

Thompson, Amy

From: Ashley Anderson <[REDACTED]>
Sent: Friday, April 6, 2018
To: Thompson, Amy
Subject: Bishop Place demolition request

Dear Amy,

My name is Ashley Anderson and I'm a resident of the Marmalade District in Salt Lake City. I'm unable to attend the April 11th meeting regarding the Bishop Place demolition but wanted to share a comment and encourage the Historic Landmark Commission to deny the financial hardship claim by the developer.

I believe that like many landlords in this neighborhood, property owners at Bishop Place have deliberately allowed properties to degrade to qualify for financial hardship. Our neighborhood hosts many transitional housing units and our community serves folks with actual financial hardship, with over 80% of students at our local elementary school falling below the federal poverty standard. To allow otherwise well off individuals to purposefully degrade properties to subsequently build new (and typically unaffordable) housing units is manipulative and problematic for residents of this historic area.

I specifically encourage the Historic Landmark Commission to deny the request to demolish the properties at 432 N. 300 West and 265-267 W. Bishop Place which have architectural features of some import.

Sincerely,
Ashley Anderson

[REDACTED]

Thompson, Amy

From: JOHN MITCHELL <[REDACTED]>
Sent: Saturday, April 7, 2
To: Thompson, Amy
Subject: Bishop Place hearing

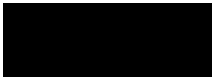
Amy,

I am a Capitol Hill resident and CHNC board member. I have toured the properties at Bishop Place. The historic duplex and the large home facing 3rd West should both be saved. Otherwise there's not much to save in the other buildings. I think the developer should have cared for the properties better, especially the two that I have mentioned.

Sorry, I won't be able to attend the April 11th meeting.

Respectfully,

John Mitchell



SLC, UT

Bishop Place Statement
April 9, 2018

My name is Thomas Carter. I am a emeritus professor of architecture history from the University of Utah's College of Architecture and Planning. For over 30 years, I specialized in the study and preservation of Utah and western vernacular architecture. I'm not a monument man, but rather, a scholar with a passion for the ordinary buildings and landscapes in our region that are so often neglected.

I cannot attend the Economic Hardship meeting this week but am writing here to urge you to resist the demolition request for the houses in Bishop Place. They are seemingly plain and now in poor condition, but they are far from insignificant or unredeemable. I've had a chance to look at them carefully, and my conclusions are:

First, these houses are historically important as increasingly rare examples of working class housing on Salt Lake City's west side. Records indicate that they were probably built in place, starting in the 1880s, to house families employed in the near rail yard and factories. The 300 West neighborhood was once filled with such houses, but they are disappearing at an increasingly rapid rate. The city should be doing everything it can to preserve the remnants of this chapter in the city's history.

Second, the houses are also architecturally significant. I've looked a countless numbers of nineteenth century buildings in Utah, and these are distinctive in their construction, being of box frame construction, with adobe infill, and vertical planks or siding on the exterior. The curious aspect of this construction is that the adobes are stacked with their narrow ends down, rather than the standard horizontal coursing usually found in such buildings. This is the only place in the state where I've seen this technique, making these houses rare examples of nineteenth-century Utah vernacular building. Also, and this is an added attraction, the houses on Bishop Place are sited with their narrow ends facing forward, which is a common design technique found in urban working class neighborhoods throughout the country, but something that is rare in Salt Lake City, where the early LDS pattern of lower density housing made such space-saving practices less common. Looking at the 300 West district insurance maps, we know that such "urban" housing was once quite common, but now there are only a few extant examples, including these on Bishop Place which is another thing that makes their demolition problematic.

I'm not an architect or an engineer, but I've seen hundreds of early Utah houses and these, while in rough shape (mostly through neglect) are definitely salvageable. If rehabilitated, the street could become a highly desirable place for

families wanting to help with the “re-urbanization “of the city in the Twenty-first century.

We need to remind the developer too, that if they are demolished, we would ask the city to require Historic American Buildings Survey level documentation for the buildings, which would run around \$5K per sheet, or perhaps \$50,000 for the street. They cannot be torn down without some kind of mitigation. I could even see a publication on the street, it is that important.

Thank you.

Thomas Carter, PhD
Professor Emeritus
College of Architecture and Planning
University of Utah

Thompson, Amy

From: cindy cromer <[REDACTED]>
Sent: Tuesday, April 10, 2018 11:05 AM
To: Thompson, Amy
Subject: comments on Bishop Place

Amy-Please send these initial comments to the members of the panel, Mr. Armstrong, and Mr. Baird, also to any other City staff members involved in the hearing. I will make different remarks at the meeting tomorrow and will focus on my experience in construction and real estate, rather than in historic preservation.

Thanks for your assistance.

Sincerely, cindy cromer

To Members of the Economic Hardship Panel for Bishop Place and Mr. Don Armstrong
From Cindy Cromer
April 9, 2018

I do plan to speak at the hearing but anticipate that my public remarks will need to be very short and I have a great deal of experience in the rehabilitation of historic structures dating from the late 19th and early 20th centuries. I have owned and managed historic rental properties since 1980. I managed historic rentals prior to that for 5 years.

I am at a disadvantage because I have not had an opportunity to inspect the buildings. I have, however, dealt with all of the issues raised by the property owner in the past 40+ years.

When I apply my experience to the information presented by the owner, there appear to be other options. The owner's arguments depend on the acceptance of the information offered. If any part of that information is incorrect, the arguments fall apart. My remarks about historical characteristics are not based on aesthetics but on my experience rehabilitating structures and recent market forces.

-There is no way for example that 10 units of rehabilitated housing fronting on Bishop Place would be worth \$450,000 (p. 1 from the applicant). One bedroom apartments in multiple unit buildings are now bringing over \$120,000 (purchase price) per unit as rentals. My 4-plexes are assessed by the County at \$110,000 per unit. I have not appealed because I would not sell them for that amount. Using the County's assessment and treating the cottages on Bishop Place as one-bedroom apartments (neither of which is a reasonable assumption), I come up with 10 units at \$110,000/renovated unit, or \$1,100,000. That number for the properties as rentals is very conservative because they are not one bedroom apartments, but far more desirable single family and duplexes residences and because \$110,000/unit is less than market rate, an assessment from the County that I am willing to live with because I would not sell for that amount.

-The owner has indicated that there is ambiguity about the status of his appeal of the County's assessment. The Auditor's Office indicated this morning that 2 of the appeals were resolved as of 2/28/18. (I did not impose on the County employee by going through all 10 parcels.) The owner has signed a stipulation regarding the value of the 2 properties and is due a refund. I would expect the remaining appeals to have

been resolved similarly by signed stipulations. In short, the appeals with the County are no longer pending, at least for the 2 parcels I checked.

-Frame structures are frequently easier to deal with when severely delapidated than masonry structures. Admittedly, frame buildings were not the choice of the early settlers, but there are advantages in rehabilitating them. I have done extensive work with infra-red processes and structural modification on my 3 frame buildings. I would choose to work on a frame structure over a masonry one. From the standpoint of preservation, our surviving frame structures are especially important in documenting early development because they were less common than masonry. What is relevant here is that in my experience, they are easier to work on, especially with respect to structural settlement where I have experience with both masonry and frame buildings.

-The owner has failed to be an appropriate steward for the building at 432 N 300 W. This building never should have been zoned SR-3. It fronts on a State highway. I do not know of any other parcel in the City zoned SR-3 fronting on a State highway. The materials submitted by the owner show the parcel's zoning as RMF-35; the zoning map indicates that it is SR-3. The structure at 432 N 300 W could be zoned RMU-35, a new zone which the applicant has not applied for. That zoning classification, which I believe would be granted based on other successful applications, would completely alter the income potential of the property. The City never should have agreed to a SR-3 designation and the new RMU-35 offers a far greater return on the property.

In summary, the building at 432 N 300 W is inappropriately zoned SR-3 under any circumstances. Its income potential needs to be evaluated under the zoning of other structures fronting on 300 W or even more appropriately under the new RMU-35 classification. The owner has failed to address the relationship between the inappropriate zoning of his property and income potential. With an appropriate zoning classification which allows more intense use, this property will not qualify for economic hardship.

-All of my properties are eligible for State historic tax credits and all except my home are eligible for Federal credits. I have had numerous conversations with employees at the State office which administers the tax credits. While the Federal credits are more rigorous than the State credits, I have never encountered the kind of rigidity described by the owner regarding the relocation of walls. In fact, in one conversation, the State employee indicated that the original floor plan could be noted subtly when the majority of the wall had been removed to create a great room. That inquiry was based on the availability of State tax credits for a house on Third Avenue which is very similar to 432 N 300 W.

-Research I conducted regarding the value of vacant land within a mile and a half of Downtown in the fall of 2016 indicated that vacant, buildable parcels were selling for \$150,000. Such comparables were indeed difficult to locate. The size of the parcel didn't matter. The number of units it could support did not matter. What mattered was that the parcel was buildable and vacant. This threshold of \$150,000 in established, desirable neighborhoods east of I-15 would suggest that the appraisals provided by the owner were based on an entirely different set of numbers. The appraised values provided by the owner are comparable to the cost of a one bedroom condominium in today's market.

-In the current market with soaring prices and inadequate inventory, it is not necessary to include funds for marketing. This expense is not reasonable currently, although real estate agents continue to collect their fees and sellers continue to pay them. Word-of-mouth is adequate in the current frenzy.

-The estimates provided to the Landmarks Commission at its hearing included costs which are not only excessive, but inappropriate to the character of the structures (sorry: that is a comment based on aesthetics). The example which I recall clearly was the use of granite countertops.

-The properties on Bishop Place are important historically for reasons outlined by Tom Carter in his letter including their location on an intact interior court. In addition to discrepancies between my own experience almost two years ago and the appraisals offered by the owner, I doubt that the appraiser factored in the value of the amenity provided by the environment of an interior court. These interior block streets provide highly desirable locations for residences because the larger buildings serve as sound walls protecting the residential environment from noise.