



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 PLNHLC2017-00027, Demolition of the Residential Structure at 262 W. Bishop Place

DEMOLITION OF A CONTRIBUTING STRUCTURE IN A LOCAL HISTORIC DISTRICT

PROPERTY ADDRESS: 262 W. Bishop Place

PARCEL ID: 08-36-254-017

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.

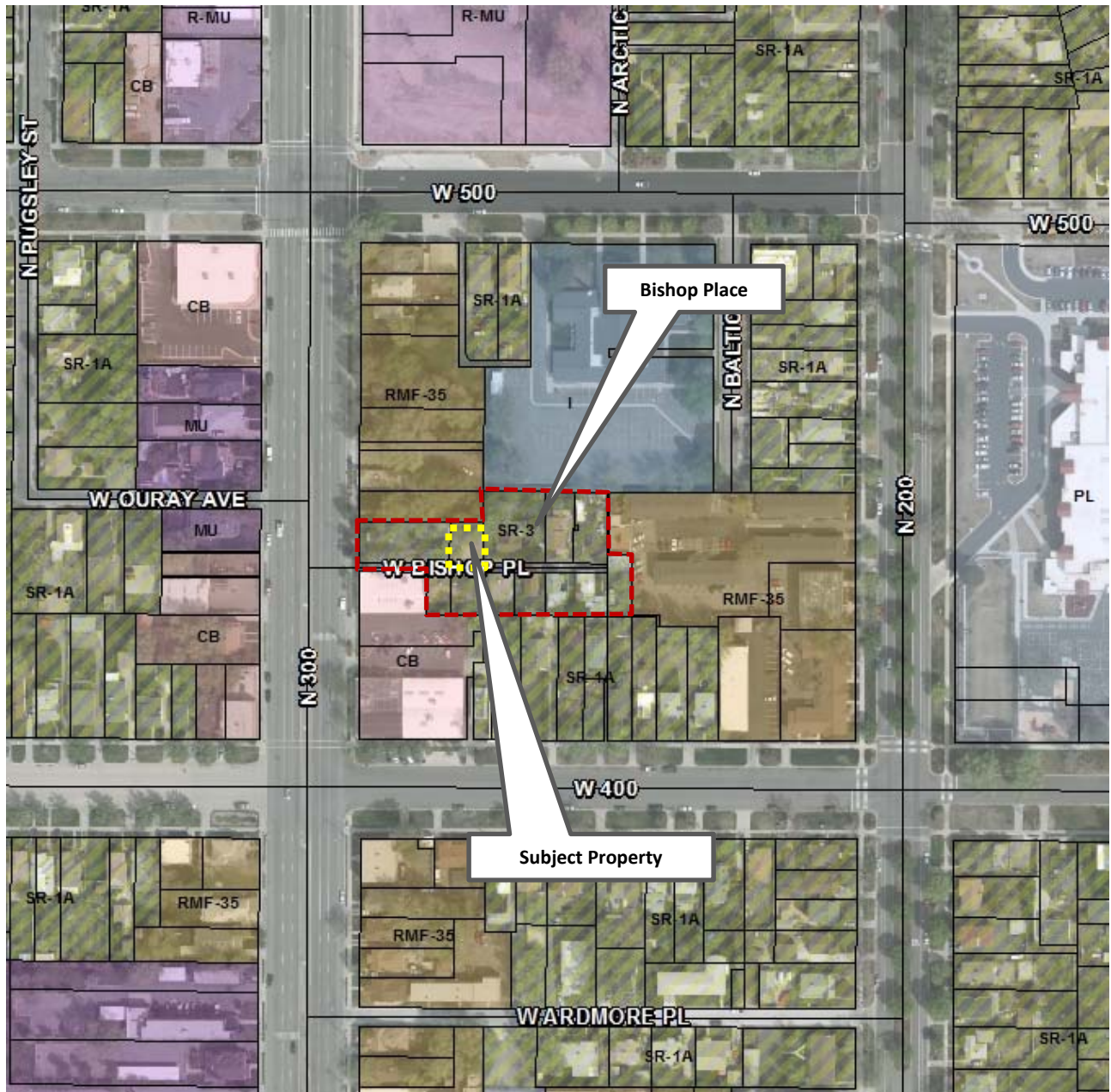
"The renovation of nine historic structures built between 1900 and 1906 would meet several of the goals of the West Capitol Hill Project area. First, Bishop Place is a blighted street with all housing structures in extreme states of disrepair. The Loan would facilitate the renovation of the existing 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, pyramidal roofed 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)

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

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

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

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

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

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

“The Capitol Hill Historic District was established as a National Register district in 1982 and was designated as a local district in 1984. This district is known for its steep narrow streets, irregular lots, and for holding some of the oldest surviving residences in the City. It encompasses the predominantly residential blocks that are found to the south, southwest, west, and northwest of the State Capitol complex. The Capitol Building is not included within the district, but is listed in the National Register as an individual Historic Site. In this district are portions of the West Capitol Hill, Kimball, and Marmalade neighborhoods. Although the district had become derelict by the 1960s, it has experienced a revival through historic preservation in recent decades.

The blocks directly south of the Capitol Building are steeply sloped and contain a number of large residences exhibiting some of the finest high style architecture in Salt Lake City. The White Chapel and Council Hall, both important historic community buildings from the City’s earlier decades, face onto 300 North across from the Capitol (though are not in their original locations). Southwest of the Capitol and north of the LDS Convention Center, the blocks within the district are occupied by some historic residences but also contain a number of modern high rise apartment and condominium buildings dating from the 1970s and 1980s. These dominate Main Street, Vine Street, Almond Street,

and West Temple Street, resulting in a diminished degree of integrity in this area. West and northwest of the Capitol, between Main Street/Columbus Street/Darwin Street and 200 West, the blocks are filled with the Pioneer Museum, three LDS ward churches, numerous historic homes, and the modern Washington School. This area has particularly narrow, steep streets and exhibits a good degree of integrity, with just a few modern intrusions aside from the school.

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

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

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

KEY ISSUES:

Issue 1 – Integrity of the Building:

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

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

Issue 2 – Further Loss of Historic Resources:

The subject property is one of nine properties proposed for demolition on Bishop Place. Each of the nine is a contributing historic property with various levels of integrity, as per the most recent survey of the properties, which dates to 2006. The ensemble of houses at Bishop Place represent an intact grouping of workers housing from the late 19th/early 20th century, one of the exceptionally few examples of this period of development remaining in Salt Lake City.



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.

Issue 3 – Visibility from 300 West:

On account of its proximity to 300 West and nearness to the Bishop Place cart way, this building is quite visible from 300 West.



View from sidewalk along 300 West, Subject Structure highlighted

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

NEXT STEPS:

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

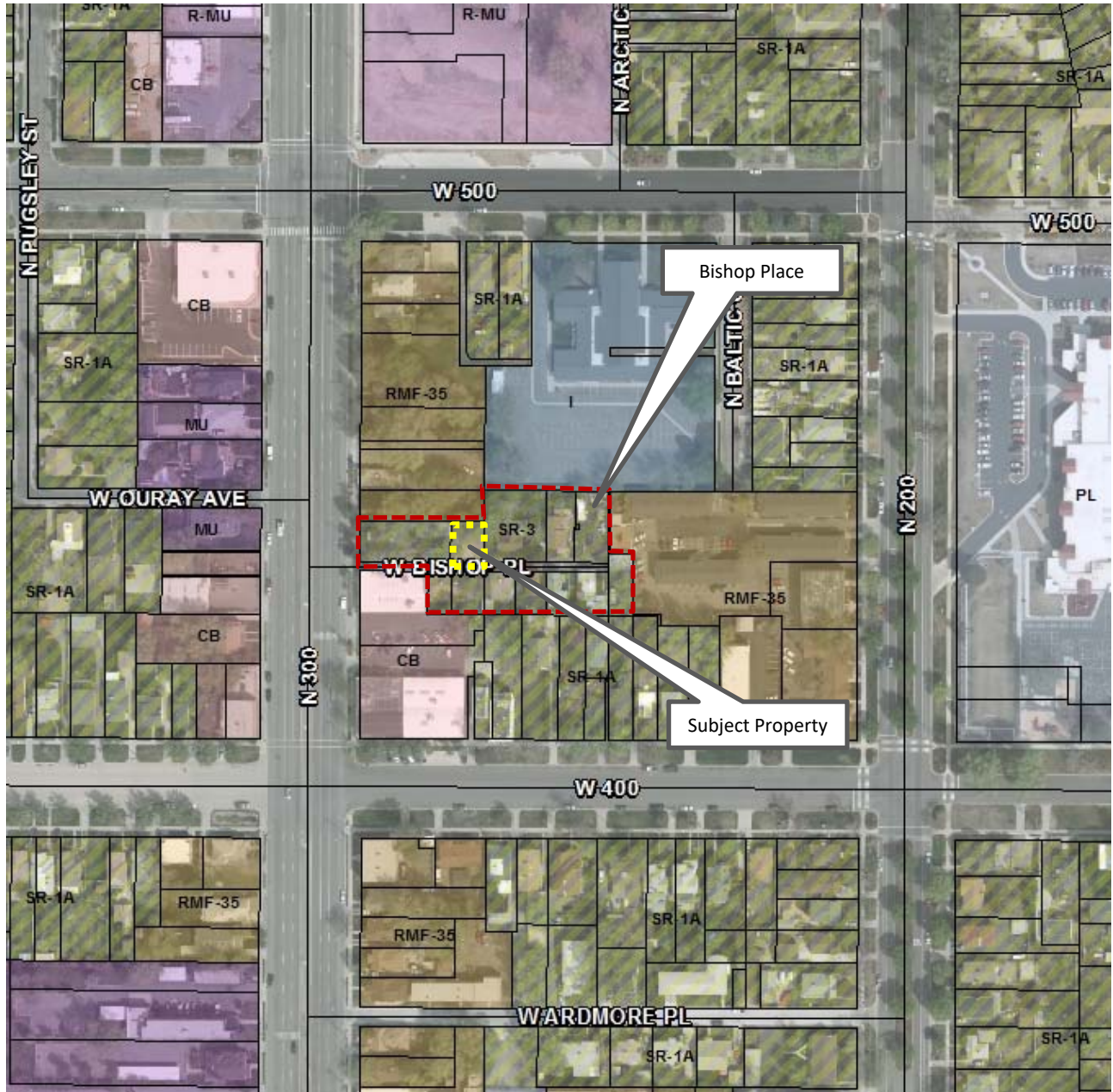
If the HLC finds that two (2) or less of the standards are met, the HLC shall deny the certificate of appropriateness for demolition. If the project is denied by the HLC, the applicant could choose to file an application for Economic Hardship. If there is a finding of Economic Hardship, the applicant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

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

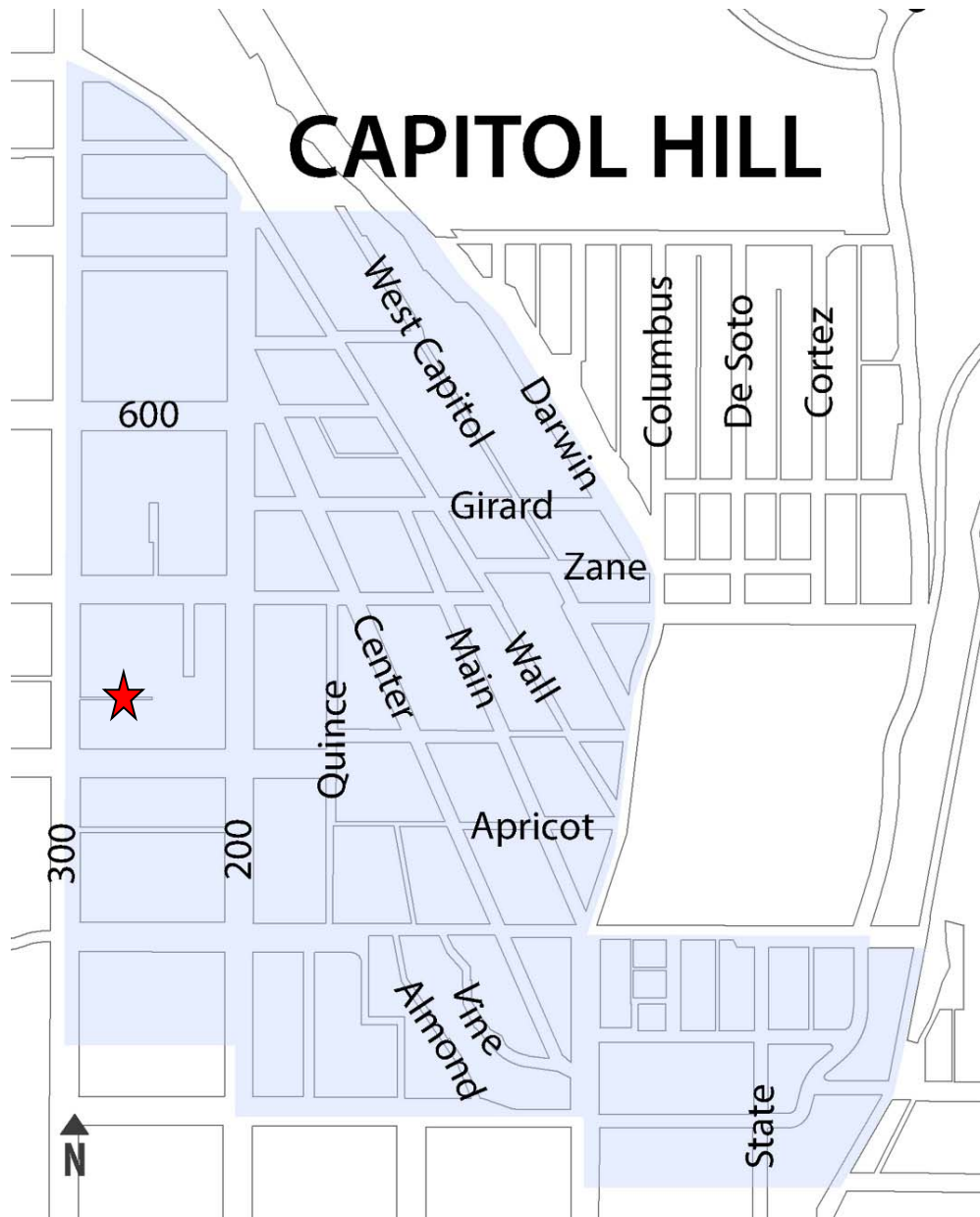
ATTACHMENTS:

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

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: HISTORIC DISTRICT MAP



★ *Approximate Project Location*

ATTACHMENT C: SURVEY INFORMATION

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 262 West Bishop Place

UTM:

Name of Structure:

T. R. S.

Present Owner:

Owner Address:

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

Tax #:

STATUS/USE 2

Original Owner: Amanda C.F. Bishop

Construction Date: 1898-1911 Demolition Date:

Original Use: residence

Present Use: residence

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|--|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input checked="" type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography: Date of Slides: Slide No.: Date of Photographs: Spring '80 Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Plat Records / Map | <input checked="" type="checkbox"/> City Directories | <input checked="" type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

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

Salt Lake County Plat Records, 1860-1940.
 Sanborn Maps, Salt Lake City, 1898, 1911, 1930, 1969.
 Polk, Salt Lake City Directory, 1911, 1917, 1924.
 "Amanda C.F. Bishop," Deseret News, May 5, 1951, p. B4.

4
ARCHITECTURE

Architect/Builder:

Building Materials: asbestos shingles over ?

Building Type/Style:

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

This is a one story square plan house with a hip roof and carport extension to the east. There have been major window alterations.

Photos

5
HISTORY

Statement of Historical Significance:

Construction Date: 1898-19

From evidence of title, city directories, and Sanborn Maps, this house was built between 1898 and 1911. There is a possibility that this house was moved to its present location from the site of the Denver Rio Grande station. The first resident of the house appears to have been Amanda Charlotte Fagerstrom Bishop.

Amanda was born March 1, 1866, in Sweden. She was a daughter of Erich and Sophia Carlson Fagerstrom. Amanda came to Utah in 1887. She married Thomas Bishop in 1898. She was a member of the L.D.S. Church. She died on May 4, 1951, in Bountiful, Utah. Three children survived her. The Bishop family has continued to own the house.



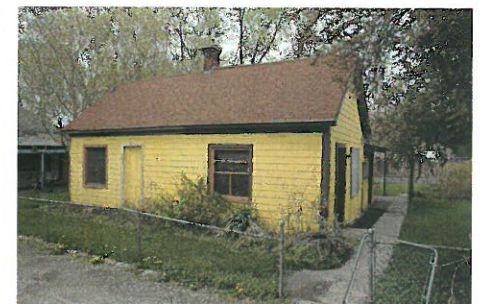
248 W Bishop Place
A



249 W Bishop Place
B



253 W Bishop Place
B



258 W Bishop Place
B



262 W Bishop Place
B



265 W Bishop Place
B

CANYON ROAD

**Buildings in City Creek
Canyon NRHP district



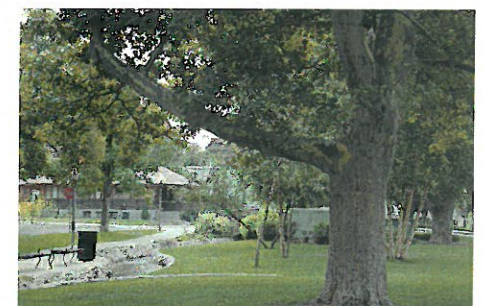
View of City Creek Park



135 N Canyon Road**
D



155 N Canyon Road**
D



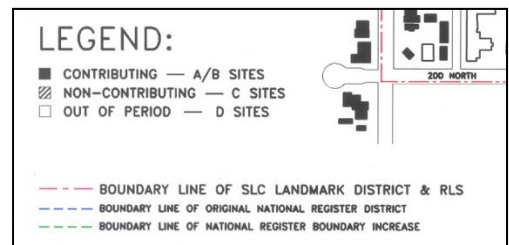
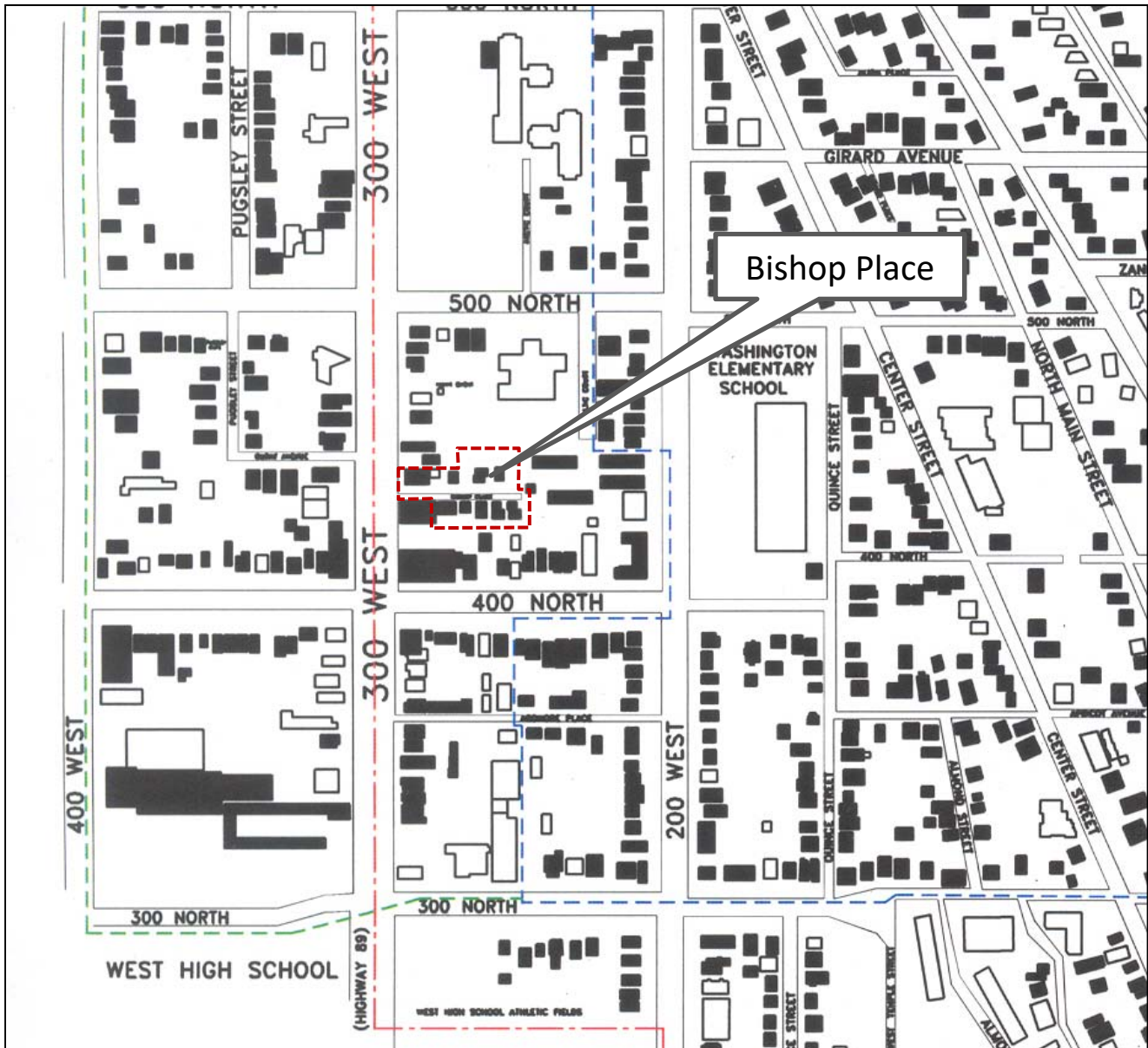
160 N? Canyon Road**
Median Park D

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

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

ATTACHMENT D: CAPITOL HILL RLS – RESULTS MAP



ATTACHMENT E: ADDITIONAL STAFF RESEARCH

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

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

YEAR

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

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

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

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

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

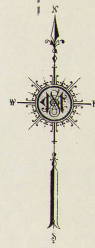
1897: Thomas Bishop married Amanda C. Fagerstrom

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

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

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

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



434 N. 2ND WEST



25

2ND ST. W.



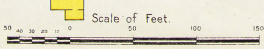
1ST ST. W.

27

Petition PLNHLC2017-00027, Demolition of the Residential Structure at 262 W. Bishop Place

36

18



G
4344
53, 6475
1911
535
no. 26

B.

Page No. 6

Supervisor's Dist. No.

Enumeration Dist. No. 47

Note A.—The Census Year begins June 1, 1879, and ends May 31, 1880.

Note B.—All persons will be included in the Enumeration who were living on the 1st day of June, 1880. No others will. Children BORN SINCE June 1, 1880, will be OMITTED. Members of Families who have DIED SINCE June 1, 1880, will be INCLUDED.

Note C.—Questions Nos. 13, 14, 22 and 23 are not to be asked in respect to persons under 10 years of age.

SCHEDULE I.—Inhabitants in Salt Lake City, in the County of Salt Lake, State of Utah, enumerated by me on the second day of June, 1880.

Augustus H. Stulfooth
Enumerator.

Table with columns: In Cities, Personal Description, Civil Condition, Occupation, Health, Education, Nativity. Rows include families like Riley Eliza, Odd Lehas, Christensen P. A., Smith Ann, Arnold Ida, Neal George, Helder Susan, Lynn Mary, Rankin Alex, Kemer Lehis, Gibbs Susana, Miller John T., Riek Sarah D., Bishop Thomas, etc.

Page No. 7

Supervisor's Dist. No.

Enumeration Dist. No. 47

SCHEDULE I.—Inhabitants

Table with columns: In Cities, Personal Description, Civil Condition, Occupation, Health, Education, Nativity. Rows include families like Bishop, Davis, Arnold, etc.

NOTE D.—In making entries in columns 9, 10, 11, 12, 16 to 23, an affirmative mark only will be used—thus /, except in the case of divorced persons, column 11, when the letter "D" is to be used. NOTE E.—Questions 10 and 11 only be asked in cases where an affirmative answer has been given either to question 10 or to question 11. NOTE F.—Questions 13 and 14 only be asked in cases when a gainful occupation has been reported in column 13. NOTE G.—In column 7 an abbreviation in the name of the month may be used, as Jan., Apr., Dec.

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Continued from page 34.

Salt Lake City

SURVEY.

Brought forward

BLOCK 121

PLAT A

A 10

No. OF LINE.	DATE OF INSTRUMENT AND DATE OF FILING.				Book.	Page.	RELEASED ON MARGIN OF RECORD.	GRANTORS.	Sated.	No. of Witnesses.	Power Rein- quished.	GRANTEES.	KIND OF INSTRUMENT.	CONSIDERATION.	AMT. OF STAMPS.	ABSTRACT OF				
	Month.	Day.	Year.	Mo.												Day.	Year.	Month.	Day.	Year.
	Mo.	Day.	Year.	Mo.												Day.	Year.			
1	April	5	1876	AM.			John L. (Ex-Jud) Mitchell.	Yes	2		Robert Whipple, President of Relief Society.	N.D.	4000			Aug 5	1876			
2	Oct	25	"	"			May John Perkins.	"	"		George Brown.	"	1000			Oct 25	"			
3	Sep	30	1876				Heber Kimball, Jay K. Henry, Thomas Young, and others.	No	1		Heber Kimball & Eugene Kimball.	Adm's	100			Sep 30	1876			
4	June	8	"	"			John L. Mitchell, Heber Kimball, Jay K. Henry, and others.	No	1		Wm. M. Williams.	N.D.	2000			June 9	1877			
5	Nov	10	1876				Heber Kimball, sig. J.L.M.	No	2		Jonathan Kimball, Elias Smith.	Adm's	100			Nov 14	1876			
6	Nov	28	1876				Heber Kimball, sig. J.L.M.	No	2		Heber Kimball, Elias Smith, Samuel W. Kimball, James L. Kimball, and others.	Adm's	100			"	"			
7	Jan	6	1877	11 AM	L	174-5	"	"	"	"	"	"	100		"	"	"			
8	Mar	6	"	"	L	574-5	"	"	"	"	"	"	100		June 11	1877				
9	Oct	21	1876	AM	L	505-6	"	"	No	1	David Kimball, Maxwell Kimball, Thos. M. Kimball, Sarah M. Kimball, and others.	"	100		Nov 23	1876				
10	Aug	24	1876	AM	O	770-1	Isabel O. Dewey	Yes	1	"	George B. Kelly	N.D.	1200			Aug 24	1876			
11	"	"	"	"	"	"	George B. Kelly	"	2	"	Anne Charlson	Mtg.	1000			"	"			
12	Oct	2	"	"	"	"	"	"	1	"	David J. Morgan	N.D.	2000			Oct 2	"			
13	Apr	11	1881	"	"	"	"	"	2	"	Josephine E. Nichols	Mtg.	800			Apr 11	1881			
14	July	25	1872	"	"	"	Josephine E. Nichols by Charles E. Comery her attorney in fact.	"	1	"	Geo. B. Kelly	Partial Release of Mortgage	600			Feb 9	1881			
15	Feb	9	1881	PM	L	914-18	Jonathan Kimball, Elias Kimball, Mary M. Kimball, and others.	Yes	2	"	Teramoz Little	N.D.	300			Feb 9	1881			
16	Nov	10	"	"	L	918-19	Teramoz Little	"	"	"	Teramoz Little	N.D.	300			Nov 10	"			
17	Dec	12	"	"	L	1200	Papers of Sheriff that go to Teramoz Little.	"	"	"	Teramoz Little	N.D.	300			Dec 12	"			
18	Jan	26	1882	"	L	381-2	Robert J. Golding	Yes	2	"	Thomas Bishop	N.D.	1300			Jan 26	1882			
19	June	27	1882	"	L	362-3	Thomas Bishop & Sarah Bishop's wife.	"	"	"	Larson L. Cummings 2nd party	N.D.	100			June 27	1882			
20	Feb	7	"	"	L	362-3	Robert Golding	"	2	"	Robert Golding	Adm's	1000			Feb 7	"			
21	Apr	25	"	"	L	146-7	Matthew Barnes	Yes	"	"	Robert Richardson	Mtg.	100			Apr 25	"			
22	Feb	12	1881	"	L	184	Mary E. Brown & C. W. Brown her husband.	"	"	"	Josephine E. Nichols	"	700			Apr 25	"			
23	July	25	1872	"	L	661-3	Anne Charlson	"	1	"	George B. Kelly	Partial Release of Mortgage	200			"	"			
24	Dec	11	1882	"	L	362-3	George B. Kelly	Yes	3	"	Elphalett W. Blatchford	N.D.	600			Dec 11	1882			
25	Aug	6	1883	"	L	244	George B. Kelly	"	1	"	David J. Morgan	N.D.	100			Aug 6	1883			
26	Aug	11	1883	"	L	244	Frederick Palmer	"	2	"	Frederick Palmer	Order of Sale	1000			Aug 11	1883			
27	Sep	12	"	"	L	915-14	George B. Kelly	Yes	1	"	Josephine E. Nichols	Mtg.	1000			Sep 12	"			
28	Sep	12	"	"	L	914-16	William Pearson	"	2	"	Edward Hunter	N.D.	200			Sep 12	"			
29	Dec	13	1883	"	L	1	Edward Hunter	"	2	"	George W. Kingdon	Lease with purchase	100			Dec 13	1883			
30	Jan	21	1884	"	L	1	H. D. Johnson	"	"	"	Frederick Palmer	Order of Sale	113			Jan 21	1884			
31	Oct	6	"	"	L	581-2	The heirs to said Estate	"	"	"	Sarah Twitchell Jones	N.D.	100			Oct 6	"			
32	Nov	5	"	"	L	789-2	Robert Richardson	"	2	"	Matthew Barnes	N.D.	200			Nov 5	"			
33	Nov	14	"	"	L	700-1	David J. Morgan	"	2	"	Peter J. Wilkinson	N.D.	900			Nov 14	"			
34	Jan	11	1885	"	L	125-6	Peter J. Wilkinson	"	2	"	Annie Wilkinson	N.D.	900			Jan 11	1885			
35	Jan	24	"	"	L	481-2	George B. Kelly	"	2	"	John Cobman	Mtg.	1000			Jan 24	"			
36	Oct	12	"	"	L	127-8	Mary C. Burtin by Oliver R. Moore in fact.	"	1	"	William H. Towler	N.D.	400			Oct 12	"			
37	"	28	"	"	L	190-21	Frederick Palmer	"	2	"	Matthew Barnes	N.D.	60			"	28	"		

NAME & CHARACTER OF OFFICER.	WHERE ACKNOWLEDGED.	Part of All.	LOTS.									DESCRIPTION AND REMARKS.	
			COUNTY STATE.										
			1	2	3	4	5	6	7	8	9		
E. Smith, C.P. Judd	Utah	All											By Order of Court, to the place of beginning...
Bohler James	Utah	All											Same as on line # 23.
John L. Mitchell	Utah	All											Com. 4 R. W. of the S.E. Cor. N 10 R. W 3 R. S 5 R. E 2 R. S 2 R. E 1 R. to Beg. (2000 ft.) containing 15 1/2 ac. of Ground.

Continued on Page 210

BUY YOUR BOOTS, SHOES and SLIPPERS at Geo. Dunford's, Salt Lake City

ELIAS MORRIS, BUILDER AND CONTRACTOR,

Manufacturer of

*Fire Brick, Fire Cement, Plaster Paris, Asbestine Stone
and Water Pipes.*

Dealer in Portland Cement,

MANTELS & GRATES,

Grave and Monumental Work.

TERMS CASH.

GEO. A. LOWE,

Agent for and Dealer in the

SCHUTTLER FARM AND FREIGHT WAGONS,

Columbus Buggies and Phaetons.

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 PLNHLC2017-00027, Demolition of the Residential Structure at 262 W. Bishop Place

Don't forget that Hardy Bros. & Burton have a well selected stock of Dry Goods

PEIRCE'S BOOK STORE—BOOKS & STATIONERY—Immense Stock

Travis & Co., Wholesale Agents Original Budweiser Beer.

- 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. build-r, ns 5th South bet 3d and 4th East
- Bircumshaw Willard, butcher, es 10th East bet 1st and 2d South
- Bircumshaw Joseph, laborer, es 10th East bet 1st and 2d South
- Bird Edmund F. cabinet maker, ns 3d South bet 2d and 3d West
- Bird W. H. land attorney, se cor 2d East and 1st South
- Bird John, shoemaker, es Locust bet Wall and Prospect
- Bird James, cabinet maker, ws West Temple bet 1st and 2d South
- Bird Joseph, farmer, ws 4th West bet North Temple and 1st North
- Birkenhead James, laborer, ss High bet Ash and Locust
- Birkenhead Isaac, whipmaker, sw cor Mountain and Ash
- Birkenstock Charles F. carpenter, ns 2d South bet 3d and 4th East
- Birrell John H. machinist, ns 1st South bet 4th and 5th West
- Birrow John W. machinist, ss 1st North bet 3d and 4th West
- Bishop Thomas, machinist, es 2d West bet 3d and 4th North**
- Bishop James, plumber, es 5th West bet S T and N T
- Bishop F. M. assayer, ws East Temple bet 3d and 4th South
- Bishop Harvey, carpenter, ws 1st West bet South Temple and 1st South
- Black George A. res ws 3d East bet 1st and 2d South
- Blackwell O. B., boards Cliff 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

Travis & Co., Wholesale Liquor Dealers,

Ross Rose Bourbon, Goosehorn's Choice Rye, Wines, Chams, Cognac, etc., 1313 & 1314 Second South St. Salt Lake City

L. GOLDBERG, LEADING CLOTHIER, Salt Lake City.

J. W. SANDERS & CO. PAY THE HIGHEST PRICE FOR Hides, Wool, Skins, Furs, etc., W. SOUTH TEMPLE. 17 & 19

Field and Opera GLASSES AT Joslin & Parks.

BID

82

BIS

- Biddlecome John N., coachman, Judge J. R. McBride, r. 971 E. Third South
- Biddlecome Rebeca Mrs., wid., r. 971 E. Third South
- BIKUBEN (The), Danish Weekly, 42 Franklin Av
- Billeter Julius, machinist, U. C. Ry. 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. L. r. 445 W. Second South
- Binee G. R., Z. C. M. L. 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. L. Shoe Factory, r. 226 I
- BIRD & LOWE (Wm. H. Bird and James Lowe), attys-at-law for land claims, 19 W. South Second
- Bird M. M., carp., r. 333 E. Second South
- Bird Thomas H., mgr. billiard room Walker House, r. 231 S. Second East
- Bird Thomas, bootmkr., r. 220 I
- BIRD WM. H. (Bird & Lowe), r. 103 S. Second East
- Birkenshaw Benjamin, harnessmkr. J. W. Jenkins & Sons, 537 S. Fifth East
- Birkinshaw, Wm., contractor and builder, r. 337 E. Fifth South
- BIRKENHEAD ISAAC, whipmkr. J. W. Jinks, r. 339 J
- Birkenhead Jabez, lab., r. 618 Sixth
- Bircumshaw Joseph, lab., r. 1006 E. First South
- Bircumshaw Thomas, porter Continental Hotel, r. 380 Wall
- Bircumshaw William, butcher, r. 125 S. Tenth East
- Birrell John, machinist U. C. Ry., r. 520 W. First South
- Birrell John H., machinist D. & R. G. W. Ry., Shops, r. 520 W. First South
- Biram Annie, domestic, 62 W. Sixth South
- Bisaner C. S., agt. Lawler & Miller, r. 29 W. First South
- Bishop Alexander L., r. 434 N. Second West
- Bishop Francis M., assayer, 161 S. Main, basement, r. 330 S. Main

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

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

TROY—

—STEAM

Laundry.

—142—

MAIN STREET.

SUPERIOR WORK.

Reasonable Prices.

—DESPATCH.—

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 **TRICYCLES**, **BICYCLES** and **TRICYCLES** for Children.

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

DISTRIBUTED BY THE DISTRICT TELEGRAPH CO. Handbills and all kinds of Advertising Matter

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

BIS	83	BLU
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Bishop Frederick T., boiler mkr. Haynes & Son, r. 434 N. Second West

Bishop George F., carp., r. 653 N. Second West

Bishop Henry, Jennings Slaughter House, r. 35 Cain

Bishop James, steam fitter David James & Co., r. 613 W. First North

Bishop John, painter, r. 375 N. Second West

Bishop Thomas, lab., r. 35 Cain

Bishop Thomas, well borer, r. 434 N. Second West

Bisig Lewis, celler man A. Fisher Brewing Co., r. Brewery

Bithell Joseph, miner, r. 537 E. Fifth East

Bivens Catharine Mrs., r. 447 S. Fifth East

Bivens Frank, pressman, r. 447 S. Fifth East

Bjorklund Sam, barber, 222 S. Main, r. 276 W. First South

Black Diamond Coal and Coke Co., 231 S. Main

BLACK GEO. A., mining opr. r. 136 Third East

Blackham James, r. 41 E. First North

Blackhurst Brigham, r. 123 W. Fourth South

Blackhurst Hiram, r. 123 W. Fourth South

Blackman James, servant 436 S. West Temple

Blair Ada Miss, hair worker, Mrs. W. B. Wilkinson, r. 157 S. Fourth West

Blair Edward, mason, Temple blk. r. rear 157 S. Fourth West

Blair Martha Mrs., wid., r. rear 157 S. Fourth West

Blake Benjamin, lab. r. 304 S. First West

Blake G., drayman, r. 462 S. Second West

Blake Samuel, teamster Mountain Ice Co. r. Parleys Canyon

Blake Wesley, U. S. Signal Service, r. 112 W. South Temple

Blake Wm., potter, Frederick Peterson, r. 304 S. First West

Blandin Chas. F., atty. 107 S. Main, r. 109 W. North Temple

Blanchard Lord, janitor, court house, r. 72 W. Fifth South

Blasdell Belle, domestic 69 W. Fifth South

Blattner Rudolph, musician, r. bet. 11 and 12 East on Third South

Blayer Betsy Mrs., wid. r. 729 W. Second North

Bleazard Mark H., carp. r. 517 S. West Temple

Bledsoe J. Franklin, carp. r. 237 S. Sixth East

Blicker Johana, chamber maid, Walker House

BLOHM F. W. Rev. (Baptist) Missionary Scandinavian, r. 451 W. Third South

Blomont Robert, lab. Third South, cor. Eighth West

Bloxham Humphrey, lab. r. 147 S. West Temple

Blunt Henry, shoemkr. r. 74 N

Blunt Joseph, shoemkr. r. 74 N

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

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

RECORD OF DEATHS

No. of Death.	No. of Certificate.	NAME.	Age.			Place of Death.		Sex.	Color.	Social State.	Occupation.	Birth Place.	Parents' Name.	
			Year.	Mo.	Day.	Street.	No.						Father.	Mother.
3771	9.5528	Infant Clawson	-	-	1	First 125	Female	White	Single		Salt Lake City, Utah	Spencer Clawson	Habbie Clawson	
3772	9.5529	Fannie C. Taylor Brongli	30	4	27	10 ^{East} 226	Female	White	Married	Housewife	Salt Lake City, Utah	Stephen W. Taylor	Hannet C. Taylor	
3773	9.5530	Minnie Agnes Grattan	1	2	16	12 ^{East} 281	Female	White	Single		Salt Lake City, Utah	John Grattan	Alice Grattan	
3774	9.5531	Delance Hicks Coult	-	-	17	8 ^{South} 529	Male	White	Single		Salt Lake City, Utah	James E. Coult	Ann L. H. Coult	
3775	9.5532	Ellen M. Helberg	57	5	6	2 ^{East} 523	Female	White	Widow		Umalma, Sweden	Hans Mortensen	Engrene Mortensen	
3776	9.5533	Annie C. Sorenson	43	8	4	2 ^{West} ^{near of St. Ann's Hosp.} street	Female	White	Married		Sweden	Christopher Helberg	Carolina Helberg	
3777	9.5534	Sarah A. Neath	59	1	5	days 1 ^{South} - ^{Saint Mary's Hosp.} East	Female	White	Married		Novia Scotia, Nal.	Edmond P. Bird		
3778	9.5535	Patrick Condon	83	-	-	2 ^{Church, Constitution Bldg.}	Male	White	Widower	Miner	Ireland			
3779	9.5535	Jesse J. Murphy	69	8	25	East ^{County Poor House} 300	Male	White	Married	Physician	Union Dist. S. Carolina	John M. Murphy	Jessie Murphy	
3780	9.5536	N.W. Roach	36	-	-	County Poor House	Male	White	Single	Miner	Wisconsin			
3781	9.5537	Baby Walker	-	-	-	1 ^{North} ^{343 W.} 343	Male	White	Single		Salt Lake City, Utah	W. H. Walker	W. Walker	
3782	9.5538	Adelle Pillard	45	3	9	10 ^{East} 507	Female	White	Married		Sermois, Department of Aisne (France)	Polluise (Constant Louis) Sausage	Luigi	
3783	9.5538	W. N. Cambridge	about 35	-	-	Main 201	Male	White	Married	mn.	Ohio			
3784	9.5539	Campbell M. Brown	46	11	3	State 149	Male	White	Married		Johnstown, St. Vincent Island, West India	James H. Brown	Sarah Brown	
3785	9.5540	Oscar D. Backer Jr	15	7	16	2 ^{South} 358	Male	White	Single		Pogreville, Washington County, Utah	Oscar D. Backer Sr	Annie D. Backer	
3786	9.5541	Thomas Graham	90	2	21	3 ^{North} 657	Male	White	Widower	Shoemaker	Ireland	Graham	Isabella M. Graham	
3787	9.5542	Betty Sittow	66	-	10	4 ^{North} 528	Female	White	Single		Holten, Lancashire England	James Whitehead	Mary Whitehead	
3788	9.5543	Habbie Y. Clawson	41	11	23	First 125	Female	White	Married		Salt Lake City, Utah	Bingham Young	Clara Decker Young	
3789	9.5544	Agnes Dean Pratt	5	3	28	"G" 202	Female	White	Single		Salt Lake City, Utah	Arthur Pratt	Agnes Cain Pratt	
3790	9.5544	Rosetta W. Benbow	73	6	16	Third 768	Female	White	Widow		Hartford, Connecticut	Consider Wright	Phoebe Wright	
3791	9.5545	Sampson Webb	67	1	27	8 ^{South} 46 West	Male	White	Married		Summerset, England	Samuel Webb	Ann Webb	
3792	9.5545	Mrs. J. P. Sumner	25	7	2	White Rock Ave.	Female	White	Married		Pennsylvania	Edward Graham	Sarah A. Graham	
3793	9.5546	Killie May Nielson	-	10	-	3 ^{East} ^{Union Ave. no. 28}	Female	White	Single		Salt Lake City, Utah	Axel Nielson	Josephine Nielson	
3794	9.5547	Sarah Francis Boyle	24	2	19	1 ^{South} ^{Holy Cross Hosp.}	Female	White	Single		Iowa	William A. Boyle	Eva M. Boyle	
3795	9.5548	Rosa Lee Lemke	-	4	17	Grape 67	Female	White	Single		Salt Lake City, Utah	Nancy H. Lemke	Mary O. Lemke	
3796	9.5549	Mrs. Elizabeth Rowe	62	-	-	West ^{463 So.} 463	Female	White	Married	Wife	Norwick, England	Richard Seasdel	Frances Seasdel	
3797	9.5550	Henry George	74	-	-	2 ^{East} 648	Male	White	Married					
3798	9.5551	Elvira Erath	2	10	-	6 ^{East} 703	Female	White	Single		Salt Lake City, Utah	Frank Erath	Elvira Erath	
3799	9.5552	Flora Margaretha McQuamie	-	7	second 573	Female	White	Single			Salt Lake City, Utah	W. McQuamie	Christina McQuamie	
3800	9.5553	Louisa Reed	38	6	14	14 ^{South} ^{James Ward}	Female	White	Married		Sussex, England	James Nichols	Nichols	
3801	9.5554	Sarah Bishop	62	9	25	2 ^{West} 434 ^{Nazel 13}	Female	White	Married		Cheltenham, Gloucestershire, England	Thos. Haynes	Rebecca Haynes	
3802	9.5555	Susannah Webb	69	5	2	1 ^{South} bet 8 & 9 W.	Female	White	Married		Geneva, Switzerland	John Henry Honijjer	Honijjer	
3803	9.5556	Eleanor M. Dooly	44	11	19	Carlin Nev	Female	White	Married		North Adams, Mass	Wm. Dooly	Jane Maria	
3804	9.5557	Thomas, McGuire	60	-	-	County Poor House	Male	White	Married		Scotland			
3805	9.5557	Stephen A. Estes	53	11	25	2 ^{South} 405	Male	White	Single	Capitalist	New York	Mr. Estes	Mrs. Estes	
3806	9.5558	Elizabeth Harris	35	3	24	3 ^{South} 158	Female	White	Married		England	Thomas Harris	Mariah Harris	
3807	9.5559	James W. Beebe	33	5	16	State near 11 ^{South}	Male	White	Married	Bookkeeper	Missouri	J. W. Beebe	Sarah T. Beebe	
3808	9.5559	Joseph P. Risley	70	5	16	Euclid Ave 5	Male	White	Widower		New Jersey	Samuel Risley	Harriet Risley	
3809	9.5560	Eliza C. Binder	61	2	15	2 ^{South} 445	Female	White	Married	Housewife	Hartfordshire, Eng.	James Camp	Sarah Camp	
3810	9.5561	Infant Ritzberger	-	-	-	3 ^{South} 436	Female	White	Single		3 ^{South} - 436 East	Kudwig Ritzberger	Mary Chudma	
3811	9.5561	Lida Estella Bagley	30	2	19	2 ^{South} 147	Female	White	Married		Morgan, Morgan Co. W. Va.	Edwin H. Austin	Alvora Austin	

Birrell James, asst window trimmer Walker Bros Dry Goods
Co, bds 1065 W 1st South.

— James H, boilermkr O S L R R, res 738 W South Temple.

— James R, miner, res 33 Jefferson.

— John, mach O S L R R, res 631 W South Temple.

— John H, res 1065 W 1st South.

— John H Jr, bds 1065 W 1st South.

— Susie D, bds 631 W South Temple.

Bisbee Louis S, trav auditor, bds The Manitou.

Bischoff Charles W, cellarman S L C B Co, res 1036 E 6th
South.

Bishop Abbie R, tchr Grant School, bds 270 E 1st South.

— Alexander C, attorney general 150 City and County bldg,
res Wey Hotel.

— Alexander L, well driver, res rear 434 N 2d West.

— Ann M, bds 47 Green.

— Bertha, bds 450 E 11th South.

— Charles S, lab, res 47 Green.

— Charles W, well driver res 107 Pear.

— Edward, furnaceman Germania Lead Wks, res Murray P O.

— Emma M, domestic 237 S 10th East.

Bishop Francis M,

Assayer 156 S West Temple, res 450 E 11th South.

(See right side lines.)

— Frederick T, boilermkr Haynes & Son, res 434 N 2d West.

— George, wks David James Co, bds 613 W 1st North.

— James, plumber David James Co, res 613 W 1st North.

— John, clk G F Culmer & Bros, res 421 W 1st North.

— Martha, bds 47 Green.

— Mary, domestic 220 Iowa av.

— Matthew, helper Germania Lead Wks, res Murray P O.

— Mrs Sarah A W, died Dec 6 '97, age 49.

— Thomas, porter The Topic, res 47 Green.

— Thomas, well driver, res 434 N 2d West.

— Willard, grocer 208 S West Temple and 176 W 5th South,
res 176 W 5th South.

F. M.
BISHOP

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TWELFTH CENSUS OF THE UNITED STATES.

State Utah
County Salt Lake

SCHEDULE No. 1.-POPULATION.

Supervisor's District No. 273 Utah
Enumeration District No. 31

Township or other division of county Precinct 30 Third Precinct
Name of incorporated city, town, or village, within the above-named division, Salt Lake City
Enumerated by me on the 243 day of June, 1900, Charles M. Cummings, Enumerator.

Table with columns: LOCATION, NAME, RELATION, PERSONAL DESCRIPTION, NATIVITY, CITIZENSHIP, OCCUPATION, TRADE, OR PROFESSION, EDUCATION, OWNERSHIP OF HOME. Rows 1-50.

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

DEPARTMENT OF COMMERCE AND LABOR BUREAU OF THE CENSUS
 THIRTEENTH CENSUS OF THE UNITED STATES: 1910 - POPULATION

(SUPERVISOR'S DISTRICT No. One-Utah) SHEET No. 8
 (ENUMERATION DISTRICT No. 128) 8 B

NAME OF INCORPORATED PLACE Salt Lake City (Part of)

WARD OF CITY 3 (Part of) 957

NAME OF INSTITUTION _____

ENUMERATED BY ME ON THE 21st DAY OF April, 1910.

ENUMERATOR Quia Reese

LOCATION.			NAME	RELATION.	PERSONAL DESCRIPTION.							NATIVITY.			CITIZENSHIP.		EDUCATION.	OCCUPATION.	OWNERSHIP OF HOME.	EDUCATION.			OWNERSHIP OF HOME.	EDUCATION.			OWNERSHIP OF HOME.										
Street, avenue, road, etc.	House number (in cities or towns).	Number of dwelling house in order of visitation.	of each person whose place of abode on April 15, 1910, was in this family. Enter surname first, then the given name and middle initial, if any. Include every person living on April 15, 1910. Omit children born since April 15, 1910.	Relationship of this person to the head of the family.	Sex.	Color or race.	Age at last birthday.	Whether single, married, or divorced.	Number of years of present marriage.	Number born.	Number now living.	Place of birth of each person and parents of each person enumerated. If born in the United States, give the state or territory. If of foreign birth, give the country.			Whether naturalized or alien.	Whether able to speak English: or, if not, give language spoken.	Trade or profession of, or particular kind of work done by this person, as spinner, salesman, laborer, etc.	General nature of industry, business, or establishment, in which this person works, as cotton mill, dry goods store, farm, etc.	Whether an employer, or working on own account.	Whether an employee of work on own account.	Whether able to read.	Whether able to write.	Whether able to read and write since 1900.	Whether married or widowed.	Whether owned or mortgaged.	Whether farm or house.	Whether a member of the Union or Confederate Army or Navy.	Whether blind (both eyes).	Whether deaf and dumb.								
												Place of birth of this person.	Place of birth of Father of this person.	Place of birth of Mother of this person.																Whether married or widowed.	Whether able to read.	Whether able to write.	Whether able to read and write since 1900.	Whether married or widowed.	Whether owned or mortgaged.	Whether farm or house.	Whether a member of the Union or Confederate Army or Navy.
												12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32					
434	126	206	Bishop, Harry	son	M	W	6					Utah	Eng (English)	Eng (English)																							
			Mildred	daughter	F	W	3					Utah	Eng (English)	Eng (English)																							
Rec'd	434	172	206	Bishop, Alexander	head	M	W	46	M	23		Eng (English)	Eng (English)	Eng (English)	1878	na	English	well driver																			
			Mary	wife	F	W	43	M	23	6	6	Eng (English)	Eng (English)	Eng (English)				none																			
			Sidney	son	M	W	22					Utah	Eng (English)	Eng (English)				teamster	Contractor	U	No	5															
			Mabel	daughter	F	W	26					Utah	Eng (English)	Eng (English)				servant	private family	W	No	0															
			Geo	son	M	W	17					Utah	Eng (English)	Eng (English)				odd jobs		U	Yes	5															
			Clarence	son	M	W	13					Utah	Eng (English)	Eng (English)				none																			
			Louis	son	M	W	13					Utah	Eng (English)	Eng (English)				none																			
			Melvin	son	M	W	7					Utah	Eng (English)	Eng (English)				none																			
Rec'd	434	175	209	Brecht, Jacob E	head	M	W	51	M	30		Switz (German)	Switz (German)	Ger (German)	1879	na	English	laborer	odd jobs	U	No	8															
			Barbara	wife	F	W	51	M	30	12	5	Ger (German)	Ger (German)	Ger (German)	1879		English	none																			
			Amell	son	M	W	23					Utah	Switz (German)	Ger (German)				quiver	Telephone Co	U	No	0															
			Alice	daughter	F	W	17					Utah	Switz (German)	Ger (German)				laundress	Laundry	W	No	0															
			Henry	son	M	W	14					Utah	Switz (German)	Ger (German)				printer	Printing Co	U	No	0															
	Rec'd			Brosnan, Mabel	grand-daughter	F	W	4				Utah	Irish	Irish				none																			
april	434	176	210	Lloyd, Thomas B	head	M	W	30	M	7		Utah	Eng (English)	Eng (English)				none																			
			Mary A	wife	F	W	30	M	7	3	3	Wales (English)	Ger (German)	Eng (English)	1885		English	none																			
			Grace	son	M	W	6					Utah	Utah	Wales (English)				none																			
			Kelen M	daughter	F	W	3					Utah	Utah	Wales (English)				none																			
	Rec'd			Edwin R	son	M	W	2				Utah	Utah	Wales (English)				none																			
	434	177	211	Nelson, Andrew	lodger	M	W	39				Swed (Swedish)	Swed (Swedish)	Swed (Swedish)	1891	Al	English	laborer	Cement Co	U	No	0															
			Carl O	head	M	W	41	M	13			Swed (Swedish)	Swed (Swedish)	Swed (Swedish)	1894	Al	Swedish	laborer	City	U	No	0															
			Anna	wife	F	W	38	M	13	7	7	Swed (Swedish)	Swed (Swedish)	Swed (Swedish)	1901		English	laundress	odd jobs	U	No	0															
			Esther	daughter	F	W	12					Swed (Swedish)	Swed (Swedish)	Swed (Swedish)	1904		English	none																			
			Fredrick	son	M	W	10					Swed (Swedish)	Swed (Swedish)	Swed (Swedish)	1904		English	none																			
			Carrie	daughter	F	W	8					Swed (Swedish)	Swed (Swedish)	Swed (Swedish)				none																			
			Claf	son	M	W	6					Swed (Swedish)	Swed (Swedish)	Swed (Swedish)				none																			
			Signif	daughter	F	W	2					Utah	Swed (Swedish)	Swed (Swedish)				none																			
			Harold	son	M	W	2					Utah	Swed (Swedish)	Swed (Swedish)				none																			
	Rec'd	434	178	212	Phelps, Rose M	head	F	W	46	M	25	7	7	Eng (English)	Eng (English)	Eng (English)	1872		English	none																	
			Ethel	daughter	F	W	18					Utah	Utah	Eng (English)				laider	Book Binding	U	No	0															
			Nellie	daughter	F	W	16					Utah	Utah	Eng (English)				laider	Book Binding	U	No	0															
			Lily	daughter	F	W	11					Utah	Utah	Eng (English)				none																			
			Sarah	daughter	F	W	8					Utah	Utah	Eng (English)				none																			
			James C	head	M	W	56	M	23			Utah	Eng (English)	Massachusetts				motorman	street car	U	No	0															
			James C Jr	son	M	W	21					Utah	Utah	Utah				carpenter	contractor	U	No	0															
			Andy	head	M	W	57	M	36			Utah	Rhode Island	Illinois				conductor	Street Car	U	No	0															
			Anna	wife	F	W	53	M	36	6	6	Utah	Eng (English)	Massachusetts				none																			
			Ethel	daughter	F	W	30	M	16	2	1	Utah	Utah	Utah				collector	Loan Co	U	No	0															
			Ethel	grand-daughter	F	W	8					Utah	Utah	Utah				none																			
			Doris F	son	M	W	15			29		Utah	Utah	Utah				electrician	building	U	No	0															
			Palmer, Capt Oswald	head	M	W	45					Utah	Eng (English)	Massachusetts				sheriff	city	U	No	0															
			Theresa	sister	F	W	52					Utah	Eng (English)	Massachusetts				none																			
			Charles	half-brother	M	W	57					Iowa	Massachusetts	Massachusetts				none																			
			William	head	M	W	61	M	35			Iowa (English)	Iowa (English)	Iowa (English)	1866	na	English	merchant	grocery store emp	U	No	0															
			Mary A	wife	F	W	65	M	35	1	6	Illinois	Ger (German)	Ger (German)				none																			
			Gertrude	daughter	F	W	24					Utah	Eng (English)	Illinois				saleswoman	grocery store	U	No	0															
			Ebenezer	son-in-law	M	W																															



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" Douglas A mgr Mlnry World r Belvedere Apts.
" Fred mech Royal Bkg Co b 436 Elizabeth.
" Henry S gen agt C & N W Ry and C St P M & O Ry r 3 Hill Apts.
" Hertha student rms 436 Elizabeth.
Bishop Alden M clk O S L r 2428 Green.
" Alex L (Bishop Bros) r 248 Bishop ct.
" Amanda (wid Thos) r 262 Bishop ct. Amy b 438 N 2d West.
" Art smplemn Utah Ore Sampling Co b 460 Germania av M.
" Art J mgr H A Tuckett Co r 1178 Windsor.

BISHOP BROS (Chas W and Alex L), Well Drillers, 248 Bishop ct, Tel Was 2486-W.

" Chas H lab b 258 Bishop ct.
" Chas W (Bishop Bros) r 258 Bishop ct.
" Edwin firm U S S Co r Midvale.
" Effie steno Rogers-Evans Co b 438 N 2d West.
" Eliz (wid Chas) rms 619 W Capitol.
" Eliz (wid Geo) r 9 Herbert av.
" Francis M recorder Juvenile Court r 1590 Major.
" Fredk T blrmkr r 438 N 2d West.
" Geo O grocer 613 W 1st No r same.
" Glen H opr Arthur Plant r Magna.
" Harry delmn C R Savage Co b 262 Bish-ops ct.
" Helen student b 613 W 1st No.
" Irvin b 460 Germania av M.
" Ivan C firmn r Garfield.
" Mrs Ivy rms 647 W 3d No.
" Jas farmer b 460 Germania av M.
" John clnr L D S Hosp.
" J A copy reader Tribune r 1732 3d East.
" Lawrence H clk Phoenix Utility Co b 438 N 2d West.
" Leo R lab b 248 Bishop ct.
" Lizzie boxmkr McDonald's rms 619 W Capitol.

Bishop Lyles student b 211 Elm M.
" Mrs Mae rms 336 Whitaker ct.
" Margt steno Bemis Bro Bag Co b 4958 Poplar M.
" Maria (wid Thos) rms 611 W Capitol.
" Mary (wid John) r 726 W So Temple.
" Matt farmer b 460 Germania av M.
" Matt R farmer r 211 Elm M.
" Melvin tmstr Alliance Coal Co r 248 Bish-op pl.
" Mrs Minnie walter Quinn's Lunch Rm rms Manx Hotel.
" Morris blrmkr b 726 W So Temple.
" Myrtle asst tchr Westminster College b 1156 Blaine av.
" Myrtle emp Mut Creamery b 726 W So Temple.
" M R formn U S S Co r Murray.
" Oel E eng D & R G r Garfield.
" Orson lab Morrison, Merrill & Co b 438 N 2d West.
" Paul cond rms Belmont Hotel.
" Ralph sismn H A Tuckett Co r 128 Jack-son av.
" Roy collr r 1366 Ramona av.
" Sarah I (wid Wm H) r 4958 Poplar M.
" Sidney E ydmn Alliance Coal Co r 257 Bishop pl.
" Thos G died Feb 2 '20 age 28.
" Vera clk J C Penney Co b Murray.
" Verl W student b 4958 Poplar M.
Bishop's Bolding 40 N Main.
Bismark Chas M clk Hemenway & Moser Co rms 31 N State.
Bissas Andw K lab G S Co rms Garfield.
Bissell Chas E cond D & R G r 824 Wash-ington.
" Enid steno Tyng Warehouse & Storage Co b 824 Washington.
" Grace steno b 824 Washington.
" Marie (wid Harry) r 459 Center.
" Mary E steno rms 8 Keith Apts.
Bissett Arch L drftsmn O S L rms 618 11th East.
" Nancy O bkpr Inter-Mtn Whol Co rms 376 E 3d So.
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ATTACHMENT F: APPLICANT INFORMATION

262 W. Bishop Place

January 9, 2017

SENT VIA HAND DELIVERY

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

Re: 262 Bishop Place Demolition Application

To Whom It May Concern,

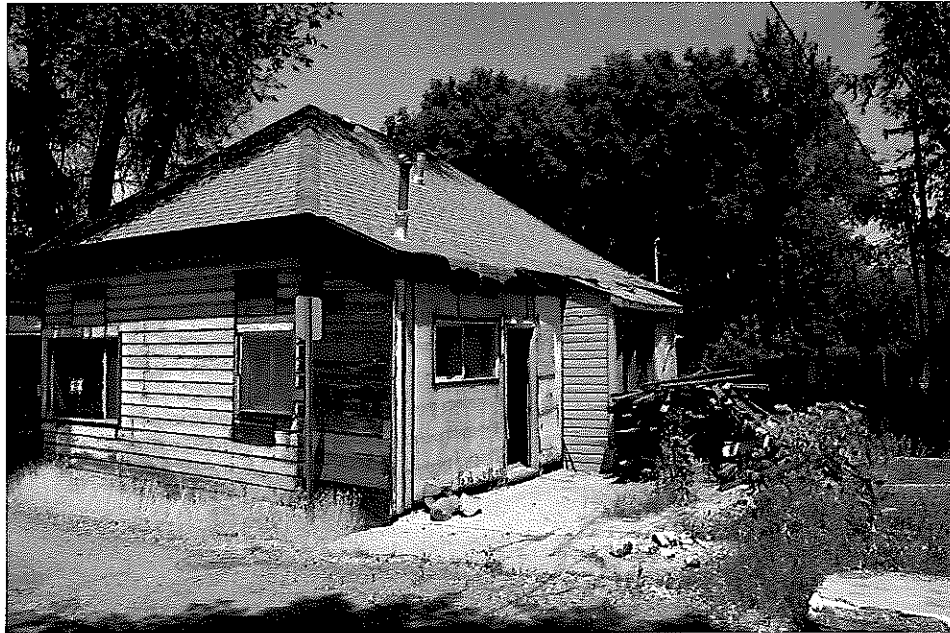
This law firm represents International Real Estate Solutions, Inc. (“IRES”), the owner of the property located at 262 Bishop Place. Please consider this letter to be IRES’ demolition application.

1. Pre-Submittal Meeting Recommended.

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

2. Project Description.

Demolition of 262 Bishop Place is necessary because it is a public nuisance, lacks historical character, and cannot be restored to usable condition. The property is a rundown and boarded home constructed of wood shingles over deteriorating cut stone masonry. It is located on a small lane in Salt Lake City’s Marmalade district—on the western-most border of the Capitol Hill Historic District. All but one home on Bishop Place is boarded and uninhabited due to decades of vacancy and neglect. 262 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 262 Bishop in 2012 with the intention of rehabilitating and developing it and the surrounding properties. After four years of working with the Planning Department to obtain approval for a plat, IRES has been unable to find an engineer willing to sign off on the building plans. Three separate engineers refused to affix their stamp to the plans—stating that the degraded cut stone masonry walls lacked appropriate seismic support, lacked a foundation, contained rotten floor joists, and could not be rehabilitated.¹ IRES, faced with uniform rejection of its rehabilitation plans, now believes that demolition of 262 Bishop is necessary. As outlined below, this letter provides the basis for demolition pursuant to Salt Lake City Ordinance 21A.34.020(L).

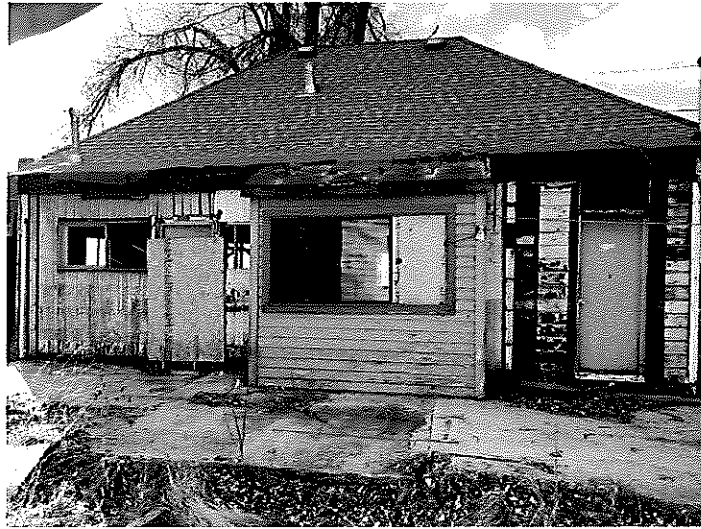
Standards for Demolition of a Contributing Structure

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

There are limited or no historic elements remaining in the home at 259 Bishop. In fact, according to the Utah State Historical Society, it is possible that this home was moved to its present location, and was not originally located on Bishop Place.² The Historical Society's report notes that a carport extension and "major window alterations" were made to the property prior to 1980.

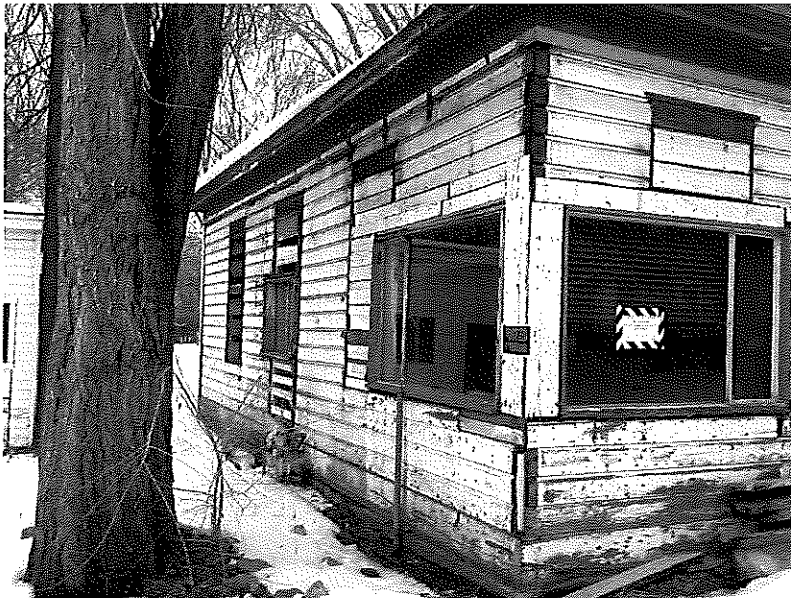
¹ See Reports of York Engineering dated January 14, 2016; updated York Engineering Report dated December 28, 2016; and Compass Engineering dated February 19, 2015 enclosed as Tab 1.

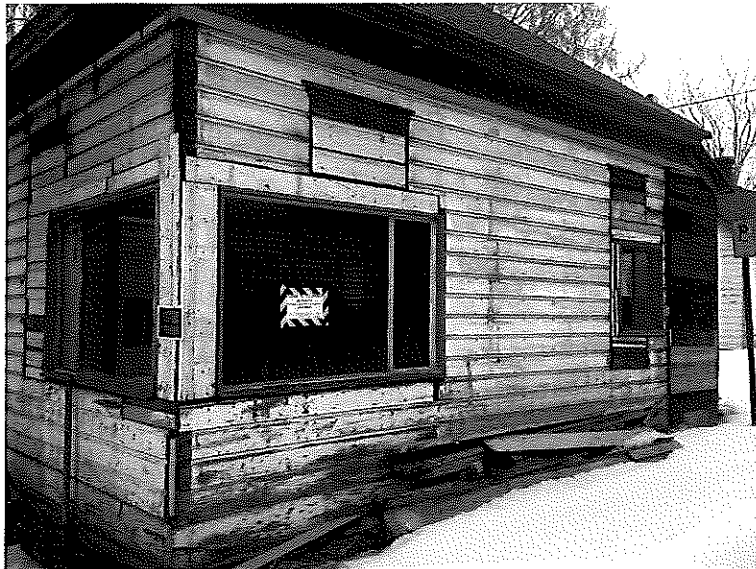
² See 262 West Bishop Place Historical Society Structure/Site Information Form enclosed as Tab 2(g).



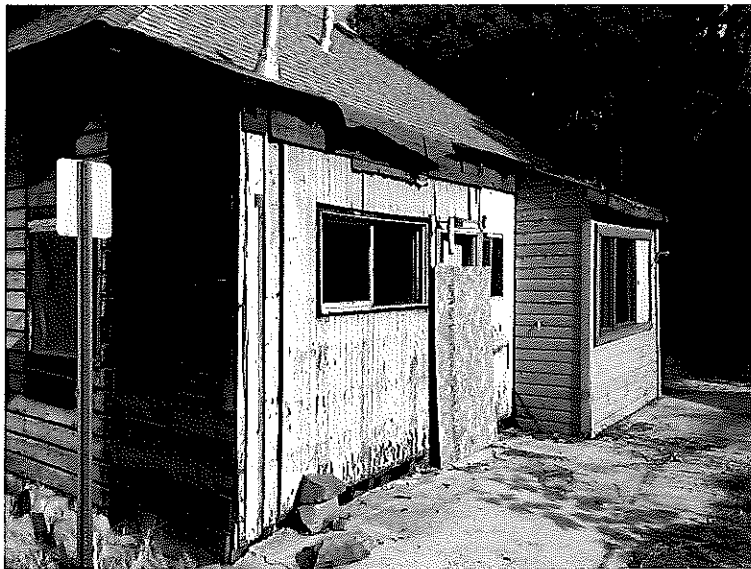


The original windows have been removed. The original door and roof have also been replaced with inexpensive substitutes that lack historic character.





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 that can be seen in the photographs below. 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 262 Bishop, under the direction of a licensed engineer, IRES would need to undertake significant excavation, attempt to remove the cement-like material, and create new footings with rebar and cement. Alternatively, IRES could lift each home up and create a foundation or footing. Given the deteriorated state of the home, either effort would likely result in the collapse of the existing home.

Second, the lumber and masonry 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 262 Bishop.³ First, 262 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.”⁴ This demolition took place two months before the Utah State Historical Society’s survey of Bishop Place. At the time the Historical survey was done, the street and homes were already declining and on their way to the current blighted state. Demolition of the remaining structures would simply complete the cleanup started by the City in 1980.

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

The criteria used for determining whether an area is eligible for listing on the City Register specifically excludes “structures that have been moved from their original locations” unless that

³ Photographs of the streetscape are enclosed as Tab 3.

⁴ See Salt Lake City Corporation Building Permit Inspection Listing enclosed as Tab 4. A handwritten note identifies the home as 248 West Bishop. The street may have been renumbered after the demolition of the property because there is an existing home with the address 248 W. Bishop.

structure is an “integral part” of the district or is “significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event.”⁵

In 1983, when the City Council of Salt Lake City met to discuss adopting the Capitol Hill Historic District, concerns were raised about the edges of historic district, and particularly the western edge along 300 West.⁶ In discussing differing philosophies regarding the boundaries of historic districts, the Council minutes state,

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

Here, 262 Bishop was likely moved from its original location from the site of the Denver Rio Grande station and after decades of neglect, does not have architectural value or an ability to be restored to its previous condition.⁷

Also, the City Council envisioned a sliding scale of scrutiny for properties located on the margins of the Historic District. This is logical because Bishop Place is located in a commercial area surrounded by numerous noncontributing structures on the westernmost boundary of the Capitol Hill Preservation District. Properties directly across the street from Bishop Place are not in the historic district and have not been preserved.⁸ 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 262 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.

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

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

⁷ See Historic Survey, Tab 2(g).

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

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

IRES boarded the vacant 262 Bishop in 2015 in an effort to preserve the building.⁹ 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.¹⁰ In 2012, the Salt Lake City Police Department cleared transients from the homes.¹¹ 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.”¹² 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 262 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 262 Bishop and the surrounding homes. 262 Bishop has 1,640 square feet above ground and 460 square feet in a basement. An average resale estimate of \$198.99 per square foot above ground results in a possible sale price of \$326,343.60. Based on current calculations, IRES cannot rehabilitate 262 Bishop for less than \$169,782.793.14.¹³ This amount does not include the cost of upgrading the infrastructure and road.¹⁴ With the current state of the other homes on

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

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

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

¹² See Notification of Premises Closed to Occupancy enclosed as Tab 10.

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

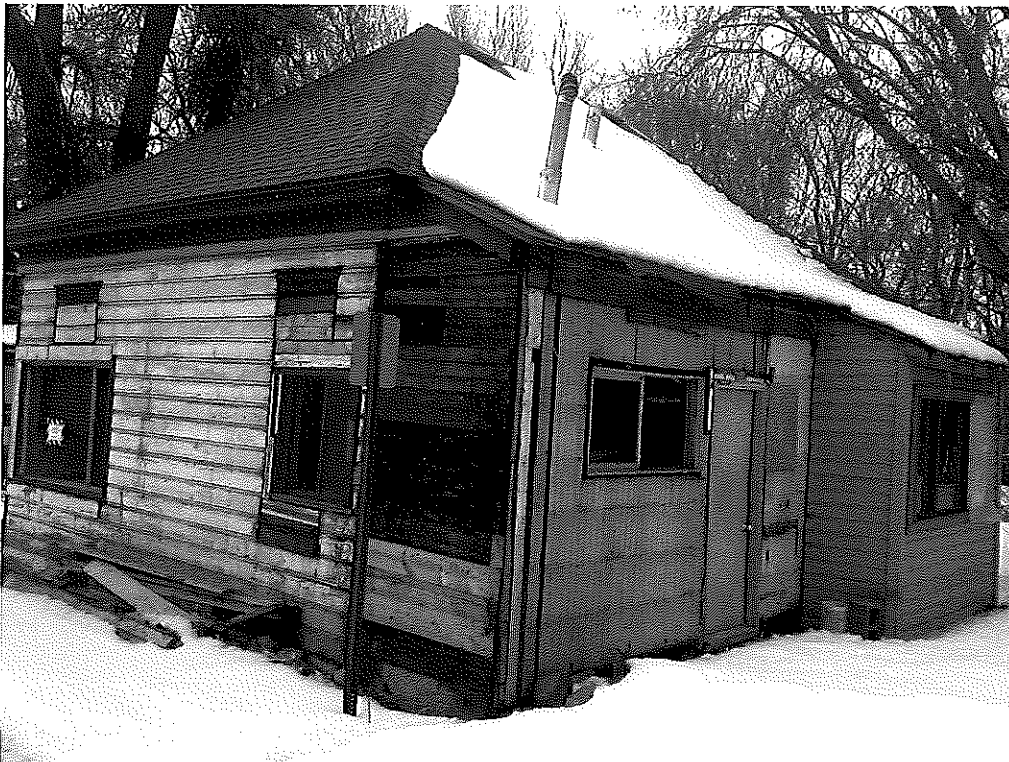
¹⁴ A breakdown of the estimated infrastructure expenses is enclosed as Tab 12.

Bishop Place and the history of criminal activity, it will be very difficult to even locate a buyer for the property at this project price per square foot.

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

3. Show Integrity of the Structure.

The historical integrity of the home is completely lacking due to the numerous alterations and additions made. Significant changes to the windows and wood has left only small sections of the historic siding, that cannot be salvaged in a remodel.



4. Show Streetscape Condition.

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

5. Threat to Public Health and Safety.

As detailed above, 262 Bishop is a threat to public health and safety. The boarded home is the location of continuing criminal activity.¹⁶ It draws drug users to the developing area and prevents

¹⁵ Available at Tab 3.

¹⁶ See police reports at Tab 8.

rehabilitation of neighboring businesses and homes. The building inspector, Orion Goff, has acknowledged that the property is in bad condition and not habitable.¹⁷ And, the property was closed to occupancy as “unfit” for dwelling in 2012.

Additionally, Bishop Place would qualify as a blighted area under Utah Code Ann. § 17C-2-303. A survey conducted by Bonneville Research Group indicates that the homes substantially impair the growth of the municipality, retard the provision of housing accommodations, and constitute an economic liability.¹⁸ Bonneville Research found “substantial physical dilapidation, deterioration, or defective construction of buildings” present in all of the parcels on Bishop Place. *Id.* It also determined that all of the parcels on Bishop Place exhibit four or more of the legislated “blight factors” and that renewal of the property is necessary to effectuate a public purpose. Without demolition of these structures, the property will continue to be a menace to the developing area.

6. Show No Willful Neglect.

IRES has retained a tenant in the one inhabitable home to act as a caretaker. 262 is boarded and vacant. Police were clearing transients from the home shortly after IRES acquired it in 2012, and the Health Department condemned the properties that year as well.¹⁹ IRES has simply taken steps to secure the building and ensure additional damage does not occur. It boarded the properties in 2015, erected a chain link fence to keep out vagrants and other criminal activity, and has posted no trespassing signs.

7. Additional Applications/Bond.

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

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

Very Truly Yours,



Bruce Baird
Brooke Johnson

Enclosures

¹⁷ See Email enclosed as Tab 13.

¹⁸ See Bishop Place Blight Survey enclosed as Tab 14.

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

ATTACHMENT G: MASTER PLAN DISCUSSION

While a discussion of adopted master plan policies is relevant to the demolition request by providing background and contextual information, it is important to note that master plans are not relevant to the demolition standards, and the HLC cannot use the master plans as a finding of whether a demolition standard is satisfied or not.

That said, the following are policies in various adopted master plans that provide policy information related to the subject demolition request:

Plan Salt Lake (2015)

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

Capitol Hill Community Master Plan Policy (2001)

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

“Provide for the preservation and protection of the historically and architecturally important districts as well as the quality of life inherent in historic areas. Ensure new construction is compatible with the historic district within which it is located.”

Planning Issues

Although the Capitol Hill Historic District has become a well-identified historic area of Salt Lake City, there are still many people, including property owners, who do not understand or know of the regulations and opportunities associated with this area being designated historic.

In addition, continued pressures from land speculators threaten the area. Because of its proximity to Downtown, the land is seen as more valuable than the historic structures by many speculators and developers. The adoption of design standards for the historic district to ensure compatible redevelopment and alteration which are sympathetic to historic resources, and measures to discourage the demolition of historic resources are paramount.

Policies

Promote fullest and broadest application of historic preservation standards and design guidelines, especially relative to new construction, so that historic neighborhood fabric, character and livability are not compromised.

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

Salt Lake City Community Preservation Plan (2012)

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

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

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

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

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

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

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

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

ATTACHMENT H: HISTORIC PRESERVATION STANDARDS

21A.34.020: H HISTORIC PRESERVATION OVERLAY DISTRICT:

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

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

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

1. Standards for Approval Of A Certificate Of Appropriateness For Demolition:

Standard	Finding	Rationale
<p>The physical integrity of the site as defined in subsection C15b of this section is no longer evident. Subsection C15b reads, “Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places.”</p>	<p>Does not comply.</p>	<p>Although the subject structure is in a state of disrepair, the physical integrity of the subject site and structure is still evident in terms of location, design, setting, and materials.</p> <p>The 2006 Capitol Hill survey rates the subject building as “B”, which indicates an eligible and contributing structure. This is further indication that the physical integrity of the site and structure is still intact, and contributes to the historic fabric that makes up the Capitol Hill Historic District.</p>

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

<p>The site has not suffered from willful neglect, as evidenced by the following:</p> <p>(1) Willful or negligent acts by the owner that deteriorates the structure,</p> <p>(2) Failure to perform normal maintenance and repairs,</p> <p>(3) Failure to diligently solicit and retain tenants, and</p> <p>(4) Failure to secure and board the structure if vacant</p>	<p>Does not comply with factors 1, 2, and 3. Complies with factor 4, since 2015.</p>	<p>The applicant's narrative indicates that the building was vacant and in disrepair upon acquisition in 2012. The applicant did not choose to board the property until 2015, "in an effort to preserve the building." This suggests that for the three years between acquisition and 2015, the structures were allowed to deteriorate without intervention by the owner.</p> <p>As per their submitted narrative, the site was acquired by the applicant in 2012 with the intention of rehabilitating the homes. The applicant has provided no evidence that the current owner has done any routine maintenance or repairs since the time of purchase.</p> <p>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.</p> <p>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.</p>
<p>The denial of a certificate of appropriateness for demolition would cause an "economic hardship" as defined and determined pursuant to the provisions of subsection K of this section</p>	<p>To be determined.</p>	<p>Information pursuant to this standard has been submitted, however this is a process the applicant could pursue once a decision is made regarding the proposed demolition.</p>

2. Historic Landmark Commission Determination of Compliance with Standards of Approval: The Historic Landmark Commission shall make a decision based upon compliance with the requisite number of standards as set forth below.

- a. Approval of Certificate of Appropriateness for Demolition: Upon making findings that at least six (6) of the standards are met, the HLC shall approve the Certificate of Appropriateness for demolition.
- b. Denial of Certificate of Appropriateness for Demolition: Upon making findings that two (2) or less of the standards are met, the HLC shall deny the Certificate of Appropriateness for demolition.
- c. Deferral of Decision for Up To One Year: Upon making findings that three (3) to five (5) of the standards are met, the HLC shall defer a decision for up to one year during which the applicant must conduct a bona fide effort to preserve the site pursuant to subsection 21A.34.020M of the Salt Lake City Zoning Ordinance.

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Recognized Organizations (Community Councils):

The Capitol Hill Community Council were formally contacted via email on February 2, 2017, to solicit comment regarding the demolition proposals.

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

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

Open House:

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

Public Comments:

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

Notice of the public hearing for the proposal include:

- Notice mailed on April 6, 2017.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on April 6, 2017.
- Property posted on April 10, 2017.



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 Neighborhood Council

Riederer, Anthony

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

Mr. Riederer,

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

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

Thank you,
Galen Bagley

[REDACTED]
[REDACTED]

Riederer, Anthony

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

Good Afternoon,

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

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

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

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

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

Thank you,

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