

Staff Report

PLANNING DIVISION COMMUNITY & NEIGHBORHOODS

To:Salt Lake City Historic Landmark CommissionFrom:Anthony Riederer - Principal Planner
(801) 535-7625 or anthony.riederer@slcgov.comDate:April 20, 2017Re:Petition PLNHLC2017-00031, Demolition of the Residential Structure at 432 North 300 West

DEMOLITION OF A CONTRIBUTING STRUCTURE IN A LOCAL HISTORIC DISTRICT

PROPERTY ADDRESS: 432 North 300 West PARCEL ID: 08-36-254-009 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 in 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 two-story bungalow constructed of brick. Featuring hipped roof, projecting eaves, and exposed roof beams, the building has significant character-defining features that link it to the Craftsman style common in residential architecture at the time of construction.

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 300 West, at Bishop Place. Bishop Place is 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 or along 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.



342 North 300 West, c. 1925



Bishop Place, c. 2015

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, by virtue of its location, is plainly visible from 300 West and is a significant presence on the block face.



View from sidewalk along 300 West

It suggests an entrance feature to Bishop Place and, along with the other members of the intact ensemble of buildings, tells an important story about the development of the district, Salt Lake City, and American domestic architecture. The ability to, from the public way, look down Bishop Place and understand some of the historic pattern of development common to the area is a feature that contributes significantly to the character of the Capitol Hill Historic District.

NEXT STEPS:

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

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

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

ATTACHMENTS:

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

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: HISTORIC DISTRICT MAP



Approximate Project Location

ATTACHMENT C: SURVEY INFORMATION

Utah State Historical Society

Property Type:

IDENTIFICATION

Historic Preservation Research Office

Site No.

Structure/Site Information Form

	Street Address:	432 434 North 300 W	est		UTM:		
2	Name of Structur	e:			Τ.	R.	S.
	Present Owner: Owner Address:	Lola and Parley c/o Grant Butt 600 S 1100 E Bountiful, UT	•				
	Year Built(Tax R Legal Descriptior	ecord): 1913		Effective Age: Kind of Building:	Tax	#: 01 3658	

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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, <u>Salt Lake City Directory</u>, 1913, 1914. "Leo A. Jones," <u>Salt Lake Tribune</u>, September 3, 1970, p. D3.

Resettion ReNHL @2017-0008geDemotifion of the Residential Structure at 432 North 300 West

Arch	itect/B	uilder:	
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Building Materials: brick

Building Type/Style: Bungalow

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

This is a one and a half story Bungalow which shows the influence of the Craftsman style. It has a gable roof and a large front dormer. Gables have large wooden brackets, and rafter ends are left exposed in the eaves for decorative effect. The wide front porch has squat wooden columns on brick railing walls. There is a curved south side bay window.

--Thomas W. Hanchett

Statement of Historical Significance:

From the evidence of a building permit entry, this house was built in 1913. The one story brick home is listed as costing \$4,000. The original owner is listed as W.H. Jones, although the title of the land was given to Leo A. Jones and he is listed as the first resident.

Leo A. Jones was born March 8, 1878, in Salt Lake City. He was a son of William and Lucy Patmore Poulton Jones. He married Mabel Whipple on December 11, 1901. Jones was employed as a jeweler for 73 years. He was the father of four daughters. He died September 1, 1970. Jones lived in this house through 1940.

13

Construction Date: 1913

CAPITOL HILL HISTORIC DISTRICT Salt Lake City, Salt Lake County, Utah

RECONNAISSANCE LEVEL SURVEY – 2006 Page 19 of 90



370 N 300 West Α



376 N 300 West Α



404 N 300 West С



404 N 300 West (aka 284 W 400 North)



422 N 300 West В



422 N 300 West (south elevation)



В



438 N 300 West В



442 N 300 West В



452 N 300 West Α



458 N 300 West Α



458? N 300 West A (Hawk Cabin in rear)

Petition PLNHLC2017-00031, Demolition of the Residential Structure at 432 North 300 West

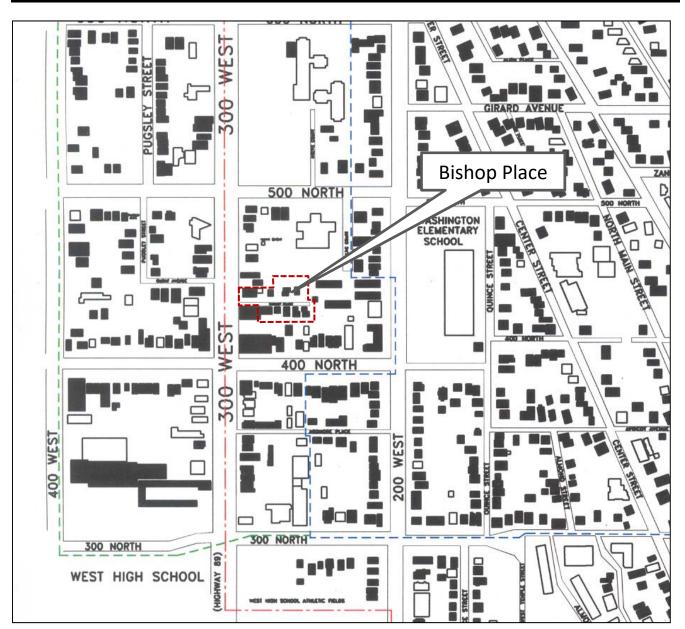
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Architectural Survey Data for SALT LAKE CITY

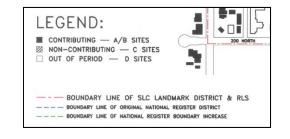
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Address/ Property Name		OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Ge	
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FRANCES DEWIRE HUNT HOUS	Е	1			NEOCLASSICAL	SINGLE DWELLING	86	N05A
376 N 300 WEST	A	0/0	1925	REGULAR BRICK	20TH C.: OTHER	OTHER APT./HOTEL	06	EIGHT UNITS
HOLLANDIA APARTMENTS		2			FEDERAL	MULTIPLE DWELLING	86	N05A
404 N 300 WEST	С	0/0	1931	REGULAR BRICK	MODERN: OTHER	ENFRAMED WINDOW	06	GEN FILE ADDRESS 408 N; NEW
				STUCCO/PLASTER				FAÇADE MATERIALS; REAR ADDITION aka 284 W 400 N
GRAY MOTOR COMPANY		1				SPECIALTY STORE	86	N05A
422 N 300 WEST	В	0/0	1926	REGULAR BRICK	20TH C. COMMERCIAL	1-PART BLOCK	06	GEN FILE ADDRESS 424 N; NOW
O.P. SKAGGS BUILDING		1				GROCERY	86	422-426 N N05A
432 N 300 WEST	В	0/1	1913	REGULAR BRICK	ARTS & CRAFTS	BUNGALOW	06	GEN FILE ADDRESS 434 N
	1	1.5			BUNGALOW	SINGLE DWELLING	86	N05A
438 N 300 WEST	В	0/1	c. 1900	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY	06	
FREDERICK AND ANNIE BISHOF	•	1		SHINGLE SIDING		SINGLE DWELLING	86	N05A
442 N 300 WEST	В	0/0	1946	CONCRETE BLOCK	MODERN: OTHER	1-PART BLOCK	06	JARDINE'S SUNSHINE DRY
		1		ROMAN BRICK		COMMERCIAL (GEN.)	86	CLEANING AND LAUNDRY
452 N 300 WEST	А	0/0	1020	STRIATED BRICK	ENGLISH COTTAGE	an an oo aan 1990 oo to yaan ee ee gaaa taab deel ah ta' dagaa taab 🦉		NUM
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ATTACHMENT D: CAPITOL HILL RLS – RESULTS MAP



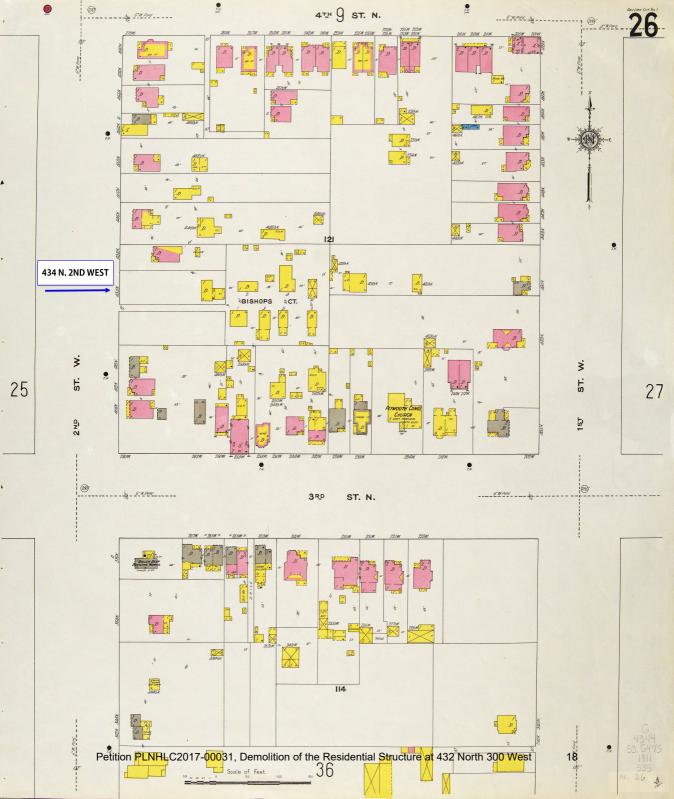
ATTACHMENT E: ADDITIONAL STAFF RESEARCH

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.



[7-296.]

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

В.

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 lity 17 MM, in the County of Salt Lake, State of 211-21 enumerated by me on the Second day of June, 1880.

-1 Page No..... Supervisor's Dist. No. Enumeration Dist. No. 47 SCHEDULE 1.—Inh

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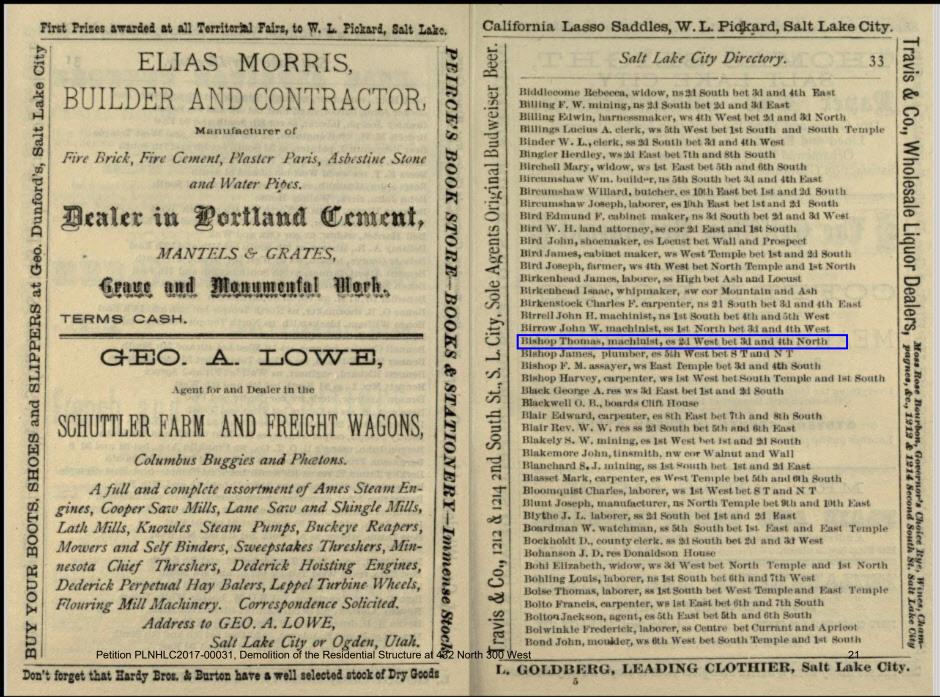
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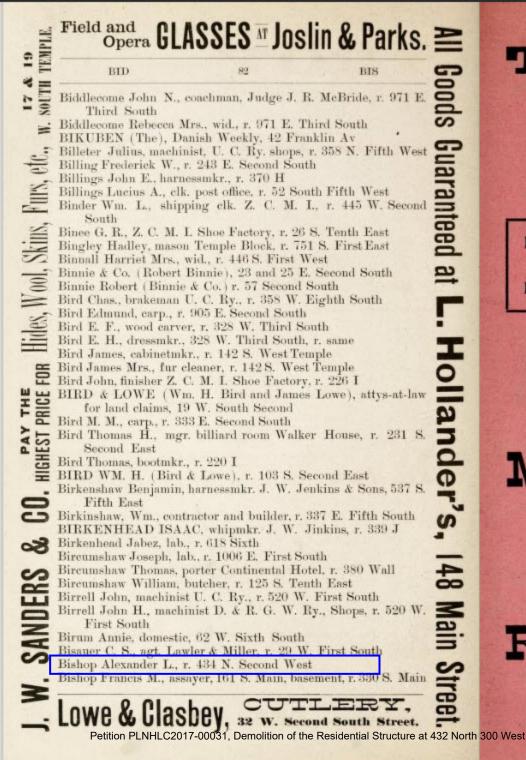
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No. of Line.	Date	DF FILING. PF FILING. Y. Year. Hr.&Min.	Book. Page.	Released on Margin of Record Month. Day. Year	GRANTORS.	Sealed.	Vo. of Witnesses. Dower Relin-	GRANTEES.	Kind of Instrument.	Considera	Stamps.	Abstract of Month. Day. Year.	Acknowledgment. Part or NAME & CHARACTER OF OFFICER. NAME & CHARACTER OF OFFICER. Part County. State.	LOTS.	8 9	
1 2	August 9 Iptim 16 October 49	1819 A.M. 11 9.170 G 11 P.M.	D. 165-7.		John L. (Sig J. L.) Mitchell.	Ijer	1	Rachael Miliffele, President of 19 Man Relief Isociety -	N.D.	# 400	unda antica i i cum da mana i cuma antica mana mana mana antica da mana antica da mana da mana da mana da mana	Aug 3 1849	E Smith. O. J. Ger Hald Utah. A			It offers. form I spods Chines Ev Dom at the S. El China S as for to the
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7	Oct 21	" 1876 PM 1877 12-30				" No	2 4	John H. Rimball Lydia Soughery formerly Sydia Samball, 4. Washington H. Armball David H. Simball Newell W. Armball Horace H. Amball Sarah M. Armball Horace H.	<i>II</i>	/	00	Jan 4 1877 Nov 23 1876.	1 1 1 1 1 1 1 1 1 All 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5- 67		An im divided '4 2. And other property)
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16	" " Hov 10 Dec 12	11 1:50 11 1:50 11 1:50 1:5	2 918-14 Filing of Papers	See Book 13 kg 265 J sheriffs thirt, y San	Fernmon Sittle Michael Shanghnessylls Marshall younger order of Sale out of 3 gud. Nie Young in Dacking Smitory Mital Solt San 2017 Freibbabet Snort Ply vs Hilbert J. Golding the	h Ke : left -		Jerubbabel Snow	sale"	470			Rephi N. blayton No? " S.L. " All Que James a Names H.P. Yes S.L. Utah all	3	7	Ist 3 (also E'2 JE also lot 1,6,7+8 all of lot 3.
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- 31	Sept. 30 Oct. 6	" 11 2 " AM. " 11.55 [1802 and. 1884, 10.35 [1. 581.2.		Lether Twotchell	Yes	1 -	Barah Twitchell Jones	mD.			Sept. 30 .	John b. butler C. b. " " " It Jos F. Sminine MP. " " " " fidment Darker N. P. " " "	2		Orm, 4 R. M of the "Being 3RS from
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35 36	Jany 24 """	" Am. " 9.30 (D. 491-2	See Release	George B Kelley. Mary C Bastian by Olivio R Moore her dig	11	2 -	John Codman	my. M.D.	1000		Sefs. 24	Chas EPomeroy N.P. " " "			Some as on l to Sic. Nor Com & R Mof Com 3'/3 R S of N. W.
37	" 28 " "	ami z 11.30 U	1 190-91		Frederick Jalmer			Matthew Barnes.	M.D.	60		h 28 1	George Mannon an " " "	2 bontinued on 9.	2/2/0	Com woR W of S Eler

72 AT DESCRIPTION AND REMARKS. 5. rds W of S. O. Comin, Chence 195. rds, Chence spode to ehelplace of beginning! Come of lit . and them W31 fr, Chence H 95 fr, Chence and rand bar d to the bridding In a think brokerty (and other property) ace of Beg 132 and 121 plat "] 132 and 121 platte 132 and 121 platte (ale foto 63) 7 blk 121 platte" (Platt'A) Led 20 mit in barding machine property being Lots 6 " of an a 5 block 121 (and lots part flor 5 blk 1 2) Beg, at the Migerty 1 th 24.22 R. th S. SPR. th. E. 2 R. th S. 15 R. th E. 20 R. th M. 208. to place I Beg 1 a '4 Ent. in Carding Machine Property Serry lots 6 + 7 & plant of 121 (and lot 3 + part flor 5 blk 132) Beg at M.E. concer of bot Blace 1 121 (and lot 3 + part flor 5 blk 132) Beg at M.E. concer of bot Blace 1 121 (and lot 3 + part flor 5 blk 132) Beg at M.E. concer of bot Blace 1 121 (and lot 3 + part flor 5 blk 132) Beg at M.E. concer of bot Blace 1 121 (and lot 3 + part flor 5 blk 132) Beg at M.E. concer of Bag (A shup operty) do do do 4 Dut in Carding Machine Property Description same as lines above Dursmant to Order of allotment Bro. Court of Loo Sur Matter Jsaid Estate. 1 bom. at the S. M. ofsaidlot the 76. 10 rds. th E. 14 rds. , the N. 14 rds. to place of Bey. re note even date for \$1000. due 6 mos Ins. 100/0 per annine pay mile t 1 bow. at the S. W. comer of said lot the Mover do. th. S. 10 rds, the W. 3 rds, to place of Beg. S. 10 rds, the W. 3 rds, to place of Beg. renotieven date for \$800, duelyr, Int, 100% per annum hay afle mill forw, & rds, W. from the S. E. conner & saidlot the W. 11 rds the No 10 R . 10 rds, to place f Beg. 1 See partial Reliase line below 1 face of original sity (Sub attested by the Recorder) E. from & W. corner of lot 1 th E. 3 rds, the No, 10 rds, The W. 5 rds. h ace of Beg. See line above for original mitg? re 5 of this page and following part lot 5 Bey at the NE. comer lot 5 th H. 2 rds the rds, the 5 rds, to place of beg lalso part block 13 2 plat a JE's lot 2 Bl 103 Birles part glother block 50 plat 13. -+ 8 block 96 plat 6. note even date for \$1000. duely Int. 10% per mo payable me all flat 3. ce. nowledge ant bid by grantors for lot 3 for the purpose mow for himself and as atty for S.L. County + Being 3rds, S. front by 5-rds. 76. of The South West comer of 62 said los note even date for \$150, due 1. yr. Int. 1 Joper mo pay able gnasterly. ende even date for \$100, due 1. yr. Int. 10 Toper, annum pays moly on, 164 2 ft. S. of H.E. convertors th. S. 33 ft. Hin the st. 8 rds. H the & & R. Topeace Jbeg, . Error see Block 72 V. comer of lot 1 thill 10 R. Th & 3 R. th S. 10 R. th W. 3 R. to place of Beg R. Sectime 10 above Convala fint 4 r E of I'll cor of said lat the 65 r, the MION, the Those the anty 50 sq rodo. W. w. said like, the N. 10 R. ; th E. 1 R; th S. 10 R; the W. 1 R. to for the to By from 3. W. cor. let 2 jth N. 24 74 ft; th E. 165 ft; thS. 24 74 ft jth W. 105 ft to ate of even date for \$ 1000 00, due 1 yr, Ink 1070 per armine, payable 16R. W. of SE. con, th W. 5 R; th A. 10 R jth E. 5 R; th S. 10 R to p gl. lov5. a from Sept1, 1883 to Mar. 1, 1886 Develling home + slove with about 10 & in Sien on develling House + lot upon while it stands being safter the b on soft h. from S. W. w, lot 2 for Labor + material furnished between thigh + Sightsje inter Rich lot 5 except post bequeathed to Edward H. Hinters Edward Blow to O Edward 21, Hunter + Edward. S. B. Kinster Part lot 5 ? bom. at 1. E. w. lots, the Hirders E; ". E. 5. 64 R; the h. 5. 38 R. to p. of b. and ther property to other grantees. of the S.E. Cor. N INR. W3R. SSR. EOR. SSR. EIR. to Beg. (200gR). Centaring 15- 39R of Ground front by. 5P Nof the SM Cor of the Ele of said lot. Venue anthe Cor lat 1:- no R. ExR. SIGR. M& R to Beg. - line # 33. Note ev date due 1. yr of 10/6 of SElerlet 1: W5R, MIOR, 65R, SIORtoby. I. NI Cor lt +: E 20 R, S3/3R, W13R, N2 ft gun. WJR, N52 fhanit to Eler 112: 1112/1 7 . R. 612 4. 55 R to by

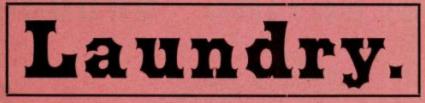
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TROY-





MAIN STREET.

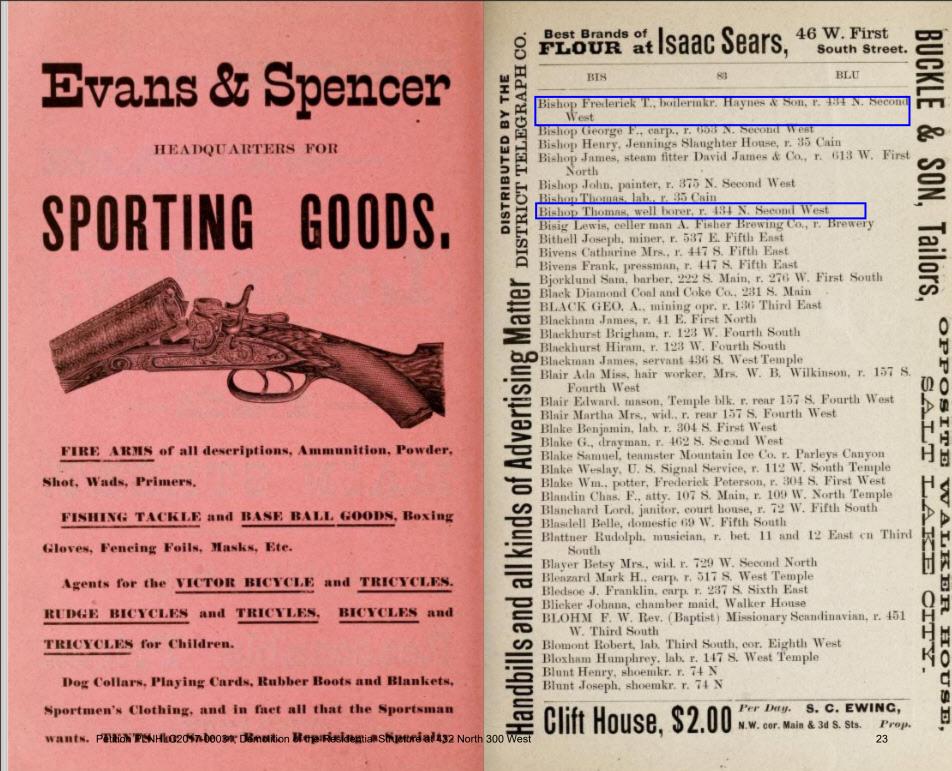
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SUPERIOR WORK.

Reasonable Prices.

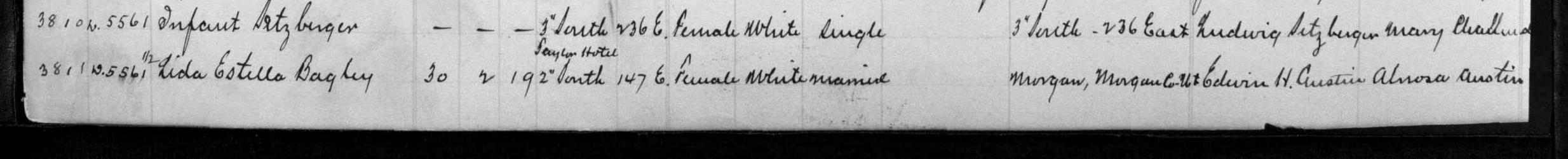
22

DESPATC



RECORD OF DEATHS

Age, Place of Death. Parents' Name. Social State, No. of Death. No. of Certifi-cate. Sex. Color. Occupation. Birth Place. NAME. Year, Mo. Day. Street, No. Father. Mother. Salthaw City, Hotal pencer Claivon Nabbin Clawson - Ihn First 125 Female White lingle 3771 D. 5528 Infant Clawson Saulars City- Hotale tephen W. saylor Namitle. Saylor 4 27 10" bast 226 to timale White maried Housewife 3772 10.5529 Jamie C. Saylor Brough 30 Jaulaw lity Mtah John Grattan alice Grattan 2 16 12 "East 28 J. Sunale White Single 3773 10.5530 Minnie aques Grattan Jauharo lity Mah James & Coult any L. H. Coult - 178" South 5298 male white Single 37740.553, Delance Hickor Coult 57 5 62" East 523 Josemale White Michow malma, weden Nans Mortensen Engrene Mortens 3775 N. 5532 Eller M. EKberg 43 8 42" Mest struck Fernale White manuel Sweden Christopher Nelberg Caroline Helberg 37760.5533 annie C. Sovenson 59 week 5 days 1 South - East Semale White mand Norra Scotia, Nal. Edward & Bird 3777 N. 5534 Jarah a. Neath 83 - 2 Eurepa, Metale male White Midower "Miner Constitution Blog. 3778 N. 5535 Patrich Condon Oriland - - -69 8 25 bastomper male White married Physician Henin Vist. I. Caroline John Murphy Jeshora Unphy 3779 0.5535 Jesse J. murphy 36 - - House male notite lingle Miner Mis consin 37800.5536 N.N. Noach - _ Morth Surple male White Single Saltluss City-Mtab M. Walker Mr. Walken 378 1 N. 5537 Daby Walter Dermoise, Department of aisne (France) Porlleuse (Constant heriskiene) Dawage (Eugin 45 3 910 East 507 Josemale White manuel 3782 N. 5538 adele Villand 35 - - Mirain 201 male White Manuel Johnstoren, St. Vinnent Johnstoren, St. Vinnent Soland, Mest India James. HBrown Jarah Brown 378 3W. 5538 2 N. Dainbridge m.w. 46 11 3 State 149 So male Whitemanied 3784N.5539 Campbell M. Brown Poquerville, Mashington County, Motale, Oscar Bacher In annie Backer 15 7 16 2" South 358M. male Mitite lingle 378 570.5540 Oscar . Backer fr 90 2 21 3" Morth 657 W. male White Miduwer I hvemaher Iveland Graham Doabella m Groham 3786 10.5541 Thomas Graham Nolden, hancashine James. Whitehead Mary Whitehead 3787 N. 5542 Betty Sitton 66 - 10 4" North 528 M. Semale White Single 41 11 23 First 125 Semale White maned 3788 n. 5543 Mabbie y. Clauson Souhar City- Notal Brigham Young Clara Decken young 5 3 28 "I" 202 Semale Mblite Single 3789 1.5544 agnes, Dean Pratt Saularo City, Notal arthur Pratt agnes Caine brutt 73 6 16 Third 768 Semale Mulite Widow 3790 0.5544 Hosetta M. Benbow Nartford, Connecticut Consider Minglet Phoebe Minght 67 1 27 8" South & 6 Mist male White manuel 37910.5545 Jampson Webb Summerset, England annel Webb an Webb 3792.0,5545 Mlrs. J. J. Sumer 25 7 2 White Rock her. Vernale White Mamed Pennoy hania Edward Graham aral a. Graham - 10 - 3" East no. 28 Securale notite Single Saulas lity. Matah and Milson Josephine Milson 3793 0.5546 hillie may Hilson 24 2 19 1" South Funale Mulite Single dona WilliamaBoyle Era. M. Boyle 37940,5547 aral Francis Boyle 3795 05548 Rosa her Kenke - 4 17 Grape 67 Semale White Single Jact law City Motale Narry H. Lemke many v. hemke Wife Nowick, England Richard seasdel Frances seasdel 62 _ Mest imple Funale White manuel 37960,5549 Mrs. Elizabeth Now 74 - - 2" East 648 male White maniel 37970.5550 Nuny George 3798 10.55516 livia Erath 2 10 - 6" East 703 So Female White Lingle Jauharo Rity Matali Frank Crathe Elvisa Erath 37990.5552 Flora Margaretha M. Quani ni - 7 heand 573 Funale Molite Lingle Samues Mource 38 6 14 Jaellan Co, Motale Female White manuel Jauhan City Metal W. Mr Quane Clinistina mo Quan 380 0 v. 5553 hours a Reed Unesex, England James Michols Michols Cheltenham, Glostershire, England Thos. Naynes Rebecca Naynes 380105554 Jarah Bishop 62 9 252" West 434 N. Female White manuel 69 5 21 Vouth bet 8 29 1. Female Willit married 38020.5555 Jusamah Webb Junch, Switzerland John Nenny Honejjer Nonejjer 380 30.5556 Eleanor Und voly 4411 19 Carlin Ner semale White maned Horth adams. mare Un saylor Jane maria 60 - - Fann male White maned 380 + w. 5557 Thomas, Welline Scotland -53 11 25 2" Jonthe 405E male White lingle Capitalist 38050.5557 " Itephen a. Estes new york un Estes uns Estes 380 6 10.5558 Elizabeth Nams-35 3 24 3° Porthe 158 E. Funale White maned England Mornas Namo mariah Nama 380 76.5559 James. W. Beebee 33 5 16 State near 11 harthe male Muliite mained Bookkeeper misourin I.J. M. Beebee larah & Beebee 70 5 16 Euclid ave male Ablite Widower 380 810.5559 Joseph P. Risley New Jersey lamuel Risly Normal Risley 380 9 10.5560 Eliza C. Binder 61 2 152" South 445 1. Funale White manied Housewife Hartfordshire, Eng. James Camp Caral Camp





Jump to 129 Union Assurance Society, of London, Eng.

Search in this

25

Go

SALT LAKE CITY DIRECTORY.	129
irrellJames, asst window trimmer Walker Bros Dr Co, bds 1065 W 1st South.	y Goods
-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 103 South.	6 E 6th
Bishop Abbie R, tchr Grant School, bds 270 E 1st Se	outh.
-Alexander C, attorney general 150 City and Coun	
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 Murr	ay 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 20	
-George, wks David James Co, bds 613 W 1st No	
-James, plumber David James Co, res 613 W 1st No	
-John, clk G F Culmer & Bros, res 421 W 1st No	rth.
– Martha, bds 47 Green.	
- Mary, domestic 220 Iowa av.	D O
-Matthew, helper Germania Lead Wks, res Murray	P 0.
- 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.	Santh
IC2011-00031, Deridition of the Residential Structure at 432 North 300 West West Temple and 176 W 5th	South,
res 176 W 5th South.	

OF THE UNITED STATES.

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	То	wnsh	ip or	• oth	er division oj' county	[Insert name of	townsh	hip, tov	30 vn, precinct,	Thus,	or other	Pre-				nay be. See instructions.]	1 .	e of Institution, .	
	No	ame d	of in	corpo	rated city, town, or village,							·				t Lake	1'1	700 1	
					Enur	merated by	me	on	the	24	- 3			_ do	iy d	of June, 1900,	Charles	M. bu	u
74. T.	1.	LOCA	ATION	•	NAME	RELATION.			PERSO	NAL D	DESCI	RIPT	ION.			-	NATIVITY.		CI
	IN	CITIES.	olling- der of	in the n.	of each person whose place of abode on June 1, 1900, was in this family.				DATI BIR	COF TH.		rrried,	arried.	many	hildren	Place of birth of each person States, give the State	and parents of each person enum or Territory; if of foreign birth, a	erated. If born in the United give the Country only.	ion to
	Street.	House Number.	Number of dwi house, in the or visitation.	Number of family, in order of visitation.	In this family. Enter surname first, then the given name and middle initial, if any. INCLUDE every person living on June 1, 1900. OMIT children born since June 1, 1900.	Relationship of each person to the head of the fa_uily.	Color or race.	Sex.	Month.	Year.	Age at last birthda	Whether single, me widowed, or divo	Number of years m	Mother of how children.	Number of these ch living.	Place of birth of this PERSON.	Place of birth of FATHER of this person.	Place of birth of Mornza o." this person.	Year of immigrat
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5					- Blanch a.	Daughter	W	F	may	1899	1	8				Ulah	England	Swerden	
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Petition PLNHLC2017-00031, Demolition of the Residential Structure at 432 North 300 West

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n PLNHLC2017-00031, Demolition of the Residential Structure at 432 North 300 West

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Street, aver	House number cities or town reling house in der of visitati Mumber of fam itation.	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. Omi- children born since April 15, 1910.	Relationship of this per- son to the head of the family.	Color or race. Age at last birt day. Whether sing married, widow or divorced. Number of years present marriag present marriag	Place of birth of this Person	e or territory. If of foreign birth, Place of birth of Father of this person.	Place of birth of Möther of this person.	Year of Immigr tion to the Uni ed States. Whether natura ized or allen.	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, la- borer, etc.	General nature of industry, business, or establishment in which this person works, as cotton mill, dry goods store, farm, etc.	Whether an employer, employee, or working on own account.	If an employee Wheth- er out ber of of weeks work out of on work April during 15, year 1910. 1909.	Whether able to read. Whether able to write.	Owned or rented.	Farm or house. Number of farm schedule.	Whether a survi the Union or erate Army or	eyes).
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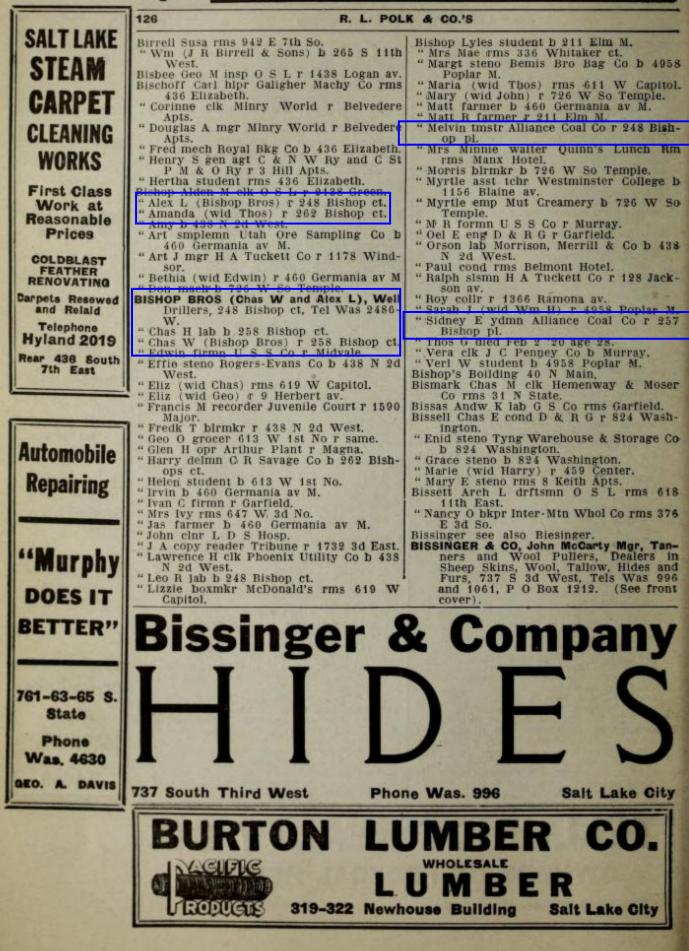
PAINLESS WITHERS DENTAL CO.

122 1/2 Main Street X-RAY EXAMINATIONS FREE

Hours 8:30 a. m. to 8 p. m.

Sundays 9 to 1

29



ATTACHMENT F: APPLICANT INFORMATION

432 N. 300 W.

Petition PLNHLC2017-00031, Demolition of the Residential Structure at 432 North 300 West

Carlos and

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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: 432 North 300 West 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 432 North 300 West 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. <u>Project Description</u>.

Demolition of 432 North 300 West 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 brick. It is located on the edge of a small lane, Bishop Place, 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. 432 North 300 West has a faulty foundation, improper structural support, and numerous unapproved additions that detract from any historic elements that may have existed at one time. This property attracts criminals and vagrants, and is a danger to the developing neighborhood.

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IRES purchased 432 North 300 West 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 home's foundational issues were a hazard.¹ IRES, faced with uniform rejection of its rehabilitation plans, now believes that demolition of 432 North 300 West 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 home, like many others on Bishop Place, lacks historic character and has deteriorated past the point of restoration. Doors and many windows have been replaced.²

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 432 N. 300 W. Historical Society Structure/Site Information Form enclosed as Tab 2(i).

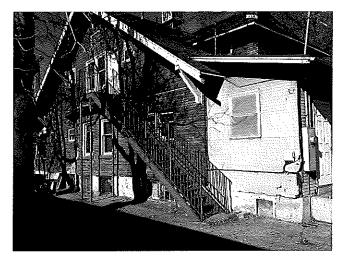
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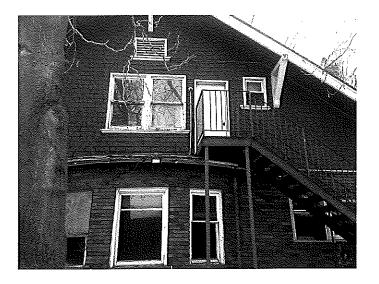
Additions have been made that are poorly constructed and not historical.







The foundation of the home shows significant movement. The north side of the home reveals significant bowing, mortar has deteriorated and bricks are falling off the home as the corner walls draw away from each other.



The interior of the home illustrates this movement with large cracks and gaps in the ceiling, and noticeably slanting floors. Three licensed engineers have inspected the home and pointed out numerous issues with the structural integrity of the home. Also, 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.

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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 432 North 300 West.³ First, 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.

Next, because this property 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.

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.

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

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

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

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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.⁶ 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 432 North 300 West.

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 432 North 300 West in 2015 in an effort to preserve the building.⁷ 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.⁸ In 2012, the Salt Lake City Police Department cleared transients from the homes.⁹ 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."¹⁰ 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.*

⁶ Photographs of these noncontributing structures are enclosed as Tab 3.

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

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

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

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

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IRES made every effort to secure 432 North 300 West, 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 432 North 300 West and the surrounding homes. 432 North 300 West has 2,256 square feet above ground and 1450 square feet in the basement. An average resale estimate of \$198.99 per square foot above ground results in a possible sale price of \$448,921.44. However, based on current calculations and the significant structural issues that have resulted in a sinking home, IRES cannot rehabilitate 432 North 300 West. 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.

Deterioration of the structure, non-historic additions, and the serious issues with the foundation and impact on the brickwork have undermined the historical and structural integrity of the home.

4. Show Streetscape Condition.

See photographs showing the streetscape and surrounding contributing and noncontributing structures.¹

5. Threat to Public Health and Safety.

As detailed above, 432 North 300 West is a threat to public health and safety. The boarded home formerly housed a rehabilitation facility. Now, vacant but facing 300 West, it is the location of continuing criminal activity.¹² It draws drug users to the developing area and prevents rehabilitation of neighboring businesses and homes. The building inspector, Orion Goff, has acknowledged that the property is in bad condition and not habitable.¹³ And, the property was closed to occupancy as "unfit" for dwelling in 2012.

¹¹ Available at Tab 3.
¹² See police reports at Tab 8.

¹³ See Email enclosed as Tab 13.

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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.¹⁴ 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.

432 N. 300 W. is boarded and vacant. The property was already run down and unsafe when purchased by IRES. 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.¹⁵ 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,

Bruce Baird Brooke Johnson

Enclosures

¹⁴ See Bishop Place Blight Survey enclosed as Tab 14.

¹⁵ 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 "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.

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 housing. The modification to the site would, ultimately impact the physical integrity, design, feeling, and association of Bishop Place, as experienced from 300 West.
		The demolition of this structure, a significant and contributing presence on the block face, would 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 overlay district due to the surrounding noncontributing structures	Does not comply.	The majority of the surrounding structures are contributing to the district. Any demolition of contributing structures in this area would adversely affect the H – Historic
		Preservation Overlay District.
The base zoning of the site is incompatible with reuse of the structure	Does not comply.	As noted previously, the zoning for the site is SR- 3, which would allow for the reuse of the structures on Bishop Place as single-family housing.
		The applicant has rehabilitation plans and COAs approved for the site via the Planned Development and Preliminary Subdivision process.
The reuse plan is consistent with the standards outlined in subsection H of this section	Likely complies, to be determined.	The applicant has not submitted a reuse plan beyOnd stating the intent to submit a landscape bond 'after receiving approval for demolition'.
		Landscaping is an acceptable approach to reuse of the site. However, given that no specific landscape or reuse plan has been submitted, it cannot be determined whether the reuse plan is consistent with the Standards for New Construction as outlined in 21A.34.020(H) or the landscape design standards and guidelines in 21A.48.

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

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

a. Approval of Certificate of Appropriateness for Demolition: Upon making findings that at least six (6) of the standards are met, the HLC shall approve the Certificate of Appropriateness for demolition.

b. Denial of Certificate of Appropriateness for Demolition: Upon making findings that two (2) or less of the standards are met, the HLC shall deny the Certificate of Appropriateness for demolition.

c. Deferral of Decision for Up To One Year: Upon making findings that three (3) to five (5) of the standards are met, the HLC shall defer a decision for up to one year during which the applicant must conduct a bona fide effort to preserve the site pursuant to subsection 21A.34.020M of the Salt Lake City Zoning Ordinance.

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Recognized Organizations (Community Councils):

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

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

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

Open House:

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

Public Comments:

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

Notice of the public hearing for the proposal include:

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



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: To: Subject:

Wednesday, February 22, 2017 11:20 AM Riederer, Anthony 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: To: Subject:

Tuesday, April 11, 2017 3:40 PM Riederer, Anthony; Penfold, Stan 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.