

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 PLNHLC2017-00021, Demolition of the Residential Structure at 249 W. Bishop Place

DEMOLITION OF A CONTRIBUTING STRUCTURE IN A LOCAL HISTORIC DISTRICT

PROPERTY ADDRESS: 249 W. Bishop Place

PARCEL ID: 08-36-254-025

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 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.

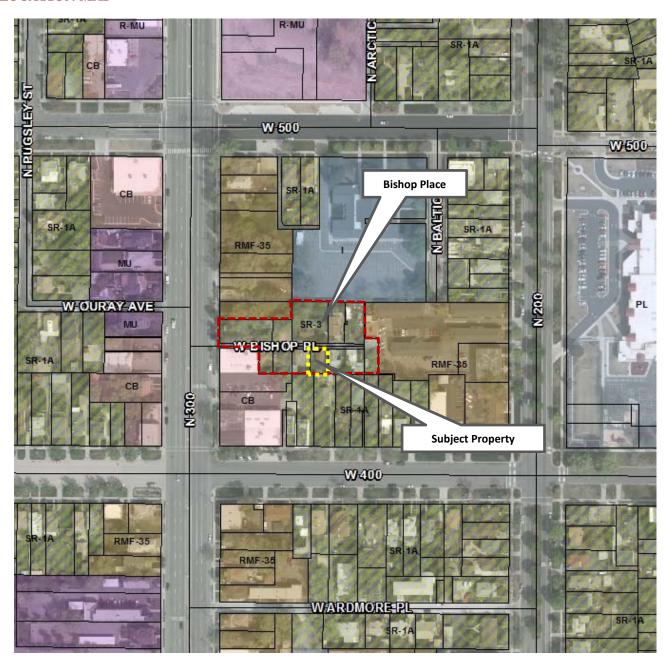
"The renovation of nine historic structures built between 1900 and 1906 would meet several of the goals of the West Capitol Hill Project area. First, Bishop Place is a blighted street with all housing structures in extreme states of disrepair. The Loan would facilitate the renovation of the existing 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, gable roofed house with frame extensions. The building is constructed in what is generally considered the National style. This style represents the period in which building forms common to American Folk architecture - and previously seen constructed of locally sourced materials - were adapted to the availability of milled lumber, brought with the advent of cross-continental railroad service.

According to the most recent survey of the Capitol Hill Historic District, completed in 2006, the residential structure on the property is rated "B" or "Eligible, 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.

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 redevelopment of the 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 <u>Attachment D</u> 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.



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:

The subject property is one of a number on the south side of Bishop Place that, on account of their consistent front yard setbacks, are clearly visible from 300 West.



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

Property Type:

Utah State Historical Society

Historic Preservation Research Office

Site No.	
Onc 140	

Structure/Site Information Form

			10.			
*						
1 z	Street Address:	249 Bishop Place			UTM:	
ATIO	Name of Structur	e:			T. R.	S.
IDENTIFICATION	Present Owner:			8 9 4		
IDEI	Owner Address:					
	Year Built (Tax R Legal Description		Effective Age: Kind of Building:		Tax#:	
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	□ Building Permit	Obiturary Index	☐ LDS Churc	h Archives	☐ SLC Library	
	☐ Sewer Permit	☐ County & City Histories		logical Society	□ Other	
	Bibliographical Re	eferences (books, articles, r	ecords, interviews, old p	notographs and maps	s. etc.):	
	Salt Lake Count Sanborn Maps, S Polk, Salt Lake	y Plat Records, 180 alt Lake City, 1898 City Directory, 19 rison," Deseret Nev	50-1940. 3, 1911, 1930, 1	969.	i i	
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HISTORY G

Architect/Builder:

Building Materials: fake brick asphalt over ?

Building Type/Style:

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

This is a one story gable roof house with an off center chimney. Its floor plan is the shot gun arrangement with rear extensions. There is a frame entrance porch with turned posts.



Statement of Historical Significance:

Construction Date: 1904-1911

From evidence of title, city directories, and Sanborn maps, this home was built between 1904 and 1911. There is a possibility that this house was moved to its present site from the site of the Denver Rio Grande station. The original owner of the building was Emily Viletta Bishop Harrison.

Harrison was born April 12, 1869, in Cheltenham, England. She was a daughter of Thomas and Sarah Haynes Bishop. Emily married James W. Harrison on April 12, 1893. The coupld had three children. She was a member of the L.D.S. Church. She died March 24, 1956. Harrison deeded the house to walter Garrick in 1923.

(printout date: 9/08/2006)

Architectural Survey Data for SALT LAKE CITY Utah State Historic Preservation Office

				Cian Sia	ue Historic Freservation O	ffice		
Address/		OutB				Plan (Type)/	Survey Year	
Property Name	Ht	N/C	Built	Materials	Styles	Orig. Use	RLS/ILS/Ge	NR Status
245 W ARDMORE PLA	CE B	0/1	c. 1959	OVERSIZED BRICK	RANCH/RAMBLER (GEN.)	RANCH / RAMBLER	06	Note
246 W ARDMORE PLA	CE D	0/0	c. 1965	STRIATED BRICK	LATE 20TH C.: OTHER	SINGLE DWELLING OTHER APT./HOTEL	80 06	N05A
		1.5		WOOD:OTHER/UNDEF.		MULTIPLE DWELLING	80	N05A
252 W ARDMORE PLA	CE D	0/0	c. 1980	REGULAR BRICK	LATE 20TH C.: OTHER	BOXCAR APT.	06	ASSOCIATED WITH SIMILAR BLDG ON 253 W 400 NORTH
		2				MULTIPLE DWELLING		
262 W ARDMORE PLA	CE B	0/0	c. 1938	ASBESTOS SIDING	MODERN: OTHER	OTHER APT./HOTEL	06	262-264; PARCEL ADDRESS IS 356 N 300 W
JO BETH APARTMENTS		2				MULTIPLE DWELLING	80	N05A
446 N BALTIC COURT	В	0/0	c. 1910	REGULAR BRICK	20TH C.: OTHER	DOUBLE HOUSE /	06	446-448 BALTIC COURT; CONSTRUCTION DATES: 1905-1911
ANDERSON, LARS, DUPLEX		1				MULTIPLE DWELLING	05	N05
? 458 N BALTIC COURT	В	0/0	c. 1925	REGULAR BRICK	20TH C. COMMERCIAL	OTHER	06	SERVICE BUILDING WITH GARAGE ENTRANCE; ATTACHED TO HOUSE AT 461 N 200 WEST
WILLIAMS, JAMES, GARAGE		1				COMMERCIAL (GEN.)	05	N05
33000 00000 0	10	THE SHALL SH						
? 235 W BISHOP PLACE	В	1/0	c. 1910	ASPHALT SIDING	GREEK REVIVAL	OTHER RESIDENTIAL	06	ADDITION/2ND HOUSE ATTACHED ON EAST c. 1936: 237
		1			VICTORIAN: OTHER	SINGLE DWELLING		N05A
243 W BISHOP PLACE	В	1/0 1	c. 1900 c. 1936	ASPHALT SIDING	VICTORIAN: OTHER	OTHER RESIDENTIAL SINGLE DWELLING	06	SHEATHED 1936? N05A



248 W Bishop Place



249 W Bishop Place



253 W Bishop Place



258 W Bishop Place



262 W Bishop Place B



265 W Bishop Place B



**Buildings in City Creek Canyon NRHP district



View of City Creek Park



135 N Canyon Road**

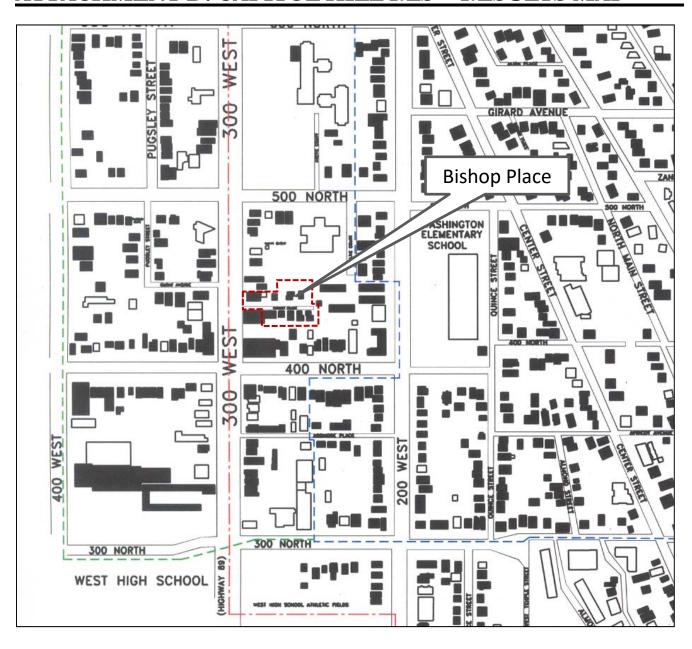


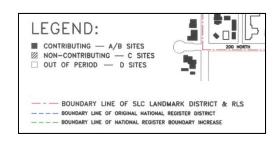
155 N Canyon Road** D



160 N? Canyon Road** Median Park D

ATTACHMENT D: CAPITOL HILL RLS - RESULTS MAP





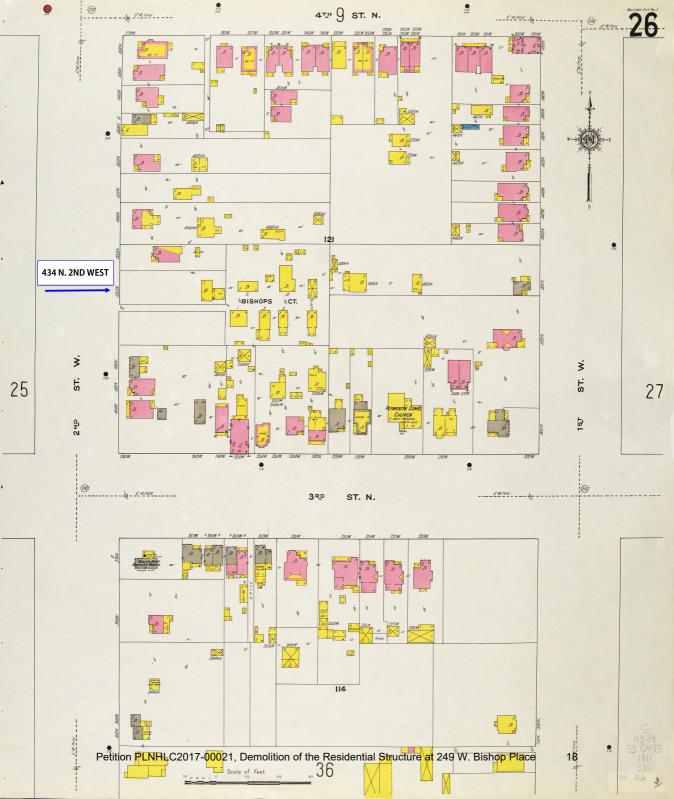
ATTACHMENT E: ADDITIONAL STAFF RESEARCH

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 <u>familysearch.org</u>. 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.



Page No. 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 leity 17 16 fin the County of Salt Lake, State of What enumerated by me on the Second day of June, 1880.

augustus A. Stulfouth

Nativity. Education. Occupation. In Cities. 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? 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. Relationship of each person to the head The Name of each Person whose place of abode, on 1st day of June, 1880, was in this family. of this family— whether wife, son, Profession, Occupation or Trade of each person, male or female. daughter, servant, boarder, or other. the Country, if of foreign birth. 16 17 18 19 20 21 22 23 14 9 10 11 12 4 5 measles Daughten Dally 11 Original Wife 11 Norway Norway Norway Daughler Grand D. Grand S. Blackemith Brander - Mary Daughen Tailor Wakehow Ongland Birle maken W m 20 Son W J. 49 sarah 1, WM 19 trrandly 6

NOTE D .- In making NOTE E .- Questia NOTE F .- Q

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

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8 Oct 21 1876 OM " " " NO 1 July 13 1877 12-30 L 805-6 " " " " NO 1	David H. Kimball Newell W. Kimball Horace H. 1 " Kimball , Sarah M. Simball Heshwart Minball " 1 00 Nov 23 1876. 1 " George B. Kelly IV. D: 1250 Ang 24 1880	S. S. Bartlett M. , Suffolk Moass. It 1	An im divided '4 Sut in Garding Machine Property (Wescription same as lines above And other property) Pursuant to Order of Allotment Bro. Court of Loo In Matter of said Estate. Part of Sot I born, at the S. M. of said lot the 76.10 rds. th E. 14 rds. th S. 16 rds. th W. 14 rds. to ple ace of Bey.
10 " " " Mb 1845 Apr 19 1881 Steorge B. Kelly " 12 Apr 11 1881 " " " " " " " " " " " " " " " "	2 " Anne Charlson Mtg 1000 " 31", 1 " David J. Morgan H.D. 240 Oct 2 "	J. Barnett n.P. " S.S. Utah Pt 1 Do. W. Clayton N.S. " " " Pt 1	My to secure notieven date for \$1000. due 6 mos Int. 100/o per annim pay mily a part of lot 1 bow. at the S. M. corner of said lot the 10/0 rds. Th. E. 3 rds. th S. 10 rds. Mr. 3 rds. to place of Beg. My to secure notieven date for \$800. duery. Int. 100/o per community after mily Part flot 1 bow. 6 rds. W. from the S. E. convert said of the M. 11 rds the 10 th.
13 July 25 1882 14 Feb 9 1881 1:50 2 916-18 18 1883 " " " " " " " " " " " " " " " " " "	2 " Josephiare & Nichols Mtg. 800. Opr 11 188) Partial Release 1 " Gev. B. Kelly of Mortgage 600 Tet 9 1889 2 " Fernmorg Little D.D 300 Mar 16"	Anger Mc Common Rec. yes Stake Mah Pt 1 J. M. Eldredge N. P. Yes Rich All 1. M. Eldredge N. P. Yes Rich All	Written on the face of original mitg (Duly attested by the Recorder); bons, it rds & from & W. corner of lot the E. 5 rds. the M. 10 rds. the W. 5 rdsthe S. 10 rds, to place & Beg. See line above for original mitg? Same as line 5 of this page
15 " 6 " 9M 2 9/8-19 Fernmon Little " 16 Nov 10 " 9M Filing of See Book 13 be 263 Examine of Order of See John Shareholder. Dec 12 " 12:30 Papers of Sheriffs thest of Salesce, French table Snow Exprison Description of See Sheriffs thest of Salesce, French table Snow Exprison Description of Sheriffs thest of Salesce, French table Snow Exprison Description of Sheriffs the start of Salesce, French table Snow Exprison Description of Sheriffs the start of Salesce, French table Snow Exprison Description Descript	" " Aborporation Self rdens 3200 " 6 " - Jerubbabel Snow Sale 4700	Rephi W. blayton NP " S.L. " All 3 6 7	all lots 647 and following part lot & Bey at the NE. corner lot 5 th H. 2 rds th. Sonds. th & 2 rds. th No 5 rds. to place of heg lalso part block 13 2 plata Lot 3 (also & 2 le 2 lot 2 Be 103 a celso part flots y block 50 plat 13 also lots 1,6,7 +8 block 96 pl at 6.
18 " " 1:20 & 38+2 Robert J. Golding Yes 18 " " PM6 " " 3155 J 418-21 June 2 4 1884 Thomas Bishop & Sarah Bishop his wife " 19 " 10 " 10 " 10 " 10 " 10 " 10 " 10 "	2 " Thomas Bishop W.D 1300 Jan 26 1852 Laron a Cummings 2nd party " " Philip Angely 3rd party My 100 " " "	James a Varnes H.G. Yes S. L. Wat all 3 "See ack" """ " " " " " " " " " " " " " " " " "	All of lot 3. Mly to secure noticeven date for \$1000. duely Int. 10/0 per mo payable misty in advance. All flot 3. Purports to acknowledge and bid by grantors for lot 3 for the purpose of re-
20 Feb 7 " a.M. Barnes " 10:42 & 466-7 May 1883 Matthew Barnes " yes 21 Apr 25 " PW Josephine Elishols Mary & Brown +	2 " Robert Golding Redemption 1056 " " " " " Robert Richardson My 150 Fit 7 "	Sidney H. Narke 719 " " Pt 2 Charles & Pomeroy 768 . " " Pt	Part of lot 2 Being 3rds, S. front by 5 rds. 26, The South West corner of that, My to secure notice and date for \$150. due 147, Int. 19 per mo pay able quarterly. Might secure notice and date for \$150. due 147, Int. 19 per mo pay able quarterly. Might secure notice and date for \$150. due 147, Int. 10 Topen commun paye mo'ly Bart of 6+8 Com. 164 3 ft. 6, of 16.6 corner lot 8 th. 8, 33 ft. 4 in th st. 8 reds. It 18 33 ft. 4 in. th 6 8 R. To place of beg, Error see Block 72
20 d'et 9 " a.M. 10:42 & 1166-7 May limber Barnes : 1/25 21 Apr 26 " PM for phine Exists Mary & Brown + " " " 3:15 & 64950 Fixed Ling Property 6. M. Brown their husband " 22 Feb 12 1881	" Josephine E. Wichold " 700 Apr 25 " Sartial Rolene To Jeorge B. Kelly Antg, 200 = 2 - Eliphalet W Blatchford W.D. 600 00 July 25 1882	Congus M. Common the as witness Dep. " " Bt 1 Charles E. Pomeroy N.O. 240 J.L. 21tah Pt 1	Com at S. W. corner of lot 1 th 16 10 R. Th. E 3 R. th. S. 10 R. th. W. 3 R. to ple oce of By conty 30 sq. R. See line 10 above a fail of lt 1 bound a fint 4 r E of IN con of said lot the 65 r, the Mor, the Nos, ohe. 10 r to leeg. bounty 50 sq rodo.
24 Jee. 1/ 1885 pm 1. 602-3 George sig Sev. B. Aelly 1. 25 lug 6 1883 mm 234- 25 lug 6 1883 mm 234- 10153 L. 5-1-7- Jen 20 1887 Frederick Palmer 1. 26 lug 18 1883 mm 18 1883	1 - David J. Mary and W.D. 100 00 Lees # 1883 Simon Dannberger 2 departy 100 lees 1 1883 2 - Vincentoan and Brilding Association 3rd Oty Dof T. + debt any 15 1883.	Lugue M. Camon C.R. " " Ot 1 Larry J. Duke N. D. " " " Ot 2 1 600. 10 10 10 10 10 10 10 10 10 10 10 10 10	Cond. 3 R. E. of S. W. wow. said lot 1, th. N. 10 R. ; th E. 1 R; th S. 10 R; th W. 1 R to profe 2. of The secure note of every date for \$200 and Int premium monthly dues and finesine Bey who print 86 12 ft to from \$3. W. ever. lot 2; th N. 2474 ft; th E. 165 ft; th S. 2474 ft ith W. 165 ft topylo My to secure note of even date for \$1000 as, due 1 yr, Int 1070 per armun, payable mod, low at a friend 6 R. W. of S. E. vou, th W. 5 R; th M. 10 R; th E. 5 R; th S. 10 R top of b.
28 Jept 8 18 x3 am 914- William Pearson 11-	1 - Joseph E. Hishols Wity 1000 on Aug 18 1583 2 - Edward Kunter B+S. D. 200 00 Sept 5 1883 2 - George Kinghton Lease mittendian Bold 8 1883	Charles E. Comeray S. P. " " Ot ! " " Ot ! " " Stayner S. O. Me " " Ot " " " " Stayner S. O. Yes " " Ot " " " " " " " " " " " " " " " "	Building on lot 5. Bufforts to lever from Sept 1, 1883 to Mar. 1: 1886 Dwelling home + slove with about 10th. On front by 4 B. but, of the lot extending E. to row of apple true, being now next In fourthouse
Dec 13 1883 12 b. 1 H. D. F. Ison Probate bourdin S. L. bo. In the matter 4 the Estate & Edy and Hunterdecessed Life 1 " 11 X 519-20 beig: E. I mith I. J.	Jeorge Kinghton Lease on 12 tento mo 3 18 18 18 18 18 18 18 18 18 18 18 18 18	John b. butler G.b. " " It I	Parforts to Same Lien on develling House + lot upon which it stands being ext the. from by 10-R. E. ! bom saft to from S. W. wo, lot 2 for Labor + material farmished between ling 4 + 30 M5/12. To ann Elija Hunter Rich lot 5 except probe bequeathed to Edward W. Hunter & Edward & Bhuntar + other property. To Edward & Hunter + Edward S. B. Munter Part lot 5 3 bom. at h. E. on lots, the William E; th. S. 120 E. 5. 5 R; th. E. 5. 64 R; the h. 5. 38 R day of be and other property to other grantees.
32 Sefy, 7 182 am. 10.35 G. 749.50. Robert Friehardson.	1 - Sarah Twitchell Jones MD. 1 - Sept. 30 2 - Mathem Barnes MD. 200 - Feb. 30	Jos F. Smining M. " " " 2 fidney W. Darke N. P. " " " " 2 C. Richards Clirk. " John Hamer Deputy " Heber " " "	Com, 4 P. W of the S.E. Cor., N 10 R. W3R. S 5 R. E 2 R. S 5 R. E 1 R. to Beg. (2009R). Centaining 15 og R of Grand "Being 3 R & front by 5 P N of the SM cor of the 6 /2 of saillet. Come Control
34 Dec 10 1884. am. Beter J. Wilkinson. 11 - 35 Jany 24 " am.	2 - Peter J. Milkinson. 2 - Ann Milkinson. 2 - John Codman Mr.D. 900 - Fig. 11 885 - 24 11	Maphi N Clayton n G , SL U. , I Chas E Pomeroy N.P. ,, " " " " "	Com at the SN Cor lot 1:- nio R. E & R. SIO R. M& R to Beg. Same as on line # 33. to Sic. Nobe ev date due 19 4 10/6 Com & R Mof S Elevlot 1: M 5 R, NIO R, E 5 R, SIO R tolig.
36 Oct. 12 " om. 20. 127-8 Mary & Baction by Olio R Moon he day, " 37 " 28 " am 20	2 - John Codman M.J. 1000 - Sep. 24 " 1 - William H. Toroler. M.D. 400 - Oct. 12 " 2 - Matthewa Barnes. M.D. 400 - " 28 "	Milliam Fulle n. P a "" George Mannon 2 " " " 2	Com 10 RW of Ster lA2: M12 11 71 5 R. 612 p. 85 Rt by
Petition PLNHLC2017-00021, Demolition of the Residential Structure at 249 W. Bishop Place		dontinued an Page 210	Prince the factor of the facto

Salt Lake City Directory.

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20

Wholesale

Liquor Dealers

ELIAS MORRIS. BUILDER AND CONTRACTOR,

Manufacturer of

Fire Brick, Fire Cement, Plaster Paris, Asbestine Stone and Water Pibes.

Bealer in Portland Cement,

MANTELS & GRATES.

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GEO. A. LOWE.

Agent for and Dealer in the

SCHUTTLER FARM AND FREIGHT WAGONS,

Columbus Buggies and Phætons.

A full and complete assortment of Ames Steam Engines, Cooper Saw Mills, Lane Saw and Shingle Mills, Lath Mills, Knowles Steam Pumps, Buckeye Reapers, Mowers and Self Binders, Sweepstakes Threshers, Minnesota Chief Threshers, Dederick Hoisting Engines, Dederick Perpetual Hay Balers, Leppel Turbine Wheels, Flouring Mill Machinery. Correspondence Solicited. Address to GEO. A. LOWE.

Salt Lake City or Ogden Utah.

Petition PLNHLC2017-00021, Demolition of the Residential Structure at 249 W. Bishop Place

Biddlecome Rebecca, widow, ns 2d South bet 3d and 4th East Billing F. W. mining, ns 2d South bet 2d and 3d East Billing Edwin, harnessmaker, ws 4th West bet 2d and 3d North 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 Ist and 2d South Bircumshaw Joseph, laborer, es 10th East bet 1st and 2d South Bird Edmund F, cabinet maker, as 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 21 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

L. GOLDBERG, LEADING CLOTHIER, Salt Lake City.

Beer.

Agents Original Budweiser

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BOOK

BOOKS

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STATIONER

Field and Opera GLASSES ™ Joslin & Parks. Goods BID BIS Biddlecome John N., coachman, Judge J. R. McBride, r. 971 E. Third South Biddlecome Rebecca Mrs., wid., r. 971 E. Third South BIKUBEN (The), Danish Weekly, 42 Franklin Av Guaranteed Billeter Julius, machinist, U. C. Rv. shops, r. 358 N. Fifth West 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 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 Binnie & Co. (Robert Binnie), 23 and 25 E. Second South Binnie Robert (Binnie & Co.) r. 57 Second South Bird Chas., brakeman U. C. Ry., r. 358 W. Eighth South 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 WW. 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 S 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. Rv., 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

TROY-

-STEAM

Laundry.

-142-

MAIN STREET.

SUPERIOR WORK.

Reasonable Prices.

-DESPATCH.---

32 W. Second South Street.

Evans & Spencer

HEADQUARTERS FOR

SPORTING GOODS.



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

FISHING TACKLE and BASE BALL GOODS, Boxing Gloves, Fencing Foils, Masks, Etc.

Agents for the VICTOR BICYCLE and TRICYCLES. RUDGE BICYCLES and TRICYLES. TRICYCLES for Children.

Dog Collars, Playing Cards, Rubber Boots and Blankets, Sportmen's Clothing, and in fact all that the Sportsman Wants. Petition PLNHL02017-00021, Demolition of the Residential Structure at 249 W. Bishop Place

FLOUR at Saac Sears, South Street. BIS Bishop Frederick T., boilermkr. Haynes & Son, r. 434 N. Secon Bishop George F., carp., r. 553 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 in Blair Martha Mrs., wid., r. rear 157 S. Fou Blake Benjamin, lab. r. 304 S. First West Blake G., drayman, r. 462 S. Second West Blake Samuel, teamster Mountain Ice Co. Blake Weslay, U. S. Signal Service, r. 118 Blake Wm., potter, Frederick Peterson, r. Blandin Chas. F., atty. 107 S. Main, r. 108 Blake Wm., potter, court house, r. 7 Blair Edward, mason, Temple blk. r. rear 157 S. Fourth West Blair Martha Mrs., wid., r. rear 157 S. Fourth 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 Blandin Chas. F., atty. 104 S. Main, r. 109 W. North Temp 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 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 Blattner Rudolph, musician, r. bet, 11 and 12 East on Third Bledsoe J. Franklin, carp. r. 237 S. Sixth East Blicker Johana, chamber maid, Walker House BLOHM F. W. Rev. (Baptist) Missionary Scandinavian, r. 451 B 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 N.W. cor. Main & 3d S. Sts.

BLU

RECORD OF DEATHS

No. of Cert cate	of tifi-		NAME.	Year.	Age. Mo.	Day.	Place of Street,	No.	Sex.	Color,	Social State.	Occupation.	Birth Place.	Parents'	Name. Mother.
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MCCORNICK, COOKE & CO. London & Lancashire Fire Ins. Co., of Liver Jump to 129 INSURANCE No. 14 McCornick Building.

Union Assurance Society, of London, Eng. Svea Fire Insurance Co., of Gothenburg, Sweden.

SALT LAKE CITY DIRECTORY.

129

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.

Petition PLNHLC2011-00021, Derrichtor of the Residential Structure at 249 W. Bishop Place V est Temple and 176 W 5th South, res 176 W 5th South.

F. M. **BISHOP**

TWELFTH CENSUS OF THE UNITED STATES.

State Wah

SCHEDULE No. 1.—POPULATION.

Supervisor's District No. 273 Wtah

Enumeration District No. 31

Sheet No.

Township or other division of county Green 30 Third Present 30 Third Present See Instructions.

Name of Institution,

Name of Institution,

Ward of city,

Enumerated by me on the 2+3 day of June, 1900,

Black M. Benning, Enumerator.

-											/			
	LO	CATIC	ON.	NAME	RELATION.	PERSONAL DESCRIPTION.			NATIVITY.		CITIZENSHIP.	OCCUPATION, TRADE, OF PROFESSION	EDUCATION.	OWNERSHIP OF LOME.
	N CITIES	, is	the	of each person whose place of abode on June 1, 1900, was		DATE OF TO T	Elen Lien	Place of birth of each person States, give the State	and parents of each person enume or Territory; if of foreign birth, g	erated. If born in the United give the Country only.	the the	of each person TEN YEARS of ag	е 🗒 📗	aged.
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DEPARTMENT OF COMMERCE AND LABOR BUREAU OF THE CENSUS

ENUMERATED BY ME ON THE ...

SUPERVISOR'S DISTRICT NO. Chare-Letak, "SHEET NO.

92 (ENUMERATION DISTRICT NO. /28) & A WARD OF CITY 3

ett-sait NAM	E OF INSTITUTION (family name of institution	n, if any, and indicate the lines	on which the efficiency made. See instructions.]		ENUMERATED BY ME ON THE		DAY OF	political 1919:		***************************************	- Type	na I		America de	NUMER	ATOM	-
LOCATION.	NAME	RELATION.	PERSONAL DESCRIPTION.	NATIVITY.	CITIZENSHIP			OCCUPATION.			EDU	CATION.	OWNERSI	SHIP OF HOME.	cor ed onfed-	(both	
nue, lin ns). nell-nor. nilon.	of each person whose place of abode on April 15, 1910, was in this family.		the second how many children.	Place of birth of each person and parents of each person enting give the state or territory. If of foreign	merated. If born in the United States, irth, give the country.	Whether able to speak	Trade or profession of or	Coursel nature of technology	Whether an	Wheth- Num	. o	chool since r l,	or or	farm	surrity or C	lind .	dear 1b.
are i, aver in the case of d of d of the in the in the interior of the of the interior of the	Enter surname first, then the given name and middle initial, if any.	Relationship of this per- son to the head of the	5 T. W-2 KE		r nat	English; or, if not, give language spoken.	particular kind of work done by this person, as	business, or establishment in which this person works,	employer, employee,	of week	ead.	rite.	free gage	r hou	r a nion	eyes	dun
reet road road use n ties o ties o ties o	Include every person living on April 15, 1910. Omit children born since April 15, 1910.	family.	o o o o o o o o o o o o o o o o o o o	Place of birth of this Person. Place of birth of Father this person.	of Place of birth of Mother of		spinner, salesman, la- borer, etc.	as cotton mill, dry goods store, farm, etc.	working on own	on work	hethe	hethe tende iny t Septe	rned o	o mber	hethe the U	hethe	her
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Town	-burt	NAME O	F INSTITUTION.	[Insert proper name]	m, if any, and indicate the lines.	ship, town, precinct	district, hundred	, beat, etc. B	see Instructions,]	AME OF INCORPORATE	NUMERATED BY ME	Insert proper nan	ne and, also, name of class, as c	_ DAY OF	instructions.	W	ARD OF CI	TY Pe	010	Part	10	95
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"Hertha student rms 436 Elizabeth.

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"Alex L (Bishop Bros) r 248 Bishop ct.

"Amanda (wid Thos) r 262 Bishop ct.

"Amy b 438 N 2d West.

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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 2d West.

"Leo R lab b 248 Bishop ct.

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 Bish-

"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.

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"Ralph sismn H A Tuckett Co r 128 Jack-

"Roy collr r 1366 Ramona av.
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"Grace steno b 824 Washington.
"Marie (wid Harry) r 459 Center.
"Mary E steno rms 8 Keith Apts.
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11th East.

" Nancy O bkpr Inter-Mtn Whol Co rms 376

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ATTACHMENT F: APPLICANT INFORMATION

249 W. Bishop Place



136 East South Temple, Suite 1300 Salt Lake City, Utah 84111 (801) 363-5678 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: 249 Bishop Place Demolition Application

To Whom It May Concern,

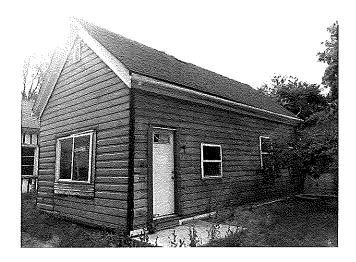
This law firm and the law firm of Bruce Baird represent International Real Estate Solutions, Inc. ("IRES"), the owner of the property located at 249 Bishop Place. Please consider this letter to be IRES' demolition application.

1. Pre-Submittal Meeting Recommended.

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

2. Project Description.

Demolition of 249 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 and boarded home constructed of wood shingles over deteriorating cut stone masonry. 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. All but one home on Bishop Place is boarded and uninhabited due to decades of vacancy and neglect. 249 Bishop was poorly constructed in its time—lacking a foundation, subject to numerous unapproved and unsafe additions to create additional interior living space, and is sagging and on the verge of collapse. The home abuts the small road running through Bishop Place without proper ingress or egress for emergency vehicles, or space for landscaping or other aesthetic greenery. It lacks any historic character, attracts criminals and vagrants, and is a danger to the developing neighborhood.



IRES purchased 249 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. IRES, faced with uniform rejection of its rehabilitation plans, now believes that demolition of 249 Bishop is necessary. As outlined below, this letter provides the basis for demolition pursuant to Salt Lake City Ordinance 21A.34.020(L).

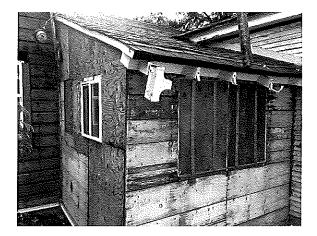
Standards for Demolition of a Contributing Structure

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

There are limited or no historic elements remaining in the home at 249 Bishop. In fact, 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 The Historical Society's report from 1980 notes that there have been "major alterations" and the exterior is "fake brick asphalt over?" Currently, these alterations make up the majority of the exterior. Large portions of the home were covered with vinyl, which has now been removed and exposed manufactured wood, obviously not historic, which makes up a portion of the exterior.

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.

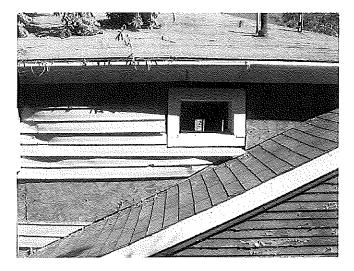
² See 249 West Bishop Place Historical Society Structure/Site Information Form enclosed as Tab 2(c).

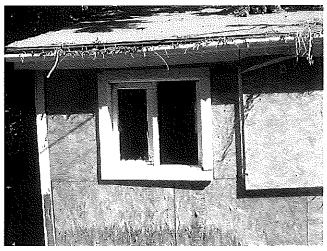


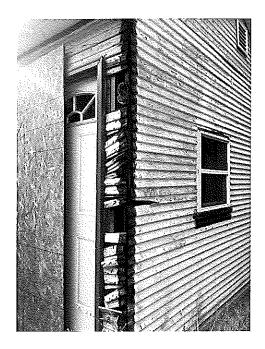




Page 4







The majority of the windows and exterior doors have been replaced and are not historic. Missized windows were used, and the gaps have been filled with modern, manufactured wood.











Additionally, this home, like many others on Bishop Place, 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 249 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. The only remaining historical element on the home is the "Lap Siding", which is so deteriorated that much of it could not be salvaged in a remodel.

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 249 Bishop.³ First, 249 Bishop is not visible from 300 West.

³ Photographs of the streetscape are enclosed as Tab 3.

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.

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 on Bishop Place was demolished in 1980 as a result of "too many violations to list." 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."⁵

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.⁶ 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.

⁴ 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 because there is a currently-listed home at 248 W. Bishop.

⁵ See Capitol Hill Historic District Criteria enclosed as Tab 5.

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

Page 9

Here, 249 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.⁷

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 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. 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 249 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 249 Bishop in 2015 in an effort to preserve the building. 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. In 2012, the Salt Lake City Police Department cleared transients from the homes. 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

⁸ Photographs of these noncontributing structures are enclosed as Tab 3.

⁷ See Historic Survey as Tab 2(c).

⁹ See correspondence with Salt Lake City regarding boarding of the property, enclosed as Tab 7.

¹⁰ Please see police reports for the last 4 years enclosed as Tab 8.

¹¹ See Salt Lake County Health Department Records enclosed as Tab 9.

Page 10

"[d]ilapidated homes that lack utilities with transients squatting in unsecure homes." 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*.

IRES made every effort to secure 249 Bishop, including installing a fence to secure the lane and renting out one of the habitable properties to a caretaker who watches 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 249 Bishop and the surrounding homes. 249 Bishop has 1,122 square feet above ground and no basement. An average resale estimate of \$198.99 per square foot above ground results in a possible sale price of \$223,266.78. Based on current calculations, IRES cannot rehabilitate 249 Bishop for less than \$142,124.35. This amount includes the cost of upgrading the infrastructure and road. 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. <u>Show Integrity of the Structure</u>.

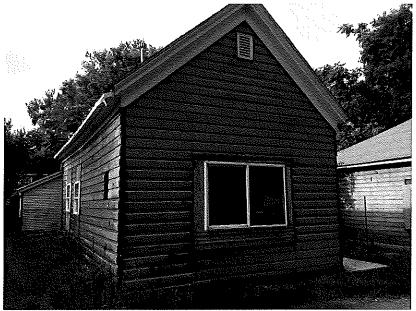
This historic photograph identifies a side-view of the home, identified with an arrow. The original double windows are evident in the photograph from 1936. They are now missing, along with the other original windows. A current photograph of the property shows deteriorating wood as the only remaining historic element. However, this wood cannot be saved in a remodel due to the foundation issues. There is nothing historic remaining on the home that can be preserved.

 $^{^{12}}$ See Notification of Premises Closed to Occupancy enclosed as Tab 10.

¹³ See Breakdown of Costs for Property enclosed as Tab 11(d).

¹⁴ A breakdown of the estimated expenses is enclosed as Tab 12.





4. Show Streetscape Condition.

See photographs showing the streetscape and surrounding contributing and noncontributing structures. 15

5. Threat to Public Health and Safety.

As detailed above, 249 Bishop is a threat to public health and safety. The boarded home is the location of continuing criminal activity. ¹⁶ It draws drug users to the developing area and prevents rehabilitation of neighboring businesses and homes. The building inspector, Orion Goff, has

Available at Tab 3.See police reports at Tab 8.

Page 12

acknowledged that the property is in bad condition and not habitable. ¹⁷ And, the property was closed to occupancy as "unfit" for dwelling in 2012.

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. 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 has retained a tenant in the one inhabitable home to act as a caretaker. 249 is boarded and vacant. 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. ¹⁹ IRES has simply taken steps to secure the building and ensure additional damage does not occur. It boarded the properties in 2015, erected a chain link fence to keep out vagrants and other criminal activity, and has posted no trespassing signs.

7. Additional Applications/Bond.

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

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

¹⁷ See Email enclosed as Tab 13.

See Bishop Place Blight Survey enclosed as Tab 14.

¹⁹ See Salt Lake County Health Department Records enclosed as Tab 9.

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 <u>master plans are not relevant to the demolition standards</u>, 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 3.31: 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	Does not comply.	Although the subject structure is in a state of
defined in subsection C15b of this section is no longer evident. Subsection		disrepair, the physical integrity of the subject site and structure is still evident in terms of location,
C15b reads, "Physical integrity in terms		design, setting, and materials.
of location, design, setting, materials,		
workmanship, feeling and association as defined by the National Park Service		The 2006 Capitol Hill survey rates the subject building as "B", which indicates an eligible and
for the National Register of Historic		contributing structure. This is further indication
Places."		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 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 negatively impact the character of the district.
The demolition would not adversely	Does not comply.	The majority of the surrounding structures are contributing to the district.
affect the H historic preservation overlay district due to the surrounding		contributing to the district.
noncontributing structures		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 beyOnd 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	Does not comply with	The applicant's narrative indicates that the
neglect, as evidenced by the following:	factors 1, 2, and 3.	building was vacant and in disrepair upon
negreet, as evidenced by the following.	Complies with factor	acquisition in 2012. The applicant did not choose
(4) 77/110 1 14 1 .1	4, since 2015.	to board the property until 2015, "in an effort to
(1) Willful or negligent acts by the	i, since 2010.	preserve the building." This suggests that for the
owner that deteriorates the structure,		three years between acquisition and 2015, the
		structures were allowed to deteriorate without
(2) Failure to perform normal		intervention by the owner.
maintenance and repairs,		anter condition by the conner.
_		As per their submitted narrative, the site was
(3) Failure to diligently solicit and		acquired by the applicant in 2012 with the
retain tenants, and		intention of rehabilitating the homes. The
		applicant has provided no evidence that the
(4) Follows to seems and board the		current owner has done any routine maintenance
(4) Failure to secure and board the structure if vacant		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.
		l l l l l l l l l l l l l l l l l l l
		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	To be determined.	Information pursuant to this standard has been
appropriateness for demolition would		submitted, however this is a process the applicant
cause an "economic hardship" as		could pursue once a decision is made regarding
defined and determined pursuant to the		the proposed demolition.
provisions of subsection K of this		
section		

- 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, Chair

Capitol Hill Nieghborhood Council

Riederer, Anthony

From:

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

Riederer, Anthony

From:

Sent:Tuesday, April 11, 2017 3:40 PMTo:Riederer, Anthony; Penfold, StanSubject: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 <u>not approve</u> 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.