

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 PLNHLC2017-00023, Demolition of the Residential Structure at 265/267 W. Bishop Place

DEMOLITION OF A CONTRIBUTING STRUCTURE IN A LOCAL HISTORIC DISTRICT

PROPERTY ADDRESS: 265/267 W. Bishop Place **PARCEL ID:** 08-36-254-022 and 08-36-254-023 **HISTORIC DISTRICT:** Capitol Hill Historic District

ZONING DISTRICTS: SR-3 – Special Development Pattern Residential District &

H – Historic Preservation Overlay District

MASTER PLAN: Capitol Hill Community Master Plan – Low Density Residential

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





Current Day

Historic Photograph

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

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

BACKGROUND AND PROJECT DESCRIPTION:

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

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

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

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

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

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

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

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

LOCATION MAP



PROPERTY DESCRIPTION AND CONTEXT:

The subject building is a one story, double-house bungalow constructed of brick. Featuring a hip roof and symmetrical façade, the building has stylistic elements that link it to the Craftsman style common in residential architecture at the time of construction.

In the narrative that accompanied the most recent survey of the Capitol Hill Historic District, completed in 2006, this building was also specifically identified as a significant example of this type of residential structure. The narrative says in part:

"An important trend which began in the 1920s was the conversion of single-family dwellings to multifamily housing. Census records, city directories, and building permits illustrate that this mainly occurred in the form of basement apartments in older houses. The need for housing stock close to the city during this period is indicated by the relatively high-number of multi-housing units constructed during this period. Several double house bungalows were also constructed during this period. The best examples are located at 265-267 West 400 North, 324-326 West 600 North, **263-265 West Bishop Place** and 708-710 North 300 West, all built of brick in the 1920s."

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

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

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

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

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

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

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

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

"The Capitol Hill Historic District was established as a National Register district in 1982 and was designated as a local district in 1984. This district is known for its steep narrow streets, irregular lots, and for holding some of the oldest surviving residences in the City. It encompasses the predominantly residential blocks that are found to the south, southwest, west, and northwest of the State Capitol complex. The Capitol Building is not included within the district, but is listed in the National Register

as an individual Historic Site. In this district are portions of the West Capitol Hill, Kimball, and Marmalade neighborhoods. Although the district had become derelict by the 1960s, it has experienced a revival through historic preservation in recent decades.

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

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

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

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

KEY ISSUES:

Issue 1 – Integrity of the Building:

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

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

Issue 2 – Further Loss of Historic Resources:

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



Bishop Place, c. 1980

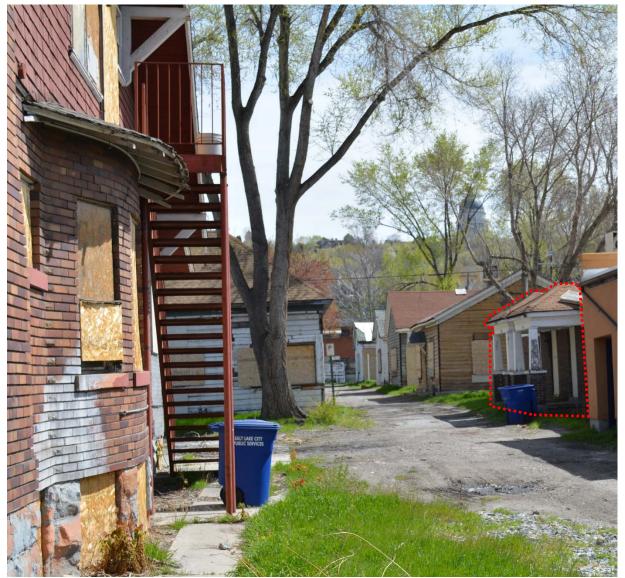


Bishop Place, current day

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

Issue 3 – Visibility from 300 West:

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



View from sidewalk along 300 West, Subject Structure highlighted

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

NEXT STEPS:

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

If the HLC finds that two (2) or less of the standards are met, the HLC shall deny the certificate of appropriateness for demolition. If the project is denied by the HLC, the applicant could choose to file an application for Economic

Hardship. If there is a finding of Economic Hardship, the applicant could demolish the structure. If not, the commission's finding on the request for demolition would stand.

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

ATTACHMENTS:

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

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: HISTORIC DISTRICT MAP



★ Approximate Project Location

ATTACHMENT C: SURVEY INFORMATION

Property Type:

Utah State Historical Society

Historic Preservation Research Office

Site No.	
SILE NO.	

Structure/Site Information Form

1	Street Address: 265-67 Bishop Place	į	JTM:	
ATION	Name of Structure:	·	Г. R. S.	
DENTIFICATION	Present Owner:			
IDE	Owner Address:			
		ive Age: of Building:	Tax #:	
2	Original Owner: Samuel Holmes	Construction Date: 192	7 Demolition Date:	
SIATUS/USE	Original Use: duplex	Present Use: duple	x	
SIAIU	Building Condition: Integrity:	Preliminary Evaluation:	Final Register Status:	
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2	Views: ☐ Front ☐ Side ☐ Rear ☐ Other	Views: 2 Front □ S	ide 🗆 Rear 🗆 Other	
	Research Sources: Sanborn Maps Plat Records/Map City Directories	□ Newspapers	□ U of U Library	_
Š	☐ Plat Records/Map ☐ City Directories ☐ Tax Card & Photo ☐ Biographical Encyclopedias	☑ Utah State Historical Society □ Personal Interviews	□ BYU Library	
Š	☐ Building Permit	☐ LDS Church Archives	☐ USU Library ☐ SLC Library	

☐ LDS Genealogical Society

☐ 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, 1928, 1930.

☐ County & City Histories

1

☐ Sewer Permit

Architect/Builder:

Building Materials: brick; concrete

Building Type/Style: duplex

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

This is a one story bungalow style duplex with a hip roof and symmetrical facade. The hipped roof entrance portico has battered supports.



Statement of Historical Significance:

Construction Date: 1927

From evidence of title, city directories, and Sanborn maps, this duplex appears to have been built in 1927. The original owner of the duplex appears to have been Samuel Holmes. The first residents of the home were Joseph A. Anderson and Wade H. Pickett. Samuel Holmes was born April 8, 1858, in Enfield Highway, Middlesex, England. He

came to Utah in 1876. He married Mary Louise Deeks on September 23, 1880. After Mary died he married Lucy Widdison in 1918. He was employed with the Utah Central Railway and in 1889, he opened up Holmes Boiler Company. He worked there until 1933. He was a member of the L.D.S. Church. He died May 7, 1935.

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Off	ation Offic	Preservation	Historic	State	Utah	
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Address/ Property Name			ne	Eval./ Ht	OutB N/C		r.(s) uilt	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Ger	Comments/ NR Status	
		248	w	BISHOP PLACE	A	0/	c.	1895	SHINGLE SIDING DROP/NOVELTY SIDING	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY SINGLE DWELLING	06	N05A
	?	249	W	BISHOP PLACE	В	0/1 1		1900 1946	ALUM./VINYL SIDING	VICTORIAN: OTHER	HALL-PARLOR SINGLE DWELLING	06	NEWER SIDING N05A
		253	W	BISHOP PLACE	В	0/0			ASBESTOS SIDING	GREEK REVIVAL VICTORIAN: OTHER	HALL-PARLOR	06	SHEATED IN 1943?
						1	c.	1943			SINGLE DWELLING		N05A
		258	W	BISHOP PLACE	В	0/0 1	c.	1900	DROP/NOVELTY SIDING	VICTORIAN: OTHER	HALL-PARLOR SINGLE DWELLING	06	N05A
		262	W	BISHOP PLACE	В	0/1	c.		ALUM./VINYL SIDING ASBESTOS SIDING	20TH C.: OTHER	FOURSQUARE (BOX)	06	
					1			ASSESTED SIDING		SINGLE DWELLING		N05A	
		265	W	BISHOP PLACE	A	0/0 1		1927	STRIATED BRICK	BUNGALOW	DOUBLE HOUSE / MULTIPLE DWELLING		DOUBLE HOUSE A 265-267 W N05A
L					V 100								
	VICT			CANYON ROAD		0/0 2.5	c.	1975	REGULAR BRICK	MANSARD	OTHER APT./HOTEL MULTIPLE DWELLING		SOUTH BLDG; ASSOCIATED WITH 155 N CANYON ROAD
		155	N	CANYON ROAD	D	0/0	c.	1975	REGULAR BRICK	MANSARD	OTHER APT./HOTEL	06	NORTH BLDG; ASSOCIATED WITH
	VICT	ORI	А НС	DUSE	2	2.5					MULTIPLE DWELLING		135 N CANYON ROAD
	?	160	N	CANYON ROAD	В	0/0	c.	1938	GRANITE	NOT APPLICABLE	MONUMENT		DUP PLAQUE IN NEWER GRANITE BASE; LOCATED IN CITY CREEK
CRISMON MILL SITE MARKE				LL SITE MARKER							MONUMENT/MARKER		CANYON PARK MEDIAN



248 W Bishop Place



249 W Bishop Place



253 W Bishop Place



258 W Bishop Place



262 W Bishop Place B



265 W Bishop Place B

CANYON ROAD

**Buildings in City Creek Canyon NRHP district



View of City Creek Park



135 N Canyon Road**



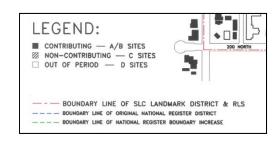
155 N Canyon Road** D



160 N? Canyon Road** Median Park D

ATTACHMENT D: CAPITOL HILL RLS – RESULTS MAP





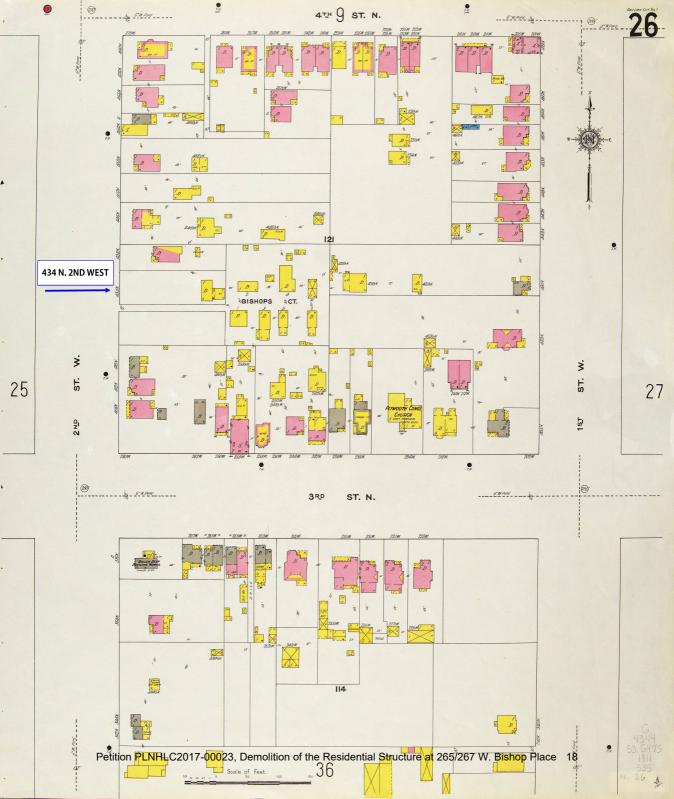
ATTACHMENT E: ADDITIONAL STAFF RESEARCH

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

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

YEAR

- **1880:** Census records indicate Thomas and his family may have lived on the property now referred to as Bishop's Place as early as 1880.
- **1883:** Thomas Bishop and his wife Sarah acquired all of lot 3 in 1882.
- 1883: City Directories list Thomas Bishop at the address now known as Bishop's Place
- 1885: City Directories list Thomas Bishop, Alexander Bishop, and Fredrick Bishop at r. 434 N 200 West
- **1894:** Thomas Bishop's first wife Sarah passed away in 1894. The record of death indicates 434 N 200 West as the place of death.
- **1897:** Thomas Bishop married Amanda C. Fagerstrom
- **1898:** City Directory lists Thomas Bishop, Fredrick Bishop at 434 N 200 West, and Alexander at res rear 434 N 200 West
- 1900: Based on census records it appears that at least four of the houses were in existence
- **1910:** Based on census records it appears all seven of the houses were in existence.
- 1920: City Directory some of the addresses start to reference Bishop's Ct.



Page No. Supervisor's Dist. No.

Enumeration Dist. No. 47

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

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

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

SCHEDULE 1.—Inhabitants in Salt Lake leity 17 16 fin the County of Salt Lake, State of What enumerated by me on the Second day of June, 1880.

augustus A. Stulfouth

Nativity. Education. Occupation. In Cities. Is the person [on the day of the Enumerator's visit] sick or temporarily disabled, so as to be unable to attend to ordinary business or duties?

If so, what is the sickness or disability? Place of Birth of this person, naming State or Territory of United States, or the Country, if of foreign birth.

Place of Birth of the FATHER of this person, naming the State or Territory of United States, or the Country, if of foreign birth.

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

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

n columns 9, 10, 11, 12, 16 to 23, an affirmative mark only will be used—thus /. , except in the case of divorced persons, column 11, when the letter "D" is to be used. only be asked in cases where an affirmative answer has been given either to question 10 or to question 11. only be asked in cases when a gainful occupation has been reported in column 13. eviation in the name of the month may be used, as Jan., Apr., Dec.

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

SCHEDULE 1.—Inh

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8 Oct 21 1876 PM " " " No 1 9 Aug 24 1880 PM	David H. Stimball Newell M. Simball Horsee H. 1 " Simball Sarah M. Simball Hoshwart Stimball " 1 00 Nov 23 1876. 1 " George B. Kelly D. 1250 Aug 24 1880	S. S. Bartlett M.P., "Inffolk Mass. St. 1	An im divided '4 Sut in Garding Machine Property (Wescription same as lines above And other property) Pursuant to Order of Allotment Bro. Court of Loo In Matter of said Estate. Part of Sot I born, at the S. M. of said lot the 76.10 rds. th E. 14 rds. th S. 16 rds. th W. 14 rds. to ple ace of Bey.
10 " " " " " " " " " " " " " " " " " " "	2" Anne Charlson Mtg 1000 " 31" " 1" David J. Morgan H.D. 240 Oct 2"	J. Barnett n.P S.S. Utah Pt 1 Do. W. Clayton N.S	Mtg to secure note even date for \$1000. due 6 mos Int. 100/o per annum pay mily a part of lot 1 bow. at the S. M. corner of said lot the 10/0 rds. Th. E. 3 rds. th S. 10 rds. At 10 18. 3 rds. to place of Beg. Mtg to secure notice and ate for \$800. duery. Int 100/o per annum pay after mily Part flot 1 bow. 6 rds. W. from the S. E. convert said of the M. 11 rds the 10 th.
" 11 " 30.M & 635-6 Aug 18 1883 " " " " " " " " " " " " " " " " " "	2 " Josephiare E. Nichols Mtg. 800 Mpx 11 188) Partial Release 1 " Jev. B. Kelly of Mortgage 600 2 " Feramorg Little D.D 300 Mar 14 "	Angus Molomnon Rec. yes Shake Mah Pt 5. J. M. Eldredge no. P. Oper Rich All 5.	Written on the face of original mitg (Duly attested by the Recorder); bons, it rds & from & W. corner of lot the E. 5 rds. the M. 10 rds. the W. 5 rdsthe S. 10 rds, to place & Beg. See line above for original mitg? Same as line 5 of this page
15 " " " " 1:50 2 9/8-19 " Hermong Little " " 16 Nov 10 " I'M Filing of See Book B'kg 263 michael Shanghnessy U.S. Marshallet. Dec 12 " 12:30 Papers of Sheriffs best. 950le Sept Septilbabel Snot By 1. 37 Just Bolding sup	" " Respondion Self order 3200 " 6 " - Jerubbabel Snow Sale 4700	Rephi W. blayton ND " S.L " All 3 6 7	all lots 647 and following part lot & Bey at the NE. corner lot 5 th H. 2 rds th. Sonds. th & 2 rds. th No 5 rds. to place of heg lalso part block 13 2 plata Lot 3 (also & 2 le 2 lot 2 Be 103 a celso part flots y block 50 plat 13 also lots 1,6,7 +8 block 96 pl at 6.
18 " " 1:20 & 381-2 Robert J. Golding Ges 2 18 " " J.M. June 2 V 1884 Thomas Bishop & Sarah Bishop his wife " " 19 " 10 " 1 Mills Thomas Bishop & Sarah Bishop his wife " " 19 " 10 " 10 " 10 " 10 " 10 " 10 " 10 "	2 "Thomas Bishop H.D 1300 Jan 26 1882 Laron a Cummings 2nd party " "Philip Pugsley 3rd party Mtg 100 " "	James a Varnes H.G. Yes S. L. Wat all 3 (See ack) """ " " " " all 3	All of lot 3. Mlg to secure note even date for \$1000. duely Int. 10/0 per mo payable mist in advance. All flot 3. Purports to acknowledge aut bid by grantors for lot 3 for the purpose of re-
20 Feb 7 " a.M. 10:42 & 166-7 May 188 Matthew Barnes " yes " 21 apr 25 " PW foodshim EMiholo Mary & Brown 7	2 " Robert Golding Redemption 10 66 " " " " " Robert Richardson Mg 130 Gib 7 "	Sidney H. Darke 719 " " Pt 2 Charles & Comeroy 768 " " Pt	Part of lot 2 Being 3rds, S. front by 5 rds. 26, The South West corner of that, My to secure notice and date for \$150. due 142, Int. 19 oper mo pay able quarterly. Might secure notice and date for \$150. due 142, Int. 19 oper mo pay able quarterly. Might because notice and date for \$150. due 142, Int. 10 Toper commun paye mo'ly Bart of 6+8 Com. 164 3 ft. 6, of 16.6 corner lot 8 th. 8.33 ft. 4 in the 1.8 reds. It 18 33 ft. 4 in. th 6 8 R. To place of beg, Error see Block 72
20 ot b 9 " a.Mb. " 8 " 10:42 & 466-7 May 1 5883 21 apr 26 " PW foodphin & Nichols Mary & Brown + " " " 3:15 & 64950 Foodphin & Nichols Mary & Brown there has band " " 22 Feb 12 1881 23 July 25 1882 pm " " 4:10 J 661-2 George B. (Fig. "Ses B") Kelly Yes 2	" Josephine E. Michols " 700 Apr 25 " Bartial Release 1 200	Charles E. Pomeroy N. C. 240 F.L. 2ttah Pt 1	Com at S. W. corner of lot 1 th 16 10 R. Th. E 3 R. th. S. 10 R. th. W. 3 R. to ple oce of By conty 30 sq. R. See line 10 above a fail of lt 1 bound a fint 4 r E of IN con of said lot the 65 r, the Mor, the Nos, ohe. 10 r to leeg. bounty 50 sq rodo.
24 Lee. 1/88 pm 1 2. 602-3 George (sig 3ev.) B. Aelly 1/25 Aug 6 1883 um 234- Jan 20 1887 Frederick Palmer 1/2 20 1887 Frederick Pal	1 - David & Mary and M.D. 100 00 Lees 11 1883 Lincon Danderger 2 departy 100 legts 1883 2 - Vincentian and Brilding Rescitation 3rd they Dof J. + debt any 15 1883.	Lugue M. bannon b. R. Ly G. M. Cannon Defr. " " " " " " " " " " " " " " " " " " "	Cond. 3 R. E. of S. W. cov. said lot 1, th. N. 10 R.; th E. 1 R; th S. 10 R; the W. 1 R to profite of sold of the secure note of even date for \$200 and Int premium monthly dues and fines in Bey stay of the fet from S. Th. cov. lot 2 pth N. 24 74 ft; th E. 165 ft; th S. 24 34 ft fth W. 165 ft topy of a My to secure note of even date for \$ 1000 as I due 1 yr, Int 10 To per armune, payable mode. how at a frinch b R. W. of S. E. cov., th 3 N. 5 R; th N. 10 R; th E. 5 R, th S. 10 R top of b.
28 Sept 8 1883 um 914- William Pearson -1 2	1 - Joseph E. Thirles Mtg 1000 00 de 18 1883 2 - Edward Hunter B+S. D. 200 00 Sept 8 1883 2 - George Kinghton Level with 1 3 1 1 100	Charles C. Comeray A. I " " Ot ! " " " Ot ! " " Ot ! " " " Ot ! " " " Ot ! " " " " Ot ! " " " " " " " " " " " " " " " " " "	Building on lot 5. Bufforts to lever from Sept 1, 1883 to Mar. 1: 1886 Dwelling home + slove with about 10th. On front by 4 B. but, of the lot extending E. to row of apple true, being now next In fourthouse
Dec 13 1883 12 b, 1 H. D. Folson Probate bourding S. L. bo. In the matter 30 Jan 21 1884 am The Estate of Chronither State of Chronither Security State of Chronic State of	Jeorge Kinghton Lease on 12 teach mo Sept 8 1883 Harley Morey Metice Claims Frederick Calmer Order of Decree of Cert. The heire to said Estate Partitution Court Feb. 1 1884	John b. butler Bb. " " Ht 3	Parforts to Same Lieve on Swelling House + lot upon which it stands being ext the. front by 10-R. E. : bom soft No from S. W. wo, lot 2 for Labor + material furnished between they 4 +30/15/12 To Am Elija Hunter Rich lot 5 except part bequeathed to Edward W. Hunter & Edward & Bhurter + other property. To Edward & Houster + Edward. S. B. Muniter Part lot 5 : bom. at h. E. wo. lots, the House & the S. 12° E. 5. 5 R; th. E. 5. 64 R; the h. 5. 38 R. de p. of b. And other property to other grantees.
32 Sefry 7 1802 and	1 - Sarah Twitchell Jones MD. 1 - Sept. 30. 2 - Matheway Barnes MD. 200 - Feb. 30.	Jos F. Simmins M. " " 2 Sidney W. Darke K.F. " " " " 2 Chickards Clirk. "John Hamer Deputy " Weber " " "	Com, 4 P. W of the S.E. Cor., N 10 R. W3R. S 5 R. E 2 R. S 5 R. E 1 R. to Beg. (2009R). Centaining 15 og R of Grand "Being 3 R & front by 5 P N of the SM cor of the 6 /2 of saillet. Come Control
34 Dec 10 1884. am. Fely 11 1885 11, 25 g. 125-6 Peter J. Wilkinson. 11 2 35 Jany 24 " am.	2 - Peter J. Wilkinson. 1 - Anns Wilkinson 2 - John Rodman 2 - John Rodman 1 - M.S. 900 - Fly 11 885 - 24 11	Maphi W Clayton na " 34 U. " I Chas E Pomeroy N.P. " " " " " "	Com at the SN Cor lot 1:- nio R. E & R. SIO R. M& R to Beg. Same as on line # 33. to Sic. Nobe ev date due 19 4 10/6 Com & R Mof S Elevlot 1: M 5 R, NIO R, E 5 R, SIO R tolig.
36 Oct. 12 " 0m. 17 " 2.20 2d. 127-8 Many & Bastron by Olios R Moore her day, " 1	2 - John Codman My. 1000 - Sep. 24 " 1 - William & Fowler. 9WD. 400 - Och 12 " 2 - Matthew Barnes. W.D. 400 - " 28 "	William Fuller n. P " " George Mannon 2 " " " 2	Com 10 RW of Ster lA2: M12 11 71 5 R. 612 p. 85 Rt by
Petition PLNHLC2017-00023, Demolition of the Residential Structure at 265/267 W. Bishop Place		dontifued and Tage 210	Prince the factor of the facto

Salt Lake City Directory.

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Wholesale

Liquor Dealers

ELIAS MORRIS. BUILDER AND CONTRACTOR,

Manufacturer of

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

Bealer in Portland Cement,

MANTELS & GRATES.

Grave and Monumental

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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.

Petition PLNHLC2017-00023, Demolition of the Residential Structure at 265/267 W. Bishop Place

Biddlecome Rebecca, widow, ns 2d South bet 3d and 4th East Billing F. W. mining, ns 2d South bet 2d and 3d East Billing Edwin, harnessmaker, ws 4th West bet 2d and 3d North Billings Lucius A. clerk, ws 5th West bet 1st South and South Temple Binder W. L., clerk, ss 2d South bet 3d and 4th West Bingler Herdley, ws 2d East bet 7th and 8th South Birchell Mary, widow, ws 1st East bet 5th and 6th South Bircumshaw Wm. builder, ns 5th South bet 3d and 4th East Bircumshaw Willard, butcher, es 10th East bet Ist and 2d South Bircumshaw Joseph, laborer, es 10th East bet 1st and 2d South Bird Edmund F, cabinet maker, as 3d South bet 2d and 3d West Bird W. H. land attorney, se cor 2d East and 1st South Bird John, shoemaker, es Locust bet Wall and Prospect Bird James, cabinet maker, ws West Temple bet 1st and 2d South Bird Joseph, farmer, ws 4th West bet North Temple and 1st North Birkenhead James, laborer, ss High bet Ash and Locust Birkenhead Isaac, whipmaker, sw cor Mountain and Ash Birkenstock Charles F, carpenter, ns 21 South bet 3d and 4th East Birrell John H. machinist, ns 1st South bet 4th and 5th West Birrow John W. machinist, ss 1st North bet 3d and 4th West Bishop Thomas, machinist, es 2d West bet 3d and 4th North Bishop James, plumber, es 5th West bet S T and N T Bishop F. M. assayer, ws East Temple bet 3d and 4th South Bishop Harvey, carpenter, ws 1st West bet South Temple and 1st South Black George A, res ws 3d East bet 1st and 2d South Blackwell O. B., boards Clift House

Beer.

Agents Original Budweiser

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St.

South

2nd

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Co., 1212

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BOOK

BOOKS

80

STATIONER

Blair Edward, carpenter, es 8th East bet 7th and 8th South Blair Rev. W. W. res ss 2d South bet 5th and 6th East Blakely S. W. mining, es 1st West bet 1st and 2d South Blakemore John, tinsmith, nw cor Walnut and Wall

Blanchard S. J. mining, ss 1st South bet 1st and 2d East Blasset Mark, carpenter, es West Temple bet 5th and 6th South Bloomquist Charles, laborer, ws 1st West bet S T and N T

Blunt Joseph, manufacturer, ns North Temple bet 9th and 10th East Blythe J. L. laborer, ss 2d South bet 1st and 2d East Boardman W. watchman, ss 5th South bet 1st East and East Temple

Bockholdt D., county clerk, ss 2d South bet 2d and 3d West Bohanson J. D. res Donaldson House

Bohi Elizabeth, widow, ws 3d West bet North Temple and 1st North Bohling Louis, laborer, ns 1st South bet 6th and 7th West

Boise Thomas, laborer, ss 1st South bet West Temple and East Temple Bolto Francis, carpenter, ws 1st East bet 6th and 7th South

Bolton Jackson, agent, es 5th East bet 5th and 6th South Bolwinkle Frederick, laborer, ss Centre bet Currant and Apricot Bond John, moulder, ws 6th West bet South Temple and 1st South

L. GOLDBERG, LEADING CLOTHIER, Salt Lake City.

TROY—
STEAM
Laundry.

-142-

MAIN STREET.

SUPERIOR WORK.

Reasonable Prices.

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

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Agents for the VICTOR BICYCLE and TRICYCLES.

RUDGE BICYCLES and TRICYLES, BICYCLES and TRICYCLES for Children.

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FLOUR at Saac Sears, South Street. BLU BIS Bishop Frederick T., boilermkr. Haynes & Son, r. 434 N. Secon Bishop George F., carp., r. 553 N. Second West Bishop Henry, Jennings Slaughter House, r. 35 Cain Bishop James, steam fitter David James & Co., r. 613 W. First North Bishop John, painter, r. 375 N. Second West Bishop Thomas, lab., r. 35 Cain Bishop Thomas, well borer, r. 434 N. Second West Bisig Lewis, celler man A. Fisher Brewing Co., r. Brewery Bithell Joseph, miner, r. 537 E. Fifth East Bivens Catharine Mrs., r. 447 S. Fifth East Bivens Frank, pressman, r. 447 S. Fifth East Bjorklund Sam, barber, 222 S. Main, r. 276 W. First South Black Diamond Coal and Coke Co., 231 S. Main BLACK GEO, A., mining opr, r. 136 Third East Blackham James, r. 41 E. First North Blackhurst Brigham, r. 123 W. Fourth South Blackhurst Hiram, r. 123 W. Fourth South Blackman James, servant 436 S. West Temple Blair Ada Miss, hair worker, Mrs. W. B. Wilkinson, r. 157 S. Fourth West Blair Edward, mason, Temple blk, r. rear is Blair Martha Mrs., wid., r. rear 157 S, Fou Blake Benjamin, lab. r. 304 S. First West Blake G., drayman, r. 462 S. Second West Blake Samuel, teamster Mountain Ice Co. Blake Weslay, U. S. Signal Service, r. 112 Blake Wm., potter, Frederick Peterson, r. Blandin Chas. F., atty. 107 S. Main, r. 109 Blair Edward, mason, Temple blk. r. rear 157 S. Fourth West Blair Martha Mrs., wid., r. rear 157 S. Fourth West Blake G., drayman, r. 462 S. Second West Blake Samuel, teamster Mountain Ice Co. r. Parleys Canyon Blake Weslay, U. S. Signal Service, r. 112 W. South Temple Blake Wm., potter, Frederick Peterson, r. 304 S. First West Blandin Chas. F., atty. 107 S. Main, r. 109 W. North Temple Blandin Chas. F., atty. 104 S. Main, r. 109 W. North Temp Blanchard Lord, janitor, court house, r. 72 W. Fifth South Blasdell Belle, domestic 69 W. Fifth South Blattner Rudolph, musician, r. bet. 11 and 12 East on South Blayer Betsy Mrs., wid. r. 729 W. Second North Bleazard Mark H., carp. r. 517 S. West Temple Bledsoe J. Franklin, carp. r. 237 S. Sixth East Blattner Rudolph, musician, r. bet, 11 and 12 East on Third Bledsoe J. Franklin, carp. r. 237 S. Sixth East Blicker Johana, chamber maid, Walker House BLOHM F. W. Rev. (Baptist) Missionary Scandinavian, r. 451 B W. Third South Blomont Robert, lab. Third South, cor. Eighth West Bloxham Humphrey, lab. r. 147 S. West Temple Blunt Henry, shoemkr. r. 74 N Blunt Joseph, shoemkr. r. 74 N Clift House, \$2.00 N.W. cor. Main & 3d S. Sts.

Petition PLNHL02017-00028, Demolition of the Residential Structure at 265/267 W. Bishop Pla

RECORD OF DEATHS

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

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

SALT LAKE CITY DIRECTORY.

129

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

- James H, boilermkr O S L R R, res 738 W South Temple.
- James R, miner, res 33 Jefferson.
- John, mach O S L R R, res 631 W South Temple.
- John H, res 1065 W 1st South.
- -John H Jr, bds 1065 W 1st South.
- Susie D, bds 631 W South Temple.

Bisbee Louis S, trav auditor, bds The Manitou.

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

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

- Alexander C, attorney general 150 City and County bldg, res Wey Hotel.
- Alexander L, well driver, res rear 434 N 2d West.
- Ann M, bds 47 Green.
- Bertha, bds 450 E 11th South.
- Charles S, lab, res 47 Green.
- Charles W, well driver res 107 Pear.
- Edward, furnaceman Germania Lead Wks, res Murray P O.
- Emma M, domestic 237 S 10th East.

Bishop Francis M,

Assayer 156 S West Temple, res 450 E 11th South. (See right side lines.)

- Frederick T, boilermkr Haynes & Son, res 434 N 2d West.
- -George, wks David James Co, bds 613 W 1st North.
- James, plumber David James Co, res 613 W 1st North.
- John, clk G F Culmer & Bros, res 421 W 1st North.
- Martha, bds 47 Green.
- Mary, domestic 220 Iowa av.
- Matthew, helper Germania Lead Wks, res Murray P O.
- Mrs Sarah A W, died Dec 6 '97, age 49.
- Thomas, porter The Topic, res 47 Green.
- Thomas, well driver, res 434 N 2d West.

Petition PLNHLC2011-00028, Derrichtor of the Residential Structure at 205/267 W. Bishop Place est Temple and 176 W 5th South, res 176 W 5th South.

F. M. **BISHOP**

State Utah County Salt Lake

SCHEDULE No. 1.—POPULATION.

Supervisor's District No. 273 Wtah

Enumeration District No. 31

Sheet No.

Township or other division of county Green Green

F	LOC	ATIO	N.	NAME	RELATION.	PERSONAL DESCRIP	TION.		NATIVITY.		CITIZENSHIP.	OCCUPATION, TPADE, O	R EDUCATION.	OWNERSHIP OF HOME.
IN	CITIES.	r of	the	of each person whose place of abode on June 1, 1900, was		DATE OF BIRTH.	rried.	Place of birth of each person States, give the State	and parents of each person enum or Territory; if of foreign birth, g	erated. If born in the United give the Country only.	the to	PROFESSION of each person TEN YEARS of a	ge 🗒 📗	raged.
-	;	dwell he orde	mily, in	in this family.	Relationship of each	rthday	how n				States.	and over.	schoo	r mortg
1	Numbe	er of	er of far	Enter surname first, then the given name and middle initial, if any.	person to the head of the family.	Month. Year.	r of liren.	Place of birth of this Person.	Place of birth of FATHER of this person.	Place of birth of Mother of this person.	of imm United er of y ted Stat	OCCUPATION.	nded. nded. nded. tths). rite.	1 free o
Street.	House	Numb	Numbe orde	INCLUDE every person living on June 1, 1900. OMIT children born since June 1, 1900.		Color o Sex. Age at	Numbe Child Ilvin				Year of the land Unit		Attermon Can re Can w	Owned Owned Farm
		1	2	3	4	5 6 7 8 9	10 11 12	13	14	15	16 17 18	19	20 21 22 23 24	25 26 27 28
1	Rear	4.	5 53	Lambourne Hazel	Daughlir	WF Jan 1891 9 4		ulah	Missouria	Wah		at School	8 420 420 420	
2	4-1.9			- Carrie	Daughter			Wah	Missouria	Ulah				9
3	434	146	54	Bishop Thomas 1	Heade	w m you 1833 66 m	2	England	England	England	1870 2.9 Ha	Well Driver	पुरु पुरु पुरु	0 m H. 3
4				- amandal C.	wife	W 7 mar 1866 34 m	222	Sweeden	Deverden	Sweden			पृश्व पृश्व पृश्व	
5				- Blanch a.	Daughter	W F may 1899 1 8		Wah	England	Dwerden				
6				- Bennet F.	Dow	W M May 1899 1 V		Wah	England	Swarden				
	Rear 434	14:	7 53	Bushop Granis J	HEad HE	W m Mar 1856 411 m	13	England	England	England	187029 Na	Booler Maker	3 404040	6 7 H.
8		/		- P. annie	wife	WF sept 1863 36 m	13 44	England	England	England			y 60 y 50 y 50	8
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Relationship of this per-son to the head of the family.

daughter & W8

THIRTEENTH CENSUS OF THE UNITED STATES: 1910 POPULATION

DEPARTMENT OF COMMERCE AND LABOR BUREAU OF THE CENSUS (SUPERVISOR'S DISTRICT NO. Chare-Letak ; "SHEET NO. 92 (ENUMERATION DISTRICT No. /28 WARD OF CITY PERSONAL DESCRIPTION. NATIVITY. OCCUPATION. 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 able to speak English; or, if not, give language spoken. General nature of industry.
business, or establishment
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as cotton mill, dry goods
store, farm, etc. done by this person, as spinner, salesman, la-Place of birth of this Person none Munnasta none minesota Wisconson Ger (german) Locomatic had of 10 43 m 21 1 wife of 1 W 43 m 21 1 daughter F W 19 8 English English Pennsylvania California Utah mono mone none alifornia Cennsylvania Kennsylvania Gennsylvania Pennslefrana Sireman Railroad W ho o you you English litah mone Sued Swedish Swed Swed Swed Swedish 1812 none. English mone stenographer Insurance W no 0 yer you carpenter Contracto Et 10 8

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PLNHLC2017-00023, Demolition of the Residential Structure at 265/267 W. Bishop Place

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	ell-			F INSTITUTION	[Insert proper name i	and, also, name of class, of Jowns	hip, town, precinct,	district, hundred, beat, etc.	Bee instructions, 1	NAME OF INCORPORATI	NUMERATED BY ME	Insert proper nan	and, also, name of class, as a	DAY OF C	ril 1910.	W/	ARD OF CI	na Pe	eese	Part	UMERAT	95	7
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	Street	House n	Number Ing ho der of Number in ord itation	Include every person living o children born since	any. on April 15, 1910. Omit April 15, 1910.	family.	Sex. Color or r	Whether or div or div nesent m see no or div nesent m	Place of birth of this Person	Place of birth of Father of this person.	Place of birth of Mother of this person.	car of in tion to ti ed States Thether i	give language spoken.	done by this person, as spinner, salesman, la-borer, etc.	in which this person works, as cotton mill, dry goods store, farm, etc.	employee, or working on own	of weeks work out of on work April during	hether a read.	Septemb Septemb 1909.	mortgag rm or he mber of schedu	Thether a the Union erate Arm hether	hether du	•
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PLNHLC2017-00023, Demolition



126

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Bisbee Geo M insp O S L r 1438 Logan av. Bischoff Carl hlpr Galigher Machy Co rms 436 Elizabeth,

"Corinne clk Minry World r Belvedere Apts.

"Douglas A mgr Mlnry World r Belvedere

Apis.

"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 Apis.

"Hertha student rms 436 Elizabeth.

Bishop Alden M elk 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. smplemp Utah Ore Sampling Co. b.

Art smplemn Utah Ore Sampling Co b 460 Germania av M. Art J mgr H A Tuckett Co r 1178 Wind-

"Bethia (wid Edwin) r 460 Germania av M

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 firms U.S.S. Co.r. Midvale.

"Edwin firms U.S.S. Co.r. Midvale.

"Edwin firms U.S.S. Co.r. Midvale. Effie steno Rogers-Evans Co b 438 N 2d West.

Eliz (wid Chas) rms 619 W Capitol. Eliz (wid Geo) r 9 Herbert av.

Francis M recorder Juvenile Court r 1590

Major.
Fredk T blrmkr r 438 N 2d West.
Geo O grocer 613 W 1st No r same.
Glen H opr Arthur Plant r Magna.

Harry delmn C R Savage Co b 262 Bishops ct.

Helen student b 613 W 1st No. Irvin b 460 Germania av M. Ivan C firmn r Garfield.

"Mrs Ivy rms 647 W 3d No.

"Jas farmer b 460 Germania av M.

"John clnr L D S Hosp.

"J A copy reader Tribune r 1732 3d East.

"Lawrence H clk Phoenix Utility Co b 438 2d West.

"Leo R lab b 248 Bishop ct.

boxmkr McDonald's rms 619 W Capitol.

Bishop Lyles student b 211 Elm M.
"Mrs Mae rms 336 Whitaker ct.
"Margt steno Bemis Bro Bag Co b 4958 Poplar M.

"Maria (wid Thos) rms 611 W Capitol.
"Mary (wid John) r 726 W So Temple.
"Matt farmer b 460 Germania av M.
"Matt R farmer r 211 Elm M.
"Melvin tmstr Alliance Coal Co r 248 Bish-

"Mrs Minnie waiter Quinn's Lunch Rm rms Manx Hotel.

"Morris blrmkr b 726 W So Temple.

"Myrtle asst tchr Westminster College b 1156 Blaine av.

"Myrtle emp Mut Creamery b 726 W So Temple.

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-

"Roy collr r 1366 Ramona av.
"Sarah I (wid Wm H) r 4958 Popler M
"Sidney E ydmn Alliance Coal Co r 257
Bishop pl.

Bishop pl.

"Thos G died Feb 2 20 age 28.

"Vera clk J C Penpey Co b Murray.

"Verl W student b 4958 Poplar M.
Bishop's Boilding 40 N Main,
Bismark Chas M clk Hemenway & Moser
Co rms 31 N State.
Bissas Andw K lab G S Co rms Garfield.
Bissell Chas E cond D & R G r 824 Washington.

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.
Bissinger see also Biesinger.
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BETTER"

761-63-65 S. State

Phone Was. 4630

EO. A. DAVIS

r & Compa

737 South Third West

Phone Was. 996

Salt Lake City



319-322 Newhous

Salt Lake City

ATTACHMENT F: APPLICANT INFORMATION

265-267 W. Bishop Place



136 East South Temple, Suite 1300 Salt Lake City, Utah 84111 (801) 363-5678 Facsimile: (801) 364-5678 www.mc2b.com Brooke Johnson bjohnson@mc2b.com

January 9, 2017

SENT VIA HAND DELIVERY

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

Re: 265-267 Bishop Place Demolition Application

To Whom It May Concern,

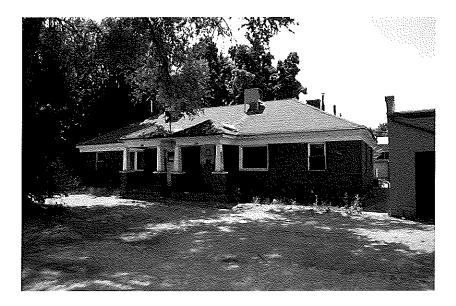
This law firm and the law firm of Bruce Baird represent International Real Estate Solutions, Inc. ("IRES"), the owner of the property located at 265-267 Bishop Place. Please consider this letter to be IRES' demolition application.

1. Pre-Submittal Meeting Recommended.

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

2. Project Description.

Demolition of 265-267 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 duplex constructed of brick and concrete. 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. Built in 1927, the property does not match the style of the other homes on Bishop Lane. 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 historic character, attracts criminals and vagrants, and is a danger to the developing neighborhood.



IRES purchased 265-267 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 other homes on the street lacked appropriate seismic support, lacked a foundation, contained rotten floor joists, and could not be rehabilitated. IRES, faced with uniform rejection of its rehabilitation plans, now believes that demolition of all the structures on Bishop Place, including 265-267 Bishop, is necessary. As outlined below, this letter provides the basis for demolition pursuant to Salt Lake City Ordinance 21A.34.020(L).

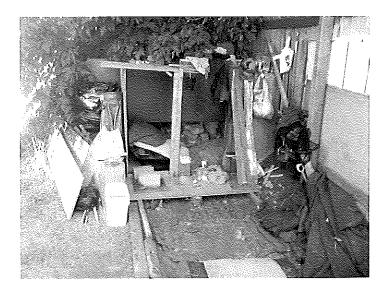
Standards for Demolition of a Contributing Structure

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

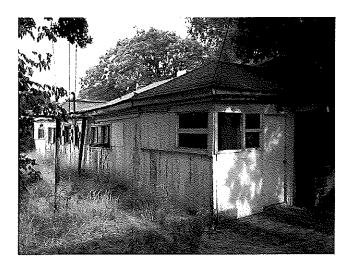
This duplex, like many homes on Bishop Place, has deteriorated past the point of restoration. This home also shows significant signs of use by transients over the last decade, including the presence of human feces, and evidence of methamphetamine use.

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.

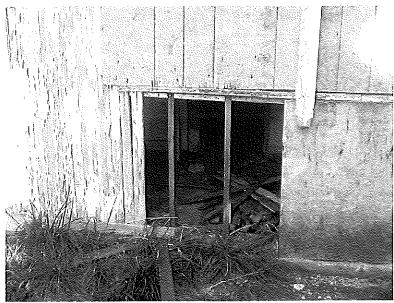
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Previous owners have added on to this property without regard for historic elements. For example, a poorly constructed addition was built on the back of the duplex:



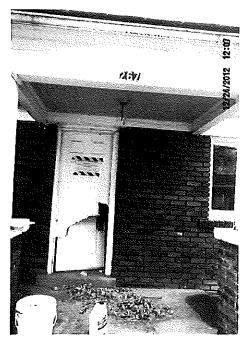




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Windows and doors have been removed and replaced:





Additionally, this home, like many others on Bishop Place, has deteriorated past the point of restoration. There has been significant movement in the structural support of the home. The age of the home indicates that lead based paint and asbestos were likely used and continue to pose a health hazard.



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

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

The streetscape of 300 West would not be negatively affected by the demolition of 265-267 Bishop.² First, 265-267 Bishop is not visible from 300 West.

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

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

Finally, Salt Lake City's building permit records indicate that a home on Bishop Place was demolished in 1980 as a result of "too many violations to list." This demolition took place two

² Photographs of the streetscape are enclosed as Tab 3.

months before the Utah State Historical Society's survey of Bishop Place. At the time the Historical survey was done, the street and homes were already declining and on their way to the current blighted state. Demolition of the remaining structures would simply complete the cleanup started by the City in 1980.

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

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

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.⁵ 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, 265-267 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.⁶

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

³ See Salt Lake City Corporation Building Permit Inspection Listing enclosed as Tab 4. A handwritten note identifies the home as 248 West Bishop. The street may have been renumbered after the demolition of this property because there is a currently-listed home at 248 W. Bishop.

⁴ See Capitol Hill Historic District Criteria enclosed as Tab 5.

⁵ See December 7, 1983 Meeting Minutes enclosed as Tab 6.

⁶ See Historic Survey enclosed as Tab 2(h)

⁷ Photographs of these noncontributing structures are enclosed as Tab 3.

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

This element does not apply to 265-267 Bishop.

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

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

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

IRES boarded the vacant 265-267 Bishop in 2015 in an effort to preserve the building. The property was abandoned well before IRES took ownership, and was not habitable. The close proximity to West High School and history of vacancy made the property an attraction for truant high school students and the transient population in Salt Lake City. Bishop Place is regularly visited by Salt Lake City police officers—to address issues from mischief to drug use to theft—and is an impediment to renewal efforts in the neighborhood. In 2012, the Salt Lake City Police Department cleared transients from the homes. The police noted that the homes on Bishop were "in a state of disrepair where the inside of the homes were mostly framed and lacked utilities." All of the homes were closed to occupancy by order of the health department because they were "[d]ilapidated homes that lack utilities with transients squatting in unsecure homes." Even after the homes were boarded in 2015, the health department observed that "transients have torn down boards and are living in these vacant houses... there have been reported burglaries reported in the same neighborhood, these vacant houses may be a housing for stolen property." *Id*.

IRES made every effort to secure 265-267 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.

⁸ See correspondence with Salt Lake City regarding boarding of the property, enclosed as Tab 7.

⁹ Please see police reports for the last 4 years enclosed as Tab 8.

¹⁰ See Salt Lake County Health Department Records enclosed as Tab 9

¹¹ See Notification of Premises Closed to Occupancy enclosed as Tab 10.

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 265-267 Bishop and the surrounding homes. Each side of 265-267 Bishop has 1,640 square feet above ground and 460 square feet in the basement. An average resale estimate of \$198.99 per square foot above ground results in a possible sale price of \$652,687.20. Based on current calculations, IRES cannot rehabilitate 265-267 Bishop for less than \$\$112,688.17 for each unit, for a total of \$225,376.34. This amount does not include the cost of upgrading the infrastructure and road or acquisition costs. With the current state of the other homes on Bishop Place and the history of criminal activity, it will be very difficult to even locate a buyer for the property at this project price per square foot.

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.

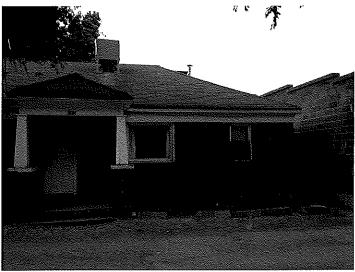
Years of neglect and vacancy have contributed to the deterioration of the brickwork and loss of historic elements. It is simply a rundown duplex.



¹² See Breakdown of Costs for Property enclosed as Tab 11(h).

 $^{^{13}}$ A breakdown of the estimated expenses is enclosed as Tab 12.





4. Show Streetscape Condition.

See photographs showing the streetscape and surrounding contributing and noncontributing structures. 14

5. Threat to Public Health and Safety.

As detailed above, 265-267 Bishop is a threat to public health and safety. The boarded home is the location of continuing criminal activity. 15 It draws drug users to the developing area and prevents rehabilitation of neighboring businesses and homes. The building inspector, Orion

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

Goff, has acknowledged that the property is in bad condition and not habitable. ¹⁶ And, the property was closed to occupancy as "unfit" for dwelling in 2012.

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

6. Show No Willful Neglect.

IRES has retained a tenant in the one inhabitable home to act as a caretaker. 265-267 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. ¹⁸ 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. <u>Additional Applications/Bond.</u>

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

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

Very Truly Yours,

Rush D

Bruce Baird Brooke Johnson

Enclosures

¹⁶ See Email enclosed as Tab 13.

¹⁷ See Bishop Place Blight Survey enclosed as Tab 14.

¹⁸ See Salt Lake County Health Department Records enclosed as Tab 9.

ATTACHMENT G: MASTER PLAN DISCUSSION

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

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

Plan Salt Lake (2015)

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

Capitol Hill Community Master Plan Policy (2001)

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

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

Planning Issues

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

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

Policies

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

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

Salt Lake City Community Preservation Plan (2012)

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

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

Policy 3.31: Demolition of locally designated Landmark Sites should only be allowed where it is found that there is an economic hardship if the demolition is not allowed or where the structure is declared by the Building Official to be a dangerous building.

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

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

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

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

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

ATTACHMENT H: HISTORIC PRESERVATION STANDARDS

21A.34.020: H HISTORIC PRESERVATION OVERLAY DISTRICT:

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

- 1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;
- 2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
- 3. Abate the destruction and demolition of historic structures;
- 4. Implement adopted plans of the city related to historic preservation;
- 5. Foster civic pride in the history of Salt Lake City;
- 6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors:
- 7. Foster economic development consistent with historic preservation; and
- 8. Encourage social, economic and environmental sustainability.
- L. Standards for Certificate of Appropriateness for Demolition of a Contributing Structure in an H Historic Preservation Overlay District: In considering an application for a certificate of appropriateness for demolition of a contributing structure, the Historic Landmark Commission shall determine whether the project substantially complies with the following standards:
- 1. Standards for Approval Of A Certificate Of Appropriateness For Demolition:

Standard	Finding	Rationale
The physical integrity of the site as defined in subsection C15b of this section is no longer evident. Subsection C15b reads, "Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places."	Does not comply.	Although the subject structure is in a state of disrepair, the physical integrity of the subject site and structure is still evident in terms of location, design, setting, and materials. The 2006 Capitol Hill survey rates the subject building as "A", which indicates an architecturally significant and 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. The 2006 survey also identifies this as one of the best remaining examples of a double-house bungalow in Salt Lake City.

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

The site has not suffered from willful neglect, as evidenced by the following:	Does not comply with factors 1, 2, and 3. Complies with factor	The applicant's narrative indicates that the building was vacant and in disrepair upon acquisition in 2012. The applicant did not choose
(1) Willful or negligent acts by the owner that deteriorates the structure,	4, since 2015.	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
(2) Failure to perform normal maintenance and repairs,		intervention by the owner.
(3) Failure to diligently solicit and retain tenants, and		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
(4) Failure to secure and board the structure if vacant		current owner has done any routine maintenance or repairs since the time of purchase.
		In the submitted narrative, the applicant indicates the property was vacant at the time of acquisition. No indication is given as to whether the property could have been improved for leasing at that time. Condition is provided as the rationale for which tenants were not solicited for the property.
		At the time of acquisition in 2012, the structures were vacant and unsecured. In 2015, the applicant began fencing and boarding the structures in an attempt to prevent unwanted entry.
The denial of a certificate of	To be determined.	Information pursuant to this standard has been
appropriateness for demolition would cause an "economic hardship" as		submitted, however this is a process the applicant could pursue once a decision is made regarding
defined and determined pursuant to the		the proposed demolition.
provisions of subsection K of this section		

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

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Recognized Organizations (Community Councils):

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

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

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

Open House:

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

Public Comments:

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

Notice of the public hearing for the proposal include:

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

CAPITOL HILL NEIGHBORHOOD COUNCIL



WWW.CHNC-SLC.ORG

March 8, 2017

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

Re: Bishop Place demolition proposal

Dear Bob,

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

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

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

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

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

Sincerely,

Laura Arellano, Chair

Capitol Hill Nieghborhood Council

Riederer, Anthony

From:

Sent: Wednesday, February 22, 2017 11:20 AM

To: Riederer, Anthony **Subject:** Bishop Place Demolition

Mr. Riederer,

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

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

Thank you, Galen Bagley

Riederer, Anthony

From:

Sent:Tuesday, April 11, 2017 3:40 PMTo:Riederer, Anthony; Penfold, StanSubject:Bishop Place Demolitions

Good Afternoon,

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

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

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

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

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

Thank you,

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