Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Anthony Riederer - Principal Planner
(801) 535-7625 or anthony.riederer@slcgov.com

Date: April 20, 2017

Re: Petition PLNHLC2017-00018, Demolition of the Residential Structure at 248 W. Bishop Place

DEMOLITION OF A CONTRIBUTING STRUCTURE IN A LOCAL HISTORIC DISTRICT

PROPERTY ADDRESS: 248 W. Bishop Place
PARCEL ID: 08-36-254-061
HISTORIC DISTRICT: Capitol Hill Historic District
ZONING DISTRICTS: SR-3 – Special Development Pattern Residential District &
H – Historic Preservation Overlay District
MASTER PLAN: Capitol Hill Community Master Plan – Low Density Residential

REQUEST: International Real Estate Solutions is requesting approval from the City to demolish the residential structure on the subject parcel. The building is a contributing structure in the Capitol Hill Historic District.

Current Day

Historic Photograph

RECOMMENDATION: It is Planning Staff's opinion that one (1) of the six standards for demolition have been met, with the findings for Economic Hardship yet to be determined (Attachment H). Therefore, staff recommends that the Historic Landmark Commission deny the request for demolition.

The applicant has submitted documentation to support an application of Economic Hardship, a process that would be available to them once the HLC makes a decision on the merits of the application for demolition. If there is a finding of Economic Hardship, the applicant could receive a Certificate of Appropriateness (COA) for demolition. If there is not a finding of Economic Hardship, the commission's finding on this petition for demolition would stand.

BACKGROUND AND PROJECT DESCRIPTION:
International Real Estate Solutions is currently proposing to demolish the residential structure on the subject lot in order to prepare the site for an as-of-yet undetermined redevelopment project. The applicant has submitted documentation with the intent to substantiate their demolition request and to show why demolition is warranted in this case. The narrative portion of the application is included as Attachment F. The various attachments referred to in the applicant's narrative are included as Appendix 1.

At the time of acquisition in 2012, the owner's intention was to rehabilitate and, in some cases, expand the residential structures along Bishop Place. They engaged with Salt Lake City's Redevelopment Agency to provide a portion of the financing to complete the project. This loan was provided contingent upon the preservation and restoration of the existing residential structures, as per RDA Board meeting minutes of October 8, 2013.

> *"Director LaMalfa asked whether the developer has sought other financing options. Mr. Maxim answered yes. He said it is difficult to get funding on this type of project, and expensive. The rate offered by the RDA would help make the project pencil. He said this would be a more lucrative deal if the structures were demolished, but that IRE is committed to renovating the homes."*

At the time of this proposed project, both the explicit intention of renovation of the historic structures and the condition of the properties was acknowledged and accounted for in the project profile, as per the RDA's memorandum on the loan, dated October 8, 2013.

> *"The renovation of nine historic structures built between 1900 and 1906 would meet several of the goals of the West Capitol Hill Project area. First, Bishop Place is a blighted street with all housing structures in extreme states of disrepair. The Loan would facilitate the renovation of the existing housing structures to standards approved by the Historic Landmark Commission. Second, the development would result in the removal of blight and blighting influences currently present on the site. Third, the Development would result in upgrades to the existing infrastructure, including new sidewalks, landscape areas, and streetlights that would give the area a new look and attract additional development in the area. Fourth, the Development would create nine new owner occupied units with the potential of an additional four units as part of a second phase, further stabilizing the neighborhood's existing mix of rental and single-family homes."*

The RDA also indicated that, in support of the proposed rehabilitation and restoration project, the city would be willing to take over Bishop Place as a public street including maintenance and snow-removal responsibilities.

In June of 2014, the Planning Commission approved a request for a Planned Development, Subdivision, and Zoning Map amendment on the Bishop Place site to allow for the rehabilitation of the existing homes as well as for the construction of several new homes on the site, as per the agreement with Salt Lake City's Redevelopment Agency. A number of COA's were approved as well, allowing for sensitive additions to some of the smaller structures so that they might better meet contemporary housing needs. That approval is still active, having been renewed by the applicant several times. The Planned Development approval was conditioned on the fact that the project would allow the retention of the historic structures, without that aspect of the project the approval would no long be valid.

No specific reuse plan has been submitted in conjunction with this request. If the request for demolition is granted, the applicant has indicated their intention is to landscape the site while determining the nature and design of the redevelopment of the site and preparing their application for New Construction.

LOCATION MAP

PROPERTY DESCRIPTION AND CONTEXT:
The subject building is a one and a half story, front-gabled house clad in wood siding. The building is constructed in what is generally considered the Folk Victorian style. This style represents the period in which the building forms and technologies made common through the National style were adorned in materials and details borrowed from the Victorian styles. Like the National styles on which they were based, the spread of the Folk Victorian style was made possible by development of the national railroad system.

The 2006 survey of the Capitol Hill Historic District specifically identifies this structures as a significant example germane to the developmental history of domestic architecture in Salt Lake City. The survey's narrative says, in part:

> The coming of the railroad, access to a variety of materials, and the availability of pattern books and handbooks allowed local builders to produce replicas of Victorian cottages being built all across the United States. Ornamentation such as lathe-turned porch posts, spindle work and sometimes "gingerbread" cut woodwork was found on Victorian cottages throughout the district. The most common house type is Victorian Eclectic brick cottage, most often a cross wing or a central block with projecting bays. A good example is the Farnes House at 140 W. Girard Avenue. Frame houses became more common as the railroad brought lumber into timber-scarce Salt Lake City. For example, **the frame cottage at 248 Bishop Place is an excellent example of the worker cottages built as infill during this period**.

According to the 2006 survey, the residential structure on the property is rated "A" or "Architecturally Significant, Contributing". This survey was conducted by an independent third party contractor who is/was qualified to conduct an inventory or historic resources for surveys of this nature and to provide survey data to the City. The HLC reviewed the survey information, took public comment, and adopted the survey. Planning Staff's analysis is, in part, based on the information in this survey.

Additional research by city staff indicates that the buildings were most likely constructed on-site in the years between 1883 and 1927. (Attachment E)

The subject property is located fronting onto Bishop Place, a courtyard street immediately to the east of 300 West, a major north-south corridor in the city and the eastern-most boundary of the Capitol Hill Historic District. The site is currently zoned SR-3 (Special Development Pattern Residential District), which would allow for the reuse of the building and site for residential purposes.

Though its architectural context is mixed, the block face of 300 West, from which Bishop Place originates, retains significant integrity. In recent years, the area has seen rapidly increasing property values as well as significant interest in redevelopment. The scope of these projects have run from individual homeowners and small businesses improving their properties to larger-scale institutional and commercial redevelopment projects.

The 2012 Reconnaissance Level Survey of the Capitol Hill district identifies Bishop Place, along with several other residential courts, as significant and intact features of the larger district's historic pattern of development. The report reads, in part:

> "Several of the blocks include alleys or residential courts extending into the inner blocks with housing built around the turn of the century. The planning of the residential courts seems to be more haphazard, developed gradually by families. The following residential courts between 200 West and 300 West are completely or partially intact: Arctic Court, Ardmore Place, Baltic Court, and Bishop Place."

That same report also specifically identifies several of the individual structures on Bishop Place as noteworthy examples of a specific style or type important to the development and architectural history of Salt Lake City.

The "*Salt Lake City Community Preservation Plan*" adopted on October 23, 2012, specifically addresses the Capitol Hill Historic District and provides a succinct description of this local historic district, of which the subject property is a part.

> "The Capitol Hill Historic District was established as a National Register district in 1982 and was designated as a local district in 1984. This district is known for its steep narrow streets, irregular lots,

and for holding some of the oldest surviving residences in the City. It encompasses the predominantly residential blocks that are found to the south, southwest, west, and northwest of the State Capitol complex. The Capitol Building is not included within the district, but is listed in the National Register as an individual Historic Site. In this district are portions of the West Capitol Hill, Kimball, and Marmalade neighborhoods. Although the district had become derelict by the 1960s, it has experienced a revival through historic preservation in recent decades.

The blocks directly south of the Capitol Building are steeply sloped and contain a number of large residences exhibiting some of the finest high style architecture in Salt Lake City. The White Chapel and Council Hall, both important historic community buildings from the City's earlier decades, face onto 300 North across from the Capitol (though are not in their original locations). Southwest of the Capitol and north of the LDS Convention Center, the blocks within the district are occupied by some historic residences but also contain a number of modern high rise apartment and condominium buildings dating from the 1970s and 1980s. These dominate Main Street, Vine Street, Almond Street, and West Temple Street, resulting in a diminished degree of integrity in this area. West and northwest of the Capitol, between Main Street/Columbus Street/Darwin Street and 200 West, the blocks are filled with the Pioneer Museum, three LDS ward churches, numerous historic homes, and the modern Washington School. This area has particularly narrow, steep streets and exhibits a good degree of integrity, with just a few modern intrusions aside from the school.

Much of 200 West is a parkway. The area west of this, bordered by 200 West and 300 West, and by 300 North and Wall Street/800 North, contains modest historic cottages, vacant land, and a number of non-historic intrusions of circa 1960s apartments and small industrial shop buildings. The houses in this area are of diminished quality in style, construction, and integrity compared to those located to the east of 200 West.

The City should consider redrawing the western boundary of the district due to integrity problems west of 200 West, but the west side of 200 West should remain within the boundary. The 1996 survey also recommended survey and expansion of the district boundaries to include the Kimball and DeSoto-Cortez neighborhoods; an intensive-level survey of Capitol Hill; and the implementation of action items from the Capitol Hill Community Master Plan."

While this brief description of the Capitol Hill Historic District does recognize a number of challenges along this edge of the district, the block face adjacent to the subject property retains integrity, as does the ensemble of buildings set on Bishop Place. Please see Attachment D for a map illustrating the contributing status of properties in the area of the subject property.

KEY ISSUES:

Issue 1 – Integrity of the Building:

While it is evident that the subject building is in poor condition, the essential integrity of the building remains. The subject structure has been rated "B – Eligible" in the Capitol Hill Reconnaissance Level Survey (2006). This is a rating equivalent to an "EC" under the current system used by the Utah State Division of History. A rating of "EC" means that the structure was built within the historic period (at least 50 years old) and retains integrity. This means that it is considered a good example of an architectural style or building type, but may not well preserved or may have had substantial alterations or additions. The overall integrity has been retained and the building is eligible for the National Register as part of an historic district primarily for historic, rather than architectural, reasons.

An important consideration is that the integrity of the subject building and site is the standard by which the proposed demolition is evaluated, as opposed to the fact that the building is in poor condition and uninhabited.

Issue 2 – Further Loss of Historic Resources:

The subject property is one of nine properties proposed for demolition on Bishop Place. Each of the nine is a contributing historic property with various levels of integrity, as per the most recent survey of the properties,

which dates to 2006. The ensemble of houses at Bishop Place represent an intact grouping of workers housing from the late 19th/early 20th century, one of the exceptionally few examples of this period of development remaining in Salt Lake City.

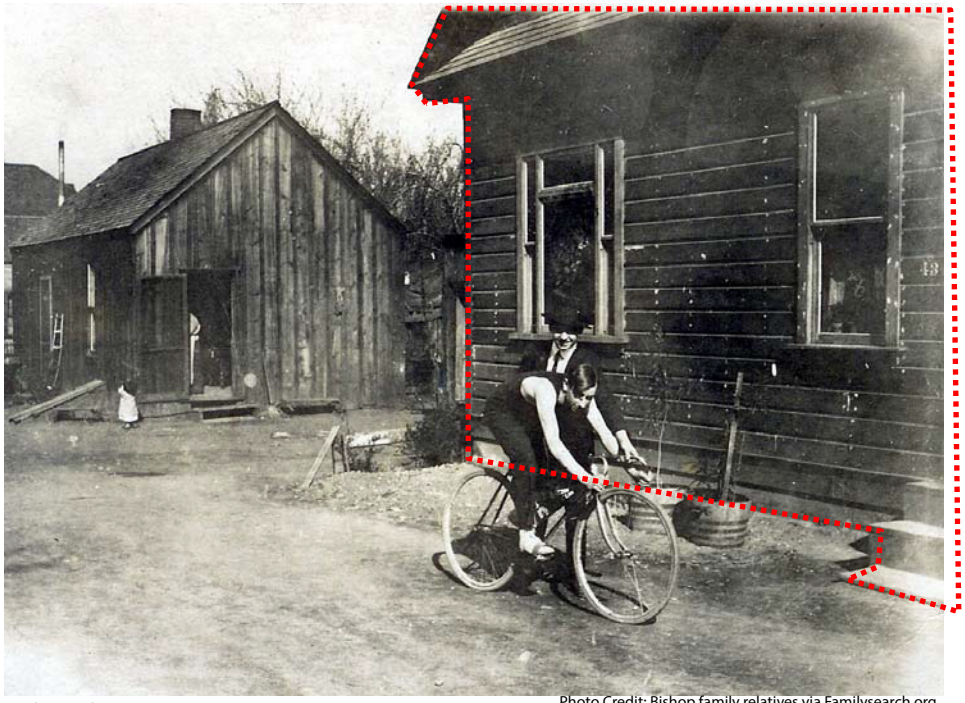


Photo Credit: Bishop family relatives via Familysearch.org

Bishop Place, c. 1925

Bishop Place, current day

Bishop Place, c. 1925

Photo Credit: Bishop family relatives via Familysearch.org

Bishop Place, current day

While it is evident that structures have been modified and lost in this area, further losses – to say nothing of the wholesale removal of an intact ensemble – will be significantly detrimental to the integrity of the site specifically and to the Capitol Hill Local Historic District as a whole.

Issue 3 – Visibility from 300 West:

Despite being set at the back of the site, character defining elements of this structure are visible from the public way, including the projecting porch feature with turned balusters. Though portions of the front façade are obscured by a tree, it would be significantly more visible in winter months, or should the tree ever be removed.

View from sidewalk along 300 West, Subject Structure highlighted

The ability to, from the public way, look down Bishop Place and understand some of the historic pattern of development common to the area is a feature that contributes significantly to the character of the Capitol Hill Historic District.

NEXT STEPS:

If the Historic Landmark Commission finds that at least six (6) of the standards are met, the HLC shall approve the certificate of appropriateness for demolition. If the demolition request is approved by the HLC, the applicant would also need HLC approval for proposed New Construction in a Historic District, or approval of a landscape plan, in order to receive a COA for the demolition.

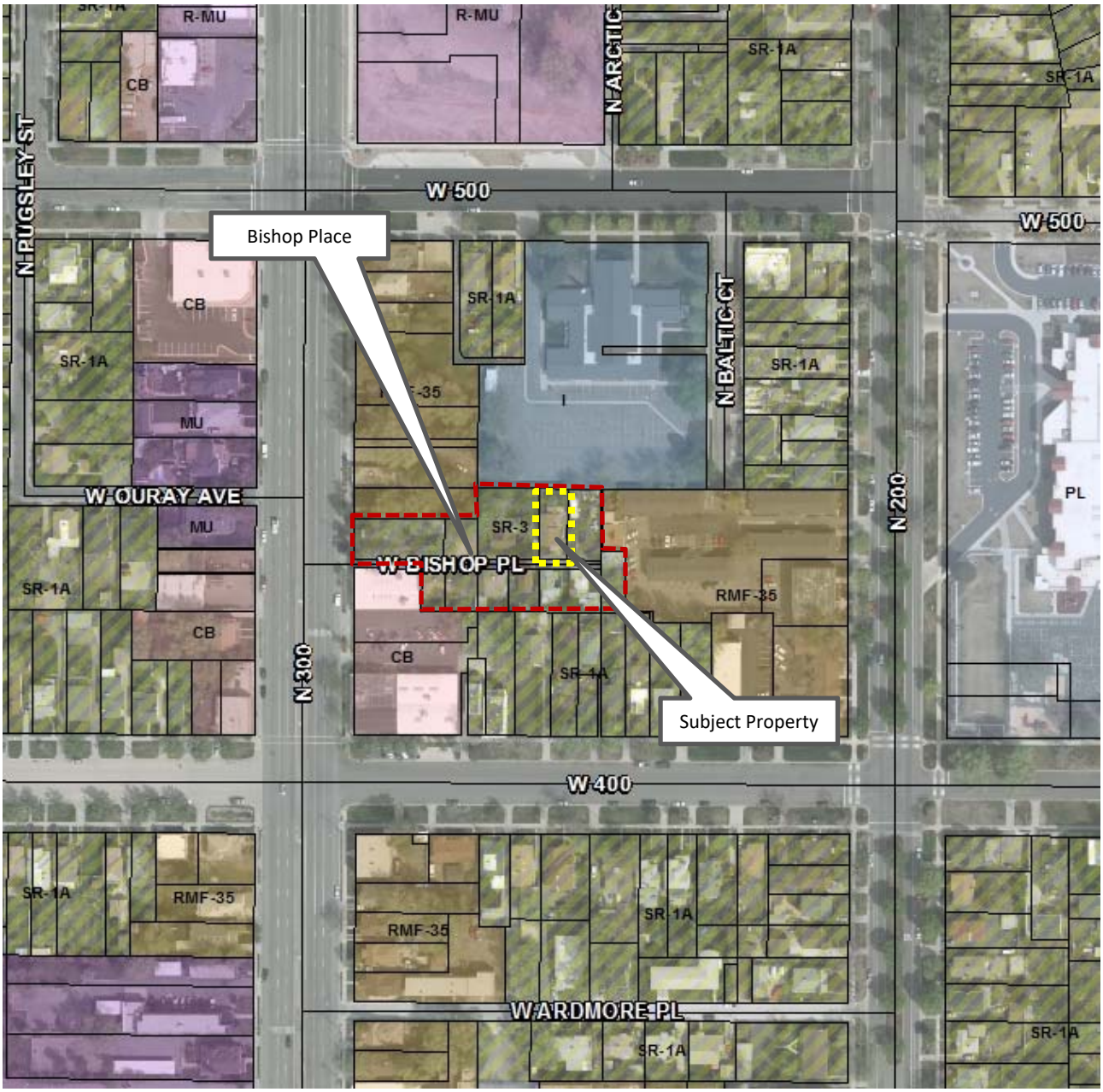
If the HLC finds that two (2) or less of the standards are met, the HLC shall deny the certificate of appropriateness for demolition. If the project is denied by the HLC, the applicant could choose to file an application for Economic Hardship. If there is a finding of Economic Hardship, the applicant could demolish the structure. If not, the commission's finding on the request for demolition would stand.

If the HLC finds that three (3) to five (5) of the standards are met, the HLC may defer a decision for up to one year during which the applicant must conduct a bona fide effort to preserve the site. The applicant may also choose to pursue a finding of Economic Hardship. If there is a finding of Economic Hardship, the applicant could demolish the structure. If not, the commission's finding on the request for demolition would stand.

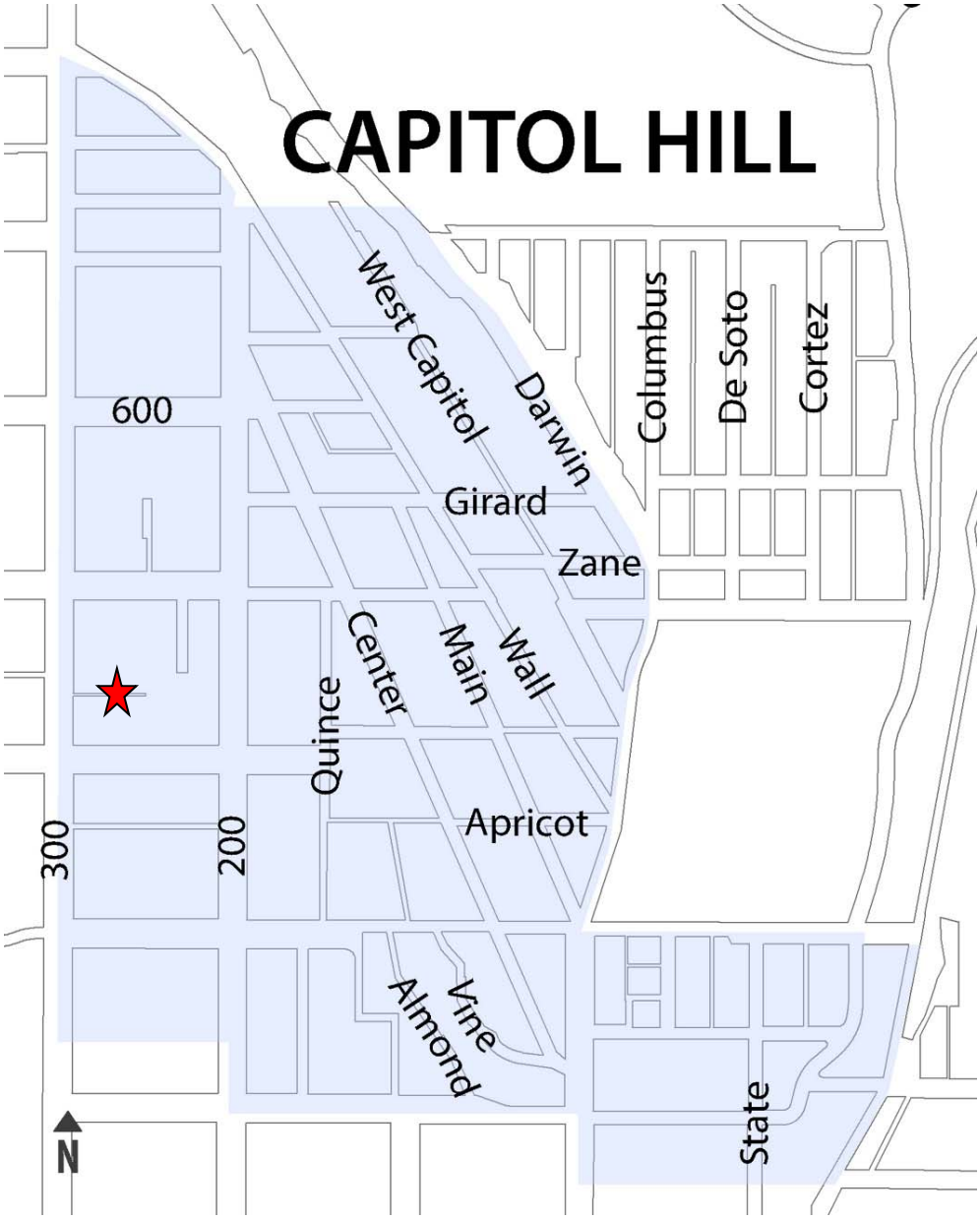
ATTACHMENTS:

- **A.** Vicinity Map
- **B.** Historic District Map
- **C.** Survey Information
- **D.** Capitol Hill RLS – Results Maps
- **E.** Additional Staff Research
- **F.** Applicant Information
- **G.** Master Plan Discussion
- **H.** Analysis of Standards
- **I.** Public Process and Comments

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: HISTORIC DISTRICT MAP



★ ***Approximate Project Location***

ATTACHMENT C: SURVEY INFORMATION

Utah State Historical Society

Historic Preservation Research Office

Property Type:

Site No. _____

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 248 Bishop Place

UTM:

Name of Structure:

T. R. S.

Present Owner:

Owner Address:

Year Built (Tax Record):

Effective Age:

Tax #:

Legal Description

Kind of Building:

2 STATUS/USE

Original Owner: Alexander L. Bishop

Construction Date: 1898-1904

Demolition Date:

Original Use: residence

Present Use: residence

Building Condition:

- ☐ Excellent
- ☑ Good
- ☐ Deteriorated
- ☐ Site
- ☐ Ruins

Integrity:

- ☐ Unaltered
- ☑ Minor Alterations
- ☐ Major Alterations

Preliminary Evaluation:

- ☐ Significant
- ☑ Contributory
- ☐ Not Contributory
- ☐ Not of the Historic Period

Final Register Status:

- ☐ National Landmark
- ☐ National Register
- ☐ State Register
- ☐ District
- ☐ Multi-Resource
- ☐ Thematic

3 DOCUMENTATION

Photography:

Date of Slides:

Slide No.:

Date of Photographs: Spring '80

Photo No.:

Views: ☐ Front ☐ Side ☐ Rear ☐ Other

Views: ☑ Front ☐ Side ☐ Rear ☐ Other

Research Sources:

- ☑ Abstract of Title
- ☐ Plat Records/Map
- ☐ Tax Card & Photo
- ☐ Building Permit
- ☐ Sewer Permit
- ☑ Sanborn Maps
- ☑ City Directories
- ☐ Biographical Encyclopedias
- ☑ Obituary Index
- ☐ County & City Histories
- ☐ Newspapers
- ☑ Utah State Historical Society
- ☐ Personal Interviews
- ☐ LDS Church Archives
- ☐ LDS Genealogical Society
- ☐ U of U Library
- ☐ BYU Library
- ☐ USU Library
- ☐ SLC Library
- ☐ Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake County Plat Records, 1860-1940.

Sanborn Maps, Salt Lake City, 1898, 1911, 1930, 1969.

"Alexander L. Bishop," Deseret News, January 24, 1931, p. 2.

Researcher: Fred Aegerter

Date: 6/80

Street Address: 248 Bishop Place Site No:

4 ARCHITECTURE

Architect/Builder:

Building Materials: frame, shiplap

Building Type/Style: Victorian eclectic

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a one and a half story gable roofed house with a gable facade having patterned shingle siding in the gable, pent eaves, a projecting front porch, turned porch posts, and a tripartite window. There are rear frame extensions.

5 HISTORY

Statement of Historical Significance: Construction Date: 1898-1

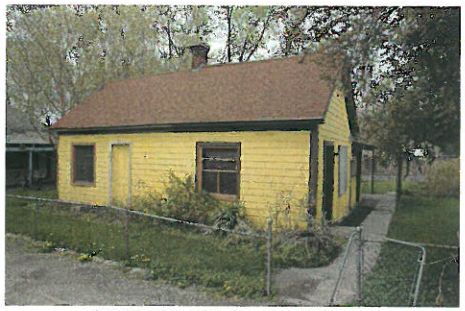
From evidence of title, city directories, and Sanborn Maps, this house appears to have been built between 1898 and 1904. There is a possibility that this house was moved to its present location from the site of the Denver-Rio Grande Station. The original owner of the house appears to have been Alexander Larendo Bishop.

Bishop was born about 1865 in England. He was married and his wife's given name was Mary Elizabeth. The couple had six children. Alex was employed as a well driver. He was in a partnership with his brother, Charles W. Bishop. Alexander Bishop died January 24,1931. His wife resided at the residence through 1940.

248 W Bishop Place
A

249 W Bishop Place
B

253 W Bishop Place
B


258 W Bishop Place
B

262 W Bishop Place
B

265 W Bishop Place
B

CANYON ROAD

**Buildings in City Creek Canyon NRHP district

View of City Creek Park

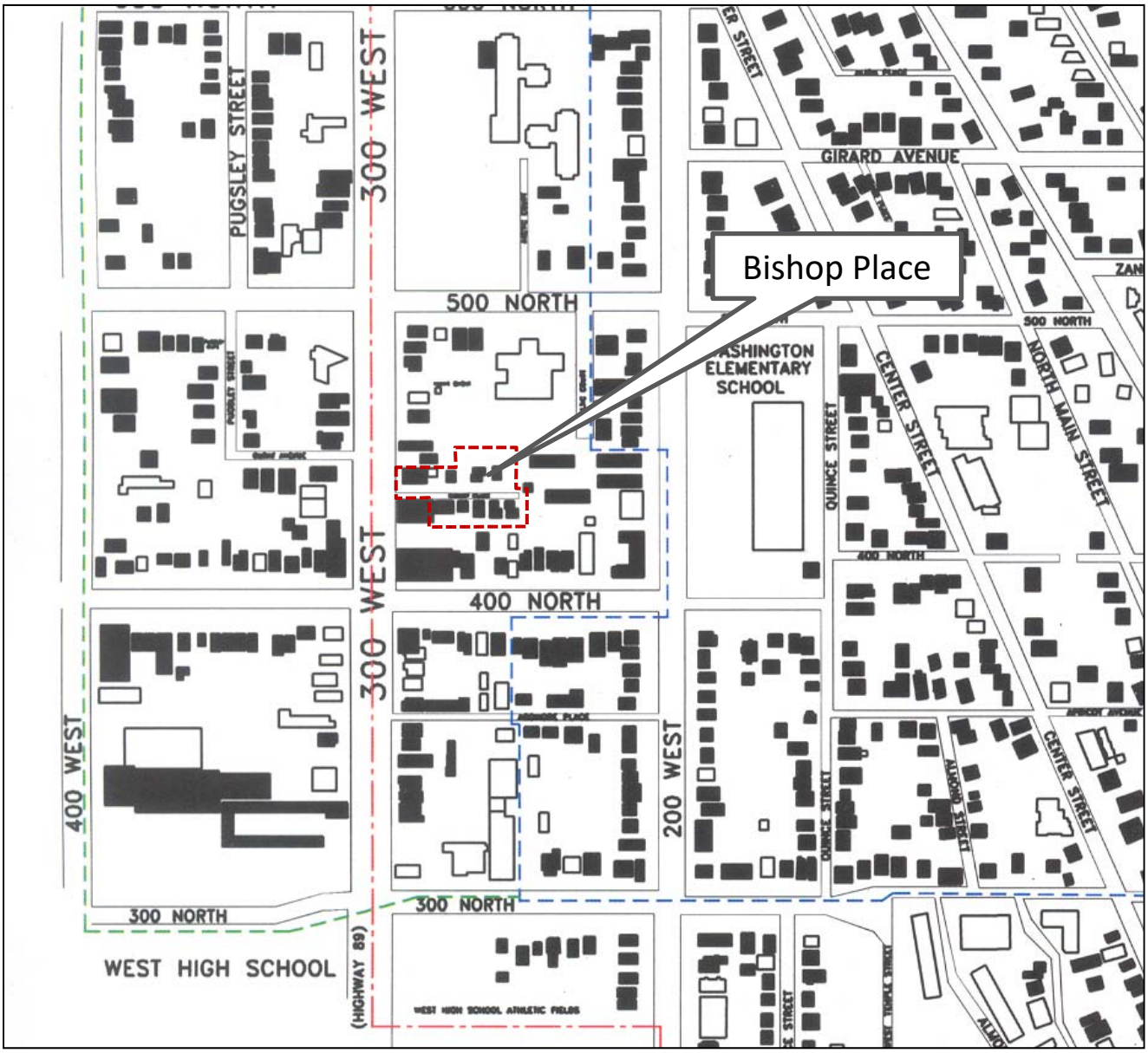
135 N Canyon Road**
D

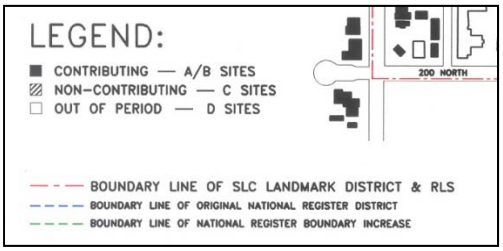
155 N Canyon Road**
D

160 N? Canyon Road**
Median Park D

Address/ Property Name	Eval./ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
248 W BISHOP PLACE	A	0/	c. 1895	SHINGLE SIDING DROP/NOVELTY SIDING	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY	06	
		1				SINGLE DWELLING		N05A
? 249 W BISHOP PLACE	B	0/1	c. 1900	ALUM./VINYL SIDING	VICTORIAN: OTHER	HALL-PARLOR	06	NEWER SIDING
		1	c. 1946			SINGLE DWELLING		N05A
253 W BISHOP PLACE	B	0/0	c. 1900	ASBESTOS SIDING	GREEK REVIVAL VICTORIAN: OTHER	HALL-PARLOR	06	SHEATED IN 1943?
		1	c. 1943			SINGLE DWELLING		N05A
258 W BISHOP PLACE	B	0/0	c. 1900	DROP/NOVELTY SIDING	VICTORIAN: OTHER	HALL-PARLOR	06	
		1				SINGLE DWELLING		N05A
262 W BISHOP PLACE	B	0/1	c. 1900	ALUM./VINYL SIDING ASBESTOS SIDING	20TH C.: OTHER	FOURSQUARE (BOX)	06	
		1				SINGLE DWELLING		N05A
265 W BISHOP PLACE	A	0/0	1927	STRIATED BRICK	BUNGALOW	DOUBLE HOUSE /	06	DOUBLE HOUSE A 265-267 W
		1				MULTIPLE DWELLING		N05A
135 N CANYON ROAD	D	0/0	c. 1975	REGULAR BRICK	MANSARD	OTHER APT./HOTEL	06	SOUTH BLDG; ASSOCIATED WITH 155 N CANYON ROAD
VICTORIA HOUSE		2.5				MULTIPLE DWELLING		
155 N CANYON ROAD	D	0/0	c. 1975	REGULAR BRICK	MANSARD	OTHER APT./HOTEL	06	NORTH BLDG; ASSOCIATED WITH 135 N CANYON ROAD
VICTORIA HOUSE		2.5				MULTIPLE DWELLING		
? 160 N CANYON ROAD	B	0/0	c. 1938	GRANITE	NOT APPLICABLE	MONUMENT	06	DUP PLAQUE IN NEWER GRANITE BASE; LOCATED IN CITY CREEK CANYON PARK MEDIAN
CRISMON MILL SITE MARKER						MONUMENT/MARKER		

ATTACHMENT D: CAPITOL HILL RLS – RESULTS MAP





ATTACHMENT E: ADDITIONAL STAFF RESEARCH

Staff utilized a variety of resources to conduct further historic research on the subject properties including county recorder abstracts, Sanborn maps, census records, tax ledgers, city directories and written histories submitted by relatives of the Bishops obtained from familysearch.org. The following summarizes the information Staff found related to the properties:

All of the Bishop Place properties are located in Plat A, block 121, lot 3. The houses in Bishop's Place initially had an address of "434 N 200 West." or "rear 434 N 200 West". The property was also known as Bishop's Court.

YEAR

1880: Census records indicate Thomas and his family may have lived on the property now referred to as Bishop's Place as early as 1880.

1883: Thomas Bishop and his wife Sarah acquired all of lot 3 in 1882.

1883: City Directories list Thomas Bishop at the address now known as Bishop's Place

1885: City Directories list Thomas Bishop, Alexander Bishop, and Fredrick Bishop at r. 434 N 200 West

1894: Thomas Bishop's first wife Sarah passed away in 1894. The record of death indicates 434 N 200 West as the place of death.

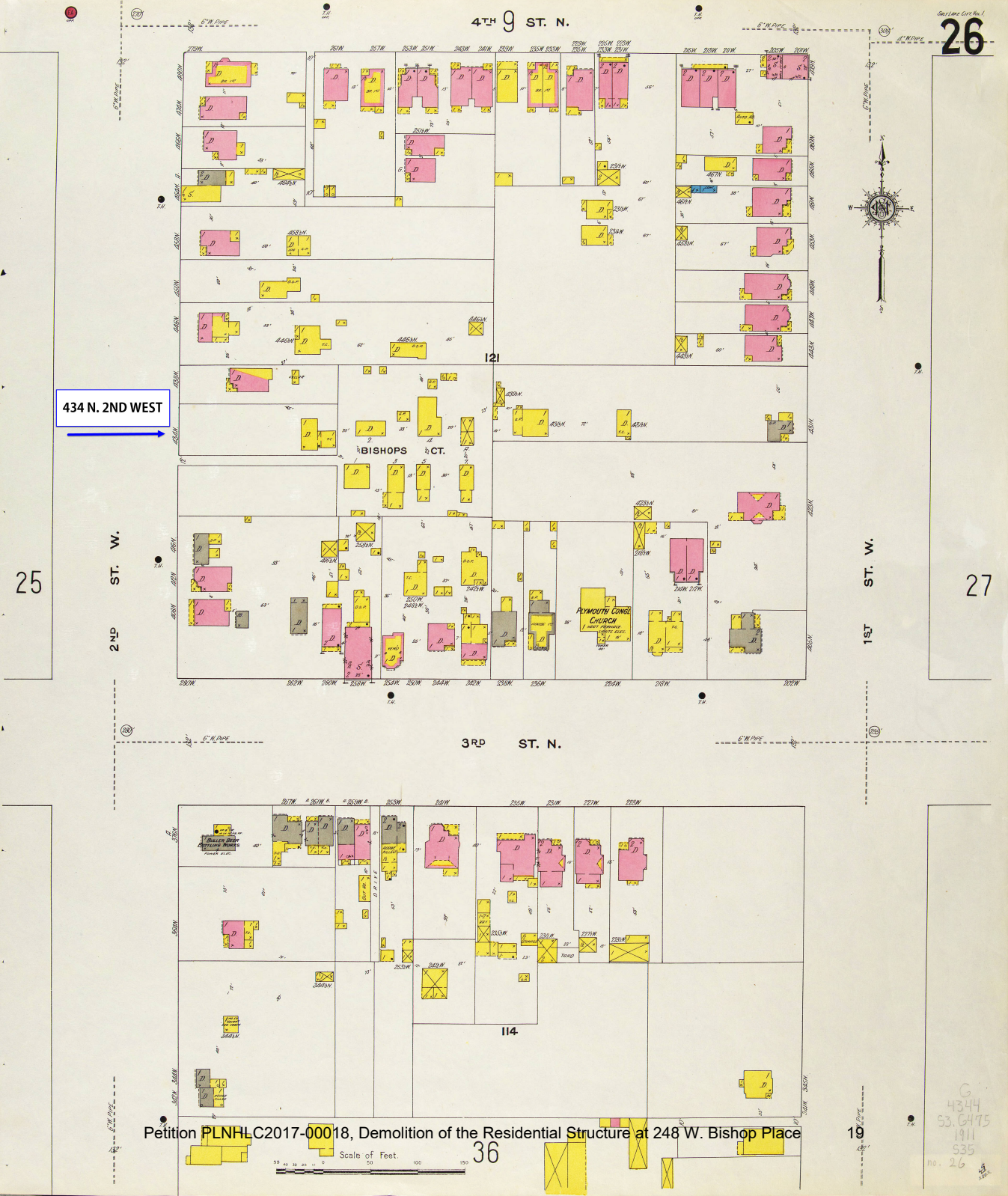
1897: Thomas Bishop married Amanda C. Fagerstrom

1898: City Directory lists Thomas Bishop, Fredrick Bishop at 434 N 200 West, and Alexander at res rear 434 N 200 West

1900: Based on census records it appears that at least four of the houses were in existence

1910: Based on census records it appears all seven of the houses were in existence.

1920: City Directory some of the addresses start to reference Bishop's Ct.



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B.

[7—296.]

Page No. 6
Supervisor's Dist. No.
Enumeration Dist. No. 47

Note A.—The Census Year begins June 1, 1879, and ends May 31, 1880.
Note B.—All persons will be included in the Enumeration who were living on the 1st day of June, 1880. No others will. Children BORN SINCE June 1, 1880, will be OMITTED. Members of Families who have DIED SINCE June 1, 1880, will be INCLUDED.
Note C.—Questions Nos. 13, 14, 22 and 23 are not to be asked in respect to persons under 10 years of age.

SCHEDULE 1.—Inhabitants in Salt Lake City 17th Wt, in the County of Salt Lake, State of Utah

enumerated by me on the Second day of June, 1880.

Augustus H. Stulfouth
Enumerator.

	In Cities. Name of Street.	In Cities. House Number.	Dwelling houses numbered in order of visitation.	Families numbered in order of visitation.	The Name of each Person whose place of abode, on 1st day of June, 1880, was in this family.	Personal Description. Color—White, W.; Black, B.; Mulatto, Mu.; Chinese, C.; Indian, I.	Sex—Male, M.; Female, F.	Age at last birthday prior to June 1, 1880. If under 1 year, give months in fractions, thus: ½.	If born within the Census year, give the month.	Relationship of each person to the head of this family—whether wife, son, daughter, servant, boarder, or other.	Civil Condition. Single, /	Married, /	Widowed, /; Divorced, D.	Married during Census year, /	Occupation. Profession, Occupation or Trade of each person, male or female.	Number of months this person has been unemployed during the Census year.	Health. Is the person [on the day of the Enumerator's visit] sick or temporarily disabled, so as to be unable to attend to ordinary business or duties? If so, what is the sickness or disability?	Blind, /	Deaf and Dumb, /	Idiotic, /	Insane, /	Maimed, Crippled, Bedridden, or otherwise disabled, /	Attended school within the Census year, /	Cannot read, /	Cannot write, /	Place of Birth of this person, naming State or Territory of United States, or the Country, if of foreign birth.	Place of Birth of the Father of this person, naming the State or Territory of United States, or the Country, if of foreign birth.	Place of Birth of the Mother of this person, naming the State or Territory of United States, or the Country, if of foreign birth.
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
1			47	58	Riley Eliza	W	F	18		Daughter							Measles					/				Utah	England	England
2					— Clarissy	W	F	7		Daughter																"	"	"
3					— Fridk C.	W	M	4		Son																"	"	"
4			48	59	Odd Lehi	W	M	60				/			Labour											England	"	"
5					" Eliza "	W	F	56		Wife		/														"	"	"
6					— William	W	M	13		Son	/				Goes to school											"	"	"
7			49	60	Christensen P. A	W	M	45				/			Machinist									/	/	Norway	Norway	Norway
8					— Olina	W	F	44		Wife		/												/	/	"	"	"
9					— Rina	W	F	11		Daughter					Goes to school											"	"	"
10					— Martha	W	F	7		Daughter																"	"	"
11					— Eliza	W	F	3		Daughter																Utah	"	"
12			50	61	Smith ann	W	F	74																		England	England	England
13					Arnold Ida	W	F	18		Grand D.	/															Utah	U.S.	"
14					— Alonzo	W	M	1		Grand S.																Utah	"	"
15			51	62	Neal George	W	M	48				/												/	/	England	England	England
16					— Sarah	W	F	42		Wife		/														"	"	"
17					Hadley Geo.	W	M	34		Boarder	/				Blacksmith											"	"	"
18			51	63	Voldar Susan	W	F	68					/													Switzerland	Switzerland	Switzerland
19			51	64	Tyer Mary	W	F	72					/													England	England	England
20			52	65	Rankin Alex	W	M	46				/			Labour											Scotland	Scotland	Scotland
21					— Mary	W	F	44																		"	"	"
22					— Mary	W	F	23		Daughter	/				Chambermaid											"	"	"
23					— Alexander	W	M	21		Son	/				wks in store											"	"	"
24					— Collin	W	M	19		Son	/															"	"	"
25					— Katie	W	F	17		Daughter	/				Chambermaid											"	"	"
26					— Jenette	W	F	7		Daughter					Goes to school											"	"	"
27					— Jane	W	F	7		Daughter					Goes to school											"	"	"
28					— David	W	M	5		Son																"	"	"
29					— Sarah	W	F	2		Daughter																"	"	"
30			53	66	Kenus Chris	W	M	42				/			Tailor										/	Switzerland	Switzerland	Switzerland
31					— Emma	W	F	30		Wife		/												/	/	"	"	"
32					— John	W	M	6		Son																New York	"	"
33					— Emma	W	F	4		Daughter																Utah	"	"
34					— Bertha	W	F	2		Daughter																Utah	"	"
35			54	67	Gibbs Susana	W	F	42									Rheumat.					/				England	England	England
36			55	68	Millen John T.	W	M	26				/			wks in Foundry											Pennsylvania	"	"
37					— Rachael	W	F	24		Wife																Utah	"	"
38					— John T.	W	M	3		Son																"	Penn.	Utah
39					— Almatia	W	F	1		Daughter																"	"	"
40					Wakeham	W	F	19		Servant	/				Servant											"	Mass	Mass.
41			56	69	Hoskins Elizabeth	W	F	40					/													England		
42					— Henry	W	M	22		Son	/															Utah	Ken.	England
43			57	70	Rich Sarah D.	W	F	65				/														Illinois	N. Carolina	Virginia
44					— Fredk	W	M	20		Son	/				Boiler maker											Utah	Kentucky	Illinois
45			58	71	Bishop Thomas	W	M	46				/														England	England	England
46					— Sarah	W	F	49		Wife		/														"	"	"
47					— Fridric	W	M	19		Son	/				Machinist	4										"	"	"
48					— Rose	W	F	18		Daughter	/				Servants											"	"	"
49					— Alexander	W	M	15		Son	/				Errand boy	6										"	"	"
50					— Chas. W	W	M	13		Son	/															"	"	"

NOTE D.—In making entries in columns 9, 10, 11, 12, 16 to 23, an affirmative mark only will be used—thus /, except in the case of divorced persons, column 11, when the letter "D" is to be used.
NOTE E.—Question No. 12 will only be asked in cases where an affirmative answer has been given either to question 10 or to question 11.
NOTE F.—Question No. 14 will only be asked in cases when a gainful occupation has been reported in column 13.
NOTE G.—In column 7 an abbreviation in the name of the month may be used, as Jan., Apr., Dec.

Page No. 7
Supervisor's Dist. No.
Enumeration Dist. No. 47

SCHEDULE 1.—Inh

Continued from page 34. Salt Lake City SURVEY. Brought forward from page 34. BLOCK 121 PLAT A

No. of Line	Date of Instrument and Date of Filing (Month, Day, Year, Hr.&Min.)	Book	Page	Released on Margin of Record	Grantors	Sealed	No. of Witnesses	Dower Relinquished	Grantees	Kind of Instrument	Consideration	Abstract of (Month, Day, Year) / Acknowledgment: Name & Character of Officer, Seal Shown, County, State	Part or All	Lots	Description and Remarks
1	August 5 1879 A.M. / Septem 16 " 9:40	Q	401-2		John L. (Sig J. L.) Mitchell	Yes	1	No	Rachael Whipple, President of 19th Ward Relief Society	W.D.	$400.00	Aug 5 1879 / E. Smith P.J. Yes S Lake Utah	Pt	2	Pt of lot 2. Com 5 rds W of S.E. Corner, Thence N 5 rds, Thence W 2 rods, Thence S 5 rods, Thence E 2 rods to the place of beginning.
2	October 25 " P.M. / " " " 4:	O	580-1		Mary Ann Pickering	"	2	"	George R. Jones	"	150.00	Oct 25 " / Angus M Cannon, Recorder " " "	Pt	2	Com at the S. E Corner of lot 2 and Thence W 31 ft, Thence N 95 ft, Thence E 31 ft, Thence S 95 ft to the place of beg'ing. Cont'g 2945 sq feet.
3	Sep 30 1876 / Jan 11 1877 4 P.M.	L	189-90		Heber P. Kimball (sig H.P.) Henry W Lawrence (sig "H.W.") Admrs. of Estate of Heber C. Kimball Dec'd	No	1	"	Hiram H Kimball & Eugene Kimball	Admr's Deed	1.00	Sep 30 1876 / B.H. Schuttler N.P. " " "	Pt / All	5 / 6, 7	An undivided 2/10 of Carding Machine property Being Lots 6 and 7 and a part of lot 5 block 121 and lot 3 and part of lot 5 block 132 Beg at the N.E. corner of lot 6 th. W. 22 R. th. S. 5 R. th. E. 2 R. th. S. 15 R. th E. 20 R. th N. 20 R. to place of Beg. (and other property) (See blocks 132 and 121 plat "C")
4	June 8 " A.M / " 9 " 9:25	L	672-3		John H. Kimball Lydia Kimball Loughery Ann S. Kimball Eliza Kimball & Lucy Walker Kimball Guardian of Washington H. Kimball. signed Anna S. Kimball Eliza Kimball.	Yes	1	"	Manasseh W. Williams	W.D	2000	June 9 1877 / see ack R. G. Knox N.P. " " "	All	6, 7	All Int (in 1/3 Int) lot 3 blk 132 plat "C" also lots 6 & 7 blk 121 plat "C" (Plat "A")
5	Nov 10 1876 / June 21 1877	L	745-6		Heber P. Kimball sig "H.P." & Henry W. Lawrence (sig "H.W.") Admrs of Est. of Heber C Kimball Dec'd	"	2	"	Jonathan G Kimball Elias Smith Kimball & Mary M. Kimball	Admr's Deed	1.00	Nov 14 1876 / Wm Clayton N.P " " "	Pt / All	5 / 6, 7	An undivided 3/10 int in Carding machine property being Lots 6 and 7 and a part of lot 5 block 121 (and lot 3 part of lot 5 blk 132) Beg. at the N.E corner of lot 6 blk 121 th W. 22 R. th S. 5 R. th E. 2 R. th S. 15 R. th E. 20 R. th N. 20 R. to place of Beg. (and other property)
6	Nov 10 1876 / Jan 6 1877 11 A.M.	L	174-5		" " " "	"	2	"	Samuel H. Kimball, Daniel H. Kimball, Andrew H. Kimball Alice A. Rich & Sarah Kimball	"	1.00	" " " / " " " " " "	Pt / All	5 / 6, 7	An undivided 1/4 Int. in Carding Machine Property Being lots 6 + 7 & part of lot 5 block 121 (and lot 3 + part of lot 5 blk 132) Beg at N.E. corner of lot 6 Blk 121 th W. 22 R. th. S 5 rds. th E. 2 rds. th S. 15 rds. th E. 20 R. th N 20 R. to place of Beg (& other property) Pursuant to order of allotment in Pro. Court S.L. Co.
7	" 1 " / Mar 6 " 4 P.M	L	374-5		" " " "	"	2	"	John H. Kimball Lydia Loughery formerly Lydia Kimball, Amos S. Kimball, Eliza & Washington H. Kimball	"	1.00	Jan 4 1877 / (see ack) " " " " " "	Pt / All	5 / 6, 7	do do do do do
8	Oct 21 1876 P.M / July 13 1877 12-30	L	805-6		" " " "	No	1	"	David H. Kimball, Newell W. Kimball, Horace H. Kimball, Sarah M. Kimball & Joshua H. Kimball	"	1.00	Nov 23 1876 / (see ack) " " " " " "	Pt / All	5 / 6, 7	An undivided 1/4 Int in Carding Machine Property (Description same as lines above And other property) Pursuant to Order of Allotment Pro. Court S.L. Co In Matter of said Estate.
9	Aug 24 1880 P.M / " 31 " 3:20	P	770-1		Israel O. Dewey	Yes	1	"	George B Kelly	W.D	1250	Aug 24 1880 / S. S. Bartlett N.P. " Suffolk Mass.	Pt	1	Part of Lot 1 Com. at the S.W. of said lot th N. 10 rds. th E. 14 rds. th S. 10 rds. th W. 14 rds. to place of Beg.
10	" " " P.M / " " " 3:25	I	184-5	Apr 19 1881	George B. Kelly	"	2	"	Anne Charlson	Mtg	1000	" 31 " / J. Barnett N.P. " S.L Utah	Pt	1	" " " " " " Mtg to secure note even date for $1000. due 6 mos. Int. 10% per annum pay mo'ly. Partial release Feb. 12, 1881
11	Oct 2 " P.M / " 4 " 12:15	P	893-5		" " "	"	1	"	David J. Morgan	W.D.	240	Oct 2 " / N.W. Clayton N.P. " " "	Pt	1	A part of lot 1 Com. at the S.W. corner of said lot th N 10 rds. th. E. 3 rds. th S. 10 rds. th W. 3 rds. to place of Beg.
12	Apr 11 1881 / " 11 " 3 P.M	I	635-6	Aug 18 1883	" " "	"	2	"	Josephine E. Nichols	Mtg.	800	Apr 11 1881 / Josiah Barnett N.P. " " "	Pt	1	Mtg to secure note even date for $800. due 1 yr. Int. 10% per annum payable mo'ly Part of lot 1 Com. 6 rds. W. from the S.E. corner of said lot th W. 11 rds th N 10 R. th E. 11 R. th S. 10 rds. to place of Beg. (See partial Release line below)
13	July 25 1882 / — — —	I	635		Josephine E. Nichols by Chas E. Pomeroy her Attorney in fact.	—	1	"	Geo. B. Kelly	Partial Release of Mortgage	600		Pt	1	Written on the face of original mtg (Duly attested by the Recorder). Com. 4 rds. E. from S.W. corner of lot 1 th E. 5 rds. th N. 10 rds. th W. 5 rds th S. 10 rds. to place of Beg. (See line above for original mtg)
14	Feb 9 1881 P.M / May 6 1881 1:30	Q	916-18		Jonathan G Kimball Elias S Kimball & Mary M. Kimball Moffat formerly Mary M. Kimball	Yes	2	"	Feramorz Little	W.D	300	Feb 9 1881, Mar 16 " / Angus M Cannon Rec. Yes S Lake Utah; J. U. Eldredge N.P. Yes Rich "	Pt / All	5 / 6, 7	Same as line 5 of this page
15	" 6 " P.M / " " " 1:50	Q	918-19		Feramorz Little	"	"	"	Zions Coöperative Mercantile Institution A Corporation	W.D. against self & heirs & assigns	3200	" 6 " / Nephi W. Clayton N.P " S.L. "	Pt / All	5 / 6, 7	All lots 6 & 7 and following part lot 5 Beg at the N.E. corner lot 5 th W. 2 rds. th. S 5 rds. th E 2 rds. th N 5 rds. to place of beg (also part block 132 plat "A" Lot 3 (also E½ of E½ lot 2 Bl 103 "A" also part of lot 4 block 50 plat B. — also lots 1, 6, 7 + 8 block 96 plat C.
16	Nov 10 " P.M / Dec 12 " 12:30	Filing of Papers		See Book B pg 263 of Sheriff's Cert of Sale	Michael Shaughnessy (sig M) U.S. Marshal U.T. by virtue of order of Sale out of 3rd Jud. Dist Court U.T. In Action Territory of Utah Salt Lake Co & Zerubbabel Snow Plff. vs Robert J. Golding Deft Nov. 13, 1880.	—	—	—	Zerubbabel Snow	Cert. of Sale	4700		All	3	
17	Jan 26 1882 P.M / " " " 1:20	S	381-2		Robert J. Golding	Yes	2	"	Thomas Bishop	W.D	1300	Jan 26 1882 / James A Varnes N.P. Yes S.L. Utah (See Ack)	All	3	All of lot 3.
18	" " " P.M / " " " 3:55	J	418-21	June 26 1884	Thomas Bishop & Sarah Bishop his wife	"	"	"	Laron A Cummings 2nd party, Philip Pugsley 3rd party	Mtg	1.00	" " " / " " " " " " " (See Ack)	All	3	Mtg to secure note even date for $1000. due 1 yr Int. 1% per mo payable mo'ly in Advance. All of lot 3.
19	" 26 " P.M / " 27 " 2:35	C	362-3		3rd Jud Dist Court S.L. Co. Territory of Utah & S.L. County & Zerubbabel Snow vs Robert Golding	—	2	"	Robert Golding	Cert. of Redemption	1056	" " " / " " " " " " "	All	3	Purports to acknowledge Amt paid by grantors for lot 3 for the purpose of redeeming said land & accepted by Grantors & land released from Sale signed by Zerubbabel Snow for himself and as Atty. for S.L. County & Territory of Utah.
20	Feb 7 " A.M. / " 8 " 10:42	J	466-7		Matthew Barnes	Yes	"	"	Robert Richardson	Mtg	150	Feb 7 " / Sidney W. Darke N.P. " " "	Pt	2	Part of lot 2 Being 3 rds. S. front by 5 rds. N. of the South West Corner of E½ said lot. Mtg to secure note even date for $150. due 1 yr. Int. 1% per mo payable quarterly.
21	Apr 20 " P.M / " " " 3:15	J	649-50	May 1 1883 Josephine E. Nichols by C.E. Pomeroy atty in fact	Mary E Brown & C.M. Brown her husband	"	"	"	Josephine E. Nichols	"	700	Apr 25 " / Charles C Pomeroy N.P. " " "	Pt	8	Mtg to secure note even date for $700. due 1 yr. Int. 10% per annum pay'l mo'ly Part of lot 8 Com. 164 2/3 ft. E. of N.E. corner lot 8 th. S. 33 ft. 4 in th W. 8 rds. th N 33 ft. 4 in. th E 8 R. to place of beg. Error see Block 72
22	Feb 12 1881 / — — —	I	184		Anne Charlson (not ack'd)	No	1	"	George B. Kelly	Partial Release of mtg.	200	— — — / Angus M. Cannon Rec as witness A.M. Cannon Jr. Dep. " " "	Pt	1	Com at S.W. corner of lot 1 th N 10 R. th E 3 R. th S. 10 R. th W. 3 R. to place of Beg conty 30 sq. R. see line 10 above
23	July 25 1882 pm / " " " 4:10	T	661-2		George B. (Sig "Geo B") Kelly	Yes	2	—	Eliphalet W Blatchford	W.D.	650.00	July 25 1882 / Charles E. Pomeroy N.P. Yes S.L. Utah	Pt	1	A part of lot 1 Com at a pint 4 r E of S W cor of said lot th E 5 r, th N 10 r, th W 5 r, th S 10 r to beg. Conty 50 sq rods.
24	Dec. 11 1882 pm / " " " 1	U	602-3		George (sig Geo.) B Kelly	"	1	—	David J. Morgan	W.D.	100.00	Dec 11 1882 / Angus M. Cannon C.R. by G. M. Cannon Dep. " " "	Pt	1	Com. 3 R. E. of S.W. cor. said lot 1, th. N. 10 R.; th E. 1 R.; th S. 10 R.; th W. 1 R. to p. of b.
25	Aug 6 1883 am / " 16 " 10:53	L.	234-5-6-7	Jan 20 1887	Frederick Palmer	"	2	—	Simon Bamberger 2d party, Pioneer Loan and Building Association 3rd Pty	D of T.	1.00 + debt	As to 1st Party Aug 11 1883, As to 2d Pty Aug 15 1883 / Harry T. Duke N.P. " " "; " " " " " " "	Pt	2	D of T. to secure note of even date for $200.00 and Int premium monthly dues and fines in accordance with By-Laws of Ass'n Beg at a point 86½ ft N. from S. W. cor. lot 2; th N. 24¾ ft; th E. 165 ft; th S. 24¾ ft; th W. 165 ft to p of b.
26	Aug 18 1883 pm / " " " 2-30	L.	248-9	Sept 24 1885 by Josephine E. Nichols per C.E. Pomeroy atty in fact	George B. Kelly	Yes	1	—	Joseph E. Nichols	Mtg	1000.00	Aug 18 1883 / Charles E. Pomeroy N.P. " " "	Pt	1	Mtg to secure note of even date for $1000.00, due 1 yr, Int 10% per annum, payable mo'ly. Com at a point 6 R. W. of S.E. cor, th W. 5 R; th N. 10 R; th E. 5 R; th S. 10 R. to p of b.
27	Sept 8 1883 am / " 12 " "	C.	913-14		William Pearson	"	2	—	Edward Hunter	B&S.D.	200.00	Sept 8 1883 / Chas. W. Stayner N.P. No " "	Pt	5	Building on lot 5.
28	Sept 8 1883 am / " 12 " "	C.	914-15-16		Edward Hunter	"	2	—	George Knighton	Lease	12.00 on 1st each mo	Sept 8 1883 / Chas W. Stayner N.P. Yes " "	Pt	5	Purports to lease from Sept 1, 1883 to Mar. 1, 1886 Dwelling house + store with about 10 R. front by 4 R. back of the lot extending E. to row of Apple trees, being now next W. of out house Cont. about 40 sq. R.
29	" m / Dec 13 1883 12	C.	1000-1		Harley Morey vs H. D. Folsom				Frederick Palmer	Notice Claim of Lien	113.45		Pt	2	Purports to claim Lien on dwelling House + lot upon which it stands being 24 ft W. front by 10 R. E.: Com 86 ft N. from S. W. cor. lot 2 for Labor + material furnished between Aug 4 + Sept 15, 1883
30	Jan 21 1884 am / Feb 1 " "	X	519-22		Probate Court in S.L. Co. In the matter of the Estate of Edward Hunter deceased sig: E. Smith P.J.				The heirs to said Estate	Order of Distribution	Decree of Court.	Cert. Feb. 1 1884 / John C. Cutler P.C. " " "	Pt	5	To Ann Eliza Hunter Rich lot 5 except part bequeathed to Edward W. Hunter + Edward S B Hunter + other property. To Edward W. Hunter + Edward S.B. Hunter Part lot 5: Com. at N.E. cor. lot 5, th W. 6.6 R; th S. 12° E. 5.5 R; th E. 5.14 R; th N. 5.38 R. to p of b. And other property to other grantees.
31	Sept. 30 " Am. / Oct. 6 " 11.55	Y.	581.2.		Luther Twitchell	Yes	1	—	Sarah Twitchell Jones	W.D.	1 —	Sept. 30 " / Jos F Simmons N.P. " " "	"	2	Com. 4 R. W of the S.E. Cor. N 10 R. W 3 R. S 5 R. E 2 R. S 5 R. E 1 R. to Beg. (20 sq R.) Containing 15 sq R of Ground
32	Feby 7 1882 Am. / Nov. 8 1884 10.35	Y.	749.50.		Robert Richardson	"	2	—	Matthew Barnes	W.D.	200 —	Feby 7 1882 / Sidney W Darke N.P. " " "	"	2	"Being 3 R S front by 5 R N of the S W Cor of the E½ of said lot. (Venue Omitted)
33	Apr. 14 " Am. / Nov. 8 " 10.45.	"	750.1		David J Morgan	"	2	—	Peter J Wilkinson	W.D	900 —	Apr 14 1884 / C C Richards Clerk. By John Hamer Deputy " Weber "	"	1	Com at the S W Cor lot 1 — N 10 R. E 4 R. S 10 R. W 4 R to Beg.
34	Dec 10 1884 Am. / Feby 11 1885 11.25	Z.	125-6		Peter J Wilkinson.	"	2	—	Ann Wilkinson	W.D.	900 —	Feby 11 1885 / Nephi W Clayton N.P. " S.L. U.	"	1	Same as on line # 33.
35	Jany 24 " Am. / " " " 9.30	O	491-2	See Release	George B Kelley	"	2	—	John Codman	Mtg.	1000 —	Sep. 24 " / Chas E Pomeroy N.P. " " "	"	1	to Sec. Note ev. date due 1 yr at 10% Com 6 R W of S E Cor lot 1: W 5 R, N 10 R, E 5 R, S 10 R to beg.
36	Oct. 12 " Pm. / " 17 " 2.20	2A.	127-8		Mary C Bastian by Olive R Moore her Atty in fact	"	1	—	William H Fowler.	W.D.	400 —	Oct. 12 " / William Fuller N.P. " " "	"	4	Com 3⅓ R S of N.W Cor lot 4: E 20 R, S 3⅓ R, W 13 R, N 2 ft 9 in. W 7 R, N 52 ft 3 in to beg.
37	" 28 " am / " " " 11.30	2A.	190-91		Frederick Palmer	"	2	—	Matthew Barnes.	W.D.	60 —	" 28 " / George M Cannon Rec " " "	"	2	Com 10 R W of S E Cor lot 2: W 12 ft, R. E 12 ft. S 5 R to beg.

continued on Page 215

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Billings Lucius A. clerk, ws 5th West bet 1st South and South Temple
Binder W. L., clerk, ss 2d South bet 3d and 4th West
Bingler Herdley, ws 2d East bet 7th and 8th South
Birchell Mary, widow, ws 1st East bet 5th and 6th South
Bircumshaw Wm. builder, ns 5th South bet 3d and 4th East
Bircumshaw Willard, butcher, es 10th East bet 1st and 2d South
Bircumshaw Joseph, laborer, es 10th East bet 1st and 2d South
Bird Edmund F. cabinet maker, ns 3d South bet 2d and 3d West
Bird W. H. land attorney, se cor 2d East and 1st South
Bird John, shoemaker, es Locust bet Wall and Prospect
Bird James, cabinet maker, ws West Temple bet 1st and 2d South
Bird Joseph, farmer, ws 4th West bet North Temple and 1st North
Birkenhead James, laborer, ss High bet Ash and Locust
Birkenhead Isaac, whipmaker, sw cor Mountain and Ash
Birkenstock Charles F. carpenter, ns 2d South bet 3d and 4th East
Birrell John H. machinist, ns 1st South bet 4th and 5th West
Birrow John W. machinist, ss 1st North bet 3d and 4th West
Bishop Thomas, machinist, es 2d West bet 3d and 4th North
Bishop James, plumber, es 5th West bet S T and N T
Bishop F. M. assayer, ws East Temple bet 3d and 4th South
Bishop Harvey, carpenter, ws 1st West bet South Temple and 1st South
Black George A. res ws 3d East bet 1st and 2d South
Blackwell O. B., boards Clift House
Blair Edward, carpenter, es 8th East bet 7th and 8th South
Blair Rev. W. W. res ss 2d South bet 5th and 6th East
Blakely S. W. mining, es 1st West bet 1st and 2d South
Blakemore John, tinsmith, nw cor Walnut and Wall
Blanchard S. J. mining, ss 1st South bet 1st and 2d East
Blasset Mark, carpenter, es West Temple bet 5th and 6th South
Bloomquist Charles, laborer, ws 1st West bet S T and N T
Blunt Joseph, manufacturer, ns North Temple bet 9th and 10th East
Blythe J. L. laborer, ss 2d South bet 1st and 2d East
Boardman W. watchman, ss 5th South bet 1st East and East Temple
Bockholdt D., county clerk, ss 2d South bet 2d and 3d West
Bohanson J. D. res Donaldson House
Bohi Elizabeth, widow, ws 3d West bet North Temple and 1st North
Bohling Louis, laborer, ns 1st South bet 6th and 7th West
Boise Thomas, laborer, ss 1st South bet West Temple and East Temple
Bolto Francis, carpenter, ws 1st East bet 6th and 7th South
Bolton Jackson, agent, es 5th East bet 5th and 6th South
Bolwinkle Frederick, laborer, ss Centre bet Currant and Apricot
Bond John, moulder, ws 6th West bet South Temple and 1st South

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Billing Frederick W., r. 243 E. Second South
Billings John E., harnessmkr., r. 370 H
Billings Lucius A., clk. post office, r. 52 South Fifth West
Binder Wm. L., shipping clk. Z. C. M. I., r. 445 W. Second South
Binee G. R., Z. C. M. I. Shoe Factory, r. 26 S. Tenth East
Bingley Hadley, mason Temple Block, r. 751 S. First East
Binnall Harriet Mrs., wid., r. 446 S. First West
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Bird Edmund, carp., r. 905 E. Second South
Bird E. F., wood carver, r. 328 W. Third South
Bird E. H., dressmkr., 328 W. Third South, r. same
Bird James, cabinetmkr., r. 142 S. West Temple
Bird James Mrs., fur cleaner, r. 142 S. West Temple
Bird John, finisher Z. C. M. I. Shoe Factory, r. 226 I
BIRD & LOWE (Wm. H. Bird and James Lowe), attys-at-law for land claims, 19 W. South Second
Bird M. M., carp., r. 333 E. Second South
Bird Thomas H., mgr. billiard room Walker House, r. 231 S. Second East
Bird Thomas, bootmkr., r. 220 I
BIRD WM. H. (Bird & Lowe), r. 103 S. Second East
Birkenshaw Benjamin, harnessmkr. J. W. Jenkins & Sons, 537 S. Fifth East
Birkinshaw, Wm., contractor and builder, r. 337 E. Fifth South
BIRKENHEAD ISAAC, whipmkr. J. W. Jinkins, r. 339 J
Birkenhead Jabez, lab., r. 618 Sixth
Bircumshaw Joseph, lab., r. 1006 E. First South
Bircumshaw Thomas, porter Continental Hotel, r. 380 Wall
Bircumshaw William, butcher, r. 125 S. Tenth East
Birrell John, machinist U. C. Ry., r. 520 W. First South
Birrell John H., machinist D. & R. G. W. Ry., Shops, r. 520 W. First South
Birum Annie, domestic, 62 W. Sixth South
Bisauer C. S., agt. Lawler & Miller, r. 29 W. First South
Bishop Alexander L., r. 434 N. Second West
Bishop Francis M., assayer, 161 S. Main, basement, r. 330 S. Main

Lowe & Clasbey, CUTLERY, 32 W. Second South Street.

All Goods Guaranteed at L. Hollander's, 148 Main Street.

TROY—
—STEAM
Laundry.
—142—
MAIN STREET.
SUPERIOR WORK.
Reasonable Prices.
—DESPATCH.—

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FIRE ARMS of all descriptions, Ammunition, Powder, Shot, Wads, Primers.

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Dog Collars, Playing Cards, Rubber Boots and Blankets, Sportmen's Clothing, and in fact all that the Sportsman wants.

Best Brands of FLOUR at Isaac Sears, 46 W. First South Street.

BIS 83 BLU

Bishop Frederick T., boilermkr. Haynes & Son, r. 434 N. Second West
Bishop George F., carp., r. 653 N. Second West
Bishop Henry, Jennings Slaughter House, r. 35 Cain
Bishop James, steam fitter David James & Co., r. 613 W. First North
Bishop John, painter, r. 375 N. Second West
Bishop Thomas, lab., r. 35 Cain
Bishop Thomas, well borer, r. 434 N. Second West
Bisig Lewis, celler man A. Fisher Brewing Co., r. Brewery
Bithell Joseph, miner, r. 537 E. Fifth East
Bivens Catharine Mrs., r. 447 S. Fifth East
Bivens Frank, pressman, r. 447 S. Fifth East
Bjorklund Sam, barber, 222 S. Main, r. 276 W. First South
Black Diamond Coal and Coke Co., 231 S. Main
BLACK GEO. A., mining opr. r. 136 Third East
Blackham James, r. 41 E. First North
Blackhurst Brigham, r. 123 W. Fourth South
Blackhurst Hiram, r. 123 W. Fourth South
Blackman James, servant 436 S. West Temple
Blair Ada Miss, hair worker, Mrs. W. B. Wilkinson, r. 157 S. Fourth West
Blair Edward, mason, Temple blk. r. rear 157 S. Fourth West
Blair Martha Mrs., wid., r. rear 157 S. Fourth West
Blake Benjamin, lab. r. 304 S. First West
Blake G., drayman, r. 462 S. Second West
Blake Samuel, teamster Mountain Ice Co. r. Parleys Canyon
Blake Weslay, U. S. Signal Service, r. 112 W. South Temple
Blake Wm., potter, Frederick Peterson, r. 304 S. First West
Blandin Chas. F., atty. 107 S. Main, r. 109 W. North Temple
Blanchard Lord, janitor, court house, r. 72 W. Fifth South
Blasdell Belle, domestic 69 W. Fifth South
Blattner Rudolph, musician, r. bet. 11 and 12 East on Third South
Blayer Betsy Mrs., wid. r. 729 W. Second North
Bleazard Mark H., carp. r. 517 S. West Temple
Bledsoe J. Franklin, carp. r. 237 S. Sixth East
Blicker Johana, chamber maid, Walker House
BLOHM F. W. Rev. (Baptist) Missionary Scandinavian, r. 451 W. Third South
Blomont Robert, lab. Third South, cor. Eighth West
Bloxham Humphrey, lab. r. 147 S. West Temple
Blunt Henry, shoemkr. r. 74 N
Blunt Joseph, shoemkr. r. 74 N

Clift House, $2.00 *Per Day.* **S. C. EWING,** N.W. cor. Main & 3d S. Sts. *Prop.*

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BUCKLE & SON, Tailors, OPPOSITE WALKER HOUSE, SALT LAKE CITY.

RECORD OF DEATHS

No. of Death.	No. of Certificate.	NAME.	Age. Year.	Mo.	Day.	Place of Death. Street.	No.	Sex.	Color.	Social State.	Occupation.	Birth Place.	Parents' Name. Father.	Mother.
3771	D. 5528	Infant Clawson	—	—	1 hr	First	125	Female	White	Single		Salt Lake City, Utah	Spencer Clawson	Nabbie Clawson
3772	D. 5529	Fannie C. Saylor Brough	30	4	27	10th East	226 So.	Female	White	Married	Housewife	Salt Lake City, Utah	Stephen W. Saylor	Harriet C. Saylor
3773	D. 5530	Minnie Agnes Grattan	1	2	16	12th East	28 S.	Female	White	Single		Salt Lake City, Utah	John Grattan	Alice Grattan
3774	D. 5531	Delance Hicks Coult	—	—	17	8th South	529 E.	Male	White	Single		Salt Lake City, Utah	James E. Coult	Amy L. H. Coult
3775	D. 5532	Ellen M. Ekberg	57	5	6	2nd East	Rear of 523 So.	Female	White	Widow		Malma, Sweden	Hans Mortensen	Engrene Mortensen
3776	D. 5533	Annie C. Sorenson	43	8	4	St. Marks Hosp. 2nd West street		Female	White	Married		Sweden	Christopher Nelberg	Caroline Nelberg
3777	D. 5534	Sarah A. Heath	59	1 week	5 days	Saint Mary's Hosp. 1st South – East		Female	White	Married		Nova Scotia, Nal.	Edmond F. Bird	—
3778	D. 5535	Patrick Condon	83	—	2	Eureka, Utah		Male	White	Widower	Miner	Ireland	—	—
3779	D. 5535½	Jesse J. Murphy	69	8	25	Constitution Bldg. East Temple		Male	White	Married	Physician	Union Dist. S. Carolina	John M. Murphy	Jeshorra Murphy
3780	D. 5536	N. D. Roach	36	—	—	County Poor House		Male	White	Single	Miner	Wisconsin	—	—
3781	D. 5537	Baby Walker	—	—	1	North Temple	343 W.	Male	White	Single		Salt Lake City, Utah	W. N. Walker	M. Walker
3782	D. 5538	Adele Pillard	45	3	9	10 East	507 So.	Female	White	Married		Dermoise, Department of Aisne (France)	Poillouse (Constant Louis Pierre)	Sauvage (Adele Eugenie)
3783	D. 5538½	C. N. Bainbridge	about 35	—	—	Main	201	Male	White	Married	M.D.	Ohio	—	—
3784	D. 5539	Campbell McBrown	46	11	3	State	149 So.	Male	White	Married		Johnstown, St. Vincent Island, West Indies	James H. Brown	Sarah Brown
3785	D. 5540	Oscar S. Backer Jr	15	7	16	2nd South	358 W.	Male	White	Single		Toquerville, Washington County, Utah,	Oscar S. Backer Sr	Annie S. Backer
3786	D. 5541	Thomas Graham	90	2	21	3rd North	657 W.	Male	White	Widower	Shoemaker	Ireland	Graham	Isabella M. Graham
3787	D. 5542	Betty Sitton	66	—	10	4th North	528 W.	Female	White	Single		Holden, Lancashire England	James Whitehead	Mary Whitehead
3788	D. 5543	Nabbie Y. Clawson	41	11	23	First	125	Female	White	Married		Salt Lake City, Utah	Brigham Young	Clara Decker Young
3789	D. 5544	Agnes Dean Pratt	5	3	28	"G"	202	Female	White	Single		Salt Lake City, Utah	Arthur Pratt	Agnes Caine Pratt
3790	D. 5544½	Rosetta W. Benbow	73	6	16	Third	768	Female	White	Widow		Hartford, Connecticut	Consider Wright	Phoebe Wright
3791	D. 5545	Sampson Webb	67	1	27	Corner 8th South & 6 West		Male	White	Married		Somerset, England	Samuel Webb	Ann Webb
3792	D. 5545½	Mrs. J. F. Sumner	25	7	2	White Rock Nev.		Female	White	Married		Pennsylvania	Edward Graham	Sarah A. Graham
3793	D. 5546	Lillie May Nielson	—	10	—	3rd East	Union Ave No. 28	Female	White	Single		Salt Lake City, Utah	Axel Nielson	Josephine Nielson
3794	D. 5547	Sarah Francis Boyle	24	2	19	Holy Cross Hosp. 1st South		Female	White	Single		Iowa	William A. Boyle	Eva M. Boyle
3795	D. 5548	Rosa Lee Lemke	—	4	17	Grape	67	Female	White	Single		Salt Lake City, Utah	Harry H. Lemke	Mary V. Lemke
3796	D. 5549	Mrs. Elizabeth Rowe	62	—	—	West Temple	463 So.	Female	White	Married	Wife	Norwich, England	Richard Seasdel	Frances Seasdel
3797	D. 5550	Henry George	74	—	—	2nd East	648	Male	White	Married		—	—	—
3798	D. 5551	Elvira Erath	2	10	—	6th East	703 So.	Female	White	Single		Salt Lake City, Utah	Frank Erath	Elvira Erath
3799	D. 5552	Flora Margaretha McQuarrie	—		7	Second	573	Female	White	Single		Salt Lake City, Utah	W. McQuarrie	Christina McQuarrie
3800	D. 5553	Louisa Reed	38	6	14	Farmers Ward Salt Lake Co. Utah		Female	White	Married		Sussex, England	James Nichols	Nichols
3801	D. 5554	Sarah Bishop	62	9	25	2nd West	434 N.	Female	White	Married		Cheltenham, Gloucestershire, England	Thos. Haynes	Rebecca Haynes
3802	D. 5555	Susannah Webb	69	5	2	Nazel 1st South bet 8th & 9th W.	13	Female	White	Married		Zurich, Switzerland	John Henry Honegger	Honegger
3803	D. 5556	Eleanor McDooly	44	11	19	Carlin	Nev	Female	White	Married		North Adams, Mass.	Wm. Saylor	Jane Maria
3804	D. 5557	Thomas McGuire	60	—	—	County Poor Farm		Male	White	Married		Scotland	—	—
3805	D. 5557½	Stephen A. Estes	53	11	25	2nd South	405 E.	Male	White	Single	Capitalist	New York	Mr. Estes	Mrs. Estes
3806	D. 5558	Elizabeth Harris	35	3	24	3rd South	158 E.	Female	White	Married		England	Thomas Harris	Mariah Harris
3807	D. 5559	James W. Beebee	33	5	16	State near 11th South		Male	White	Married	Bookkeeper	Missouri	S. J. M. Beebee	Sarah L. Beebee
3808	D. 5559½	Joseph P. Risley	70	5	16	Euclid	Ave 5	Male	White	Widower		New Jersey	Samuel Risley	Hannah Risley
3809	D. 5560	Eliza C. Binder	61	2	15	2nd South	445 W.	Female	White	Married	Housewife	Hertfordshire, Eng.	James Camp	Sarah Camp
3810	D. 5561	Infant Setzberger	—	—	—	3rd South	236 E.	Female	White	Single		3rd South – 236 East	Ludwig Setzberger	Mary Chadlum
3811	D. 5561½	Lida Estella Bagley	30	2	19	Saylor Hotel 2nd South	147 E.	Female	White	Married		Morgan, Morgan Co. Ut.	Edwin H. Austin	Almora Austin

McCORNICK, COOKE & Co.
INSURANCE
No. 14 McCORNICK BUILDING.
London & Lancashire Fire Ins. Co., of Liver
Union Assurance Society, of London, Eng.
Svea Fire Insurance Co., of Gothenburg, Sweden.

Birrell James, asst window trimmer Walker Bros Dry Goods Co, bds 1065 W 1st South.
— James H, boilermkr O S L R R, res 738 W South Temple.
— James R, miner, res 33 Jefferson.
— John, mach O S L R R, res 631 W South Temple.
— John H, res 1065 W 1st South.
— John H Jr, bds 1065 W 1st South.
— Susie D, bds 631 W South Temple.
Bisbee Louis S, trav auditor, bds The Manitou.
Bischoff Charles W, cellarman S L C B Co, res 1036 E 6th South.
Bishop Abbie R, tchr Grant School, bds 270 E 1st South.
— Alexander C, attorney general 150 City and County bldg, res Wey Hotel.
— Alexander L, well driver, res rear 434 N 2d West.
— Ann M, bds 47 Green.
— Bertha, bds 450 E 11th South.
— Charles S, lab, res 47 Green.
— Charles W, well driver res 107 Pear.
— Edward, furnaceman Germania Lead Wks, res Murray P O.
— Emma M, domestic 237 S 10th East.
Bishop Francis M,
Assayer 156 S West Temple, res 450 E 11th South. (See right side lines.)
— Frederick T, boilermkr Haynes & Son, res 434 N 2d West.
— George, wks David James Co, bds 613 W 1st North.
— James, plumber David James Co, res 613 W 1st North.
— John, clk G F Culmer & Bros, res 421 W 1st North.
— Martha, bds 47 Green.
— Mary, domestic 220 Iowa av.
— Matthew, helper Germania Lead Wks, res Murray P O.
— Mrs Sarah A W, died Dec 6 '97, age 49.
— Thomas, porter The Topic, res 47 Green.
— Thomas, well driver, res 434 N 2d West.
— Willard, grocer 208 S West Temple and 176 W 5th South, res 176 W 5th South.

F. M. BISHOP
ASSAYER

7—224.

TWELFTH CENSUS OF THE UNITED STATES.

46 A B.

SCHEDULE No. 1.—POPULATION.

State: Utah
County: Salt Lake

Supervisor's District No.: 223 Utah
Enumeration District No.: 31
Sheet No.: 3

Township or other division of county: Precinct 30 Third Precinct [Insert name of township, town, precinct, district, or other civil division, as the case may be. See instructions.]
Name of Institution:
Name of incorporated city, town, or village, within the above-named division: Salt Lake City
Ward of city: 3rd

Enumerated by me on the 2 & 3 day of June, 1900, Charles M. Cummings, Enumerator.

0629

	Street	House Number	Number of dwelling-house, in the order of visitation	Number of family, in the order of visitation	Name (of each person whose place of abode on June 1, 1900, was in this family. Enter surname first, then the given name and middle initial, if any. Include every person living on June 1, 1900. Omit children born since June 1, 1900.)	Relation (Relationship of each person to the head of the family)	Color or race	Sex	Month of birth	Year of birth	Age at last birthday	Whether single, married, widowed, or divorced	Number of years married	Mother of how many children	Number of these children living	Place of birth of this person	Place of birth of father of this person	Place of birth of mother of this person	Year of immigration to the United States	Number of years in the United States	Naturalization	Occupation	Months not employed	Attended school (in months)	Can read	Can write	Can speak English	Owned or rented	Owned free or mortgaged	Farm or house	Number of farm schedule
			1	2	3	4	5	6	7		8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
1		Rear 446	45	50 73	Lambourne Hazel	Daughter	W	F	Jan	1891	9	S				Utah	Missouri	Utah				at School		8	yes	yes	yes				
2					— Carrie	Daughter	W	F	Mar	1898	2	S				Utah	Missouri	Utah													
3		434	46	52 54	Bishop Thomas	Head	W	M	Nov	1833	66	M	2			England	England	England	1870	29	Na	Well Driver			yes	yes	yes	O	M	H.	
4					— Amanda C.	Wife	W	F	Mar	1866	34	M	2	2	2	Sweden	Sweden	Sweden	—	—	—				yes	yes	yes				
5					— Blanch A.	Daughter	W	F	May	1899	1	S				Utah	England	Sweden													
6					— Bennet F.	Son	W	M	May	1899	1	S				Utah	England	Sweden													
7		Rear 434	47	53 55	Bishop Frederick T.	Head	W	M	Mar	1856	42	M	13			England	England	England	1870	29	Na	~~Boiler Maker~~	3		yes	yes	yes	O	F	H.	
8					— Annie	Wife	W	F	Sept	1863	36	M	13	4	4	England	England	England	—	—	—				yes	yes	yes				
9					— Amy	Daughter	W	F	Jan	1889	11	S				Utah	England	England				at School		8	yes	yes	yes				
10					— Effie	Daughter	W	F	Sept	1890	9	S				Utah	England	England				at School		8	yes	yes	yes				
11					— Thomas	Son	W	M	Nov	1892	7	S				Utah	England	England				at School		8	yes	yes	yes				
12					— Lawrence	Son	W	M	July	1898	1	S				Utah	England	England													
13		Rear 434	48	54 56	Bishop Alexander T.	Head	W	M	Jan	1866	34	M	13			England	England	England	1870	29	Na	Well Driver	7		yes	yes	yes	O	F	H.	
14					— Mary E	Wife	W	F	Oct	1867	32	M	13	5	5	Wales	England	Germany							yes	yes	yes				
15					— Sidney E	Son	W	M	Nov	1887	12	S				Utah	England	Wales				At School		8	yes	yes	yes				
16					— Mabel	Daughter	W	F	Feb	1890	10	S				Utah	England	Wales				at School		8	yes	yes	yes				
17					— Leo R	Son	W	M	Oct	1892	7	S				Utah	England	Wales				at School		3			yes				
18					— Clarence L.	Son	W	M	Aug	1896	3	S				Utah	England	Wales													
19					— Lewis C.	Son	W	M	Aug	1896	3	S				Utah	England	Wales													
20	Second Ward	Rear 434	49	55 57	Bishop Charles W	Head	W	M	Mar	1867	33	M	2			England	England	England	1870	29	Na	Well Driver	7		yes	yes	yes	O	F	H.	
21					— Florence L.	Wife	W	F	Apr	1876	24	M	2	1	1	Wales	Germany	England	—	—					yes	yes	yes				
22					— Gladdis I.	Daughter	W	F	Oct	1898	1	S				Utah	England	Wales													
23		416	48	56 58	Palmer James E.	Head	W	M	Feby	1853	47	M	19			Utah	England	Mass				Motorman	0		yes	yes	yes	O	F	H.	
24					— Joan	Wife	W	F	Nov	1858	44	M	19	4	3	Utah	New York	New York							yes	yes	yes				
25					— Clara	Daughter	W	F	Mar	1887	13	S				Idaho	Utah	Utah				at School		8	yes	yes	yes				
26					— James Jr.	Son	W	M	Feby	1889	11	S				Utah	Utah	Utah				at School		8	yes	yes	yes				
27		408	49	57 59	Palmer Mary	Head	W	F	Sept	1842	57	W		8	6	Mass.	England	England							yes	yes	yes	O	F	H.	
28					— Thirza	D	W	F	Aug	1867	32	S				Utah	England	Mass							yes	yes	yes				
29					— Edward W.	S	W	M	Feb	1866	34	S				Utah	England	Mass.				Policeman	0		yes	yes	yes				
30		412	50	58 60	Mowrey Harley	Head	W	M	Feby	1857	49	M	26			Utah	England	Mass				Conductor Street Ry.			yes	yes	yes	O	F	H.	
31					— Annie	Wife	W	F	July	1855	44	M	26	6	6	Utah	England	Mass							yes	yes	yes				
32					— Frederick	Son	W	M	Oct	1876	23	S				Idaho	Utah	Utah				Boiler Maker	4		yes	yes	yes				
33					— Charley	Son	W	M	Mar	1882	18	S				Utah	Utah	Utah				Taxidermist	0		yes	yes	yes				
34					— Leone	Daughter	W	F	May	1887	13	S				Utah	Utah	Utah				at School		8	yes	yes	yes				
35					— Dorris	Son	W	M	Jan	1894	6	S				Utah	Utah	Utah				at School		7	yes	yes	yes				
36	3rd Ward	258	51	53 61	Hayes William	Head	W	M	Dec	1848	51	M	25			Ireland	Ireland	Ireland	1863	36	Na	Grocer			yes	yes	yes	O	F	H	
37					— Mary	Wife	W	F	May	1844	56	M	25	6	6	Illinois	Germany	Germany							yes	yes	yes				
38					— Mamie	Daughter	W	F	Jan	1876	24	S				Utah	Ireland	Illinois				Factory Hand (Clothing)			yes	yes	yes				
39					— Joy	Daughter	W	F	Dec	1878	21	S				Utah	Ireland	Illinois				Shoe Factory Hand			yes	yes	yes				
40					— Myrtle	Daughter	W	F	Apr	1881	19	S				Utah	Ireland	Illinois				Shoe Factory Hand			yes	yes	yes				
41					— William	Son	W	M	Nov	1882	17	S				Utah	Ireland	Illinois				at School		8	yes	yes	yes				
42					— Gertie	Daughter	W	F	Dec	1884	15	S				Utah	Ireland	Illinois				at School		8	yes	yes	yes				
43		254	52	54 62	King Plina	Head	W	F	Sept	1840	59	W				Illinois	Ohio	Indiana							yes	yes	yes	R		H.	
44		250	53	55 63	Picker Edward H.	Head	W	M	Sept	1843	56	M	8			England	England	England				Printer	0		yes	yes	yes	R		H.	
45					— Caroline	Wife	W	F	Sept	1843	56	M	8	2	2	Ohio	Ohio	Ohio							yes	yes	yes				
46					Clark Frank	Son	W	M	Mar	1880	20	S				Utah	Canada Eng	Ohio							yes	yes	yes				
47					— Minnie	Daughter	W	F	Mar	1882	18	S				Wyoming	Canada Eng	Ohio							yes	yes	yes				
48		242	54	56 64	Dupuis David	Head	W	M	June	1855	44	M	3			Canada Fr	France	France	1875	24	Na	Drill Operator	0		yes	yes	yes	O	F	H	
49					— Maurine	Wife	W	F	Nov	1858	41	M	3	2	2	Utah	England	England							yes	yes	yes				
50					— Elsie E.	Daughter	W	F	Jan	1899	0	S				Utah	Canada Fr	Utah							yes	yes	yes				

C—69 1

DEPARTMENT OF COMMERCE AND LABOR—BUREAU OF THE CENSUS

THIRTEENTH CENSUS OF THE UNITED STATES: 1910—POPULATION

STATE Utah
COUNTY Salt Lake
TOWNSHIP OR OTHER DIVISION OF COUNTY Voting District 86
NAME OF INSTITUTION X
NAME OF INCORPORATED PLACE Salt Lake City
ENUMERATED BY ME ON THE 21st DAY OF April, 1910. Jina Reese, ENUMERATOR.

92 SUPERVISOR'S DISTRICT NO. One Utah
ENUMERATION DISTRICT NO. 128
WARD OF CITY 3
SHEET NO. 8 A

6901

See L 100

Street	House no. (1)	Dwelling no. (2)	Family no.	Name (3)	Relation (4)	Sex (5)	Color (6)	Age (7)	Marital (8)	Yrs married (9)	Children born (10)	Children living (11)	Birthplace of person (12)	Birthplace of father (13)	Birthplace of mother (14)	Year immig. (15)	Natur. (16)	Language (17)	Trade (18)	Industry (19)	Emp. (20)	Out of work (21)	Weeks out (22)	Read (23)	Write (24)	School (25)	Owned/rented (26)	Free/mortg. (27)	Farm/house (28)	Farm sched. (29)	(30)	(31)	(32)
Fourth	253	~~[illegible]~~	~~[illegible]~~	Schradler, Della J	wife	F	W	30	M	5	2	2	Minnesota	Minnesota	Minnesota			English	none					Yes	Yes								
				—, Joseph W	son	M	W	3	S				Utah	Iowa	Minnesota				none														
				—, Della K	daughter	F	W	3	S				Utah	Iowa	Minnesota				none														
	261	161	194	Loyer, Wilbey S	head	M	W	38	M2	1			Missouri	Maine	Wisconsin			English	Engineer	Railroad	W	No	0	Yes	Yes		R		H	2-	5-	X-	5-
				—, Lily S	wife	F	W	36	M2	1	0	0	Florida	Ger(German)	Ger(German)			English	nurse		O.A			Yes	Yes					3	8	7	X
				—, Carrie R	mother	F	W	63	M	40	1	1	Wisconsin	New York	New York			English	none					Yes	Yes								
	480	162	195	Kepperly, George C	head	M	W	39	M	14			Illinois	Illinois	Pennsylvania			English	Engineer	Locomotive	W	No	0	Yes	Yes		O	M	H	2-	5-	X-	5-
				—, Minnie B	wife	F	W	40	M	14	0	0	New York	Vermont	New York			English	none					Yes	Yes								
	474	163	196	Lubeck, August H	head	M	W	43	M	21			Ger(German)	Ger(German)	Ger(German)	1884	Na	English	Metalurgist	mill	W	Yes	52	Yes	Yes		R		H	9-	9.	9-	X
				—, Amanda	wife	F	W	41	M	21	7	4	Utah	Pennsylvania	California			English	none					Yes	Yes								
				—, Mabel	daughter	F	W	19	S				Utah	Ger(Germany)	Utah			English	none					Yes	Yes	Yes							
				—, Bryan	son	M	W	13	S				Utah	Ger(German)	Utah			English	none					Yes	Yes	Yes							
				—, Clara	daughter	F	W	8	S				Utah	Ger(German)	Utah				none							Yes							
				—, Clarence	son	M	W	8	S				Utah	Ger(German)	Utah				none							Yes							
				Decker, Jennette	mother-in-law	F	W	61	Wd	32			California	Pennsylvania	Pennsylvania			English	none					Yes	Yes								
	466	164	197	Nebeker, Elizebeth	head	F	W	81	Wd	58	11	6	Pennsylvania	Pennsylvania	Pennsylvania			English	none					Yes	Yes		O	F	H				
				—, George D	son	M	W	56	S				Utah	Delaware	Pennsylvania			English	laborer	odd jobs	W	No	40	Yes	Yes					15-	4-	9-	8
	458	165	198	[illegible], Hugh	head	M	W	22	M	1			Utah	Utah	Utah			English	Fireman	Railroad	W	No	0	Yes	Yes		R		H	2-	6-	X-	5-
				—, Josie	wife	F	W	18	M	1			Utah	Utah	Utah			English	none					Yes	Yes								
				—, Leland S	son	M	W	2/12	S				Utah	Utah	Utah				none														
	458	~~165~~	199	Bocker, Amelia	head	F	W	53	M	25	5	4	Swed(Swedish)	Swed(Swedish)	Swed(Swedish)	1872		English	none					Yes	Yes		O	F	H				
	(455)	(165)	(199)	—, Amelia E	daughter	F	W	19	S				Utah	Swed(Swedish)	Swed(Swedish)			English	stenographer	Insurance Co	W	No	0	Yes	Yes					10-	8-	1-	X
				—, Clarence	son	M	W	11	S				Utah	Swed(Swedish)	Swed(Swedish)			English	none					Yes	Yes	Yes							
	448	166	200	Hoffman, Judd	head	M	W	51	M	8			Pennsylvania	Ger(German)	Pennsylvania			English	carpenter	Contractor	Ebr	No	8	Yes	Yes		R		H	4-	0-	9-	8
First West				—, Mattie	wife	F	W	26	M	8	1	1	Missouri	Switz(German)	Kentucky			English	none					Yes	Yes								
				—, Raymond	son	M	W	7	S				Colorado	Pennsylvania	Missouri				none							Yes							
	Rear 446	167	201	Sambourne, George L	head	M	W	54	Wd	24			Missouri	Eng(English)	Eng(English)			English	tinner	Hardware Co	W	No	0	Yes	Yes		O	F	H	13-	5-	6-	4
				—, George G	son	M	W	21	S				Utah	Missouri	Utah			English	none					Yes	Yes								
				—, Hazel	daughter	F	W	18	S				Utah	Missouri	Utah			English	none					Yes	Yes	No							
				—, Carrie	daughter	F	W	12	S				Utah	Missouri	Utah			English	none					Yes	Yes	Yes							
				—, Jack	son	M	W	7	S				Utah	Missouri	Utah				none							Yes							
	Rear 446	168	202	Newton, John J	head	M	W	43	M	20			Utah	Eng(English)	United States (state unknown)			English	Shipping clerk	Supply Co	W	No	0	Yes	Yes		O	F	H	11-	4	3-	X
				—, Lyde	wife	F	W	40	M	20	5	4	Scot(English)	Scot(English)	Scot(English)	1885		English	none					Yes	Yes								
				—, John L	son	M	W	17	S				Utah	Utah	Scot(English)			English	odd-jobs	Supply Co	W	No	0	Yes	Yes	No				15-	5-	3-	X
				—, Lillian	daughter	F	W	15	S				Utah	Utah	Scot(English)			English	none					Yes	Yes	Yes							
				—, Franklin	son	M	W	12	S				Utah	Utah	Scot(English)			English	none					Yes	Yes	Yes							
				—, Glendyn	son	M	W	10	S				Utah	Utah	Scot(English)			English	none					Yes	Yes	Yes							
	446	169	203	Newton, John	head	M	W	70	M	46			Eng(English)	Eng(English)	Eng(English)	1850	Na	English	none					Yes	Yes		O	F	H				
				Matilda	wife	F	W	68	M2	46	8	5	Iowa	Virginia	Indiana			English	none					Yes	Yes								
	438	170	204	Bishop, Fredrick J	head	M	W	54	M	28			Eng(English)	Eng(English)	Eng(English)	1871	Na	English	boilermaker	Machine Shop	W	No	6	Yes	Yes		O	F	H	0-	3-	4-	3
				—, Anne	wife	F	W	46	M	28	5	5	Eng(English)	Eng(English)	Eng(English)			English	none					Yes	Yes								
				—, Amy	daughter	F	W	22	S				Utah	Eng(English)	Eng(English)			English	none					Yes	Yes								
				—, Effie	daughter	F	W	20	S				Utah	Eng(English)	Eng(English)			English	stenographer	Insurance	W	No	0	Yes	Yes	No				10-	8-	1-	X
				—, Thomas G	son	M	W	18	S				Utah	Eng(English)	Eng(English)			English	Repairer	Implement Co	W	No	0	Yes	Yes	No				2	0	4	3
				—, Laurence	son	M	W	11	S				Utah	Eng(English)	Eng(English)			English	none					Yes	Yes	Yes							
				—, Orson	son	M	W	7	S				Utah	Eng(English)	Eng(English)				none							Yes							
	Rear 434	171	205	Bishop, Charles W	head	M	W	44	M	12			Eng(English)	Eng(English)	Eng(English)	1871	Na	English	Welldriver		O.A			Yes	Yes		O	F	H	11-	0-	9-	9
	(434)	(171)	(205)	—, Florence	wife	F	W	39	M	12	4	4	Eng(English)	Ger(German)	Eng(English)	1886		English	none					No	Yes								
				—, Gladys	daughter	F	W	11	S				Utah	Eng(English)	Eng(English)			English	none					Yes	Yes	Yes							
				—, Charles	son	M	W	9	S				Utah	Eng(English)	Eng(English)				none					Y		Yes							

6901

Petition PLNHLC2017-00018, Demolition of the Residential Structure at 248 W. Bishop Place

STATE Utah
COUNTY Salt Lake
TOWNSHIP OR OTHER DIVISION OF COUNTY Voting District 96
NAME OF INSTITUTION X

DEPARTMENT OF COMMERCE AND LABOR—BUREAU OF THE CENSUS

THIRTEENTH CENSUS OF THE UNITED STATES: 1910—POPULATION

NAME OF INCORPORATED PLACE Salt Lake City (Part of)
ENUMERATED BY ME ON THE 21st DAY OF April, 1910. Zina Reese, ENUMERATOR.

SUPERVISOR'S DISTRICT NO. One Utah
ENUMERATION DISTRICT NO. 123
SHEET NO. 8 B
WARD OF CITY 3 (Part of)

Line	Street	House No. (1)	Dwelling No. (1)	Family No. (2)	Name (3)	Relation (4)	Sex (5)	Color (6)	Age (7)	Marital (8)	Yrs married (9)	Children born (10)	Children living (11)	Birthplace (12)	Father's birthplace (13)	Mother's birthplace (14)	Yr immigration (15)	Naturalized (16)	Language (17)	Trade (18)	Industry (19)	Employer/employee (20)	Out of work Apr 15 (21)	Weeks out 1909 (22)	Read (23)	Write (24)	School (25)	Owned/rented (26)	Free/mortgaged (27)	Farm/house (28)	29	30	31	32
51	Second West	434	~~1??~~	~~20?~~	Bishop, Harry	son	M	W	6	S				Utah	Eng (English)	Eng (English)				none							Yes							
52					Mildred	daughter	F	W	3	S				Utah	Eng (English)	Eng (English)				none														
53		Rear 434	172	206	Bishop, Alexander	head	M	W	46	M	23			Eng (English)	Eng (English)	Eng (English)	1877	Na	English	welldriver		O.A			Yes	Yes		O	F	H	10-	0-	9-	9
54					Mary	wife	F	W	43	M	23	6	6	Eng (English)	Eng (English)	Eng (English)	1885		English	none					Yes	Yes								
55					Sidney	son	M	W	22	S				Utah	Eng (English)	Eng (English)			English	teamster	Contractor	W	no	5	Yes	Yes					14-	4-	9-	8
56					Mabel	daughter	F	W	20	S				Utah	Eng (English)	Eng (English)			English	servant	private family	W	no	0	Yes	Yes	No				0-	3-	7-	X
57					Leo	son	M	W	17	S				Utah	Eng (English)	Eng (English)			English	odd jobs		W	Yes	5	Yes	Yes	No				15-	4-	9-	8
58					Clarence	son	M	W	13	S				Utah	Eng (English)	Eng (English)			English	none					Yes	Yes	Yes							
59					Louis	son	M	W	13	S				Utah	Eng (English)	Eng (English)			English	none					Yes	Yes	Yes							
60					Melvin	son	M	W	7					Utah	Eng (English)	Eng (English)				none							Yes							
61		Rear 434	175	209	Knecht?, Jacob E	head	M	W	51	M	30			Switz (German)	Switz (German)	Ger (German)	1879	Na	English	laborer	odd jobs	W	no	8	Yes	Yes		R		H	14-	5-	9-	8
62					Barabra	wife	F	W	51	M2	30	12	5	Ger (German)	Ger (German)	Ger (German)	1880		English	none					Yes	Yes								
63					Emill	son	M	W	22	S				Utah	Switz (German)	Ger (German)			English	driver	Telephone Co	W	no	0	Yes	Yes					15-	4-	X-	8
64					Alice	daughter	F	W	17	S				Utah	Switz (German)	Ger (German)			English	laundress	Laundry	W	no	0	Yes	Yes	No				2-	0-	8-	X
65					Henry	son	M	W	14	S				Utah	Switz (German)	Ger (German)			English	printer	Printing Co	W	no	0	Yes	Yes	Yes				3-	0-	7-	/
66					Bascom, Mabel	grand-daughter	F	W	4	S				Utah	Iowa	Utah				none														
67		Rear 434	176	210	Lloyd, Joshua B	head	M	W	30	M	8			Utah	Eng (English)	Eng (English)			English	driver	laundry	W	no	0	Yes	Yes		R		H	14-	4-	8-	X
68					Mary A	wife	F	W	30	M	8	3	3	Wales (English)	Ger (German)	Eng (English)	1880		English	none					Yes	Yes								
69					Horace	son	M	W	6	S				Utah	Utah	Wales (English)				none							No							
70					Helen M	daughter	F	W	3	S				Utah	Utah	Wales (English)				none														
71					Edwin R	son	M	W	2	S				Utah	Utah	Wales (English)				none														
72		Rear 434	~~174~~	~~25~~	Nelson, Andrew	lodger	M	W	39	S				Swed (Swedish)	Swed (Swedish)	Swed (Swedish)	1889	Al	English	laborer	Cement Co	W	Yes	0	Yes	Yes		~~R~~		~~H~~	0-	1-	X-	1
73					Carl O	head	M	W	41	M	13			Swed (Swedish)	Swed (Swedish)	Swed (Swedish)	1904	Al	Swedish	laborer	City	W	Yes	0	No	No		R		H	5-	4-	5-	X
74					Anna	wife	F	W	38	M	13	7	7	Swed (Swedish)	Swed (Swedish)	Swed (Swedish)	1904		English	laundress	odd jobs	W	Yes	0	Yes	No					2-	0-	7-	X
75					Estrit	daughter	F	W	12	S				Swed (Swedish)	Swed (Swedish)	Swed (Swedish)	1904		English	none					Yes	Yes	Yes							
76					Fredrick	son	M	W	10	S				Swed (Swedish)	Swed (Swedish)	Swed (Swedish)	1904		English	none					Yes	Yes	Yes							
77					Carrie	daughter	F	W	8	S				Swed (Swedish)	Swed (Swedish)	Swed (Swedish)				none							Yes							
78					Olaf	son	M	W	6	S				Swed (Swedish)	Swed (Swedish)	Swed (Swedish)				none							No							
79					Sigrid	daughter	F	W	2	S				Utah	Swed (Swedish)	Swed (Swedish)				none														
80					Harold	son	M	W	2/12	S				Utah	Swed (Swedish)	Swed (Swedish)				none														
81		Rear 434	178	252	Phelps, Rose	head	F	W	46	M	25	7	7	Eng (English)	Eng (English)	Eng (English)	1872		English	none					Yes	Yes		R		H				
82					Ethel	daughter	F	W	18	S				Utah	Utah	Eng (English)			English	binder	Book Bindery	W	No	0	Yes	Yes	No				2-	9	7-	1
83					Nellie	daughter	F	W	16	S				Utah	Utah	Eng (English)			English	binder	Book Bindery	W	no	0	Yes	Yes	No				2-	9-	7-	1
84					Lily	daughter	F	W	11	S				Utah	Utah	Eng (English)			English	none					Yes	Yes	Yes							
85					Sarah	daughter	F	W	8	S				Utah	Utah	Eng (English)				none							Yes							
86		416	179	253	Palmer, James C	head	M	W	56	Wd	28			Utah	Eng (English)	Massachusetts			English	moterman	street car	W	no	0	Yes	Yes		O	F	H	2-	1-	X-	4
87					James Ch	son	M	W	21	S				Utah	Utah	Utah			English	carpenter	contractor	Emp	no	0	Yes	Yes					4-	0-	9-	8
88		412	180	254	Mousey?, Hardy	head	M	W	57	M	36			Utah	Rhode Island	Illinois			English	conductor	Street Car	W	no	0	Yes	Yes		O	F	H	2-	0-	X-	5
89					Anne	wife	F	W	58	M	36	6	6	Utah	Eng (English)	Massachusetts			English	none					Yes	Yes								
90					Lokuler?, Ethel	daughter	F	W	30	M	10	2	1	Utah	Utah	Utah			English	collector	Loan Co	W	no	0	Yes	Yes					11-	2	3-	X
91					Ethel	grand-daughter	F	W	8	S				Utah	Utah	Utah				none							Yes							
92					Mousey, Doris F	son	M	W	15	S	29			Utah	Utah	Utah			English	elevator boy	building	W	no	0	Yes	Yes	Yes				14-	6-	7-	X
93		408	181	254	Palmer, Edward W	head	M	W	45	S				Utah	Eng (English)	Massachusetts			English	sheriff	city	W	no	0	Yes	Yes		O	F	H	3-	2-	5-	X
94					Thirza	sister	F	W	52	S				Utah	Eng (English)	Massachusetts			English	none					Yes	Yes		~~O~~	~~F~~	~~H~~				
95					Gooch, Charles	half-brother	M	W	57	S				Iowa	Massachusetts	Massachusetts			English	none					Yes	Yes	Yes							
96	Third North	258	182	255	Hayes, William	head	M	W	61	M	35			Ire (English)	Ire (English)	Ire (English)	1866	Na	English	merchant	Grocery Store	Emp	no	0	Yes	Yes		O	M	H	3-	2	3	X
97					Mary A	wife	F	W	65	M	35	7	6	Illinois	Ger (German)	Ger (German)			English	none					Yes	Yes								
98					Gertrude	daughter	F	W	24	S				Utah	Ire (English)	Illinois			English	saleswoman	Grocery Store	W	no	0	Yes	Yes					6-	2-	3-	X
99					Brain, Ebenezer	son-in-law	M	W	34	M	9			Utah	Eng (English)	Eng (English)			English	salesman	Wholesale Shoe Co	W	no	0	Yes	Yes					6-	2	3-	X
100					Irene	daughter	F	W	32	M	9	3	2	Utah	Ire (English)	Illinois			English	none					Yes	Yes								

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Bischoff Carl hlpr Galigher Machy Co rms 436 Elizabeth.
" Corinne clk Minry World r Belvedere Apts.
" Douglas A mgr Minry World r Belvedere Apts.
" Fred mech Royal Bkg Co b 436 Elizabeth.
" Henry S gen agt C & N W Ry and C St P M & O Ry r 3 Hill Apts.
" Hertha student rms 436 Elizabeth.
Bishop Alden M clk O S L r 2128 Green.
" Alex L (Bishop Bros) r 248 Bishop ct.
" Amanda (wid Thos) r 262 Bishop ct.
" Amy b 438 N 2d West.
" Art smplemn Utah Ore Sampling Co b 460 Germania av M.
" Art J mgr H A Tuckett Co r 1178 Windsor.
" Bethia (wid Edwin) r 460 Germania av M
" Don mach b 726 W So Temple.
BISHOP BROS (Chas W and Alex L), Well Drillers, 248 Bishop ct, Tel Was 2486-W.
" Chas H lab b 258 Bishop ct.
" Chas W (Bishop Bros) r 258 Bishop ct.
" Edwin firmn U S S Co r Midvale.
" Effie steno Rogers-Evans Co b 438 N 2d West.
" Eliz (wid Chas) rms 619 W Capitol.
" Eliz (wid Geo) r 9 Herbert av.
" Francis M recorder Juvenile Court r 1590 Major.
" Fredk T blrmkr r 438 N 2d West.
" Geo O grocer 613 W 1st No r same.
" Glen H opr Arthur Plant r Magna.
" Harry delmn C R Savage Co b 262 Bishops ct.
" Helen student b 613 W 1st No.
" Irvin b 460 Germania av M.
" Ivan C firmn r Garfield.
" Mrs Ivy rms 647 W 3d No.
" Jas farmer b 460 Germania av M.
" John clnr L D S Hosp.
" J A copy reader Tribune r 1732 3d East.
" Lawrence H clk Phoenix Utility Co b 438 N 2d West.
" Leo R lab b 248 Bishop ct.
" Lizzie boxmkr McDonald's rms 619 W Capitol.
Bishop Lyles student b 211 Elm M.
" Mrs Mae rms 336 Whitaker ct.
" Margt steno Bemis Bro Bag Co b 4958 Poplar M.
" Maria (wid Thos) rms 611 W Capitol.
" Mary (wid John) r 726 W So Temple.
" Matt farmer b 460 Germania av M.
" Matt R farmer r 211 Elm M.
" Melvin tmstr Alliance Coal Co r 248 Bishop pl.
" Mrs Minnie waiter Quinn's Lunch Rm rms Manx Hotel.
" Morris blrmkr b 726 W So Temple.
" Myrtle asst tchr Westminster College b 1156 Blaine av.
" Myrtle emp Mut Creamery b 726 W So Temple.
" M R formn U S S Co r Murray.
" Oel E eng D & R G r Garfield.
" Orson lab Morrison, Merrill & Co b 438 N 2d West.
" Paul cond rms Belmont Hotel.
" Ralph slsmn H A Tuckett Co r 128 Jackson av.
" Roy collr r 1366 Ramona av.
" Sarah J (wid Wm H) r 4958 Poplar M.
" Sidney E ydmn Alliance Coal Co r 257 Bishop pl.
" Thos G died Feb 2 '20 age 28.
" Vera clk J C Penney Co b Murray.
" Verl W student b 4958 Poplar M.
Bishop's Building 40 N Main.
Bismark Chas M clk Hemenway & Moser Co rms 31 N State.
Bissas Andw K lab G S Co rms Garfield.
Bissell Chas E cond D & R G r 824 Washington.
" Enid steno Tyng Warehouse & Storage Co b 824 Washington.
" Grace steno b 824 Washington.
" Marie (wid Harry) r 459 Center.
" Mary E steno rms 8 Keith Apts.
Bissett Arch L drftsmn O S L rms 618 11th East.
" Nancy O bkpr Inter-Mtn Whol Co rms 376 E 3d So.
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ATTACHMENT F: APPLICANT INFORMATION

248 W. Bishop Place

MANNING
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ATTORNEYS

136 East South Temple, Suite 1300
Salt Lake City, Utah 84111
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Facsimile: (801) 364-5678
www.mc2b.com
Brooke Johnson
bjohnson@mc2b.com

January 9, 2017

SENT VIA HAND DELIVERY

Salt Lake City Planning
451 South State Street
Salt Lake City, Utah 84111

Re: 248 Bishop Place Demolition Application

To Whom It May Concern,

This law firm and the law firm of Bruce Baird represent International Real Estate Solutions, Inc. ("IRES"), the owner of the property located at 248 Bishop Place. Please consider this letter to be IRES' demolition application.

1. Pre-Submittal Meeting Recommended.

A pre-submittal meeting took place with Anthony Riederer on March 18, 2016.

2. Project Description.

Demolition of 248 Bishop Place is necessary because it is a public nuisance, lacks historical character, and cannot be restored to usable condition. The property is a rundown Victoria Eclectic style home constructed of frame and shiplap. It is located on a small lane in Salt Lake City's Marmalade district—on the western-most border of the Capitol Hill Historic District. It is the only home that is not boarded, and until recently was occupied by the caretaker hired by IRES to watch over the street. The caretaker was evicted and damaged the property further prior to vacating. 248 Bishop was poorly constructed in its time—lacking a foundation, subject to numerous unapproved and unsafe additions to create more interior living space, and is sagging and on the verge of collapse. The home is located at the end of the private road without proper ingress or egress for emergency vehicles, or space for landscaping or other aesthetic greenery. It lacks historic character, attracts criminals and vagrants, and is a danger to the developing neighborhood.

IRES purchased 248 Bishop in 2012 with the intention of rehabilitating and developing it and the surrounding properties. After four years of working with the Planning Department to obtain approval for a plat, IRES has been unable to find an engineer willing to sign off on the building plans. Three separate engineers refused to affix their stamp to the plans—stating that the degraded cut stone masonry walls lacked appropriate seismic support, lacked a foundation, contained rotten floor joists, and could not be rehabilitated.[1] IRES, faced with uniform rejection of its rehabilitation plans, now believes that demolition of 248 Bishop is necessary. As outlined below, this letter provides the basis for demolition pursuant to Salt Lake City Ordinance 21A.34.020(L).

Standards for Demolition of a Contributing Structure

1. *The physical integrity of the site in terms of location, design, setting, materials, workmanship, feeling and association is no longer evident.*

The alterations made to 248 Bishop have resulted in only limited historical elements surviving. Also, according to the Utah State Historical Society, it is possible that this home was moved to its present location, and was not originally located on Bishop Place.[2 3]

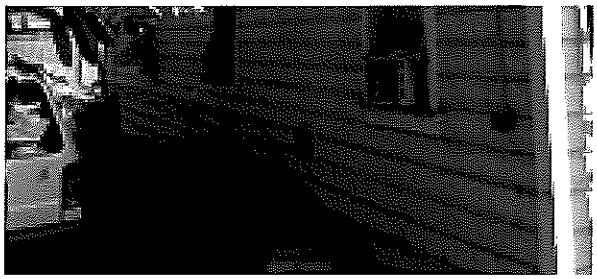
[1] See Reports of York Engineering dated January 14, 2016; updated York Engineering Report dated December 28, 2016; and Compass Engineering dated February 19, 2015 enclosed as Tab 1.

[2] See 248 West Bishop Place Historical Society Structure/Site Information Form enclosed as Tab 2(b).

[3] Photographs of the streetscape are enclosed as Tab 3.

This home, like many others on Bishop Place, has been added onto numerous times through the years. The photographs above show two separate additions that clearly post-date original construction.

Also, the home has deteriorated past the point of restoration. First, it lacks a foundation:



Some effort appears to have been made many decades ago to create a foundation by installing a cement-like product as a footing. This was accomplished by digging 4 to 6 inches below grade and pouring the cement-like product 4-6 inches above the wood base of the home. Contrary to the intention, this provided no structural support. To properly create footings for 248 Bishop, under the direction of a licensed engineer, IRES would need to undertake significant excavation, attempt to remove the cement-like material, and create new footings with rebar and cement. Alternatively, IRES could lift each home up and create a foundation or footing. Given the deteriorated state of the home, either effort would likely result in the collapse of the existing home.

Second, the lumber within the home has eroded, leaving floor beams, support studs and beams, and trusses in a dangerous condition. The home is sagging and leaning as a result of this deteriorating.

Third, the age of the home indicates that lead based paint and asbestos were likely used and continue to pose a health hazard.

As a result of the alterations that took place years before IRES purchased the property, there is very little that remains historic in the property. The home does not contain distinctive characteristics, noteworthy architectural details, and was not constructed by a notable architect or craftsman.

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

The streetscape of 300 West would not be negatively affected by the demolition of 248 Bishop.[4] First, 248 Bishop is not visible from 300 West.

Second, the east side of 300 West is a hodgepodge of mixed commercial and residential homes that have not retained their historic character. The Marmalade Library is a striking and visible structure only a block away that highlights modern architecture and is not reflective of any historical preservation efforts. The Jardine Dry Cleaning does not embody historic elements.

[4] Photographs of the streetscape are enclosed as Tab 3.

Third, because Bishop Place is located on the western-most boundary of the Capitol Hill Preservation District, it is directly across the street from a variety of commercial and non-historic buildings. Particularly, the Bavarian Motorcycle Workshop, built in 1972 and since remodeled in a variety of ways, is directly across the street. A Family Dollar is also nearby—located on the corner of 500 North and 300 West, and likely detracts from any historic elements that might be found in the area.

Finally, Salt Lake City's building permit records indicate that a home (identified as 248 Bishop) on Bishop Place was demolished in 1980 as a result of "too many violations to list."[5] This demolition took place two months before the Utah State Historical Society's survey of Bishop Place. At the time the Historical survey was done, the street and homes were already declining and on their way to the current blighted state. Demolition of the remaining structures would simply complete the cleanup started by the City in 1980.

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

The criteria used for determining whether an area is eligible for listing on the City Register specifically excludes "structures that have been moved from their original locations" unless that structure is an "integral part" of the district or is "significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event."[6]

In 1983, when the City Council of Salt Lake City met to discuss adopting the Capitol Hill Historic District, concerns were raised about the edges of historic district, and particularly the western edge along 300 West.[7] In discussing differing philosophies regarding the boundaries of historic districts, the Council minutes state,

> Mr. VanAlstyne suggested that the boundaries of the district be squared off and that it would be realized that not all projects would receive the same level of scrutinization. This would mean that a project that would not impact the character of the district would receive less scrutinization than would a project that would impact the character of the district.

Here, 248 Bishop was likely moved from its original location from the site of the Denver Rio Grande station and after decades of neglect, does not have architectural value or an ability to be restored to its previous condition.[8]

Also, the City Council envisioned a sliding scale of scrutiny for properties located on the margins of the Historic District. This is logical because Bishop Place is located in a commercial

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[5] See Salt Lake City Corporation Building Permit Inspection Listing enclosed as Tab 4. A handwritten note identifies the home as 248 West Bishop. The street may have been renumbered after the demolition of this property.

[6] See Capitol Hill Historic District Criteria enclosed as Tab 5.

[7] See December 7, 1983 Meeting Minutes enclosed as Tab 6.

[8] See Historic Survey enclosed as Tab 2(b).

area surrounded by numerous noncontributing structures on the westernmost boundary of the Capitol Hill Preservation District. Properties directly across the street from Bishop Place are not in the historic district and have not been preserved.[9] The Marmalade Library is the centerpiece of a gentrifying neighborhood, and is just one of the striking noncontributing structures in the area. Strictly scrutinizing the proposed demolition for this structure would be contrary to the intention of the City Council in adopting the boundaries of the Historic District.

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

This element does not apply to 248 Bishop.

5. *The reuse plan is consistent with the standards for new construction (see Section 21A.34.020H).*

IRES plans to develop the property but will submit an application for a landscape bond after receiving approval for demolition.

6. *The site has not suffered from willful neglect, as evidenced by the following:*
    a. *Willful or negligent acts by the owner that deteriorates the structure.*
    b. *Failure to perform normal maintenance and repairs.*
    c. *Failure to diligently solicit and retain tenants.*
    d. *Failure to secure and board the structure if vacant.*

IRES boarded the vacant 248 Bishop in 2015 in an effort to preserve the building.[10] The property was abandoned well before IRES took ownership, and was not habitable. The close proximity to West High School and history of vacancy made the property an attraction for truant high school students and the transient population in Salt Lake City. Bishop Place is regularly visited by Salt Lake City police officers—to address issues from mischief to drug use to theft—and is an impediment to renewal efforts in the neighborhood.[11] In 2012, the Salt Lake City Police Department cleared transients from the homes. [12] The police noted that the homes were "in a state of disrepair where the inside of the homes were mostly framed and lacked utilities." All of the homes were closed to occupancy by order of the health department because they were "[d]ilapidated homes that lack utilities with transients squatting in unsecure homes."[13] Even after the homes were boarded in 2015, the health department observed that "transients have torn down boards and are living in these vacant houses…there have been reported burglaries reported in the same neighborhood, these vacant houses may be a housing for stolen property." *Id.*

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[9] Photographs of these noncontributing structures are enclosed as Tab 3.

[10] See correspondence with Salt Lake City regarding boarding of the property, enclosed as Tab 7.

[11] Please see police reports for the last 4 years enclosed as Tab 8.

[12] See Salt Lake County Health Department Records enclosed as Tab 9.

[13] See Notification of Premises Closed to Occupancy enclosed as Tab 10.

IRES made every effort to secure 248 Bishop, including installing a fence to secure the lane and renting out one of the habitable properties to a caretaker who watched over Bishop Place. However, transients continue to kick in the boarded doors and live in the properties, further deteriorating the homes.

7. *The denial of a certificate of appropriateness for demolition would cause an "economic hardship" (see Section 21A.34.020K).*

IRES has already invested a significant amount of time and resources in exploring rehabilitation of 248 Bishop and the surrounding homes. 248 Bishop has 1,690 square feet and no basement. An average resale estimate of $198.99 per square foot above ground results in a possible sale price of $336,293.10. Based on current calculations, IRES cannot rehabilitate 248 Bishop for less than $151,000.00.[14] This amount does not include the cost of upgrading the infrastructure and road or acquisition costs.[15] With the current state of the other homes on Bishop Place and the history of criminal activity, it will be very difficult to even locate a buyer for the property at this project price per square foot.

More information regarding the economic difficulties associated with renovating the property may be found in the concurrently-submitted Economic Hardship Application.

3. Show Integrity of the Structure.

The photographs above show that there is limited surviving historic integrity to the structure. A black and white photograph from 1936 shows that the home did not have the additions currently on the property. Decades of neglect have resulted in a deteriorating property without a foundation, causing the home to fall apart from the inside-out. There is little historical integrity in the current state.

[14] See Breakdown of Costs for Property enclosed as Tab 11(c).

[15] A breakdown of the estimated infrastructure expenses is enclosed as Tab 12.

4. Show Streetscape Condition.

See photographs showing the streetscape and surrounding contributing and noncontributing structures.[16]

5. Threat to Public Health and Safety.

As detailed above, 248 Bishop is a threat to public health and safety. The home is the location of continuing criminal activity.[17] It draws drug users to the developing area and prevents rehabilitation of neighboring businesses and homes. The building inspector, Orion Goff, has acknowledged that the property is in bad condition and not habitable. [18] And, it was closed to occupancy in 2012 by the Salt Lake County Department of Health.

Additionally, Bishop Place would qualify as a blighted area under Utah Code Ann. § 17C-2-303. A survey conducted by Bonneville Research Group indicates that the homes substantially impair the growth of the municipality, retard the provision of housing accommodations, and constitute an economic liability.[19] Bonneville Research found "substantial physical dilapidation, deterioration, or defective construction of buildings" present in all of the parcels on Bishop Place. *Id.* It also determined that all of the parcels on Bishop Place exhibit four or more of the legislated "blight factors" and that renewal of the property is necessary to effectuate a public purpose. Without demolition of these structures, the property will continue to be a menace to the developing area.

6. Show No Willful Neglect.

IRES had retained a tenant in this home to act as a caretaker. 248 is now vacant and the previous tenant took active steps to further destroy the property prior to vacating it by breaking out windows and damaging the interior. Police were clearing transients from the home shortly after IRES acquired it in 2012, and the Health Department condemned the properties that year as well.[20] After negotiations with the city, IRES was allowed to lease this home, but the condition is very rough. IRES boarded the other properties in 2015, erected a chain link fence to keep out vagrants and other criminal activity, and posted no trespassing signs.

7. Additional Applications/Bond.

An application for Economic Hardship is submitted concurrently with this Demolition Application.

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[16] Available at Tab 3.

[17] See police reports at Tab 8.

[18] See Email enclosed as Tab 13.

[19] See Bishop Place Blight Survey enclosed as Tab 14.

[20] See Salt Lake County Health Department Records enclosed as Tab 9.

Please let me know if you have any questions or comments regarding this information. We look forward to hearing from you.

Very Truly Yours,

Bruce Baird
Brooke Johnson

Enclosures

ATTACHMENT G: MASTER PLAN DISCUSSION

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 HLC cannot use the master plans as a finding of whether a demolition standard is satisfied or not.

That said, the following are policies in various adopted master plans that provide policy information related to the subject 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*).

Capitol Hill Community Master Plan Policy (2001)

The Capitol Hill Community Master Plan specifically identifies policies and action items designed to further the following goal:

> "Provide for the preservation and protection of the historically and architecturally important districts as well as the quality of life inherent in historic areas. Ensure new construction is compatible with the historic district within which it is located."
>
> **Planning Issues**
>
> Although the Capitol Hill Historic District has become a well-identified historic area of Salt Lake City, there are still many people, including property owners, who do not understand or know of the regulations and opportunities associated with this area being designated historic.
>
> In addition, continued pressures from land speculators threaten the area. Because of its proximity to Downtown, the land is seen as more valuable than the historic structures by many speculators and developers. The adoption of design standards for the historic district to ensure compatible redevelopment and alteration which are sympathetic to historic resources, and measures to discourage the demolition of historic resources are paramount.
>
> **Policies**
>
> Promote fullest and broadest application of historic preservation standards and design guidelines, especially relative to new construction, so that historic neighborhood fabric, character and livability are not compromised.

Planning Staff Comment: While the master plan policy does indicate that sensitive redevelopment is welcome in the district, it strongly encourages the adaptive reuse of contributing structures and explicitly supports measures to discourage demolition of historic resources.

Salt Lake City Community Preservation Plan (2012)

Policy 3.3j: Support the modification of existing historic residential structures to accommodate modern conveniences in their homes when it does not otherwise negatively detract from the historic property.

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.

Policy 3.3l: Demolition of locally designated Landmark Sites should only be allowed where it is found that there is an economic hardship if the demolition is not allowed or where the structure is declared by the Building Official to be a dangerous building.

Planning Staff Comment: These policies are designed to allow for the sympathetic restoration and renewal of contributing historic properties. This allows historic resources to evolve in amenity and function so that they may continue to serve the city into the future, significantly reducing the need for demolition.

Policy 3.3m: Ensure criteria for demolition of contributing structures are adequate to preserve historic structures that contribute to the overall historic district while allowing for consideration of other important adopted City policies.

Action 1: As part of the revisions to the demolition of contributing structure criteria, evaluate the appropriateness of including criteria that allows the consideration of whether the demolition would allow the advancement of other important adopted City policies to be part of the analysis.

Consideration of other adopted policies should not be weighted more heavily than the adopted preservation policies. The level of importance of the other adopted policies in the demolition analysis should be based on how relevant the contributing structure is to the overall historic district and the significance of the location of the contributing structure to the implementation of the other applicable adopted City policies.

Planning Staff Comment: This policy indicates that other City policies, including but not limited to housing and economic development, should not be more heavily weighted than adopted preservation policies.

ATTACHMENT H: HISTORIC PRESERVATION 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
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."	Does not comply.	Although the subject structure is in a state of disrepair, the physical integrity of the subject site and structure is still evident in terms of location, design, setting, and materials. The 2006 Capitol Hill survey rates the subject building as "A", which indicates an architecturally significant and eligible structure. This is further indication that the physical integrity of the site and structure is still intact, and contributes to the historic fabric that makes up the Capitol Hill Historic District. The 2006 survey specifically identifies this building as "an excellent example of the worker cottages built as infill during this period."

The streetscape within the context of the H historic preservation overlay district would not be negatively affected	Does not comply.	The demolition of the subject building would have a negative impact on the streetscape both Bishop Place and 300 West. In the case of Bishop Place, it would remove a member of a significant extant ensemble of historically-contributing courtyard-focused workers housing. The modification to the site would, ultimately impact the physical integrity, design, feeling, and association of Bishop Place, as experienced from 300 West. Any demolition of contributing structures on this block will have a negative impact on the character and integrity of the block face and the Capitol Hill Historic District as a whole. Despite previous discussions of modifications to the boundaries of the overlay district, this is a block with a significant number of contributing properties. Although this block face is on the edge of the district and has several buildings that have been altered, a further reduction of contributing structures would be negative.
The demolition would not adversely affect the H historic preservation overlay district due to the surrounding noncontributing structures	Does not comply.	The majority of the surrounding structures are contributing to the district. Any demolition of contributing structures in this area would adversely affect the H – Historic Preservation Overlay District.
The base zoning of the site is incompatible with reuse of the structure	Does not comply.	As noted previously, the zoning for the site is SR-3, which would allow for the reuse of the structures on Bishop Place as single-family housing. The applicant has rehabilitation plans and COAs approved for the site via the Planned Development and Preliminary Subdivision process.
The reuse plan is consistent with the standards outlined in subsection H of this section	Likely complies, to be determined.	The applicant has not submitted a reuse plan bey0nd stating the intent to submit a landscape bond 'after receiving approval for demolition'. Landscaping is an acceptable approach to reuse of the site. However, given that no specific landscape or reuse plan has been submitted, it cannot be determined whether the reuse plan is consistent with the Standards for New Construction as outlined in 21A.34.020(H) or the landscape design standards and guidelines in 21A.48.

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,** **(2) Failure to perform normal maintenance and repairs,** **(3) Failure to diligently solicit and retain tenants, and** **(4) Failure to secure and board the structure if vacant**	Does not comply with factors 1, 2, and 3. Complies with factor 4, since 2015.	The applicant's narrative indicates that the building was vacant and in disrepair upon acquisition in 2012. The applicant did not choose to board the property until 2015, "in an effort to preserve the building." This suggests that for the three years between acquisition and 2015, the structures were allowed to deteriorate without intervention by the owner. As per their submitted narrative, the site was acquired by the applicant in 2012 with the intention of rehabilitating the homes. The applicant has provided no evidence that the current owner has done any routine maintenance or repairs since the time of purchase. In the submitted narrative, the applicant indicates the property was vacant at the time of acquisition. No indication is given as to whether the property could have been improved for leasing at that time. Condition is provided as the rationale for which tenants were not solicited for the property. At the time of acquisition in 2012, the structures were vacant and unsecured. In 2015, the applicant began fencing and boarding the structures in an attempt to prevent unwanted entry.
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	To be determined.	Information pursuant to this standard has been submitted, however this is a process the applicant could pursue once a decision is made regarding the proposed demolition.

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.

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Recognized Organizations (Community Councils):
The Capitol Hill Community Council were formally contacted via email on February 2, 2017, to solicit comment regarding the demolition proposals.

The proposal was presented at their February 15th meeting. Subsequently, a letter was received indicating the community council's position on the project. The board expressed a preference for the rehabilitation of the structures, but a willingness to support the demolition of some structures. This support is premised on the buildings being documented to the standards of the Historic American Building Survey (HABS). This letter has been included in this attachment.

Two additional emails were received: One indicating support for the demolitions, one in opposition. They have been included in this attachment.

Open House:
An open house was held on February 16. Approximately 12 interested members of the public attended, though only four chose to sign in. General consensus of those attending was that they were eager to see improvements to the area, but would prefer to see the buildings on Bishop Place restored and updated for modern living rather than torn down and replaced.

Public Comments:
Other than those previously mentioned, no specific comments have been received in relation to the proposals. A summary of comments received after this staff report was drafted will be provided to HLC commissioners.

Notice of the public hearing for the proposal include:
- Notice mailed on April 6, 2017.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on April 6, 2017.
- Property posted on April 10, 2017.

CAPITOL HILL NEIGHBORHOOD COUNCIL

WWW.CHNC-SLC.ORG

March 8, 2017

Mr. Bob Springmeyer
Bonneville Research
170 South Main St. Suite 775
Salt Lake City, Utah 84101

Re: Bishop Place demolition proposal

Dear Bob,

On behalf of the Capitol Hill Community Council, I'd like to thank you and your client for presenting your client's proposal to demolish the structures on Bishop Place to the Council on February 15. The Board referred the matter to our Advocacy Committee which met on February 20 to discuss the proposal. This letter summarizes our response.

The Board strongly supports the improvement of Bishop Place to eliminate the hazards it currently poses and to provide housing in our neighborhood. Our priorities are that the project be beneficial for the neighborhood and respectful of the unique historical value of Bishop Place. That said, we recognize that the project must be financially feasible. We are ready to work with your client to create such a project.

In an ideal world, we would like to see the exteriors of all of the existing buildings on Bishop Place restored. They are all historically significant. The wood frame buildings are among the few remaining examples of adobe-lined construction in the City. If the developer deems it necessary, we could support the demolition of the wood frame buildings on the condition that they first be documented in accordance with the Historic American Building Survey (HABS) standards. The Board may be able to assist the developer in this process.

We do not support the demolition of the brick bungalow on 300 West or the brick duplex on the south side of Bishop Place. In addition to its historic value and handsome appearance, the scale of the bungalow is appropriate on 300 West, whereas the proposed pair of small frame houses would not be. The bungalow appears to be structurally sound. It might be financially viable as professional office space. The duplex is a unique structure and, thanks to its brick walls, has suffered much less damage than the wood frame houses. We are ready to help the developer apply for historic tax credits and other incentives to reduce the cost of renovating these structures.

The Board is ready to use its position with the City to support this project on the above conditions. It is our sincere hope that this project will go forward in a manner that will benefit both the developer and the neighborhood. We look forward to continuing conversations.

Sincerely,

Laura Arellano

Laura Arellano, Chair

Capitol Hill Nieghborhood Council

Riederer, Anthony

From: [redacted]
Sent: Wednesday, February 22, 2017 11:20 AM
To: Riederer, Anthony
Subject: Bishop Place Demolition

Mr. Riederer,

As a property owner on 300 W I request that each structure on Bishop Place be demolished. My family and I won't walk on that side of 300 W because of all the transients in and out of those buildings, even before the chainlink fence was erected. Those buildings are an eyesore and contribute nothing positive to the area. What use is a historic structure if it's inaccessible and neglected?

The area has greatly improved by the RDA and by individual property owner's initiative. I don't know what the plans are for Bishops Place, but an empty field would be an improvement over it's current state.

Thank you,
Galen Bagley
[redacted]
[redacted]

Riederer, Anthony

From: [redacted]
Sent: Tuesday, April 11, 2017 3:40 PM
To: Riederer, Anthony; Penfold, Stan
Subject: Bishop Place Demolitions

Good Afternoon,
Following receipt of the Historic Landmark Commission's notice regarding a hearing concerning the proposed demolition of nine historic structures on or surrounding Bishop Place, as a resident of the neighborhood, I feel it necessary to comment on these proposals, as I will be unable to attend the meeting in person.

Salt Lake City has an admirable track record of exercising extreme prudence concerning alterations to and the razing of historic structures. The properties on Bishop Place should be no exception. If anything, these structures should be help to en elevated status given the great pride which the West Capitol Hill neighborhoods have taken in gentrifying what was once considered to be an extremely dangerous and otherwise forgotten section of the city.

The houses in this neighborhood represent some of the earliest, continuously used living structures in the city. While progress is most certainly always a threat to history, it would be a great tragedy to see such a large number of historic buildings fall by the wayside in one fell swoop. As new development beings to spring up just a block to the north of Bishop Place, there should be a heightened sense of preservation which provides a greater context for the care taken by the new developers to integrate their new buildings into a well-established neighborhood. Bishop Place can and should be a model for this type of development which places a premium on the revitalization, rather than a reorganization of our shared history.

Living in a house which is listed as historic, I am well aware of the constraints which, in all honesty can seem onerous at times. However, over the three years in which I have lived in the Marmalade Neighborhood, it has become all to apparent that these restrictions are in place in order to preserve not only history, but a quality of life which is becoming all too rare in neighborhoods across America which are as close to an urban center, as the West Capitol Hill neighborhoods are. We need not look further than Pugsley Street and its recent revitalization as proof that renovation rather than demolition pave the way for aesthetically pleasing and congruent neighborhoods.

I strongly urge the Historic Landmark Commission to **not approve** the razing of the structures on Bishop Place. Progress is occurring in our neighborhood on the Marmalade Block Development, and the urgency to preserve and protect that which makes Salt Lake City unique cannot be overlooked in the name of making a quick buck to the lowest bidder.

Thank you,

Tyson Carbaugh-Mason
District 3
369 N. Quince St.