

# 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 PLNHLC2017-00022, Demolition of the Residential Structure at 258 W. Bishop Place

### DEMOLITION OF A CONTRIBUTING STRUCTURE IN A LOCAL HISTORIC DISTRICT

PROPERTY ADDRESS: 258 W. Bishop Place

**PARCEL ID:** 08-36-254-018

**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, cross-gabled house clad in wood siding. 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 2006 survey, 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. (Attachment E) Photographic evidence suggests structure was added to sometime after the mid-1920's, which would allow for the addition to have acquired historic significance in its own right.

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:**

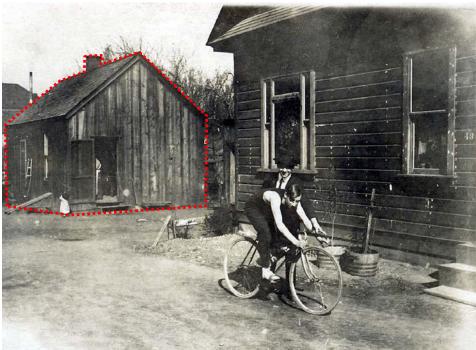
### **Issue 1 – Integrity of the Building:**

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  $19^{th}$ /early  $20^{th}$  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 (Post 1925 addition indicated in lighter line weight.)

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.

### **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.		
		*

### Structure/Site Information Form

Street Address: 258 West Bishop Place		UTM:						
Name of Structure:		T. R.	S.					
Present Owner:								
Owner Address:								
		Tax #:						
Original Owner: Charles W. Bishop	Construction Date: 190	01-1911 Demolitic	on Date:					
Original Use: residence	Present Use:	residence						
Building Condition: Integrity:	Preliminary Evaluation:	Final Regist	er Status:					
☐ Excellent ☐ Site ☐ Unaltered  ☐ Good ☐ Ruins ☐ Minor Alterations ☐ Deteriorated ☐ Major Alterations			ster   Multi-Resource					
Photography: Date of Slides:			80 Photo No.:					
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	☐ Personal Interviews							
☐ Building Permit	☐ LDS Church Archives	☐ SLC Library						
		,						
	Owner Address:  Year Built (Tax Record): Effection  Original Owner: Charles W. Bishop  Original Use: residence  Building Condition: Integrity:  □ Excellent □ Site □ Unaltered  □ Good □ Ruins □ Minor Alterations □ Deteriorated □ Side □ Rear □ Ott  Photography: Date of Slides:  Views: □ Front □ Side □ Rear □ Ott  Research Sources: □ Abstract of Title □ Sanborn Maps □ Plat Records/Map □ City Directories □ Tax Card & Photo □ Biographical Encyclopedias	Owner Address:  Year Built (Tax Record):	Owner Address:  Year Built (Tax Record): Effective Age: Tax #:  Legal Description Kind of Building:  Original Owner: Charles W. Bishop Construction Date:1901-1911 Demolition  Original Use: residence Present Use: residence  Building Condition: Integrity: Preliminary Evaluation: Final Regist  Building Condition: Integrity: Preliminary Evaluation: Final Regist  Construction Date:1901-1911 Demolition  Present Use: residence  Building Condition: Integrity: Preliminary Evaluation: Final Regist  Contributory Historic Period National Regist  Contributory Historic Period National Regist  Contributory Deteriorated National Regist  Photography: Date of Slides: Slide No.: Date of Photographs:Pring  Views: Front Side Rear Other  Research Sources: Views: Front Side Rear Other  Research Sources: Views: Front Side Rear Other  Abstract of Title Sanborn Maps Newspapers U of U Library  Plat Records/ Map City Directories VIII State Historical Society SYU Library  Tax Card & Photo Biographical Encyclopedias Personal Interviews USD Library					

Polk, Salt Lake City Directory, 1901, 1924.
"Charles W. Bishop," Desert News, August 29, 1938, p. 6, 9.

Sanborn Maps, SaltLake City, 1898, 1911, 1930, 1969.

Salt Lake County Plat Records, 1860-1940.

Architect/Builder:

Building Materials: frame; ship lap

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 roofed house with broad side to the street. There have been major window alterations. Originally this home was of the vernacular type. There is an off-center chimney. The rear extension with a gable roof creates a "T". There is also an entrance on the east.

Statement of Historical Significance:

Construction Date: 1901-19

From evidence of title, city directories, and Sanborn Maps, this house appears to have been built between 1901 and 1911. There is a possibility that this house was moved from the present location of the Denver Rio Grande station. The original owner of this house was Charles W. Bishop.

Bishop was born March 1, 1867. He was a son of Thomas and Sarah Haynes Bishop. Bishop was employed as a well driver from as early as 1897 until as late as 1937. His wife, Florence L., and he had seven children who survived him. He died August 27, 1938. The family kept the house through 1940.



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\*\* D



155 N Canyon Road\*\* D



160 N? Canyon Road\*\* Median Park D

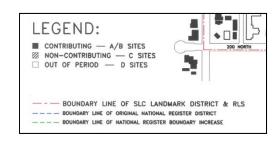
### Architectural Survey Data for SALT LAKE CITY

### Utah State Historic Preservation Office

Address/ Property Name		OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Ger	
248 W BISHOP PLACE	A	0/	c. 189	5 SHINGLE SIDING DROP/NOVELTY SIDING	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY SINGLE DWELLING	06	N05A
? 249 W BISHOP PLACE	В	0/1 1	c. 190 c. 1946	0 ALUM./VINYL SIDING	VICTORIAN: OTHER	HALL-PARLOR SINGLE DWELLING	06	NEWER SIDING N05A
253 W BISHOP PLACE	В	0/0		0 ASBESTOS SIDING	GREEK REVIVAL VICTORIAN: OTHER	HALL-PARLOR	06	SHEATED IN 1943?
		1	c. 1943			SINGLE DWELLING		N05A
258 W BISHOP PLACE	В	0/0 1	c. 190	DROP/NOVELTY SIDING	VICTORIAN: OTHER	HALL-PARLOR SINGLE DWELLING	06	N05A
262 W BISHOP PLACE	В	0/1	c. 190	ALUM./VINYL SIDING	20TH C.: OTHER	FOURSQUARE (BOX)	06	
		1		ASBESTOS SIDING		SINGLE DWELLING		N05A
265 W BISHOP PLACE	A	0/0 1	192	7 STRIATED BRICK	BUNGALOW	DOUBLE HOUSE / MULTIPLE DWELLING		DOUBLE HOUSE A 265-267 W N05A
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135 N CANYON ROAD VICTORIA HOUSE	D	0/0 2.5	c. 197	5 REGULAR BRICK	MANSARD	OTHER APT./HOTEL MULTIPLE DWELLING	06	SOUTH BLDG; ASSOCIATED WITH 155 N CANYON ROAD
155 N CANYON ROAD	D	0/0	c. 197	REGULAR BRICK	MANSARD	OTHER APT./HOTEL	06	NORTH BLDG: ASSOCIATED WITH
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VICTORIA HOUSE	- 2	2.5				MULTIPLE DWELLING		
? 160 N CANYON ROAD	В	0/0	c. 193	3 GRANITE	NOT APPLICABLE	MONUMENT		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





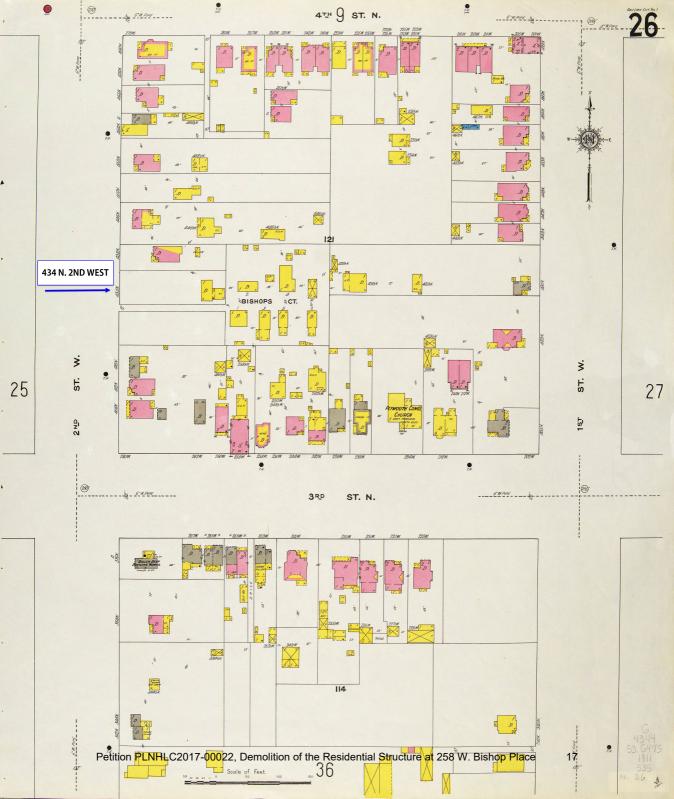
### ATTACHMENT E: ADDITIONAL STAFF RESEARCH

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 <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 Daughler 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

n 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. only be asked in cases where an affirmative answer has been given either to question 10 or to question 11. only be asked in cases when a gainful occupation has been reported in column 13. eviation in the name of the month may be used, as Jan., Apr., Dec.

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

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Sense 3 1877 L 745-6 Centry M. Layrence (sig H. M. 1 45-6 Centry M. 1 4	2 " Simball & Mary M. Simball Weed 100 Mor 14 1876  Samuel & Stimball Daniel H  1 " Alice a. Rich Warah Simball " 100 " " "  John Ho. Stimball Signiball " 100 " " "  Lamos Strington Ho. Stimball " 100 Jan 4 1877	Montblayton M. P" " " " " " " " " " " " " " " " " " "	of lot b ble 121 th 21.22 R. th S. 5 Pr. th. E. 2 R. th S. 15 R. th E. 20 Pr. th 20. 20 ft b laced Bay of an individed "4 2nt. in Carding machine Property Being lots 6 + 7, 4 part of lot 5 block 121 (and lot 3 + part of lot 5 block 132) Beg at 11. E. corner of lot 6 ft 121 th 21.22 R. th. 5 5 rds. th. E. 2 rds. th S. 13 rds. th. E. 25 R. th 20 20 R. tople ace of Bog (4 other property)  do d
8 Oct 21 1876 PM " " " Mo July 13 1877 12-30 L 805-6 " " " " Mo 9 Aug 24 1880 BM. 31 " 3:20 P 770-1 Israel O. Dewey Ges	David 16 Stimball Newell N. Simball Horace to.  1 " Simball, Sarah M. Stimball Feshward, Stimball " 1 00 Nov 23 1876.  1 " George B. Kelly D. 1250 Aug 24 1880	S. S. Bartlett M. aluffolk Marss. Pt 1	And im divided '4 Sut in barding Machine Property (Description same as lines above And other property) Pursuant to Order of Allotment Bro. Court of Loo Sur Matter of said Estate.  Part of Sot I born, at the S. M. of said lot the 96.10 rds. th E. 14 rds.  th S. 10 rds. th W. 14 rds. to place of Beg.
10 " " " 3:25 I 184-5 Apr 19 1881 Leorge B. Kelly .  11 Oct 2 " S.M. J. 12:115 P. 893-5" " " " " " " " " " " " " " " " " " "	2 " Anne Charlson Mtg 1000 " 31 " 1 " David L Morgan H.D. 240 Oct 2 "	Do. M. Clayton M. " " Pt 1  Longh Bornett M. " " Pt 1	My to secure note even date for \$1000. due 6 mos Int. 100% per annium paymily a part of lot 1 bow. at the S. N. corner of said lot the 1010 rds. Th.  E. 3 rds. th S. 10 rds. th W. 3 rds. to place of Beg. Mity to secure note even date for \$800. dues yr. Int 100% per annum pay after mile Part flot 1 bow. 6 rds. W. from the S. E. corner of said lot th W. 11 rds th 16 10 k.  th E. 11 R. th S. 10 rds. to place & Beg. ( See bartial Release line below)
" 11 " 30M of 635-6 Aug 18. 1883 " " " " " " " " " " " " " " " " " "	2 " Josephiare E. Nichols Mfg. 800 . Opr 11 188)  1 " Jev. B. Kelly of Mortgage 600  2 " Feramorg Little D.D 300 Mar 14 "	Grand Barnett MP " " Pt 1  Angus Mc Common Rec. yes Shake Mah Pt  J. M. Eldredge N. P. Yes Rich " All  1 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2	The E. 11 R. In S. 10 rds to place Beg. (See partial Release line below)  Written on the face of original solty (Duly attested by the Recorder);  bons, it rds E. from S. W. corner of lot; the E. 3 rds. the M.; 10 rds. the W. 5 rds the S. 10 rds, to place & Beg. See line above for original nity?  Same as line 3 of this page
15 " " " " 1:50 2 9/8-19 " Hermong Little "  16 Nov 10 " I'M Filing of See Book B'kg 263 michael Shanghnessy U.S. Marshallet.  Dec 12 " 12:30 Papers of Sheriffs list, good son See Search Super Service Snow By with Marshallet.  1. 12:30 Papers of Sheriffs list, good son Search Super Systems producing super-	" " Resoporation Self order 3200 " 6 "  - Gerubbabel Snow Sale 4700	Rephi W. blayton No " S.L. " all all 3 6 7	all lots 647 and following part lot & Bey at the NE. corner lot 5 th H. 2 rds th.  el 5-rds. th & 2 rds, th No 5 rds, to place I beg (also part block 132 platia)  Lot 3 (also & 2 le 2 lot 2 Be 103 a also part flots 4 block 50 plat B  also lots 1,6,7 +8 block 96 pl at b.
the second of th	2 " Thomas Bishop 2nd party II. D 1300 Jan 26 1852 " Laron a Cummings 2nd party Mety 100 " " " "	James a Varnes H.P. Yes S. L. Wat all 3  (See ack)  "" " " " " all 3	All of lot 3.  Mly to secure note even date for \$1000. duely Int. 10/0 per mo payable mily in advance. All flot 3.  Purports to acknowledge cont bid by grantors for lot 3 for the purpose of re- deeming saidland & accepted by Grantors of fund released from sale signed
20 Feb 7 " a.M.   166-7 May 1883   Robert Golding - 20 Feb 7 " a.M.   1466-7 May 1883   Matthew Barnes : yes 21 Apr 25 " PM   fosephine Michaels Mary & Brown + 22 Feb 12 1881   64950 Feb 20 Singart & M. Brown then husband " 22 Feb 12 1881   all 184   Anneldrarlson protack 2   1600   1844   Anneldrarlson protack 2   1600	2 " Robert Golding Redemption 10 56 " " " "  " Robert Richardson My 150 G1 7 "	Sidney H. Darke 71.9 " " Pt 2  Charles & Pomeroy 768 " " Pt	Part of lot 2 Being 3rds, S. front by 5 rds. H. of the South West corner of Ex said bor My to secure notice and ate for \$150, due sys, Int. 190 per mo pay able grantesly.  Mily to secure notice and ate for \$150, due sys, Int. 10 to per annum paye mo by Part of 648 Com. 164 3 ft. S. of M. E. corner lot 8 th. S. 33 ft. 4 in th st. 8 rds. It. N. 33 ft. 4 in. th & 8 rds. It. N. 33 ft. 4 in. th & 8 rds. It.
The state of the s	" Josephine E. Michols " 700 Upr 25 " Partial Release " 200	Charles E. Pomeroy M.O. 240 J.L. 21th Pt 1	Conty 30 sq. R. See line 10 above  a part of lt I bound a first 42 E of It con of said lot the E or, the More the More that.  10 r to leeg. bouty 50 sq rodo.
24 Jee. 1/88 pm 1 2. 602-3 George (sig In) B Kelly " 25 Aug 6 1883 um 234-  1 16 10153 L. 5-2-7- Jan 20 1887 Frederick Palmer " 36 Aug 18 1883 um (18 1883 um) (18 1885)	1 - David & Mary and M.D. 100 00 Lee 1 1883 Linear Damberger 2 departy 100 lights 10 Party 1909 2 - Vincerdoan and Brilding Resciation 3rd they Dof J. + delt any 15 1883.	Larry J. Duke N. O. " " " " " " " " " " " " " " " " " "	Lond. 3 R. E. of S. W. w. said let 1, th. N. 10 R.; th E. 1 R; th S. 10 B; th W. 1 R topolo.  July 1. to severe note of even date for 4200 and Int premium monthly dues and finesing.  Beg at a point 86 /2 ft t. friend S. It. ever. let 2; th N. 2474 ft; th E. 165 ft; th S. 24 34 ft 1th W. 165 ft topolo.  Myto secure note of even date for \$ 1000 and due 1 yr, Int 10 70 per armune, payable more, born at a friend 6 R. W. of S.E. con, the W. 5 R; the N. 10 R 1th E. 5 R, th S. 10 R top of b.
28 Sept 8 1883 um 914-	1 - Joseph E. Tichols Mttg 1000 00 Acc 18 1883 2 - Edward Hinter B+3. D. 200 00 Sept 8 1883 2 - George Kinghton Lease mitchesh mo Sept 8 1883	Charles E. Cimeray S. I. " " Ut ! " " Share It. Staymer S. I Yes " " Ut ! " " " " " " " " " " " " " " " " " "	Building on lot 5.  Bufuts to lever from Sept 1, 1883 to Mar. 1, 1886 Develling house + slove with about 10th, The front by 4 B. buth of the lot extending E. To row of apple trees, being now next W. fourthouse
Dec 13 1883 12 6, 1  H. D. Folson  Probate bourding S. L. bo. In the matter  30 Jan 21 1884 am  The Estate of Chronithen Stand Hunterdecessed  State 1 " 11 X 519-20 eigi C. Smith P. J.	2 - George Kinghton Lease on 12 teach us 3 1883 Harley Morey Motive blains 113 45 The heire to sad Estate Partitution Court 726. 1 1884	John b. butler lib. " " H 2	Perforts to Same Lien on develling House + lot upon which it stands being & 4 to 9/1.  from by 10 R. C. ! bom soft he from 3. W. eve, lot 2 for Labor + material fermished between light + 3 4 15/12.  To am Elija Hunter Rich lot 5 except punt bequeathed to Edward W. Hunder Edward & B. Hunter + other peoplety. To Edward 24, 14 myles + Edward. S. 18. Nameter Part lot 5? bom. At 1. E. ev. lots, th. 24. 5. 15. 8 1; th. S. 12° E, 5. 5 R; th. E. 5. 64 R; th. h. 5. 38 R. 10 p. of be and other property to other grantees.
32 Sefry 7 1802 and 10.35 y. 749.50. Robert Friehardson " 33 apr 14 " am	1 - Sarah Twitchell Jones MD. 1 - Sept. 30 2 - Matheur Barnes MD. 200 - 326 7 1882;	Jos F. Smining M. " " 2  filney W. Darko K. P. " " " " 2  C. Richards Clerk.  "John Hamer Deputy " Weber " " "	Orm. 4 R. W of the S.E. Cor. NOR. W3R. SSR. EaR. SSR. E1R. to Beg. (2009R).  Certaining 15-29R of Ground.  "Being 3RS front by 5R Nof the SN Cor of the E/2 of said lot. (Venus Control)  Pore of the SN Cor let in new E4R SUR NOR to Beautiful.
34 Dec 10 1384. Am. Peter J. Wilkinson. 11 35 Jacy 24 " Am.	2 - Peter J. Wilkinson.  2 - Anns Wilkinson.  2 - John Codman Mp. 1000 - Sep. 24 11	Maphi W Clayton n G , S'L U. , I  Chas E Pomeroy N.P. ,, " " " " "	Com at the SW Cor lot 1:- no R. E & R. SIO R. M& R to Beg.  Same as on line # 33.  to Sic. Nobe ev. date: due 14 10/6  Com & R Nof S & Carlot 1: W 5R, NIOR, & 5R, SIO R tolig.
36 Oct. 12 om	1 - William H Foroler. 91. 2. 400 - Oct. 12 ". 2 - Matthew Barnes. N.D. 400 - i 28 ".	William Fulla n. P a " " George Mannon 2 " " " 2	Com 10 RW of Steler 112: W12/11. H. 6/2/2. \$5Rthy
1. Guilotti Entitudo de la residential Sudcule at 230 W. Distrop Place		Dontinued on Tage of 15	19

Salt Lake City Directory.

ravis

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.

Grave and Monumental

TERMS CASH.

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 PLNHLC2017-00022, Demolition of the Residential Structure at 268 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

·si

St.

South

2nd

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Co., 1212

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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 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 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

Guaranteed

S

TEAT

Laundry.

MAIN STREET.

Reasonable Prices.

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 PLNHL02017-00022, Demolition of the Residential Structure at 258 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 is 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. 112 Blake Wm., potter, Frederick Peterson, r. Blandin Chas. F., atty. 107 S. Main, r. 109 Blair Edward, mason, Temple blk. r. rear 157 S. Fourth West Blair Martha Mrs., wid., r. rear 157 S. Fourth 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 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 Certificate.	NAME.	Year.	Age. Mo.	Day.	Place of l Street.	No.	Sex.	Color,	Social State.	Occupation.	Birth Place.	Parents Father.	Name.  Mother:
3771 10.552	8 Infant Clawson	_	- /	lin	Pirst	125	Female	nohite	Single		Saltlaw lity, Hotal	Mencer Clairson	Nabbii Clawson
CONTROL OF THE PARTY OF THE PAR	Famin C. Laylor Brough	# 500 (C) = 100 (F)	4	27/	o"bast	226%	Finale	White	Mamid				Namitle Saylor
	Minnie agnes Grattan						0		Single		Saulaw lity- 16 tal		
				#18E-55#/							Saularo City- Hotal	//	
	Ellen M. EKberg	57	5	6:	2" East.	lear of 523 00	Standle	White	. Ningle . Widon	,	malma, Iweden	Naus Mortenses	Engrene Mortens
	annie C. Sorenson	43	8	4	2" West	struck	Fernale	whit	mamid		1		glaroline Helberg
	Jarah a. Neath			A-0-1					mane		Novia Scotia, Hal	, ,	
Mileuell Edit (pheles)													
	Jesse J. murphy	69	8 :	256	custitution cust semp	Blodg. Lee	male	White	mamie	l Physician	Merrion Wist. S. Carolin	ne John Murpl	ny Jeohovra nurphy
	N.N. Roach	36	_	-	County to	ver	mali	nvlite	lingle	Miner	Mis consin		
	Baby Walker					2 - 11			. Single		Saltlus City-16tas	a W.W. Walker	Mr. Walken
	adele Pilland								Mamid		of aisne (France)	Porbleuse Constant Lor	is Rione) Sawage tugin
	eN. Bainbridge								Marrie	min.	Ohio		
	Campbell MB sour								manie	ı	Tolustown, St. Vine Doland, West Indi	a James. HBrow	W Sarah Brown
	Oscar I. Backer Jr					/			lingle		Toquerville, Mashin	Oscard. Bacher L	- annie I. Backer
	Thomas Graham								I DECEMBER OF THE PARTY OF	- //			
	Betty Sitton								Lingle		Holden, hancashin	James Whitche	Doabella M Groban
	Nabbie y. llawson						A		i Mame		1	//	g Clara Victor Young
	agnes, Dean Pratt								i Single				agnes laine brutt
21	Rosetta W. Benbow						0	757	Widow				Let Phoebe Wright
									Manie		Summerset, Englas		
3792.0,5545	Mrs. J. F. Surner								Mamid		1		marale a. Graham
3793 0.5546	hillie may Nielson					44			Single		,		Josephine Milson
	Jarah Francis Boyle								Single				le bra. mBoyle
	Rosa her Lemke						0	TE THE S	. Singl				many v. Lemke
A COUNTY OF THE PARTY.	Mrs. Elizabeth Rowe						1	10000	marrie				el Frances seasdel
	Hung George			- h	1	1000			i mami				
	Elvira Erath						^	The same	Linge				Elvisa Erath
													Christina mc Quan
	Louisa Reed	38	6	14.	Canners H	Wurd Po Note	u Ferral	a White	· Single	e	Jussex, England		
	Jarah Bishop								mamie	c .	Cheltenham, End	und ollos Haynes	Rebecca Naynes
	Jusamal Webb	69	5	2	Vazel 1 Vaith bet	13 8 % 9 W.	Femal	Le Whit	Manie		Quinch, Switzerla		
	Eleanor und voly	44	11	19	Carlin	Nev	s'emal	. Whit	mame	d	North adams. me	// /	VV
	Thomas Michine	60		- 1	County Ke	err	male	White	Memi	d			V
	Ettephen a. Estes	53	11	25	2" South	405€	male	White	lingle	Capitalies	* New york	Mr. Estes	nus Estes
	Elizabeth Hamis						CAT CAT		Manie				mariah Nams
	James W. Beebre				,					d Bootekeepe			Sarah & Beeber
	Joseph P. Risley					_			to Wiclan	1	1	1,	Normale Risley
	Eliza C. Binder				,						Hartfordshire, Eng.		
												//	iger many Chadud
	Lida Estella Bagley	30	2	19:	2" Touth	147 6	Femal	e whit	lingl	e		0	in almora austin
									100 m				

# 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 PLNHLC2011-00022, Derrichtor of the Residential Structure at 258 W Bishop Place V est Temple and 176 W 5th South, res 176 W 5th South.

F. M. **BISHOP** 

9 P

# TWELFTH CENSUS OF THE UNITED STATES.

State Utah County Salt Lake

# SCHEDULE No. 1.—POPULATION.

{Supervisor's District No. 2/3 Cutah Sheet No. Enumeration District No. 3/3

Township or other division of county Present 30 Third Present Ward of City, town, precinct district, or other civil division, as the same may be. See instructions.]

Name of incorporated city, town, or village, within the above-named division, Salt Lake Buly

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

· L	OCAT	TION.	NAME	RELATION.		PERSONAL	DESCRIE	TION			NATIVITY.		CITIZE	NSHIP.	OCCUPATION, TPADE, C	OR	EDUCATION.	OWNERSHIP OF E	HOM
IN CITI	ŒS.	ling- er of	of each person whose place of abode on June 1, 1900, was			DATE OF BIRTH.	ried,	Tried.	nany	Place of birth of each person States, give the State	and parents of each person enum or Territory; if of foreign birth, a	erated. If born in the United give the Country only.	on to		PROFESSION of each person TEN YEARS of	age	8	gaged.	dula
Street.	Touse Number.	Number of dwel. house, in the order visitation. tumber of family, in	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.	Relationship of each person to the head of the family.	olor or race.	Month. Yea	rge at last birthday.	Tumber of years man	children.	Place of birth of this Penson.	Place of birth of FATHER of this person.	Place of birth of Mother of this person.	Year of immigration the United States.	United States.	Occupation.	Months not employed.	Attended schoo months). Jan read. Jan write. Jan speak English.	Owned or rented. Owned free or morta	Tumber of farm Sche
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4.			— Les R	10.		Oct 189		7		Utah	England	Wales			al Jehool		3 98		
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7	-		- Mystle	Daughti	wF	apr 188	119 8	0		utah	Inland	Illinois			Shoe Factory Hand	1	gus yes ye	,	-
6			- William	Dow	w m yor 1882 17 8			utah	Ireland	Illinois			at School		8 yes yes you		-		
		St 100	- Gertie	Daughtin	Control of the State of the Sta	AND RESIDENCE AND PARTY AND PARTY AND PARTY.	A Charles March 19 Committee of the Publisher	Gentle Harrison and		Utah	Direland				at School		8 4 20 420 92		
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DEPARTMENT OF COMMERCE AND LABOR BUREAU OF THE CENSUS

THIRTEENTH CENSUS OF THE UNITED STATES: 1910 POPULATION

SUPERVISOR'S DISTRICT NO. Phase-Letal 1 SHEET NO. 92 (ENUMERATION DISTRICT NO. /28 ) SHEET NO. A WARD OF CITY 3

ett-sair NAME	OF INSTITUTION (Finish manus of institute	on, if any, and indicate the lines	on which the office are made. See in	structions.]		E)	ENUMERATED BY ME ON THE 21			DAY OF	Julana 0	UMERAT	OR.					
LOCATION.	NAME	RELATION.	PERSONAL DESCRIPT	TION.		NATIVITY.		CITIZENSHIP.			OCCUPATION.		EDUCATION.	OWNERSI	HIP OF HOME.	nfed-	an d	
nite, ion interest in the state of the state	of each person whose place of abode on April 15, 1910, was in this family.			Mother of how many	Place of birth of each person and give the state of	d parents of each person enumerated or territory. If of foreign birth, gi	. If born in the United States, we the country.	era str.	Whether able to speak		Wi	ether If an employee	to to lince Inc.	. o .	· E	or Na	· saf	9
aver aver etc. town se in isitat	Enter surname first, then the given name and middle	Relationship of this per-	race. race. sin wide	children.				fmml the U	English; or, if not, give language spoken.	Trade or profession of, or particular kind of work done by this person, as	General nature of industry. business, or establishment in which this person works,	loyer, er out ber of week	able and.	free free gaged	hous of f	Army	eyes)	du m
reet, road road les or les or ig bo er of a ber	Include every person living on April 15, 1910. Omit	family.	20 20 50H F7	Num- ber ber now born liv-	Place of birth of this Person.	Place of birth of Father of this person.	Place of birth of Mother of this person.	d Sta		spinner, salesman, la- borer, etc.	as cotten mill. dry goods wo	rking on work own April during	hether re hether wr tended any ti	ned o	mber sche	he Ur	heth	
Num Che Che Num	Include every person living on April 15, 1910. Omit children born since April 15, 1910.		Sex Sex Number N	ing.			A K	Yes H				ount. 15, year 1910. 1909.	A A MAS.	0 0	Far.	W o W	Ē	
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	STAT	TY	Sal	Lah Lake		) aline	THIRT	EENTH		OF THE UN	ITED STAT			PULATION				STRICT NO			SHEET I	No. E	3
	ell-			F INSTITUTION	[Insert proper name i	and, also, name of class, of Jowns	hip, town, precinct,	district, hundred, beat, etc.	Bee instructions, 1	NAME OF INCORPORATI	NUMERATED BY ME	ON THE	and, also, name of class, as a	DAY OF C	ril 1910.	W/	ARD OF CI	na Pe	eese	Part	UMERAT	95	7
	5	LOCA	ATION.	NAM of each person whose place		RELATION.	PERSONA	L DESCRIPTION.		NATIVITY.		CITIZENSHIP.	CORDE SONO SOMEWELL SONO JUSTIAN AND AND AND AND AND AND AND AND AND A		OCCUPATION.			EDUCATIO	N. OWN	THE PARTY OF THE P	Vor of Confed- Navy.	puq	1
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	Street	House n	Number Ing ho der of Number in ord itation	Include every person living o children born since	any. on April 15, 1910. Omit April 15, 1910.	family.	Sex. Color or r	Whether or div or div nesent m see no or div nesent m	er low Place of birth of this Person	Place of birth of Father of this person.	Place of birth of Mother of this person.	car of in tion to ti ed States Thether i	give language spoken.	done by this person, as spinner, salesman, la-borer, etc.	in which this person works, as cotton mill, dry goods store, farm, etc.	employee, or working on own	of weeks work out of on work April during	hether a read.	Septemb Septemb 1909.	mortgag rm or he mber of schedu	Thether a the Union erate Arm hether	hether du	•
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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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"Chas W (Bishop Bros) r 258 Bishop ct.

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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.

"Myrtle emp Mut Creamery b 726 W So Temple.

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"Orson lab Morrison, Merrill & Co b 438
N 2d West.
"Paul cond rms Belmont Hotel.
"Ralph sismn H A Tuckett Co r 128 Jack-

"Roy collr r 1366 Ramona av.
"Sarah I (wid Wm H) r 4958 Popler M
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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.

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# **ATTACHMENT F: APPLICANT INFORMATION**

# 258 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

### <u>SENT VIA HAND DELIVERY</u>

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

Re: 258 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 258 Bishop Place. Please consider this letter to be IRES' demolition application.

### 1. <u>Pre-Submittal Meeting Recommended.</u>

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

### 2. <u>Project Description</u>.

Demolition of 258 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 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. All but one home on Bishop Place is boarded and uninhabited due to decades of vacancy and neglect. 258 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 258 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 258 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.

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.<sup>2</sup> The Historical Society's report notes that there have been major alterations to the home, including a rear extension.<sup>3</sup>

-

<sup>&</sup>lt;sup>1</sup> See Reports of Platinum Engineering, dated August 13, 2014; York Engineering dated January 14, 2016; and Compass Engineering dated February 19, 2015 enclosed as Tab 1.

<sup>&</sup>lt;sup>2</sup> See 258 West Bishop Place Historical Society Structure/Site Information Form enclosed as Tab 2(f).

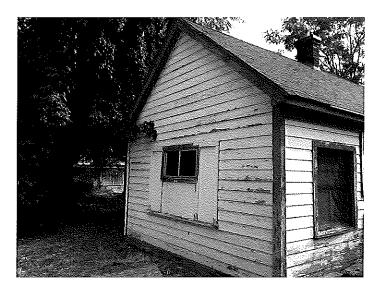
<sup>&</sup>lt;sup>3</sup> Please see the attached photos regarding the site and property enclosed as Tab 3.

Page 3

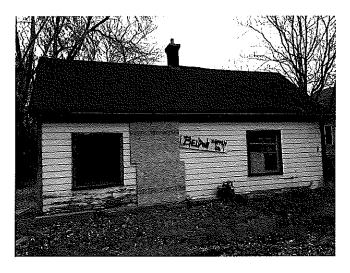
### View of the Rear Extension:



Windows have been removed and replaced with boards or smaller windows:



The home is simply a shell that has been stripped of most of the historic elements:



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 258 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.

### Page 5

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 258 Bishop.<sup>4</sup> First, 258 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.

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.

 $<sup>^4</sup>$  Photographs of the streetscape are enclosed as Tab 3.

<sup>&</sup>lt;sup>5</sup> 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.

### Page 6

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."

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 the historic district, and particularly the western edge along 300 West.<sup>7</sup> 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, 258 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 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 258 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:

 <sup>&</sup>lt;sup>6</sup> See Capitol Hill Historic District Criteria enclosed as Tab 5.
 <sup>7</sup> See December 7, 1983 Meeting Minutes enclosed as Tab 6.

<sup>&</sup>lt;sup>8</sup> See Historic Survey enclosed as Tab 2(f)

<sup>&</sup>lt;sup>9</sup> Photographs of these noncontributing structures are enclosed as Tab 3.

- 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 258 Bishop in 2015 in an effort to preserve the building. <sup>10</sup> 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. <sup>11</sup> In 2012, the Salt Lake City Police Department cleared transients from the homes. <sup>12</sup> 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." 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 258 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 258 Bishop and the surrounding homes. 258 Bishop has 1,571 square feet above ground and 300 square feet in the basement. An average resale estimate of \$198.99 per square foot above ground results in a possible sale price of \$312,613.00. Based on current calculations, IRES cannot rehabilitate 258 Bishop for less than \$1548,224.91. This amount does not include the cost of upgrading the infrastructure and road or acquisition costs. 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.

 $<sup>^{10}</sup>$  See correspondence with Salt Lake City regarding boarding of the property, enclosed as Tab 7.

<sup>&</sup>lt;sup>11</sup> Please see police reports for the last 4 years enclosed as Tab 8.

<sup>&</sup>lt;sup>12</sup> See Salt Lake County Health Department Records enclosed as Tab 9.

<sup>&</sup>lt;sup>13</sup> See Notification of Premises Closed to Occupancy enclosed as Tab 10.

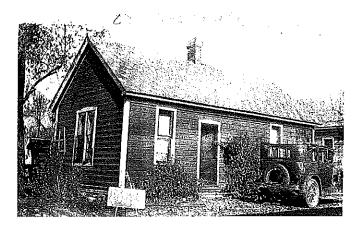
<sup>&</sup>lt;sup>14</sup> See Breakdown of Costs for Property enclosed at Tab 11(f).

<sup>&</sup>lt;sup>15</sup> A breakdown of the estimated infrastructure expenses is enclosed as Tab 12.

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.

This black and white photograph from 1936 shows the property as it originally existed.



The current photograph demonstrates that windows have been removed and enlarged.



Another view of the side shows a property wholly lacking in historic elements.



# 4. Show Streetscape Condition.

See photographs showing the streetscape and surrounding contributing and noncontributing structures. <sup>16</sup>

# 5. Threat to Public Health and Safety.

As detailed above, 258 Bishop is a threat to public health and safety. The boarded home is the location of continuing criminal activity. 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. And, the property was closed to occupancy as "unfit" for dwelling in 2012.

## 6. Show No Willful Neglect.

IRES retained a tenant in the one inhabitable home to act as a caretaker. 258 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. <sup>19</sup> 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.

<sup>&</sup>lt;sup>16</sup> Available at Tab 3.

<sup>17</sup> See police reports at Tab 8.

<sup>&</sup>lt;sup>18</sup> See Email enclosed as Tab 13.

<sup>&</sup>lt;sup>19</sup> See Salt Lake County Health Department Records enclosed as Tab 9.

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.

# 7. <u>Additional Applications/Bond.</u>

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** 

 $<sup>^{20}</sup>$  See Bishop Place Blight Survey enclosed as Tab 14.

# 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		disrepair, the physical integrity of the subject site
section is no longer evident. Subsection		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		The 2006 Capitol Hill survey rates the subject
as defined by the National Park Service		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 of Bishop Place, which the applicant has indicated a desire to make into a public street.  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 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 affect the H historic preservation	Does not comply.	The majority of the surrounding structures are contributing to the district.
overlay district due to the surrounding 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	Doog not comply	
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
	Does not comply.	
	Does not comply.	3, which would allow for the reuse of the structures on Bishop Place as single-family
	Likely complies, to be determined.	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 applicant has not submitted a reuse plan
incompatible with reuse of the structure  The reuse plan is consistent with the	Likely complies, to be	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	Likely complies, to be	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 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 reuse plan is consistent with the standards outlined in subsection H of	Likely complies, to be	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 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
The reuse plan is consistent with the standards outlined in subsection H of	Likely complies, to be	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 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

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 15<sup>th</sup> 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.

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### **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.