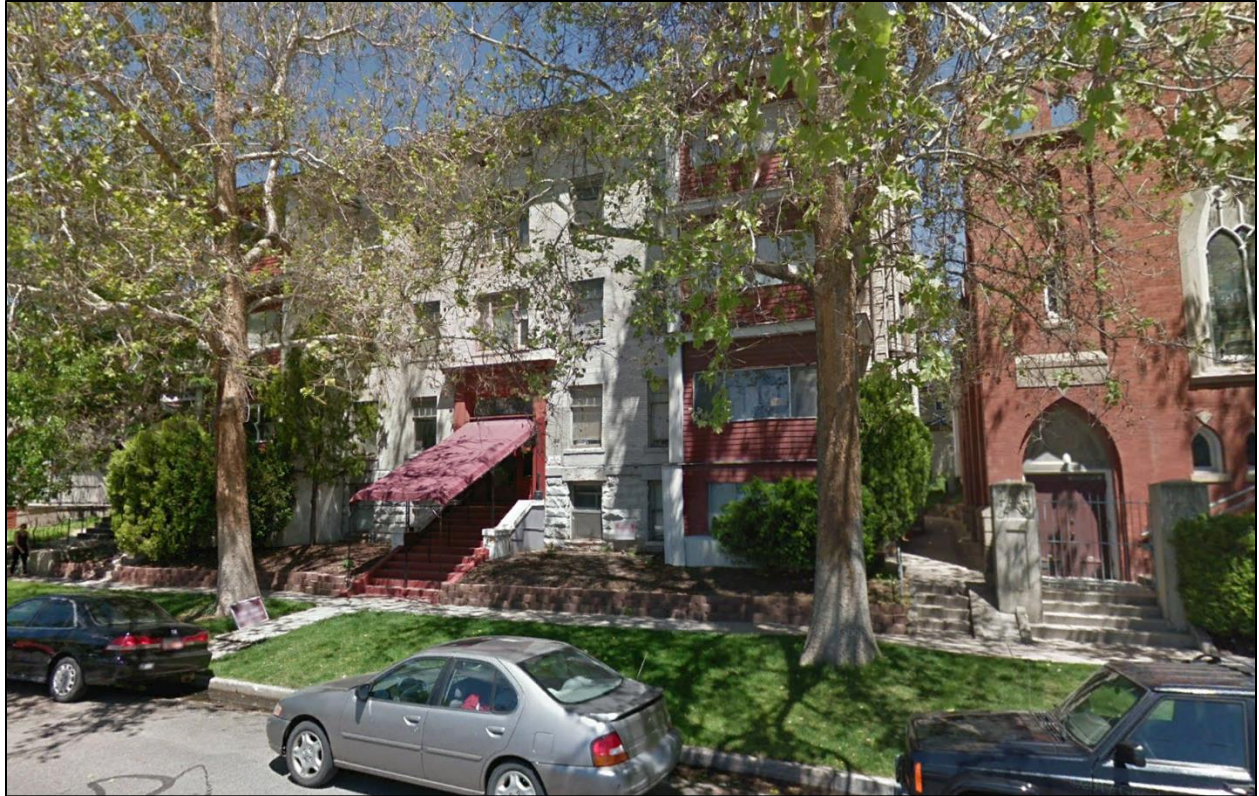
Abutting Northern Property



Adjacent Property to the East



Adjacent Property to the South



Abutting Property to the West