

Staff Report

PLANNING DIVISION DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To:	Salt Lake City	Planning	Commission

From: Kelsey Lindquist (801) 535-7930

Date: February 12, 2020

Re: PLNPCM2019-00683 and PLNPCM2019-00684

Zoning Map and Master Plan Amendment

PROPERTY ADDRESS: 159 S. Lincoln, 949 E., 955 E., 959 E., 963 E. 200 S. PARCEL ID: 16-05-135-010-0000, 16-05-135-011-0000, 16-05-135-012-0000, 16-05-135-013-0000, 16-05-135-014-0000 MASTER PLAN: Central Community Master Plan ZONING DISTRICT: R-2 (Single and Two-Family Residential)

- **REQUEST:** Graham Gilbert, on behalf of the property owners, is requesting to amend the Central Community Future Land Use Map and the Zoning Map for the following properties: 159 S. Lincoln, 949 E., 955 E., 959 E., 963 E. 200 S. The request includes an amendment to the Central Community Future Land Use Map from Low Density Residential (1-15 dwelling units per acre) to Medium Density Residential (15-30 dwelling units per acre). Additionally, the applicant is requesting to amend the Zoning Map for these properties from R-2 (Single and Two-Family Residential) to RMF-35 (Moderate Density Multi-Family Residential). The master plan and zoning map amendments are requested to allow more residential units than what is currently allowed. All subject properties have existing residential uses ranging from a single-family home to a multi-family building.
- **RECOMMENDATION:** Based on the information in this staff report and the factors to consider for Zoning Map and Master Plan Amendments, Planning Staff recommends that the Planning Commission forward a negative recommendation to the City Council regarding this proposal.

ATTACHMENTS:

- A. Zoning and Future Land Use Map
- **B.** Property Photographs
- **C.** Application with Proposed Site Plan and Elevations
- **D.** Existing Conditions
- E. R-2 and RMF-35 Zoning Comparison
- F. Master Plan Analysis
- G. Analysis of Standards

- H. Public Process and Comments
- I. Department Comments

PROJECT DESCRIPTION

The applicant is requesting to change the zoning and amend the Central Community Master Plan for five parcels that total .682 acres. The amendments are requested in order to construct a multi-family building with a greater density and height than the existing zoning district would permit. The applicant has submitted a development proposal to Planning Staff; however, the development proposal is not the subject of review per this request. The Planning Commission must review the master plan amendment and rezone according to the development potential allowable under the proposed master plan and zoning designations regardless of the proposed development plan.

The proposal involves two requests: (1) to amend the Central Community Master Plan Future Land Use Map from Low Density Residential (1-15 dwelling units per acre) to Medium Density Residential (15-30 dwelling units per acre) and (2) to amend the zoning map designation from R-2 (Single and Two-Family Residential) to RMF-35 (Moderate Density Residential).



Aerial of Subject Properties



Aerial of Zoning of Surrounding Properties

Existing Land Uses

The subject properties are located within the East Central North Neighborhood of the Central Community Master Plan area, and is described as follows:

The East Central North neighborhood is located between 700 East and University Street from South Temple to 900 South. Major high traffic streets traverse the area in both eastwest and north-south directions, 700, 900 and 1300 East; 100, 400, 500, 600, 800 and 900 South. There are a wide variety of land uses from single-family dwellings to high-rise apartments, small commercial developments, office and major institutions. (Central Community Master Plan)

The East Central North Neighborhood contains a variety of land uses throughout the area. The primary land uses that surround the subject properties, include the following uses: single-family residential, low scale multi-family residential and moderate scale multi-family residential. A multi-family structure is located along 200 South, as well as 1000 East. The intensity of the land uses fluctuates along 200 South. Generally, the more intense uses are located closer to the 700 East corridor with smaller scaled and less intense residential uses moving east towards 1000 East.

The subject properties are located within the R-2 (Single and Two-Family) residential zoning district. The subject properties contain current residential uses and range in the number of units within each structure. In total, the five subject properties contain 9 units. The City recognizes the following uses within each structure:

- 1. 159 S. Lincoln is recognized as a single-family
- 2. 949 E. 200 S is recognized as a duplex
- 3. 955 E. 200 S. is recognized as a triplex
- 4. 959 E. 200 S. is recognized as a single-family
- 5. 963 E. 200 S. is recognized as a duplex

NEIGHBORHOOD CONTEXT

Character of the Surrounding Area and Community

The character of the surrounding area and the community includes historic and non-historic single and multi-family structures. The existing character includes structures that were constructed as singlefamily dwellings and later converted to multi-family, single-family structures, as well as larger scale multi-family complexes. The scale along 200 South varies from single to multi-story structures. Additionally, 200 South contains deep park strips with old growth trees and a landscaped center median that runs east to west.

Lincoln Street differs in character and scale from 200 South. Lincoln Street includes low scale single family structures. Larger multi-family structures are located on the northern portion of Lincoln Street towards 100 South.

Access and Transportation Network

Four of the five properties are accessed from 200 South, which is currently a heavily utilized corridor to the University of Utah and to Downtown. 200 South currently contains transportation options that service the East Central North neighborhood. The subject properties are within walking distance to both fixed transit and rapid bus transit.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

- 1. Existing Master Plan Policies for the Area and the Proposed Zoning
- 2. Comparison of R-2 (Single and Two-Family) and RMF-35 (Moderate Density)
- 3. National Historic Districts and Historic Preservation
- 4. Public Opinion and Neighborhood Concerns
- 5. Environmental Impact and Air Quality

Issue 1 – Existing Master Plan Policies for the Area and the Proposed Zoning

The subject properties are located within the Central Community Master Plan, which was adopted in 2005. The Central Community Master Plan Future Land Use Map designates the subject properties as Low Density Residential (1-15 dwelling units per acre). The applicant is requesting to modify the future land use designation to Medium Density Residential (15-30 dwelling units per acre). The Central Community Master Plan provides the following definitions for the existing land use designation and the proposed amendment:

Existing Land Use Designation

Low Density Residential (1-15 dwelling units per acre): This land use designation allows moderate sized lots (i.e. 3,000-10,000 square feet) where single-family detached homes are the dominant land use. Low-density includes single-family attached and detached dwellings as permissible on a single residential lot subject to zoning. Approximately one third of the Central Community is occupied by single-family residences on lots ranging from 3,000 to 10,000 square feet in size.

Proposed Land Use Designation

Medium Density Residential (15-30 dwelling units per acre): This land use designation allows single-family, duplexes, triplexes, four-plexes, townhouses, and apartments. Medium-density residential structures include attached dwelling units and apartment structures. This mix of residential land use is noticeable in the areas between South Temple and 800 South from 300 East to 900 East and areas between 1300 S and 1700 South from 200 West to Main Street.

In addition to the definitions of the current and proposed designation, the Central Community Master Plan provides Residential Land Use Goals and Residential Land Use Policies that are applicable to this request. Staff has included a section within this issue; however, for the full analysis of the applicable policy statements and goals found within the adopted guiding documents, please refer to Attachment F.

Central Community Master Plan Residential Land Use Goals:

- Ensure preservation of low-density residential neighborhoods
- Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population
- Ensure that new development is compatible with existing neighborhoods in terms of scale, character and density
- Encourage a variety of housing types for higher density multi-family housing in appropriate areas such as East Downtown, the Central Business District, the Gateway area, and near downtown light rail stations to satisfy housing demand

Central Community Master Plan Residential Land Use Policies:

- RLU 1.0 Based on the Future Land Use Map, use residential zoning to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population.
- RLU 1.1 Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses.
- RLU 1.2 Provide opportunities for medium-density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi-family dwellings are compatible.
- RLU1.6 Encourage coordination between the future land use map, zoning ordinance, and the Salt Lake City Community Housing Plan.
- RLU 2.0 Preserve and protect existing single-and multi-family residential dwellings within the Central Community through codes, regulations and design review.
- RLU 2.1 Preserve housing stock through incentives and code enforcement by implementing the Salt Lake Community Housing.

The Central Community Master Plan designated the subject properties as Low Density Residential to preserve the existing low density residential uses and residential character of this neighborhood. Higher density housing is encouraged in East Downtown, Downtown, Gateway and Transit Station Development Zoning to decrease the pressure on established neighborhoods to meet the housing needs for the City.

The requested master plan amendment generally does not align with the goals or policy statements within the Central Community Master Plan. Additionally, the existing R-2 zoning designation does align with the current designation found on the future land use map at 10 dwelling units per acre. The proposed amendments would double the permitted number of units under the future land use designation and the allotment under the current R-2 zoning. As seen in the matrix, found in Attachment D, Staff acknowledges that there are some policy statements that align with the proposal. However, the majority of the applicable policy statements and goals conflict with the proposed amendments. There may be a need to further evaluate the Central Community Master Plan according to City wide goals; however, in this case, there are specific policies and goals that do not support the proposals.

Issue 2 – R-2 (Single and Two-Family Residential) and RMF-35 (Moderate Density) Comparison

Attachment D contains a summary of both zoning districts and a visualization of what could be constructed. This section focuses on the key differences between the R-2 and the RMF-35 zoning districts. Discussed below, the identified key differences between the R-2 and the RMF-35, include: the permitted land uses and density.

The subject properties are currently zoned R-2. The R-2 zoning district permits single and twofamily uses. The R-2 requires a minimum of 5,000 square feet for a single-family structure and 8,000 square feet for a duplex. The minimum lot area required for a development in the R-2 district protects the existing properties from increasing in density. The redevelopment under the existing zoning is unlikely and the existing properties are likely to remain.

However, the RMF-35 introduces additional land uses that are not permitted within the R-2 zoning district, these include: single-family attached and multi-family. Additionally, the square footage required per unit decreases for development within the RMF-35. If approved, the proposed amendments would permit an increase from the existing 9 units to 15 units. The increase in density would be directly correlated to the potential demolition of the existing structures and the loss of the existing units.

Issue 3 - National Historic Districts and Historic Preservation

The subject properties were constructed prior to the turn of the century, and are listed within the Central City National Historic District (Bryant Neighborhood). All of the properties, with the exception of 159 S. Lincoln Street, are considered to be contributing structures to the National Historic District. National Historic Districts recognize the unique architecture, character and development pattern of a specific area. NHDs are designated through the National Park Service and do not have any City preservation regulations. NHDs are incentive based historic districts that grant financial incentives to property owners to restore or rehab a historic structure.

Issue 4 - Public Opinion and Neighborhood Concerns

The proposed amendments have garnered public interest and concern. Through the public engagement process, Staff has received a significant amount of public comments. The public comments generally express concerns over the existing condition of the subject properties. The neighborhood suggests that the subject properties have been neglected and maintenance has been deferred, which has caused the existing state of the properties.

There are additional concerns that reflect the existing multi-family use. There are concerns that address the loss of existing housing and the replacement with market rate housing. The fear is that the existing tenants would be displaced by the amendments and redevelopment of the subject properties. Older housing stock is generally at a lower cost than new market rate housing. Additionally, the community has expressed concern with derailing from the adopted Central Community Master Plan. The Central Community Master Plan Future Land Use Map designates the subject properties as Low Density and without a compelling case, it should remain as such.

Additional concerns reflect the loss of the existing structures. The neighborhood is a national historic district, which does not prohibit demolitions; however, the neighborhood is concerned by the loss of the structures and the future redevelopment of the parcels.

All of the public comments and petitions can be found in Attachment F.

Issue 5 – Environmental Impact and Air Quality

The proposed amendments are both conflicting and in line with environmental concerns and air quality impacts. The proposed amendments, if approved, would increase density within an environment with existing infrastructure. Additionally, the increase of density is located next to rapid bus transit and within walking distance to Trax. However, the proposed amendments could result in the demolition of existing housing. The demolition of the existing structures would be a loss of existing embodied energy and could be impactful to the existing air quality.

DISCUSSION:

The proposed zoning and master plan amendment would facilitate the development of a multi-family residential building on the subject properties. The master plan's general policies and objectives for this area do no support the higher density development. The master plans call for stability for the lower

density designations. The subject properties are adjacent to low density residential to the east, west and north. The proposed RMF-35 zoning district would result in a development that is not compatible in terms of height, massing and scale of the adjacent properties. As such, staff does not recommend changing the zoning or the master plan's associated future land use map.

NEXT STEPS:

With a recommendation of approval or denial for the zoning and master plan amendments, the proposal will be sent to the City Council for a final decision by that body.

If the zoning and master plan amendments are approved by the City Council, the properties could be developed for any use allowed in the RMF-35 zone on the properties. A list of uses allowed by the zone is located in Attachment D. Any development would need to obtain a building permit and would need to comply with the necessary zoning standards.

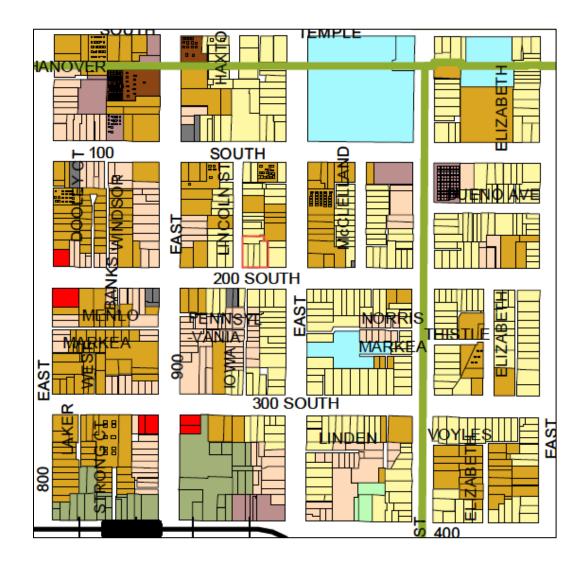
If the zoning and master plan amendments are denied by the City Council, the properties at 159 Lincoln, 949 E. 200 S, 955 E. 200 S., 959 E. 200 S., and 963 E. 200 S. will remain R-2. With this zoning, the property could be developed for any use allowed in the R-2 zoning district. A list of the uses allowed by the zone is located in Attachment D.

ATTACHMENT A: ZONING AND FUTURE LAND USE MAP

Vicinity Zoning Map



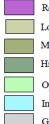
Salt Lake City Planning Division, 1/29/2020



Future Land Use



Central Business District Support



Regional Commercial/Industrial

Low Density Transit Oriented Development (1-20 dwelling units/acre)

- Medium Density Transit Oriented Development (10-50 dwelling units/acre)
- High Density Transit Oriented Development (50 or more dwelling units/acres)
- Open Space
- Institutional
 - Gateway Master Plan

Non-conforming properties to be evaluated for appropriate land use designation. (Interim land use policy would be adjacent land use classifications)

* NOTE: The Low-Medium and Medium Density Land Use designations may include multiple zoning designations (e.g.; a single land use designation and map color may represent RMF-35 or SR-3 classifications)

ATTACHMENT B: PROPERTY PHOTOGRAPHS



Photo of 949 E. 200 S.



Photo of 955 E. 200 S.



Photo of 959 E. 200 S.

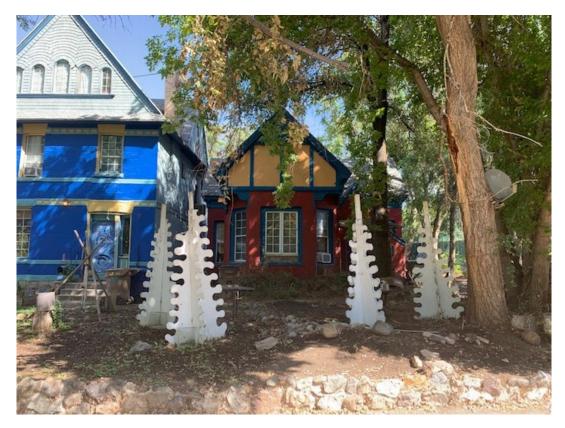


Photo of 963 E. 200 S.



Perspective of 959, 955, and 949 E. 200 S.



Photo of Lincoln Street Elevation of 949 E. 200 S.



Photo of 159 S. Lincoln St.



Photo of the Parking Lot of 949 E. 200 S.

ATTACHMENT C: APPLICATION INFORMATION WITH PROPOSED SITE PLAN AND ELEVATIONS



SALT LAKE CITY PLANNING

Master Plan Amendment

Amend the text of the Master Plan	Amend the Land Use Map
OFFICE USE C	DNLY
Received By: Date Received:	Project #:
anglis 7/19/19	P/NPUM2019-00683
Name of Master Plan Amendment: Recove +	0 RMF-35
PLEÀSÉ PROVIDE THE FOLLO	
Address of Subject Property (or Area): See attached supplemental information	
Name of Applicant: Chiao-ih Hui c/o, Graham Gilbert, Snell & Wilmer Ll	_Phone [.]
Address of Applicant: 15 West South Temple, Suite 1200, Salt Lake City, U	Г 84070
E-mail of Applicant:	Cell/Fax:
Applicant's Interest in Subject Property:	
Owner Contractor Architect	Other: Owner's Agent
Name of Property Owner (if different from applicant):	
See attached supplemental information	
E-mail of Property Owner:	Phone:
Please note that additional information may be required information is provided for staff analysis. All information made public, including professional architectural or eng review by any interested party.	on required for staff analysis will be copied and
AVAILABLE CONS	ULTATION
Planners are available for consultation prior to submitti you have any questions regarding the requirements of the second sec	
REQUIRED	FEE
 Filing fee of \$948 plus \$121 per acre in excess of one acre \$100 for newspaper notice. Plus additional fee for mailed public notices. 	2.
SIGNATU	RE
If applicable, a notarized statement of consent authorizing	ng applicant to act as an agent will be required.
Signature of Owner or Agent:	Date:
See attached signature page	

		SUB	MITTAL REQUIREN	/ENTS
Staff Review	1.	Project Description (please attach a	dditional sheets.)	
	x	A statement declaring the purpose	for the amendmen	t.
	A description of the proposed use of the property being rezoned.			
	x	List the reasons why the present zoning may not be appropriate for the area.		
	x	Is the request amending the Zoning If so, please list the parcel number		
		Is the request amending the text o	J	ance?
				e Zoning Ordinance to be changed.
			ILE THE COMPLETE	
Mailii	ng Addre		In Person:	Planning Counter
		PO Box 145471		451 South State Street, Room 215
		Salt Lake City, UT 84114		Telephone: (801) 535-7700
		INCOMPLETE AP	PLICATIONS WILL	NOT BE ACCEPTED
x	underst			e submitted before my application can be processed s all of the following items are included in the

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Supplemental Information for Project Description Applicant: Chiao-ih Hui Zoning Amendment Application

1. Owner Names and Address of Subject Property (or Area):

This Zoning Amendment Application applies to the parcels listed in the following table (collectively, the "Parcels").

Parcel No.	Owner	Address	Acres
16051350100000	Peter & Pik Chi Hui	159 South Lincoln Street	0.15
16051350110000	Nung-Wa Hui; Pih-Fhai Hui; & Pik-Chi Hui	949 East 200 South	0.12
16051350120000	Pih Fhai & Pik Chi Hui	955 East 200 South	0.12
16051350130000	Hawk II; Pih-Phai Peter Hui; & Nung-Wa Hui	959 East 200 South	0.12
16051350140000		963 East 200 South	0.18

2. Project Description

a. A statement declaring the purpose for the amendment.

The Parcels are currently located in the City's R-2 Single- and Two-Family Residential Zoning District ("R-2 District"). The current zoning for the Parcels is shown on Exhibit A. The purpose of this Application is to amend the Zoning Map to include the Parcels in the RMF-35 Moderate Density Multi-Family Residential District ("RMF-35 District"). This amendment is necessary to allow Applicant's proposed use of the Parcels, which is described below.

b. A description of the proposed use of the property being rezoned.

Applicant proposes to construct a multi-family project with 16 dwelling units on the Parcels. A site plan for the Parcels is attached as Exhibit A.

c. List the reasons why the present zoning may not be appropriate for the area.

The Parcels are currently located in the R-2 District. They are adjacent to properties in the RMF-35 District. The immediately surrounding area has a wide variety of zoning districts, including the RMF-35 District; R-2 District; RMF-30 Low Density Multi-Family Residential District; RMF-45 Moderate/High Density Multi-Family Residential District; SR-3 Special Development Pattern Residential District; and UI Urban Institutional District. These zoning districts are shown on Exhibit B.

The area surrounding the parcels has a mix of different land uses, including single-family homes; small, medium, and large apartments; commercial buildings; offices; and institutional buildings

(e.g., Salt Lake Regional Hospital). This mix of land uses results from approved, conditional uses and changes to land use policies over time.

The Central Community Master Plan encourages use of residential zoning to provide opportunities for medium-density housing. It also encourages infill development designed in a manner that is compatible with the appearance of existing neighborhoods. Similarly, the City's Housing Plan recommends increasing medium density housing types and options. It recommends directing new growth towards areas with existing infrastructure and services that have the potential to be people-oriented. The Housing Plan also encourages development of affordable housing.

The non-historic homes on the Parcels have been converted to apartments. Existing City approvals permit 9 apartment units on the 5 parcels. The present zoning does not allow Applicant to develop its proposed multi-family project on the Parcels. As a result, Applicant requests an amendment to the zoning map to include the Parcels in the RMF-35 District. This proposed amendment is consistent with surrounding zoning. Properties adjacent to and northeast of the Parcels are located in the RMF-35 District. Numerous other properties in the immediately surrounding neighborhood are in the RMF-35 District, or other multi-family zoning districts, like RMF-45 and RMF-30. A medium-density housing development is compatible with the existing neighborhood. The surrounding neighborhood has a variety of land uses, including small, medium, and large apartment buildings. As recommended by the Housing Plan, the proposed development will increase medium density housing stock in an area with existing infrastructure and close proximity to mass transit and services (e.g. medical and commercial services). In addition, Applicant is willing to work with the City to provide one affordable housing unit in the project. For these reasons, Applicant requests that the Parcels be rezoned to the RMF-35 District.

d. Is the request amending the Zoning Map? If so, please list the parcel numbers to be changed.

This Application proposes amending the Zoning Map for Salt Lake County Parcel Nos. 16051350100000; 16051350110000; 16051350120000; 16051350130000; and 16051350140000. Additional information regarding the Parcels may be found in the table, above.

e. Is the request amending the text of the Zoning Ordinance? If so, please include language and the reference to the Zoning Ordinance to be changed.

This Application does not request amendments to the text of the Zoning Ordinance.



Zoning Amendment

	Amend the Zoning Map
OFFICE USE ON Received By: Date Received:	
Received By: Date Received:	Project #:
Mary 7/19/19	PUNPM2019-0068.
Name or Section/s of Zoning Amendment:	ORMF-35
PLEASE PROVIDE THE FOLLOW	NG INFORMATION
Address of Subject Property (or Area): See attached supplemental information	
Name of Applicant: Chiao-ih Hui c/o, Graham Gilbert, Snell & Wilmer LLF	Phone:
Address of Applicant: 15 West South Temple, Suite 1200, Salt Lake City, UT 84	101
E-mail of Applicant:	Cell/Fax:
Applicant's Interest in Subject Property:	
Owner Contractor Architect	Other: Owner's Agent
Name of Property Owner (if different from applicant):	
See attached supplemental information	
E-mail of Property Owner:	Phone:
Please note that additional information may be required by information is provided for staff analysis. All information made public, including professional architectural or engin review by any interested party.	required for staff analysis will be copied and
AVAILABLE CONSUL	TATION
Use the second secon	
REQUIRED FE	E
 Filing fee of \$1,011 plus \$121 per acre in excess of one acre Text amendments will be charged \$100 for newspaper notion Plus additional fee for mailed public notices. 	
SIGNATURE	
If applicable, a notarized statement of consent authorizing	applicant to act as an agent will be required.
Signature of Owner or Agent:	Date:
See attached signature page	

Updated 7/1/17

		SUBN	IITTAL REQUIREN	IENTS
Staff Review	1.	Project Description (please attach ad	ditional sheets.)	
	x	Describe the proposed master plan a	amendment.	
	x	A statement declaring the purpose for	or the amendment	t.
	X Declare why the present master plan requires amending.			ing.
	X Is the request amending the Land Use Map? If so, please list the parcel numbers to be changed.			
	Is the request amending the text of the master plan? If so, please include exact language to be changed.			
		WHERE TO FIL	E THE COMPLETE	APPLICATION
Mailii	ng Addres	ss: Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person:	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
		INCOMPLETE APP	LICATIONS WILL I	NOT BE ACCEPTED
X	underst	ledge that Salt Lake City requires the	items above to be	e submitted before my application can be processed. I all of the following items are included in the

21

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16051350140000	Pik Chi & Peter Hui	963 East 200 South	0.18

2. Project Description

a. Describe the proposed master plan amendment.

This Application requests an amendment to the Central Community Master Plan ("Master Plan"). The Parcels are currently located in the Low Density Residential land use designation on the Master Plan's Land Use Map. The current land use designation for the Parcels is shown on Exhibit A. This Application requests an amendment to the Land Use Map to include the Parcels in the Medium Density Residential land use designation. This amendment is necessary to allow Applicant's proposed use of the Parcels, which is described below.

b. A statement declaring the purpose for the amendment.

Applicant proposes to construct a multi-family project with 16 dwelling units on the Parcels. A site plan for the Parcels is attached as Exhibit A.

c. Declare why the present master plan requires amending.

The Parcels are currently located in the Low Density Residential designation. They are adjacent to properties in the Medium Density Residential designation. The immediately surrounding area has a wide variety of land use designations, including Medium Density Residential; Low Density Residential; Low Medium Density Residential; Medium High Density Residential; Neighborhood Commercial; and Institutional.

The area surrounding the parcels has a mix of different land uses, including single-family homes;

small, medium, and large apartments; commercial buildings; offices; and institutional buildings (e.g., Salt Lake Regional Hospital). This mix of land uses results from approved, conditional uses and changes to land use policies over time.

The Master Plan supports use of residential zoning to provide opportunities for medium-density housing. It also encourages infill development designed in a manner that is compatible with the appearance of existing neighborhoods. Similarly, the City's Housing Plan recommends increasing medium density housing types and options. It recommends directing new growth towards areas with existing infrastructure and services that have the potential to be people-oriented. The Housing Plan also encourages development of affordable housing.

The non-historic homes on the Parcels have been converted to apartments. Existing City approvals permit 9 apartment units on the 5 Parcels. The present land use designation does not allow Applicant to develop its proposed multi-family project on the Parcels. As a result, Applicant requests an amendment to the Land Use Map to include the Parcels in the Medium Density Residential designation. This proposed amendment is consistent with surrounding land use designations. Properties adjacent to and northeast of the Parcels are located in the Medium Density Residential designation. Numerous other properties in the immediately surrounding neighborhood are in the Medium Density Residential designation, or other multi-family land use designations, like Medium High Density Residential or Low Medium Density Residential. A medium-density housing development is compatible with the existing neighborhood. The surrounding neighborhood has a variety of land uses, including small, medium, and large apartment buildings. As recommended by the Housing Plan, the proposed development will increase medium density housing stock in an area with existing infrastructure and close proximity to mass transit and services (e.g. medical and commercial services). In addition, Applicant is willing to work with the City to provide one affordable housing unit in the project. For these reasons, Applicant requests that the Land Use Plan be amended to include the Parcels in the Medium Density Residential land use designation.

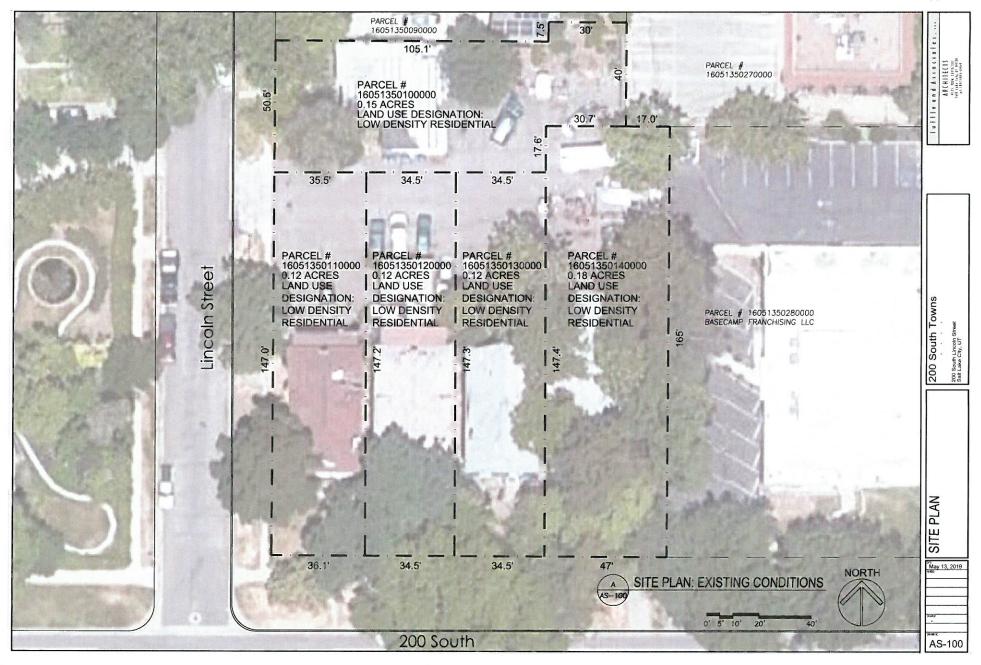
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e. Is the request amending the text of the master plan? If so, please include exact language to be changed.

This Application does not request amendments to the text of the Master Plan.

Exhibit A - Site Plan Applicant: Chiao-ih Hui Master Plan Amendment Application



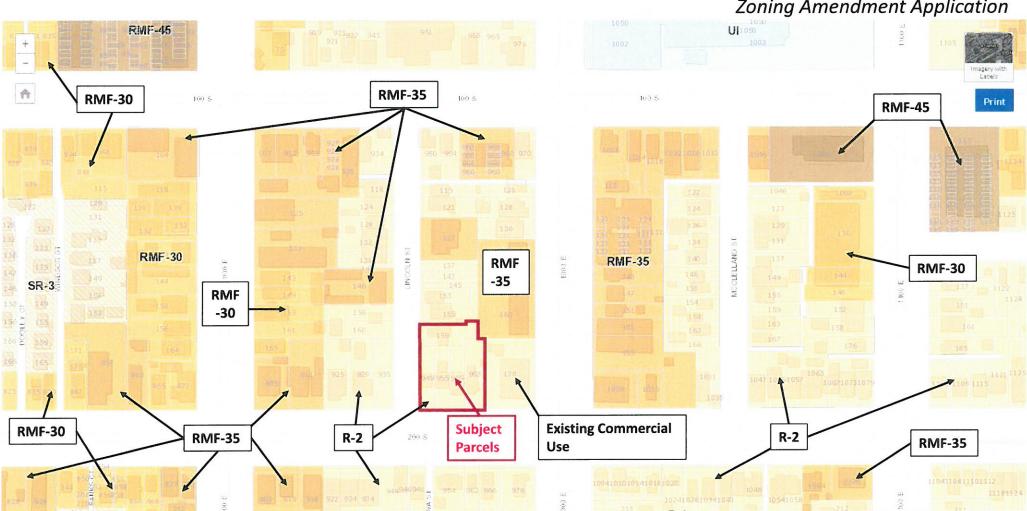
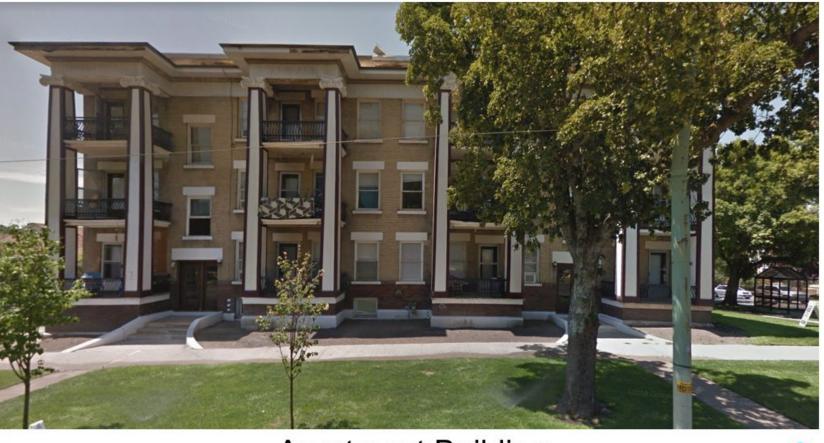


Exhibit B – Map of Surrounding Zones Applicant: Chiao-ih Hui Zoning Amendment Application

NEIGHBORHOOD SURVEY PEMBROOKE 200 South Lincoln Street





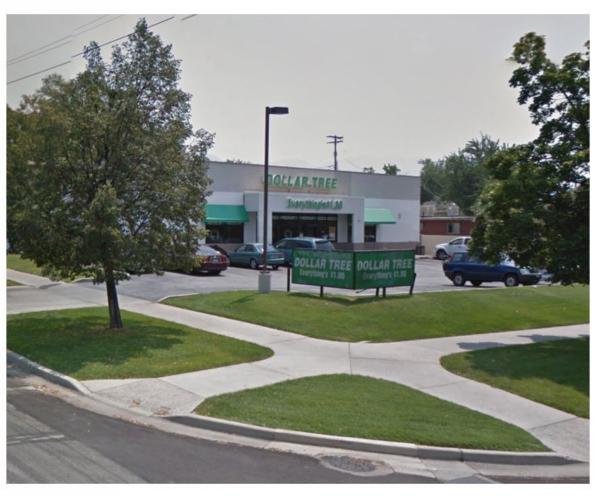




Apartment Building



Apartment Building

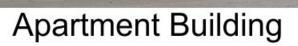


Retail Store





Apartment Building







E 100 S

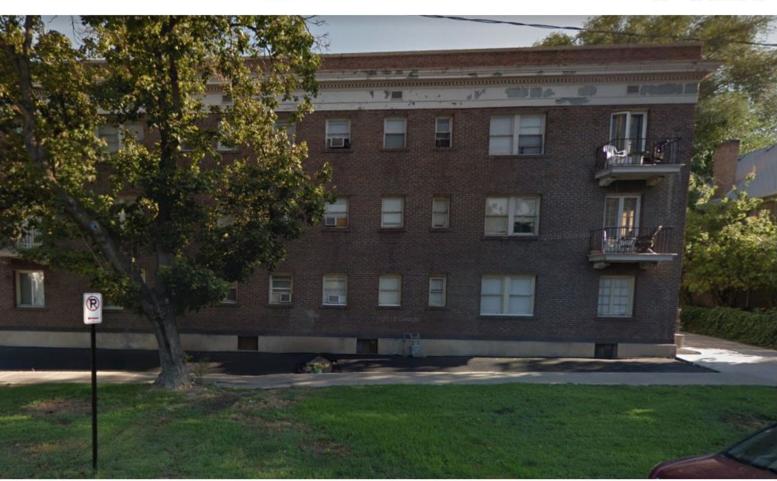
E 200 S

8

E Menlo Ave

Markea Ave

E 300 S





Apartment Building

26

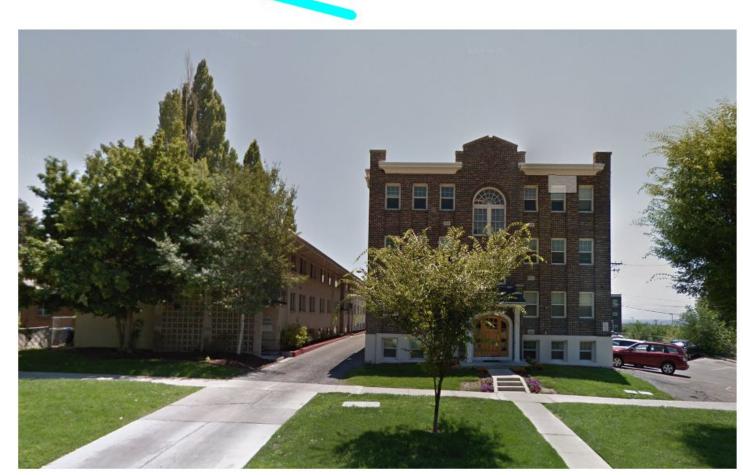


View of site from corner





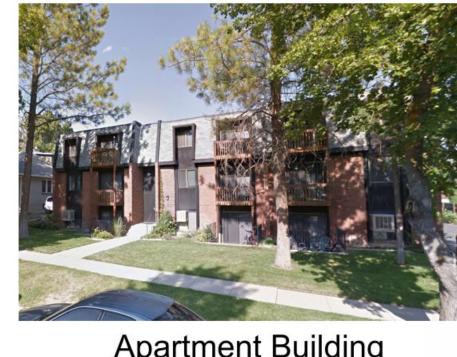
Apartment Building



Apartment Building



View of site from Lincoln Street

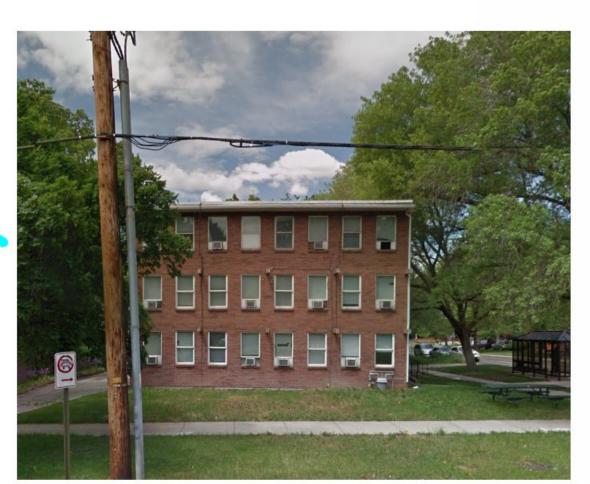


Apartment Building

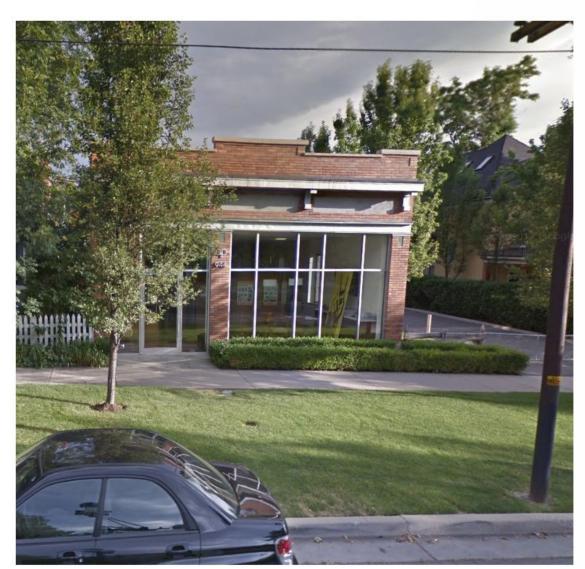




Office Building



Apartment Building



Office Building



16 Townhome Units 4 Guest Parking Stalls January 30, 2019 200 South Townhomes



Applicant Response to Community's Written Concerns

Case Numbers PLNPCM2019-00683 and PLNPCM2019-00684

February 2020

PLNPCM2019-00683 & PLNPCM2019-00684

February 12, 2020

Content

- Statistics of Community Response
- Summary of Written Concerns
- Response to Community's Written Concerns

Statistics of Community Response

- Total letters written: 35
- Unique households: 24
 - 11 duplicate letters or multiple letters from same household
- Letters from individuals within District 4: 26
 - 6 letters from individuals who do not live within the District Boundaries
- Letters in agreement: 2
 - Both within 1 block of proposed location

Summary of Written Concerns

• 35 Letters expressed concerns that can be summarized to 7 issues

- 1. Concerns that current infrastructure will not support the additional 7 units
- 2. Don't want increased density in neighborhood
- 3. Desire to keep existing structures
- 4. Concerns of affordable housing
- 5. Concerns of aesthetic fit in neighborhood
- 6. Concerns project will cause neighborhood to lose value, increase in taxes and rent
- 7. Concerns with current landlords managing redeveloped property
- Proposal Applicant written response to those concerns can be found in following slides.

1. Concerns that current infrastructure will not support the additional 7 units

Concerns:

- 1. Concerns of impact to existing sewer, streets, and existing infrastructure with additional 7 units
- 2. Concerns of traffic and parking on 200 South
- 3. University of Utah students parking on 200 South
- 4. Concerns of "trash"

Response to:

Concerns that current infrastructure will not support the additional 7 units

- The City's completed Design Review did not deem existing infrastructure or traffic would be significantly impacted.
- Proposal gives 2-car garage spaces per unit (there is currently no garage spaces) with the exception of a 1-bedroom unit, which has a 1-car garage, and an additional 4 visitor spaces. In addition to ample parking for all residents on property, the proposal also has bike racks for residents and visitors to encourage alternative transportation.
- While this proposal cannot change the behaviors of University of Utah students parking on 200 South, all tenants and their visitors will have parking space within the private property.
- Each unit would have it's own garbage and recycling bin, similar to all other residents in the neighborhood. The difference is that rather than putting bins on the street, they would put it outside their garages within property.

2. Don't want increased density in neighborhood

Concerns:

- 1. Don't want to live amongst massive large apartment building
- 2. This neighborhood should not be the location of increased density housing.
- 3. Suggestion to tear existing homes down and build duplexes or homes instead

Response to: Don't want increased density in neighborhood

- It has been stated that the City's policy is to create more density in this area to accommodate growth.
- There are already existing apartment complexes just 3 plots north, as well as, across 200 South that have been there for decades.
- With City policy to increase density, thoughtful resource management is necessary which is why we are committed to focusing on energy efficient materials and appliances in this new build. As a result it will be much more energy efficient than current existing buildings.
- Current R-2 zoning allows for 7 units of redevelopment. This option takes current 9-units to 7-units, eliminating (2) in City's housing stock and without a unit designated for Affordable Housing as in the current proposal.

3. Desire to keep existing structures

Concerns:

- 1. These buildings should be sold to people who will restore and repair these homes
- 2. Desire to keep for sentimental reasons
- 3. Denial of request based on desire to extend the historic district

Response to: Desire to keep existing structures

- This private property is not for sale. Additionally, Applicants looked into updating the dwellings with more family-friendly floor plans. To update to where desired, the City would require the units to meet current seismic code. A Structural Engineering Report was commissioned for all 5 buildings and the recommendation is to build new dwellings. Additionally, by building new, a more energy-efficient solution is available.
- Denial of a proposal because of a hoped-for neighborhooddesignation that has an unforeseen future is unreasonable.

4. Concerns of affordable housing

Concerns:

- 1. Preservation of Affordable and Equitable Housing
- 2. This new development will further inflate rent and housing crisis.

Response to: Concerns of affordable housing

- The current 9 units are not Section 8 housing. Applicants are willing to designate a brand-new 3-bedroom home as an Affordable Housing unit with approval of proposal.
- Approval of proposal will further support the Housing Plan with additional housing stock (9 units to 16 units) with an additional designated affordable housing unit. If remained R-2, properties would be redeveloped to 7 market value rent units, losing (2) housing stock units.
- Applicants are interested in working with Housing Authority to help existing tenants find alternative housing situations.
- Contradicting the notion that new development inflates rents and exacerbates the housing crisis, Salt Lake City Planning Director, Nick Norris, says low-density and single-family zoning has been a major barrier to making housing more affordable <u>https://www.kuer.org/post/zoning-heart-salt-lakes-affordable-housing-woes#stream/0</u>

5. Concerns of aesthetic fit in neighborhood

- 1. Concern of height of proposed buildings
- Concern that a conceptual plan has been submitted and changes will be made that will deviate significantly from what is in proposal
- 3. There are no backyards in town homes
- 4. Disagreement of spot-zoning

Response to: Concerns of aesthetic fit in neighborhood

- The proposed dwellings do not exceed in height of the properties on 200S. The building will <u>not</u> be taller, will have more green space than existing properties, and covered parking for all tenants
- Applicants have been open to comments and working with the community. Many comments have been incorporated - brick rather than stone and stucco, architectural elements, front porches along 200 south to encourage neighborhood engagement. Applicants are willing to sign development plan if approved to an RMF35 so that no major deviations are made.
- While most of the block is zoned R-2, many of the buildings are nonconforming R-2. Directly adjacent to the proposed project on 1000 East are several commercial office and medical buildings. On Lincoln street, two houses away, is a large apartment complex. This request is not a significant deviation to what is already existing on the block.

6. Neighborhood losing value, increases in taxes and rent with this proposal

- 1. Property taxes will increase
- 2. Rent will increase
- 3. Property value will decrease

Response to: Neighborhood losing value, increases in taxes and rent with this proposal

- According to Movoto.com¹, Salt Lake City property taxes are determined by the state's, county's, and city's approved budgets divided by the total tax base to arrive at the property tax rate. From there, the property's value is multiplied by the property tax rate for each of the taxable government functions, and <u>not</u> by small redevelopment projects.
- Area rents are determined by supply and demand. With more supply of market-rate units, there is less indication of higher rents.
- It is believed by many real estate professionals that a redeveloped property will add value than what is currently in place.

¹<u>https://www.movoto.com/foundation/property-taxes/salt-lake-city-property-tax-how-does-it-compare-to-other-major-cities/</u>

7. Concerns with current landlords managing redeveloped property

- 1. Concerns of property maintenance with redeveloped properties since current properties are not well maintained
- 2. Accusations of land-banking

Response to: Concerns with current landlords

- Applicants are new owners that have experience in property management and will be handling the operations of the new proposed units.
- A third-party professional Property Management Company will be used to screen tenants and maintain the properties.
- These 5 properties were deemed uninhabitable by the City when purchased 30 years ago.

ATTACHMENT D: EXISTING CONDITIONS

The subject properties located at 159 S. Lincoln, 949 E., 955 E., 959 E., 963 E. 200 S. are zoned R-2 (Single and Two-Family Residential) zoning district.

Existing Zoning and Uses in the Immediate Vicinity:

East: To the east of the subject properties is a commercial structure, which is zoned R-2. A multi-unit residential structure is located to the north east of the subject properties.

West: To the west of the subject properties are low scale residential structures and are zoned R-2.

South: To the south of the subject properties are low scale residential structures and are zoned R-2.

North: To the north of the subject properties are low scale residential structures, multi-family structure and a commercial use. The zoning includes R-2 and RMF-35.

R-2 (Single and Two Family)	Minimum Lot Area: 5,000 square feet for single-family dwellings Twin Homes: 4,000 square feet per dwelling. Two-Family: 8,000	Minimum Lot Width: Single Family: 50 feet Twin Home: 25 Feet Two- Family: 50 Feet	Maximum Building Height: 1. Twenty eight feet (28') 2. Average 3. 20' for flat roofs	 Minimum Yard: Front Yard: Average of the front yard for all principal buildings. Corner Side Yard: 10' Interior Side Yard: Twin Homes: No side yard is required along one side lot line. A ten foot side yard is required along the other. Other: 4' and 10' Rear Yard: 25% of the lot depth, but not less than 15' and need not exceed 25'. 	Building Coverage: 45% of the lot for two- family dwellings and 40% for single- family.
159 S. Lincoln	Complies: 6,455 square feet	Complies: 50 Feet	ApproximatelyFront: Approximately 22'1 StoryInterior: Approximately8' and 0'Rear: Approximately 60'		Approximately 25%
949 E. 200 S.	Legal complying: 5,227	Legal complying: 35 Feet	Approximately Front Yard: Approximately 27'		Approximately 34%
955 E. 200 S.	Legal complying: 5,161 square feet	Legal complying: 35 Feet	ApproximatelyFront: Approximately 26'2.5 StoriesInterior: Approximately 1' and 1'Rear: Approximately 30'		Approximately 46%
959 E. 200 S.	Complies: 5,227 square feet	Legal complying: 35 Feet	Approximately 3 StoriesFront: Approximately 29' Interior: Approximately 1' and 1'		Approximately 25%
963 E. 200 S.	Legal Noncomplyin g: 7,758 square feet	Legal Noncomplyi ng: 47 Feet	Approximately 1.5 Stories	Front: Approximately 26' Interior: Approximately 12' and 1' Rear: Approximately 60'	Approximately 22%

21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS

Permitted

Legend:

C =

Conditional P =

	Permitted Uses By Di	And Conditional strict
Use	R-2	RMF-35
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	Р	Р
Adaptive reuse of a landmark site	C ⁸	C ⁸
Alcohol, bar establishment (2,500 square feet or less in floor area)		
Alcohol, brewpub (2,500 square feet or less in floor area)		
Alcohol, tavern (2,500 square feet or less in floor area)		
Animal, veterinary office		
Art gallery		
Artisan food production (2,500 square feet or less in floor area)		
Bed and breakfast inn		
Bed and breakfast manor		
Clinic (medical, dental)		
Commercial food preparation		
Community garden	С	Р
Community recreation center		С
Crematorium		
Daycare center, adult		
Daycare center, child	C ²²	C ²²
Daycare, nonregistered home daycare	P22	P22
Daycare, registered home daycare or preschool	P ²²	P22
Dwelling, accessory guest and servant's quarter		
Dwelling, accessory unit	Р	Р
Dwelling, assisted living facility (large)		С
Dwelling, assisted living facility (limited capacity)	С	Р
Dwelling, assisted living facility (small)		Р
Dwelling; dormitory, fraternity, sorority		
Dwelling, group home (large) ¹⁴		С
Dwelling, group home (small) ¹⁵	Р	Р
Dwelling, manufactured home	Р	Р
Dwelling, multi-family		Р
Dwelling, residential support (large) ¹⁶		
Dwelling, residential support (small) ¹⁷		С
Dwelling, rooming (boarding) house		
Dwelling, single-family (attached)		Р
Dwelling, single-family (detached)	Р	Р
Dwelling, twin home and two-family	P2	Р
Eleemosynary facility	С	С
Financial institution		
Funeral home		
Governmental facility	С	С
Home occupation	P24	P24
Laboratory (medical, dental, optical)	1 '	1 '
Library		
Mixed use development		
Mobile food business (operation on private property)		
(operation on private property)		

	Permitte Uses By I	d And Conditional District
Use	R-2	RMF-35
Municipal service use, including City utility use and police and fire	С	С
station		
Museum		
Nursing care facility		
Office, excluding medical and dental clinic and office		
Open space on lots less than 4 acres in size	Р	Р
Park	Р	Р
Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB Zones)		
Parking, park and ride lot shared with existing use	Р	Р
Place of worship on lots less than 4 acres in size	С	С
Reception center		
Recreation (indoor)		
Restaurant		
Restaurant with drive-through facility		
Retail goods establishment		
Retail goods establishment, plant and garden shop with outdoor		
retail sales area		
Retail service establishment		
School, music conservatory		
School, professional and vocational		
School, seminary and religious institute	С	С
Seasonal farm stand		
Studio, art		
Temporary use of closed schools and churches		C ²³
Theater, live performance		
Theater, movie		
Urban farm	Р	Р
Utility, building or structure	P5	P5
Utility, transmission wire, line, pipe or pole	P5	P5
Wireless telecommunications facility (see section 21A.40.090, table 21A.40.090E of this title)		

Qualifying provisions:

1. A single apartment unit may be located above first floor retail/office.

2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).

3. Must contain retail component for on-site food sales.

4. Reserved.

5. See subsection 21A.02.050B of this title for utility regulations.

6. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a design review.

7. Subject to conformance to the provisions in section 21A.02.050 of this title.

8. Subject to conformance with the provisions of subsection 21A.24.010S of this title.

9. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.

10. In the RB Zoning District, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.

11. Accessory guest or servant's quarters must be located within the buildable area on the lot.

12. Subject to conformance with the provisions of section 21A.36.150 of this title.

13. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.

14. No large group home shall be located within 800 feet of another group home.

15. No small group home shall be located within 800 feet of another group home.

16. No large residential support shall be located within 800 feet of another residential support.

17. No small residential support shall be located within 800 feet of another residential support.18. Large group homes established in the RB and RO Districts shall be located above the ground floor.

19. Small group homes established in the RB and RO Districts shall be located above the ground floor.

20. Large residential support established in RO Districts shall be located above the ground floor.

21. Small residential support established in RO Districts shall be located above the ground floor.

22. Subject to section 21A.36.130 of this title.

23. Subject to section 21A.36.170 of this title.

24. Subject to section 21A.36.030 of this title.

ATTACHMENT E: R-2 and RMF-35 COMPARISON

The following illustrations summarize the lot and bulk standards for both the R-2 (Single and Two-Family Residential) and the RMF-35 (Moderate Density Multi-Family) zoning districts. Both summaries include existing examples of what could be constructed under the applicable zoning districts. For additional information on the R-2 and the RMF-35, please refer to Issue 2.

R-2

SINGLE & TWO-FAMILY RESIDENTIAL

The purpose of the R-2 Single- and Two-Family Residential District is to preserve and protect for single-family dwellings the character of existing neighborhoods which exhibit a mix of single- and two-family dwellings by controlling the concentration of two-family dwelling units. Uses are intended to be compatible with the existing scale and intensity of the neighborhood.

The standards for the district are intended to provide for safe and comfortable places to live and play and to promote sustainable and compatible development patterns.

DEVELOPMENT EXAMPLES







R-2 DEVELOPMENT STANDARDS

BUILDING / USE TYPE	LOT WIDTH	LOT AREA MINIMUM	1 FRONT YARD	CORNER SIDE YARD	3 SIDE YARDS	4 REAR YARD	WALL HEIGHT (INTERIOR)	5 HEIGHT	BUILDING COVERAGE					
Single-family Detached	50' min.	5,000 sq ft	Min. is average of the block face, existing, or as specified on plat. 20' min. when no existing buildings on block face. Shall be landscape yard		4'/10' min. corner lots 4' min.		Max. 20' at min. side setback, increases 1' for	Max. 28' or average	40% max.					
Twin Home	25' min.	4,000 sq ft per unit			0'/10' min.				45% max.					
Two Family	50' min.	8,000 sq ft		20' min. when no existing buildings on block face. Shall be				· · ·	landscape yard	4'/10' min.	25% of lot depth, but not less than 15', and need not	every 1' add. setback.	height of other principal buildings on	45% max.
Place of Worship	80' min.	12,000 sq ft				4'/10' min.	exceed 25'	See code for exceptions.	block face; Flat roof max. 20'.	40% max.				
Other Uses	50' min.	5,000 sq ft			4'/10' min.				40% max.					

In subdivisions approved after April 12, 1995, no more than 2 lots may be used for such dwellings located adjacent to one another and no more than 3 such dwellings may be located on the same block face.

ADDITIONAL DESIGN STANDARDS

ATTACHED GARAGE WIDTH AND LOCATION

May not exceed 50% of the front facade width of the home; cannot project beyond front line of the building. See code for exceptions.

RMF-35

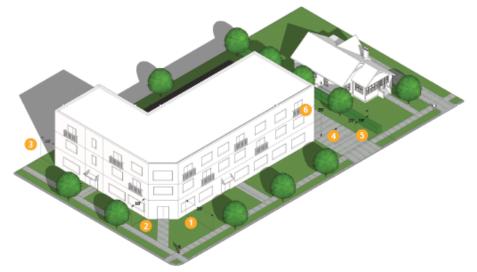
MODERATE DENSITY MULTI-FAMILY RESIDENTIAL

The purpose of the RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multifamily dwellings with a maximum height of thirty five feet (35'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood.

The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

DEVELOPMENT EXAMPLES





RMF-35 DEVELOPMENT STANDARDS

			- 0	2	3	4	5	6									
BUILDING/ USE TYPE	LOT WIDTH	LOT AREA MINIMUM	FRONT YARD	CORNER SIDE YARD	SIDE YARDS	REAR YARD	LANDSCAPE BUFFERS	HEIGHT	BUILDING COVERAGE								
Single-family Detached	50' min.	5,000 sq ft	20' min.; shall be landscape yard	Il be landscape vard	4'/10' min.; corner lots 4' min.		10' next to single/two family residential zones; includes shade trees, shrubs.		45% max.								
Single-family Attached	22' min. interior/32' min. corner	3,000 sq ft per unit			0'; 4' min. if provided				60% max.								
Twin Home	25' min.	4,000 sq ft per unit			0'/10' min.				50% max.								
Two Family	50' min.	8,000 sq ft			10'/10' min.	25% of lot depth, but not less than 20', and need not			50% max.								
Multi-family	80° min.	9,000 sq ft (see footnote 1)											10'/10' min.; one landscape yard	exceed 25'	and 6' fence		60% max.
Place of Worship	140' min.	12,000 sq ft			10'/10' min.				60% max.								
Other	50' min.	5,000 sq ft			10'/10' min.				60% max.								

9,000 square feet for 3 units, plus 2,000 square feet for each additional dwelling unit up to and including 11 units. 26,000 square feet for 12 units, plus 1,000 square feet for each additional dwelling unit up to 1 acre. For developments greater than 1 acre, 1,500 square feet for each dwelling unit is required.

ATTACHMENT F: MASTER PLAN ANALYSIS

The subject properties located at 159 S. Lincoln, 949 E., 955 E., 959 E., and 963 E. 200 S. are located within the Central Community Master Plan. Staff also reviewed *Plan Salt Lake* and the *5 Year Housing Plan* to review the proposed amendments. All applicable master plan policies and goals are stated within the attached matrix.

The Central Community Master Plan, Plan Salt Lake and the 5 Year Housing Plan have been analyzed against the proposed master plan amendment for 159 Lincoln, 949 E., 955 E., 959 E., and 963 E. 200 S. The analysis is reflected by the following colors:

Consistent with the Master Plan	
Not Consistent with the Master Plan	

Neutral

Central Community Master Plan

Residential Land Use Goals	Staff Analysis of Master Plan Amendment
Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population.	 The proposed amendments could result in the demolition of existing housing within the East Central neighborhood. Older existing housing units are generally more affordable and attainable than new market rate housing. The rezone and master plan amendment could allow for additional density and housing.
Ensure preservation of low-density residential neighborhoods.	• The proposed amendments would change the future land use and zoning to medium-density residential, which could result in the demolition of the existing low-density residential land uses.
Ensure that new development is compatible with existing neighborhoods in terms of scale, character and density.	• The proposed amendments could result in the demolition of existing structures that contribute to the character of the neighborhood. The proposed RMF-35 zone has limited standards that would ensure that new development is compatible with the character of the neighborhood.

Community Input on Residential Land Uses	Proposed Amendment
 Higher density housing replacing characteristic lower density structures. a. The community does not support the demolition of lower-density residences in order to build multi-family structures. Residents prefer to protect the existing residential character and prevent construction of multiple family dwellings in low-density 	 This proposal is in direct conflict with this statement. The proposal would encourage the demolition of existing lower density residences by allowing medium density multi-family development. While the proposal is not high density, it is an increase in density which would exceed 15 dwelling units per acre.

neighborhoods, especially those	
exceeding 15 dwelling units per acre.	

Residential Land Use Policies	Proposed Amendments
RLU 1.0 Based on the Future Land Use Map, use residential zoning to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population.	 Generally, older housing stock tends to be more affordable than new development and the existing properties provide housing to a variety of income levels. The proposed amendments would allow for the redevelopment of the subject properties with higher density, which would displace the current residences. However, if approved, the RMF-35 would permit more units than what is currently allowed under the R-2.
RLU 1.1 Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses.	 These properties are designated as low-density. The proposal would allow for the replacement of the existing residential structures with higher density residential uses. The Central Community Master Plan has identified many areas where medium and high density housing is appropriate. Those areas are anticipated to be redeveloped with the proposed density noted on the master plan. These properties are not anticipated to increase in density.
RLU 1.2 Provide opportunities for medium- density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi- family dwellings are compatible.	• The proposed zone would be considered to be medium-density: however, there are currently areas identified in the master plan and zoning map that allow for medium density housing.
RLU 1.6 Encourage coordination between the Future Land Use Map, zoning ordinance, and the Salt Lake City Community Housing Plan.	 Salt Lake City has adopted a new 5 Year Housing Plan, which encourages growth and additional density. The 5 Year Housing Plan is analyzed in the following pages and as evidenced, there is a non-consistent policy for the amendments. The proposed amendments are not in coordination of the Future Land Use Map or the zoning map, which is the reason for the proposed amendments.
RLU 2.0 Preserve and protect existing single- and multi-family residential dwellings within the Central Community through codes, regulations and design review.	The proposal would encourage the demolition and redevelopment of the subject property because it would allow additional density.
RLU 2.1 Preserve housing stock through incentives and code enforcement by implementing the Salt Lake Community Housing Plan.	• The amendment would encourage the demolition of existing housing stock. However, the proposal could add to the housing stock in the community.

Historic Preservation Policies	Proposed Amendments			
HP 1.0 Central Community gives high priority to the preservation of historic structures and development patterns.	• The proposal would encourage the demolition of 4 contributing structures within the Bennion National Historic District.			
HP 1.2 Ensure that zoning is conducive to preservation of significant and contributing structures or properties.	• The proposed zoning amendment could encourage the demolition of contributing structures on the National Register.			

Plan Salt Lake

Plan Salt Lake City is a City wide master plan that addresses growth, housing and preservation. This master plan is broad and not property specific.

Plan Salt Lake	Proposed Amendments
 Neighborhoods/Neighborhoods that provide a safe environment opportunity for social interaction, and services needed for the wellbeing of the community therein. Maintain neighborhood stability and character. Support neighborhoods and districts in carrying out the City's collective Vision. Support neighborhood identity and diversity. Support policies that provides people a choice to stay in their home and neighborhood as they grow older and household demographics change. 	 The amendments would encourage the demolition of structures that contribute to the neighborhood character. The community was heavily involved in the Master Planning of the subject area. The Future Land Use Map designates the subject properties as low Density. The structures are located within a national historic district. The community master plan is supportive of preservation of community character and the preservation of the diversity of housing. The amendments could displace the people living within the units.
 Growth/Growing responsibly, while providing people with choices about where they live, how they live, and how they get around. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors. Encourage a mix of land uses. Promote infill and redevelopment of underutilized land. 	 The proposed development is located in an area with existing infrastructure and amenities. 200 South has recently become a rapid bus line. The amendments could create a similar land use, as seen within the neighborhood. The community is dispersed with low and medium density residential. The proposal is not infill. The land is not underutilized. It provides existing housing. The amendments could accommodate the increased population.

 Accommodate and promote an increase in the City's population. Housing/Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics. "Almost half of the total housing units in Salt Lake are single-family detached dwellings. While preserving the existing housing stock will continue to be a priority for Salt Lake City, over the next 25 years, it will be critical for us to encourage and support a diversity of new housing options and types with a range of densities throughout the City to best meet the changing population. Ensure access to affordable housing city wide (including rental and very low income). Increase the number of medium density housing types and options. Encourage housing options that accommodate aging in place. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented. Enable moderate density increases within existing neighborhoods where appropriate. Promote energy efficient housing and rehabilitation of existing housing stock. Promote high density residential in areas serviced by transit. 	 The existing structures are older, which are generally more affordable. The proposal would increase the number of medium density housing types and options through the loss of existing housing. The new development is located within an area of the city with existing infrastructure and services. This would be a moderate density increase within an existing neighborhood. The increase in density is not clearly appropriate. Throughout all of the analyzed plans there are both policy statements that are consistent and not consistent with the requested amendments. The applicants have stated that the new construction would be "efficient"; however, there would be a loss of embodied energy. Rehabilitation of the existing structures is preferable. This area is serviced by a rapid transit bus. Bus schedules are subject to change.
 Beautiful City/A beautiful city that is people focused. Reinforce and preserve neighborhood and district character and a strong sense of place. 	• The proposed amendments would encourage the demolition and redevelopment of existing structure that add to the character of the neighborhood. The amendments would not reinforce or preserve neighborhood or district character.
Preservation/Maintaining places that provide a foundation for the City to affirm our past.	1. The amendments would encourage the demolition of the structures.

 Preserve and enhance neighborhood and district character. Retain areas and structures of historic and architectural value. Balance preservation with flexibility for change and growth. 	 The 5 structures are located within a National Historic District. Retention is encouraged and incentivized. The structures are located within a National Historic District. National districts incentivize preservation through tax credit programs. Property owners have the ability and flexibility to alter their properties. The proposed amendments would encourage the demolition and redevelopment of existing structures. Growth is needed, but through compatible and appropriate
	development that is supported in the community master plans.

Five Year Housing Plan

Five Year Housing Plan	Proposed Amendments
Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.	• The proposal includes the rezone and master plan amendment of an established neighborhood. While the neighborhood could potentially contain additional density, the proposal would eliminate existing affordable and diverse housing.

In summary, the analyzed adopted Master Plan documents provide some supportive, neutral and non-supportive policy statements in regard to the proposed amendments. The supportive and neutral policy statements, which are color coded above, support growth and development. However, there is a number of non-supportive policy statements that are in direct conflict with the proposed amendments. These policies address compatibility, appropriate density for specific areas of the City and preservation of existing housing stock. The lack of the majority of supporting policies is why Staff is recommending that the Planning Commission forward a negative recommendation to the City Council.

ATTACHMENT G: ANALYSIS OF STANDARDS

B. In making a decision to amend the zoning map, the City Council should consider the following:

Standard	Findings	Rationale
 Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents; 	The proposal is not consistent with the goals and policies or specific designation on the Future Land Use Map. Master Plan Future Land Use Map amendment is not supported by policies in the master plan.	Please see the matrix in Attachment F. The requested master plan amendment generally does not align with the goals or policy statements within the Central Community Master Plan. Additionally, the existing R-2 zoning designation does align with the current designation found on the future land use map at 10 dwelling units per acre. The proposed amendments would double the permitted number of units under the future land use designation and the allotment under the current R-2 zoning. As stated in the matrix, found in Attachment F, Staff acknowledges that there are some policy statements that align with the proposed amendments. There may be a need to further evaluate the Central Community Master Plan according to City wide goals; however, in this case, there are specific policies and goals that do not support the proposals.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;	The proposed Master Plan and Zoning Map Amendments conflict with the purpose statement of the zoning ordinance.	21A.02.030: The purpose of this title is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the City, and to carry out the purposes of the Municipal Land Use Development and Management Act, title 10, chapter 9, of the Utah Code. The proposal does not promote the order and welfare of the community because it is not consistent with the adopted community plan. The amendments do not implement the adopted plans of the City.

proposed i	map ma nt will affect wo roperties; adj res	e proposed zoning and ster plan amendments uld negatively affect acent properties as a ult of the increase in scale 1 intensity.	As discussed in Issue 2, if the properties were to be rezoned to RMF-35, a 15 unit multi-family building could potentially be constructed. The building could reach 35 feet in height with smaller setbacks and an increased lot coverage allowance. This would decrease the amount of open space on the parcels. Additionally, the RMF-35 doesn't require or contain any design standards or review. The lack of design standards could permit an out of context and character structure to be constructed. Attachment E contains a summary of both zoning districts and a visualization of what could be constructed. The R-2 zoning district provides more compatible setbacks, lot coverage and height limitations in relation to the existing context, which contains lower scaled residential structures. The RMF-35 designation would permit the number of dwelling units proposed by the applicant. However, there is an impactful difference between the level of development that would be
amendme with the pu provisions	nt is consistent irposes and of any overlay zoning ich may ditional	ture development would ed to comply with blicable overlays.	allowed under the current R-2 and the RMF-35. Subject properties are located within the Ground Water Source Protection Overlay. Public Utilities would require additional standards for future development of the properties.
facilities an intended t subject pro- including, to, roadwa recreation police and schools, st drainage s supplies, a	nd services o serve the operty, but not limited ys, parks and al facilities, fire protection,	y services can be provided he site	The subject property is located within a built environment where public facilities and services already exist. An increase in the number of dwelling units permitted under the RMF-35 may require upgrading the utilities and drainage systems. However, such upgrades would be required for any new larger use on the property through the building permit process. No concerns were received from other City departments regarding

the zoning amendment or the potential for additional development intensity/density on these properties.

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

The applications were received on July 19, 2019.

The applications were routed on August 8, 2019.

Early notification and Recognized Community Organization Notification was sent on August 9, 2019.

Staff attended the East Central Community Council on September 19, 2019. East Central Community Council counted 115 people in attendance. The following questions, concerns and items were discussed:

- History of the subject properties
- Concerns about neighborhood impacts.
- Concerns about how many individuals live within the structures
- Some individuals expressed the need for additional housing units within the neighborhood
- What is the energy target of the proposed development
- Parking concerns with the proximity to the University of Utah
- Concerns about garbage pickup
- The City should focus on protecting the R-2
- Concerns about the existing state of the structures
- Questions about the current rent from the tenants
- Concerns about the motivation of the proposals
- Comments about increasing housing stock and should increase affordability
- Concerns about the impact of RMF-35 to abutting properties

Staff has also held an Open House on October 7, 2019 at the 10th East Senior Center. Staff received several comments via email and written comments, which are all attached. Additionally, a public petition was submitted, which is also attached.

Staff posted the properties January 30, 2020. Planning Commission Agenda posted to web on January 30, 2020 Public hearing notices mailed on January 30, 2020



General Membership Meeting September 19, 2019, 7:00-8:30 p.m. Judge Memorial Catholic High School 650 South 1100 East, Library Agenda

7:00-7:10	<u>Welcome & Announcements</u> Esther Hunter – Chair, East Central Community
7:10-7:25	 <u>Police and Mayor's Office Report</u> Officer Bishop <i>Tim Cosgrove</i>, Community liaison for the Salt Lake City Mayors office Banks Court
7:25-8:00	 Community Development & Land Use Zoning Map Amendment and Master Plan Amendment R2 (Single and Two-Family Residential District) to RMF 35 (Moderate Density Multi-Family Residential) Graham Filbert on behalf of the property owners 159 S. Lincoln, 949, 955, 959, 963 East 200 South Send proposal comments to eastcentralcommunity@gmail.com_& to Kelsey Lindquist, Senior Planner, Salt Lake City Planning 801.535.7930
8:00-8:15	2020 CIP Application 1200 East medians – Curb, Irrigation, Trees
8:15-8:30 8:30	<u>Your Turn – Step up to the Microphone</u> <u>Adjournment</u>
	Your neighborhood Representatives:

 neighborhood Representatives:

 Bennion: 700 -1000 East, 400 -900 South

 <u>Travis Jones, 801.664.7138</u>

 Bryant: 700 - 900 East, South Temple-400 South

 <u>Melinda Main, 801.651.9705</u>

 Douglas: 500-900 South, 1000-1400 East

 <u>Kim Foster, 801.419.1234</u>

 University Gardens: 900- 1400 East, South Temple-500 South/S curve

 <u>Esther Hunter, 801.209.3455</u>

Neighborhood Meetings are held monthly on the third Thursday of the month 7-8:30 pm at Judge Memorial High School. ECC Mailing address: 606 Trolley Square Salt Lake City, Utah 84102 Email: <u>eastcentralcommunity@gmailcom</u> On the web: <u>www.eastcentralc.org</u> Via Facebook: <u>https://www.facebook.com/EastCentralCommunityCouncil</u> <u>https://www.facebook.com/PorchfestSaltLake</u>



October 7, 2019

Dear Neighbors,

Please take a few moments to take a survey regarding 5 parcels located on 200 South and also Lincoln Street in our neighborhood.

We would very much like to gather your input regarding the requested master plan and zoning amendment for the properties located at 159 S. Lincoln Street and 949/955/959 and 963 East 200 South from R2 (single family and two family residential) to RMF-35 (moderate density multi-family residential).

The owners of the property are seeking to rezone the property with the intent to demolish the existing structures to build new apartment townhomes for rent.

If you were not able to attend the last East Central Community meeting on this topic, more information can be found on the East Central Community Facebook page or by attending an open house on the topic being held today October 7 at the 10th East Senior Center (257 South 10th East) from 5-7pm.

Thank you so much for your participation and thoughtful input. Esther In behalf of the ECC Executive Board & the ECC Community Development and Land Use Committee

We are interested in understanding how the local community feels about the proposed Master Plan and Zoning Map Amendment from low density single and two family (R2) to medium density multifamily zoning (RMF-35) for the five lots located at 159 S. Lincoln, 949/955/959/963 E. 200 South.

1. How much do you support this change in land use?

Strongly support Strongly oppose

2. Following up to the previous question, why do you feel that way?

3. Please list the extent to which this proposed change will affect adjacent properties, your property, or the ECC neighborhood. Consider all types of positive and negative impacts such as on quality of life, sunlight, privacy, property values, noise, neighborhood safety, density, smell, availability of housing options, appearance etc.



4. Please state your opinion of the adequacy and impact of public facilities and services for this location such as roadways, parks/open space, refuse collection, wastewater collection, police/fire protection, etc.

5. Please list any other comments or questions about this proposal.



January 20, 2020

Kelsey Lindquist Senior Planner Community & Neighborhoods, Planning Division Salt Lake City Corporation

Regarding: Planning Petition PLNPCM2019-00683 and 00684 Zoning Map amendment and Master Plan Amendment 159 S. Lincoln, 949/955/959/963 E. 200 South Request to change R-2 zoning to RMF-35 and future land use map from low to medium density

Dear Kelsey,

This letter is to reaffirm the position of the East Central Community Council as opposing this petition. The ECC does not find this petition in keeping with the purposes, goals, objectives and policies of the Central Community Master Plan, the zoning ordinance or the Growing Salt Lake Housing Plan in this location.

This conclusion was reached after an extensive amount of time in working directly with the applicant on possible options that would either preserve or preserve and repair the majority of existing structures but allow added development that could potentially enhance the neighborhood area, on line surveys, door to door petitions, CDLU review comparing master plan, housing plan and other city adopted plans, ECC Land Use/ Executive Board/General Meetings, social media announcements and cottage meetings.

Spot zoning is rarely smart planning.

While the ECC does support appropriate development, redevelopment and the 5 year Growing Salt Lake Housing Plan (especially owner occupied workforce housing), we support this effort on the appropriate parcels already zoned or positioned for this type of density of which there are a great many parcels available in the ECC and a multitude of opportunities on the fixed transit routes.

The ECC on line survey (attached) via the proprietary ECC email list of confirmed neighbors who live or own in the area garnered the largest on line response the ECC has had for an on line petition with 731 responses of which 714 were strongly opposed with 17 strongly in favor and 1 who did not answer this question. Negative impacts to adjacent properties or to the neighborhood are summarized and comments are listed.

The door to door petition that the ECC previously sent to you with 198 signatures collected by Monica has increased and is being resent under a separate cover. Our understanding is that this



petition now carries approximately 300 signatures. The overlap between the on line survey and the door to door petition is 32. All other signatures and survey responses are unique.

A master plan and the existing zoning map helps inform people as they make significant investment decisions of where to live and thrive. The impact of this type of proposed spot zoning and development is significant to the financial investment made by every home owner in this area. Spot zoning stops people from being able to trust that their investment or quality of life will be protected.

The ECC and neighbors cite negative quality of life and investment impacts such as lack of design compatibility, size/height and scale of the proposed development in comparison to the homes they own, increase in traffic congestion, and problems with traffic patterns to and from the site (Lincoln is a small street onto a small street of 200 South or the major corridor to the University of Utah), lack of setback that interrupts the existing historic feature, loss of mature trees that would be required on the site that provide better air/shade/visual improvements, etc., distance buffers to adjacent neighbors, noise of all the additional units/pick-up deliveries/etc., size and locations of trash/recycling containers, increased density in an area already over built with apartment buildings and houses broken into multifamily dwellings (average density in Salt Lake is 1776 per square mile while the ECC caries 9289 per square mile without the new developments on fixed transit) parking impacts, loss of privacy, loss of light, smell, visual impact of design, property value decrease as estimated by several real estate brokers, block face/ street face/ pattern disruption on both 200 South and on Lincoln and lack of design compatibility to historic and other features in this district.

The ECC is concerned with the impact on and displacement of existing tenants. Additional housing units and density does not equal affordable or workforce housing.

The County lists 29 bedrooms for these five homes with tenants stating that the count of people living at this location has been 50. The proposal submitted proposes 16 luxury units which displaces affordable/workforce housing during construction and once built next to the number 2 bus route most needed for transport. One sample tenant comment from the ECC survey:

"My rent is \$900 plus \$300 for utilities. Where will I go? I have looked and there is no housing available to me. I can't give my name because we were told if we get involved in this cause to save our homes we will be evicted. I can't get evicted. I have to live in this area. I have no car and depend on the bus for my job."

The ECC is fragile. Each block face matters.

The ECC is a unique gem within not only Salt Lake City but unique in the US for its walkability and historic features. It includes all types of housing such as student, families, workforce, senior and assisted living with all types of buildings from cottages to historic mansions and multifamily dwellings. It has unique wide park strips, gardens and old growth trees. All types of resources are a stroll or short transit ride away from coffee shops to medical facilities; from the University of Utah to shopping Downtown or at 9th and 9th.

This is a community where you can truly age in place.



Due to its location the ECC continues to be an area highly sought after for development as it is seen as a significant profit generator. **Rather than utilize parcels already zoned for higher density, many developers seek to spot zone lower cost properties, tearing into the neighborhood fabric with little regard for the impacts they bring.** In this particular case, 5 properties less than 250 feet from this location already zoned RMF 45 came on the market where the proposed design could have been built without a rezone.

Developers cite financial hardship and that they need to bring extra density to make a project "pencil", yet the day to day financial hardship brought to existing property owners who have a loss of quality of life and property value must also be considered.

he ECC cannot possibly accommodate the scope of all growth needed in the city, nor all student housing for the U, without losing the very essence of what makes the ECC so unique. This very type of neighborhood, thriving, walkable, all services and housing types, aging in place that the City hopes to create is already here. We cannot continue to sacrifice the ECC. We suggest that it is especially important that all rezoning and development be carefully considered to not destroy our existing neighborhood.

At the same time, neither the city nor the ECC can afford this type of property management with a complete disregard for the living conditions of the tenants and the associated impacts on the well-being and peace of the neighborhood. However, this is a matter of enforcement not of zoning.

The ECC would urge you to submit a negative recommendation for this proposal as it is currently outlined. We ask that the City considers saying no to spot zoning but looks to carefully encourages the needed housing units without negatively impacting quality of life, disrupting the existing fabric and charm of our historic neighborhoods.

With warm regards,

Esther Hunter, Chair East Central Community Council In behalf of the East Central Community Council and Executive Board <u>eastcentralcommunity@gmail.com</u> <u>www.eastcentralcc.org</u>

Comments noted on the ECC survey responses:

- Loss of old growth trees. The other day they had one of the renters chopping down trees. Sections fell on the roof damaging the roof, on the sidewalk damaging the sidewalk and causing a safety hazard. Our air quality is bad. We need the trees.
- If this is built I will no longer have light or air on this side of my property.
- The properties they say are the average size and height of what they want to build are all non-conforming exceptions made. They are on 10th East not Lincoln.



- I have invested significant money into remodeling my home. An apartment complex across the street from me will devalue my property value.
- The living conditions are really bad....rodents, black mold, curtains to divide rooms, safety and fire hazards, water and sewer leaking from the ceiling.
- National historic district. Surveyed for the expansion of the City University Historic District. Surveyed as contributing. Loss of significant and large historic contributing buildings that impact the streetscape and rhythm of the district, both sides of the blockface. (Intensive level survey for expanded historic district submitted under separate cover).
- I already encounter significant traffic and parking impacts onto Lincoln, 200 South with the island and number 2 bus line. There is no plan for visitor parking. If every 3 bedroom is rented to two people that's a potential of 94 cars plus visitors.
- They say families...I bet they sell. This is just to increase property value..or they break up each unit and rent by room like they are now to students. They are not following the law now in how they are renting the five houses.
- The present owners should not be rewarded with a higher zone to increase their property value given how poorly they have treated these properties, the neighbors and neighborhood for more than 20 years.
- I came to the meeting in full support but the more I heard from everyone I realized that if they haven't taken care of the properties for the last 25 years, why would they take care of the new property. Back of the envelop says they would see a 128% increase in property value for negatively impacting me for the last 25 years.
- Loss of green space. There's no backyards in the townhomes. These aren't places people would want to raise kids, and I'd like to see us promoting places that are family friendly and don't just cater to downtown young professionals (I say that as one myself) and/or college students.
- There are low cost options for fixing foundations and other problems. We've all done it. All of our homes in this area are old. There is also a major tax incentive for repairs that could be used.
- During the rezone of the fixed transit corridor we were promised we would not have transit bleed into our neighborhood where developers would be able to rezone and tear down the neighborhood.
- I don't trust that they are going to build what they say they are going to build. They just want to increase their property value.
- Loss and displacement for low income housing with approximately 50 people affected. More density in this area does not equal affordability or workforce housing.

The dissenting comments from the minority opinion:

• There are weekly issues in the existing building with drug problems and crime. This has been going on for years. We have a high crime rate in this area due to the way these properties are rented and managed. A new development would clean up this situation.



- My property value is significantly decreased due to the slum nature of the way these properties are managed. I have invested a great deal of time and funds into my historic home.
- I like the design. It is better than what is there now.
- Luxury townhomes would increase property values and bring additional neighbors which is a plus to increase our social circle. I like living in a city that is thriving.





Goals of Growing SLC – Analysis of Consistency with Map and Master Plan Amendment Applications PLNPCM2019-00683 & PLNPCM2019-00684 Tuesday, October 15, 2019 1:21:13 PM Growing SLC Goals and Objectives App Consistency 1.pdf

Dear Kelsey,

Attachments:

Date:

I have completed my review of the Salt Lake City Growing SLC 2018-2023 Housing Plan and the consistency or lack thereof of the Map and Master Plan Amendment Applications PLNPCM2019-00683 & PLNPCM2019-00684 for the

properties at 159 S Lincoln Street and 949-963 E 200 S.

Please add my analysis and conclusions to the docket and official set of comments submitted to the Planning Commission. I hope these will also be useful for the staff report review of the same plan.

I copy my summary conclusions here for emphasis:

"In summary, this reviewer has read the entire Growing SLC Plan in detail, including attachments, and working through every single goal and objective. Based on this review, the Map and Master Plan Amendment Application is entirely inconsistent with the Growing SLC Plan in every category that applies to the application in question. The emphasis of the Growing SLC Plan is 1) to preserve and enhance affordable housing and 2) promote and enhance fair and equitable housing. The application is entirely contrary to these overarching goals. This contradicts the claims made by the applicant (owner representative Graham Gilbert) at the East Central Community Council general meeting in September that the Housing Plan supported the proposal. The mere fact that Salt Lake City "has a housing crisis" does not logically support this application because the crisis is one of affordability and preservation and expansion of affordable units, not just units in general. This application, were it to be approved, would set the stage for the demolition of 5 contributing historic houses with 9 legal and affordable units, to be replaced by "luxury" apartments. See below for the summary of my full analysis.

Based on this analysis, the applications should summarily be rejected with a negative vote by the Planning Commission."

I hope to submit additional comments in the near future, but for now I wanted to get these to you.

Sincerely,

Jen Colby, M.A. Public Administration and Resident at 160 S Lincoln Street, SLC, UT 84102

Goals of Growing SLC -

Analysis of Consistency with Map and Master Plan Amendment Applications PLNPCM2019-00683 & PLNPCM2019-00684

By Jen Colby, M.A. Public Administration, and resident at 160 S Lincoln St, SLC, 84102

In order to assess whether the Map and Master Plan Amendment Applications PLNPCM2019-00683 & PLNPCM2019-00684 is consistent with the Growing SLC Housing Plan, I:

- Downloaded the Progress Report from Dashboard found at https://www.slc.gov/hand/programs/ 10-2-2019
- Deleted the information in the third column;
- Changed the table third column title to "Is the Application Consistent? "
- Completed my personal review of the application as compared to the goals and objectives of the Housing Plan.

My conclusions are below. Note that all text in standard font is copied directly from the Progress Report. I have included all of the Goals and Objectives even though several of them are directed at city staff or council for action and are not directly applicable. In that case, I have noted "N/A" in the third column to indicate that the particular item does not pertain to this application, or the amendment process more generally. My own additions and notes are in *italics* and highlighted yellow.

In summary, this reviewer has read the entire Growing SLC Plan in detail, including attachments, and working through every single goal and objective. Based on this review, the Map and Master Plan Amendment Application is entirely inconsistent with the Growing SLC Plan in every category that applies to the application in question. The emphasis of the Growing SLC Plan is 1) to preserve and enhance affordable housing and 2) promote and enhance fair and equitable housing. The application is entirely contrary to these overarching goals. This contradicts the claims made by the applicant (owner representative Graham Gilbert) at the East Central Community Council general meeting in September that the Housing Plan supported the proposal. The mere fact that Salt Lake City "has a housing crisis" does not logically support this application because the crisis is one of affordability and preservation and expansion of affordable units, not just units in general. This application, were it to be approved, would set the stage for the demolition of 5 contributing historic houses with 9 legal and affordable units, to be replaced by "luxury" apartments. See below for the summary of my full analysis.

Based on this analysis, the applications should summarily be rejected with a negative vote by the Planning Commission.

GROWING SLC Goals and Objectives:

GOAL 1: INCREASE HOUSING OPTIONS: REFORM CITY PRACTICES TO PROMOTE A RESPONSIVE, AFFORDABLE, HIGH-OPPORTUNITY HOUSING MARKET

In order to respond to Salt Lake City's changing demographics and the housing needs of its diverse communities, it is critical to begin to look within the City for real and responsive change that will encourage the market to develop the housing and infrastructure needed to accommodate our growing community. This goal focuses on the need to increase the diversity of housing types and opportunities in the city by seeking policy reforms that can enhance the flexibility of the land-use code and create an efficient and predictable development process for community growth. Strategic policy decisions that integrate the transportation system, development related infrastructure, financial institutions, and data, as well as innovative design and construction methods, can break down social and economic segregation, thus building a city for everyone.

Objective	Action	Is the Application Consistent?
1.1.1	Develop flexible zoning tools and regulations, with a focus along significant transportation routes.	N/A
1.1.2	Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.	NO. The current structures already represent diverse housing stock and the "missing middle" as described in the Plan. They have housed diverse tenant occupants over the years. Furthermore, one of the structures is a legal triplex which was established thanks to the prior unit legalization process. The discussion of the Objective in the GROWING SLC document (p. 19) recommends reestablishing unit legalization. If that were to happen, the two current duplexes could be converted to tri-plexes, adding 2 net units. The two current single family structures could possibly become duplexes under current zoning, with a total of 13 units on the 5 properties under CURRENT R2 ZONING. The application proposes to create significant negative impacts to the National Historic District neighborhood character as well as to the surrounding properties by setting the stage to tear down these examples of diverse housing stock and replacing them with luxury apartments that, based on preliminary drawings, detract from the block face and character of the street.
1.1.3	Revise the Accessory Dwelling Unit ordinance to expand its application and develop measures to promote its use.	N/A

Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city

Objective	Action	Is the Application Consistent?
1.1.4	Reduce parking requirements for affordable housing developments and eliminate parking requirements in transit-rich, walkable neighborhoods or when the specific demographics of a development require less parking, such as senior populations.	<mark>N/A</mark>

Objective 2: Remove impediments in City processes to encourage housing development.

Objective	Action	Is the Application Consistent?
	Create an expedited processing system to increase City access for those developers constructing new affordable units.	N/A

Objective 3: Lead in the construction of innovative housing solutions.

Objective	Action	Is the Application Consistent?
1.3.1	Lead in the development of new affordable housing types, as well as construction methods that incorporate innovative solutions to issues of form, function, and maintenance.	NO. The current structures are all rented as affordable units according to information provided by the owners and tenants. The proposed replacement structures will be aimed at a "luxury" market with rents targeted at ~\$2,000 per unit, according to information provided in various forums by the owners or family representatives. They have indicated their willingness to consider adding one "affordable" unit in the new buildings they propose, which means a net loss of 8 currently affordable units as well as the contributing historic houses they are located in.
1.3.2	Establish partnerships with housing industry leaders to construct innovative and affordable developments.	NO. The owners have not disclosed who their developer partner would be so we do not know if they would qualify as an industry leader. However, based on the information they have provided the buildings would not be either innovative nor affordable. Quite the contrary.

Objective 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.

Objective	Action	Is the Application Consistent?
1.4.1	Maintain a public-facing set of housing metrics to provide insight into market characteristics and the performance of regulatory changes that will drive decision making.	N/A

GOAL 2: AFFORDABLE HOUSING: INCREASE HOUSING OPPORTUNITIES AND STABILITY FOR COST-BURDENED HOUSEHOLDS

This goal is dedicated to serving and addressing the needs of those most vulnerable in our community. It is driven by a strong belief that housing stability is good for the entire city, adding income to small businesses, creating food stability for children, and allowing residents to enrich their neighborhoods. Salt Lake City needs to pursue a combination of strategies outlined in the objectives below to achieve this goal. There is no singular initiative that will resolve this crisis, it must be addressed with a range of strategies to best fit the diverse needs of our entire community.

Objective 1: Prioritize the development of new affordable housing with an emphasis on households earning 40% AMI and below.

Objective	Action	Is the Application Consistent?
2.1.1	Convene a Blue Ribbon Commission for affordable housing comprised of industry experts, advocates, partners, and government entities.	N/A
2.1.2	Consider an ordinance that would require and incentivize the inclusion of affordable units in new developments.	N/A
2.1.3	Offer incentives to developers of affordable housing such as land discounts and primary financing options.	N/A. However, there are existing programs that the current owners could tap to upgrade and rehabilitate the current structures and retain them as affordable units instead of requesting these amendments with the intent to tear down the structures and replace them with generic-looking "luxury" apartment buildings. These include state historic preservation tax credits and federal tax credits.

Objective 2: Pursue funding for affordable housing opportunities.

Objective	Action	Is the Application Consistent?
2.2.1	Propose a significant, long-term, and sustainable funding source for the development, preservation, and stability of affordable housing.	N/A. However, there are existing programs that the current owners could tap to upgrade and rehabilitate the current structures and retain them as affordable units instead of requesting these amendments with the intent to tear down the structures and replace them with generic-looking "luxury" apartment buildings. These include state historic preservation tax credits and federal tax credits.
2.2.2	Pursue legislative change at the state and federal level that would create opportunities for new incentives and revenue sources.	N/A

Objective 3: Stabilize very low-income renters.

Objective	Action	Is the Application Consistent?
2.3.1	Work with housing partners and government entities to create an incentivized rent assistance program.	N/A. That said, continuing to erode the net number of existing naturally affordable unit housing stock, much of which is in older and historic buildings, just increases the need for these programs and costs the city more \$.
2.3.2	Work with housing partners and government entities to continue supporting and enhancing service models that meet the needs of the City is [sic] most vulnerable households.	N/A. That said, some of the current tenants would likely qualify as most vulnerable households. For example, when asked about what they would do if they lost their leases, some of the tenants said they had nowhere to go and other rentals were far too expensive. When you are in a hole, first stop digging.

Objective 4: Secure and preserve long-term affordability.

Objective	Action	Is the Application Consistent?
2.4.1	Create an Affordable Housing Community Land Trust.	<mark>N/A</mark> .
		NO. Instead, these properties could be acquired,
2.4.2	Work with community partners and government entities to acquire hotels, multi-family properties, and surplus land to preserve or redevelop them as affordable housing.	rehabilitated, and maintained as public affordable housing. The two smaller single-unit structures would be terrific as affordable owner units, with the underlying land retained by the city but the residents buying into the structures and building equity, like the program in Burlington Vermont: https://www.burlingtonvt.gov/CEDO/Buy-a- Home
2.4.3	Structure renovation programs to reduce utility, energy, and maintenance costs while promoting healthy living.	NO. The owners request the amendments with the clear intent to demolish rather than rehabilitate or renovate the existing structures.

Objective 5: Work with landlords to improve their housing stock and rent to very low-income households earning 40% AMI and below.

Objective	Action	Is the Application Consistent?
2.5.1	Support and potentially expand incentives for landlords to rent low income households, including landlord insurance programs.	NO. The owners request the amendments with the clear intent to demolish structures with 9 currently affordable and replace with luxury units. The current city ordinances and programs, sadly, seem to encourage this type of development proposal rather than discourage or disincentivize it.
2.5.2	Enhance neighborhood development programs to entice landlords of substandard properties to improve their rental units.	NO. The City has consistently failed to enforce its EXISTING landlord licensing, fit premise, building permitting, business licensing, property maintenance, and other current ordinances that would have helped prevent these properties from becoming so substandard in the first place. The current state of the properties is what is clearly leading to whatever small amount of support there is in the neighborhood for this proposal because some people say "anything would be better than the current situation". This is an enforcement, not zoning problem. Landlords who rack up numerous violations should be disqualified from receiving incentives for some period of time until they are consistently operating their rental units within the law. Good landlords and rental unit owners would seem to be penalized if those who operate in a substandard fashion then receive incentives not to behave quite so badly.

Objective 6: Increase home ownership opportunities.

Objective	Action	Is the Application Consistent?
	Increase funding, marketing, and partnerships that will lead to more affordable homeownership programs within the city's network of homeownership partners.	N/A.
2.6.1		The properties in question are currently rentals and the owners have indicated their intention to keep them as such. However, as noted above, the two smaller single-unit structures would be good candidates as affordable ownership units (159 Lincoln St and 963 E 200 S). Property is fungible and the owners could decide to sell these properties and
		buy other parcels in an already appropriately zoned area for their desired new construction.

GOAL 3: EQUITABLE & FAIR HOUSING: BUILD A MORE EQUITABLE CITY

Equity is not only about eliminating discrimination, it is also about increasing access to opportunity. One of the guiding principles of Plan Salt Lake is to create an equitable city by ensuring "access to all city amenities for all citizens while treating everyone equitably with fairness, justice, and respect." The City will accomplish this by working to eliminate housing discrimination, strategically investing in neighborhoods that stand the most to gain, and building a city that meets needs of a diverse population.

Objective 1: Eliminate incidences of housing discrimination in Salt Lake City.

Objective	Action	Is the Application Consistent?
3.1.1	Utilize data and evaluation efforts developed by partner organizations about housing discrimination to meet the City's requirements under the Affirmatively Furthering Fair Housing ruling.	<mark>N/A</mark>

Objective	Action	Is the Application Consistent?
3.1.2	Work with partners to enhance awareness and resources around tenant rights and responsibilities.	NO. Unfortunately, tenants have very few rights in Utah as it is, and city outreach to tenants is basically nonexistent. According to some of the current tenants, if they complained about unfit premises they were threatened with or in fact evicted. They report routinely doing their own (unpermitted) work to try to keep up the current properties, for which the owners indicate they will be compensated but then never do so. These particular tenants have now been threatened with eviction if they speak to some of the neighborhood organizers who oppose the amendments, or if they themselves speak up. The City is utterly failing to uphold tenant rights or owner responsibilities. Further, the tenants' fundamental federal constitutional rights of free speech, assembly, and public participation are undermined when the consequence of expressing such rights is potential eviction and loss of housing.

Objective 2: Align resources and invest in strategic expansion of opportunity throughout all neighborhoods of the city and access to existing areas of opportunity.

Objective	Action	Is the Application Consistent?
3.2.1	Align financial resources to increase opportunity in neighborhoods that score below 4.0 on the Opportunity Index's 10 point scale.	N/A
3.2.2	Make strategic affordable housing investments in high opportunity neighborhoods.	N/A. That said, continuing to erode the net number of existing naturally affordable unit housing stock, much of which is in older and historic buildings, just increases the need for these programs and costs the city more \$.
3.2.3	Work with partners at the Kem C. Gardner Policy Institute to produce an updated Opportunity Index assessment as a tool for guiding City investment.	N/A

Objective 3: Implement life cycle housing principles in neighborhoods throughout the city.

Objective	Action	Is the Application Consistent?
	Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life.	NO.

Note that the Housing Indicators page has not been updated since Q2 of 2017. https://www.slc.gov/hand/housing-indicators/

Lex & Lorraine Traughber 966 E. 200 South Salt Lake City, UT 84102

October 3, 2019

Kelsey Lindquist Senior Planner Salt Lake City Planning Division 451 S. State Street, Room 406 P.O. Box 145480 Salt Lake City, UT 84114-5480

Dear Ms. Lindquist:

The purpose of this correspondence is to express our opinions/concerns for the master plan and zoning map amendment requests (Petitions PLNPCM2019-00683 & 00684) for the properties located on the northeast corner of 200 South and Lincoln Street, directly across the street from the home that we own at the above referenced address.

The structures located on the five subject lots are in a state of advanced disrepair. All of the homes are located in the NRHP *Salt Lake City East Side Historic District*, and the four homes that front on 200 South are all designated as "Eligible/Contributing" in said District. If we lived in a perfect world, our preference for these historic homes would be a loving restoration to their former glory as single-family dwellings. Because we live in a world where the almighty dollar rules, and given the state of disrepair allowed by the current property owner, as well as the property owner's economic considerations, it is our opinion that these homes would never be rehabilitated and will continue to be an eyesore and nuisance properties in the neighborhood.

We are pleased to see that there is interest in the redevelopment of the properties in the form of applications submitted for City consideration to amend the Central Community Master Plan from "Low Density Residential" to "Medium Density Residential", and a zoning map amendment from "R-2 – Single and Two Family Residential" district to "RMF-35 – Residential Multi-family" district. Our thought being that if the existing historic homes are not to be restored, a new development certainly has the potential to be better for the neighborhood than what is there currently.

While in theory, requests for rezones can be entertained strictly on the appropriateness of changing one land use designation to another, in practice, rezone requests are more often

entertained in light of a specific development plan. The plan that the applicant has submitted to the Planning Division and shown to the public is a conceptual plan at best, and perhaps a starting point for a discussion of what could be potentially realized on the property. No real plan details are provided. We would be amenable to a discussion and consideration of a specific detailed development plan should the applicant choose to submit something formally to the City. If the master plan amendment and rezone requests were tied to a specific development via a development agreement, we as neighbors would be more comfortable supporting the master plan and zoning map amendments and subsequent redevelopment of the property. What we are not willing to support is consideration of the amendments without having solid assurance of what kind of development will replace the existing. In short, we would encourage Planning Staff and the Planning Commission to encourage the applicant to submit specific and detailed development plans as part of the discussion for the amendments. Ultimately, a decision for the amendment requests requires approval by the City Council, and we would ask that the City Council not give the applicants/owners a "blank check" to do as they please in terms of redevelopment. It is evident from the existing development that such freedom of discretion regarding redevelopment from the sole perspective of the property owner may not prove to be prudent, and may have detrimental impacts on the neighborhood and surrounding property owners. Given the unlikely probability that the existing homes will be restored, we would like to see the Planning Division, along with the Planning Commission and ultimately the City Council, require a specific and detailed development plan of the applicant for public review and comment. We think it would only be appropriate to amend the master plan and zoning map based on a compatible, historically sensitive, development designed to compliment the surrounding neighborhood. We would request that approval of amending the master plan and zoning map be based on a specific and detailed development plan via a development agreement that would run with the property.

Alternatively, as you are aware, the City is currently considering amendments to the RMF-30 – Low Density Multi-family Residential District, which includes provisions for design review among other items. On September 25, 2019, the Planning Commission considered the proposed amendments and voted to forward a positive recommendation on to the City Council. The City Council will be entertaining the proposal and has final decision making authority in the matter. We are of the opinion that should the City Council adopt the amendments as currently proposed, or some iteration that is very similar, the RMF-30 could be a option under which the subject property could be developed. The RMF-30 zone has slightly less permissible height than the RMF-35 zone (a difference of five feet), yet could potentially have design standards that the RMF-35 zone does not have. We are suggesting that perhaps redevelopment of the property under the RMF-30 zone may be a feasible alternative to the RMF-35 zone, if the City Council adopts the RMF-30 zone with specific design standards. The proposed design standards, when applied to the subject property, should act to ensure that any new development is compatible with the surrounding historic neighborhood in terms of building height, mass, scale, and materials. The advantages to this are twofold, it would allow the developer to enjoy the economic benefits/returns of a redeveloped property, and in turn would be beneficial to surrounding property owners in the form of a neighborhood amenity as opposed to what is now a neighborhood detriment. Of course, this would mean that the City Council would need to make a decision regarding the amendments to the RMF-30 zone prior to any decision regarding the proposed master plan and map amendment proposals put forth by the owner/applicant of the 200 South/Lincoln property.

In summary, we are encouraged to see an effort toward the redevelopment of the property, however there is much work to be done before we would be in a position to lend support for the proposed master plan and zoning map amendments. We assert that there is a huge opportunity for all parties to benefit by the redevelopment of the subject property. We would welcome further discussion and would appreciate the opportunity to be heard. We firmly believe that the redevelopment of the subject property could ultimately be a "Win-Win" for all involved.

Thank you for your time and thoughtful consideration.

Sincerely,

Lex and Lorraine Traughber



October 5, 2019

Kelsey Lindquist Senior Planner Community and Neighborhoods Planning Division Salt Lake City Corporation

Regarding: **Planning Petition PLNPCM2019-00683 and 00684** Zoning Map amendment and Master Plan Amendment 159 S. Lincoln, 949/955/959/963 E. 200 South Request to change R-2 zoning to RMF-35 and future land use map from low to medium density

Historic Survey – Contributing structures

Dear Kelsey;

It has long been the intent of the ECC and the UNC to follow the adopted motion of the Planning Commission to extend the designation for the local University Historic District from the middle of 1100 East to the western side of 900 East between South Temple and 400 South.

Four of the five houses in the current rezone petition are considered significant and contributing to the National Historic District and to the intended extension of the local University Historic District.

Your thoughtful consideration of the importance of these structures to the history and fabric of this neighborhood is appreciated.

At the time when the local University Historic District was recommended (by the Historic Landmark Commission, the Planning Commission) and created by the City Council, intensive level survey information had been gathered to the center of 1100 East however resources were limited to complete the intended work for these blocks.

It was a lack of resources that delayed this effort not for the lack of significance.

The local district was established to the middle of 1100 East but with an adopted motion by the Planning Commission that the district be extended as soon as the survey work could be completed.

In 2006 the City Council allocated additional funding to allow this survey work to continue. Intensive level surveys were commissioned by the City to be completed by Korral Broschinsky an independent expert in the field. The intensive level surveys have been included with this letter.



While the City historic district extension has not yet been completed, it continues to be our intended hope. Also, these structures and their history ARE listed in the Bryant/Bennion/Douglas National Historic District as unique and significant to the development of this portion of early Salt Lake.

The ECC is asking that you consider this information in your review of the planned demolition of these structures.

Please include this letter and its attachments in the packet provided to the Planning Commission.

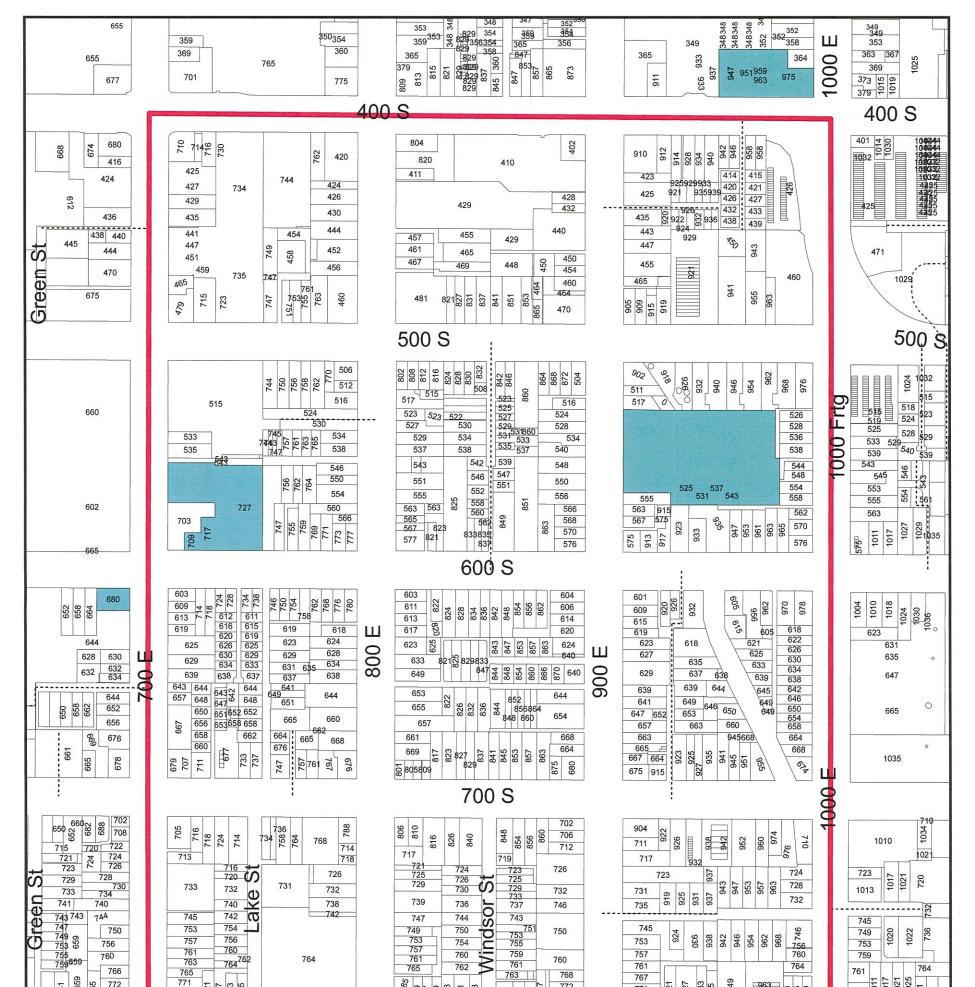
Sincerely, Esther Hunter Chair, East Central Community Council & University Neighborhood Council Sincerely in behalf of the Executive Board of the East Central Community Eastcentralcommunity@gmail.com



RMF 45

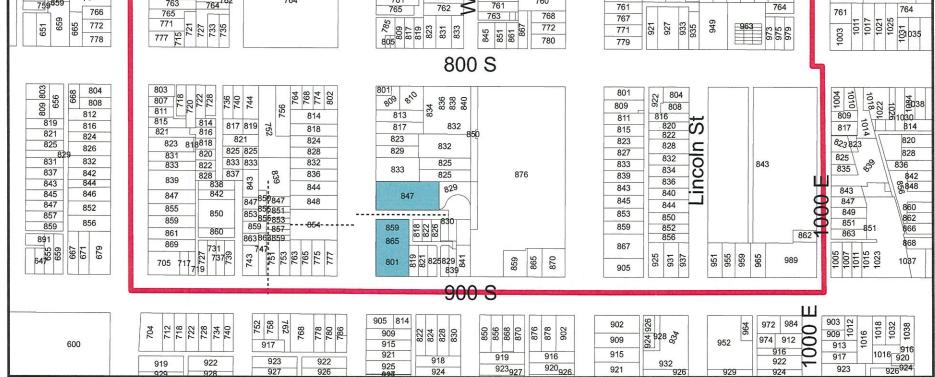
Neighborhood Boundary

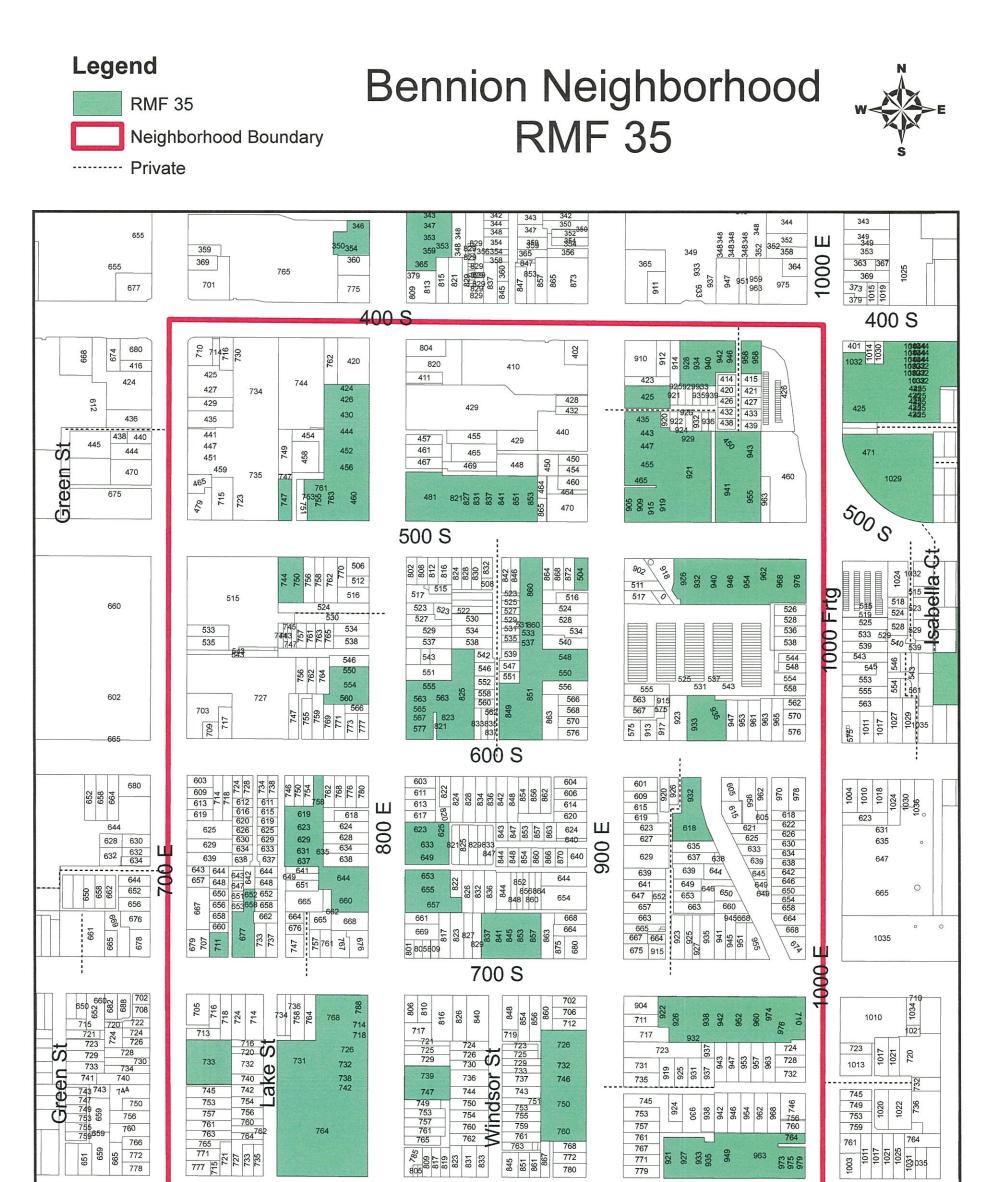
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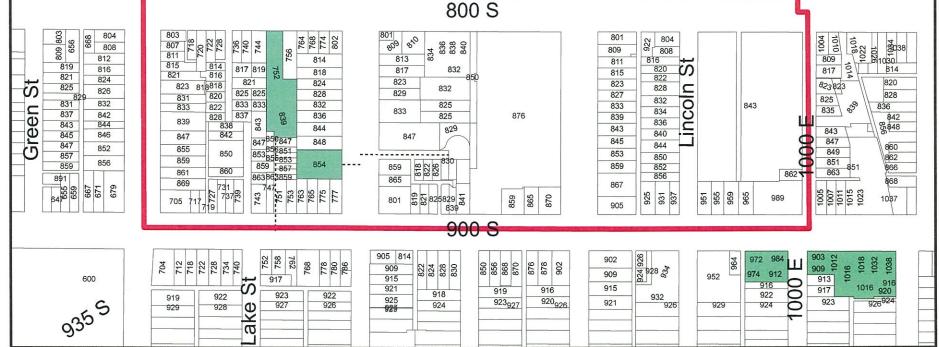


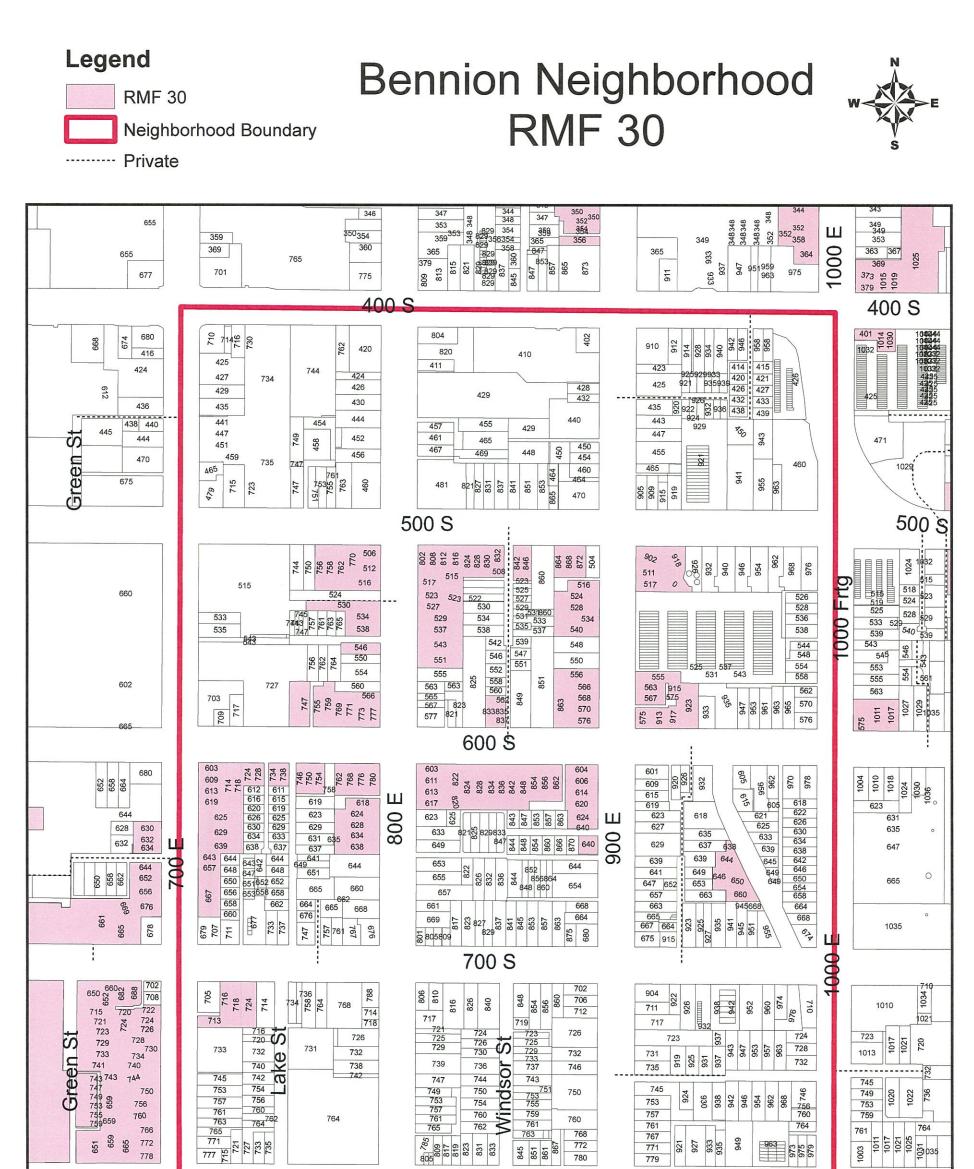
Bennion Neighborhood

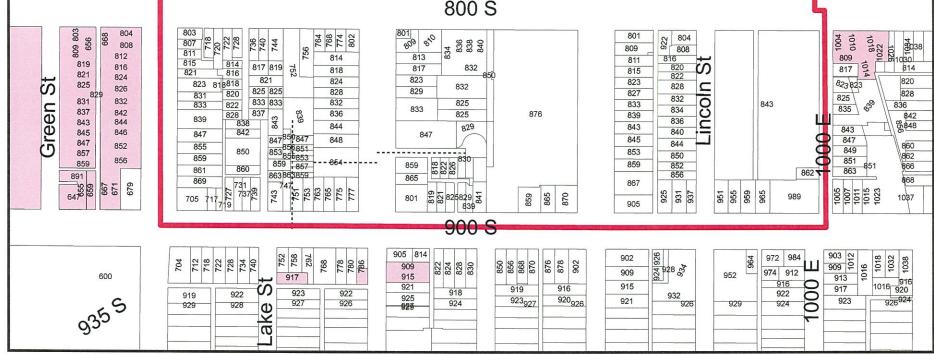
RMF 45

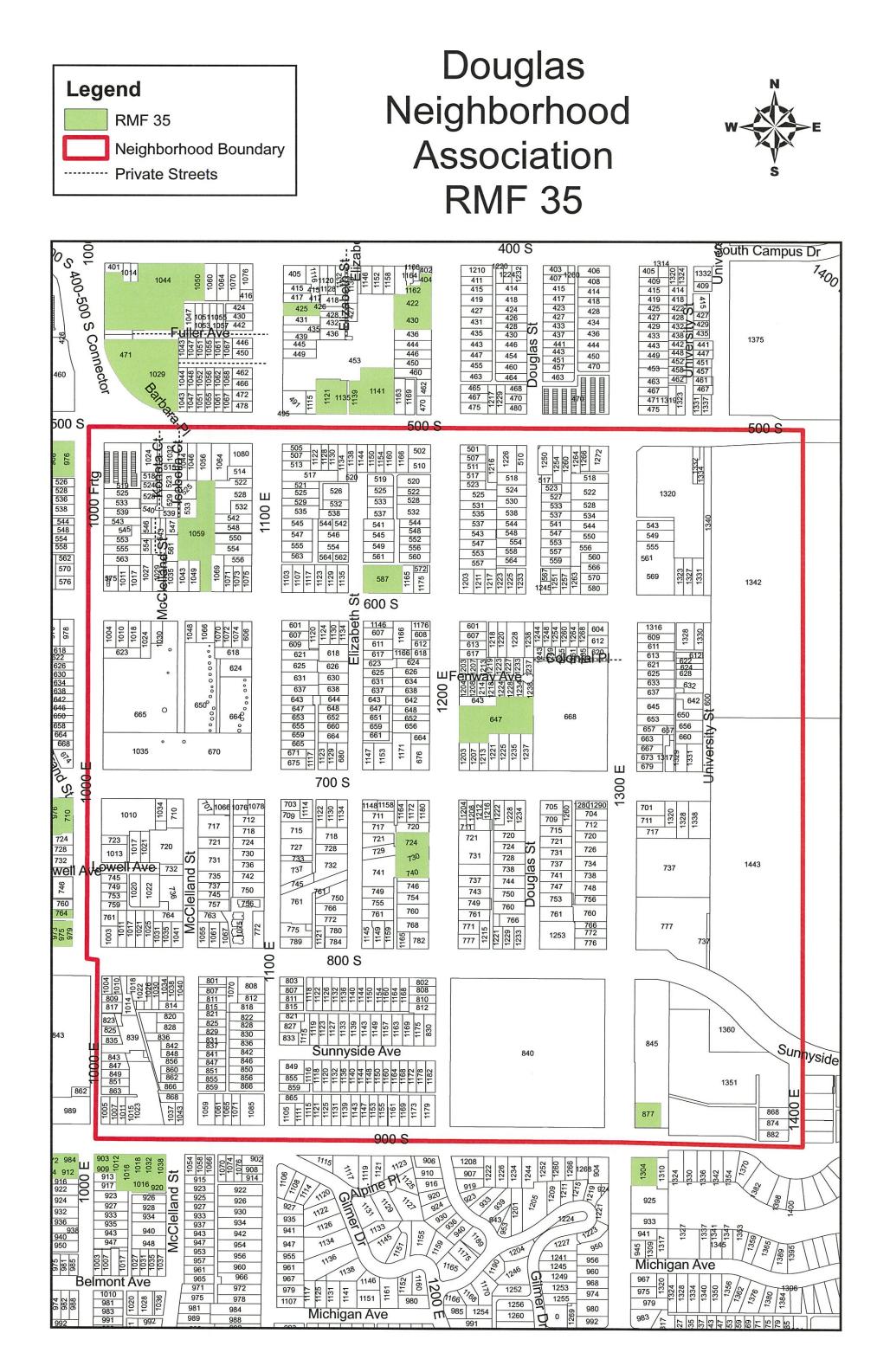


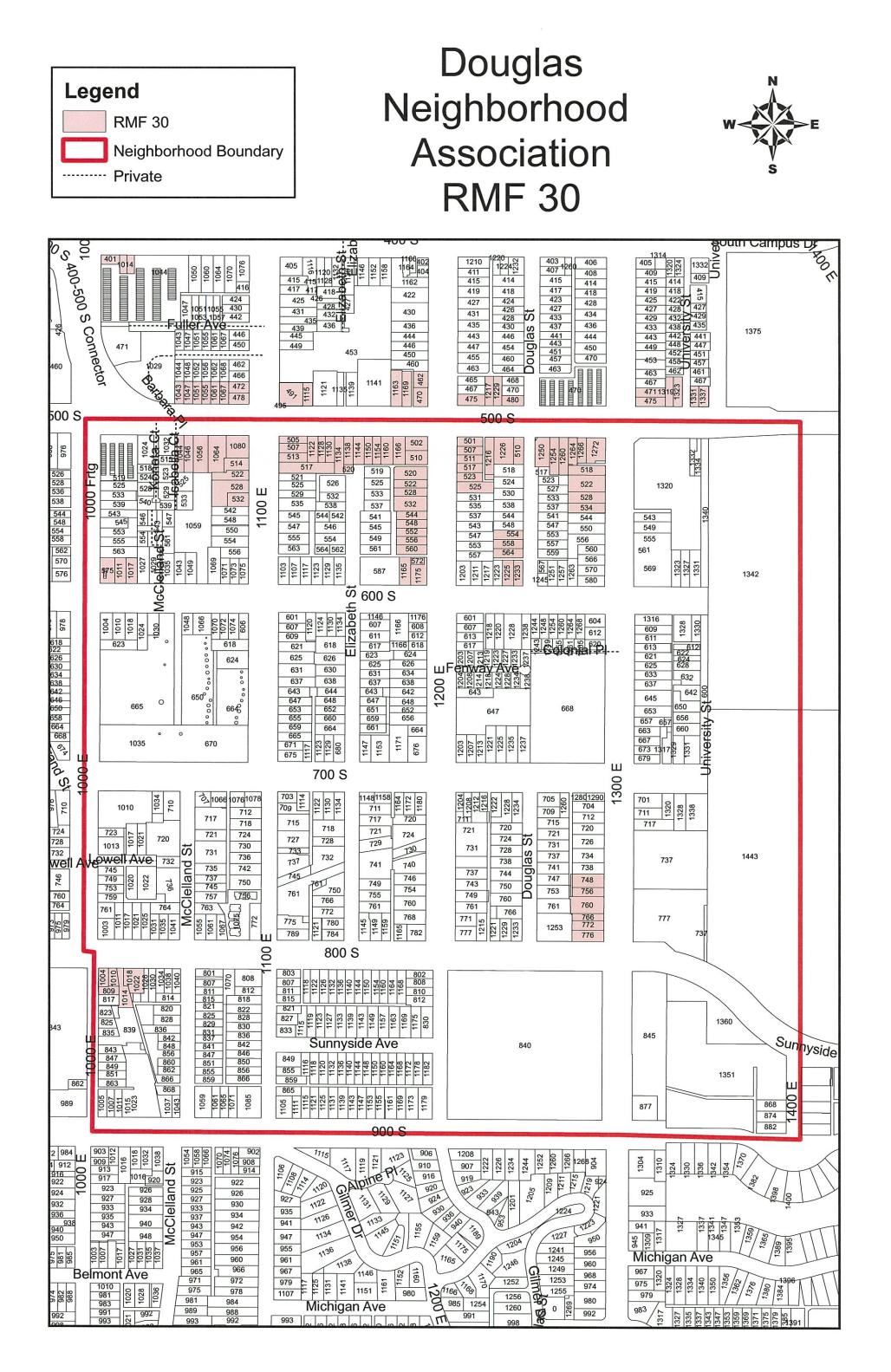










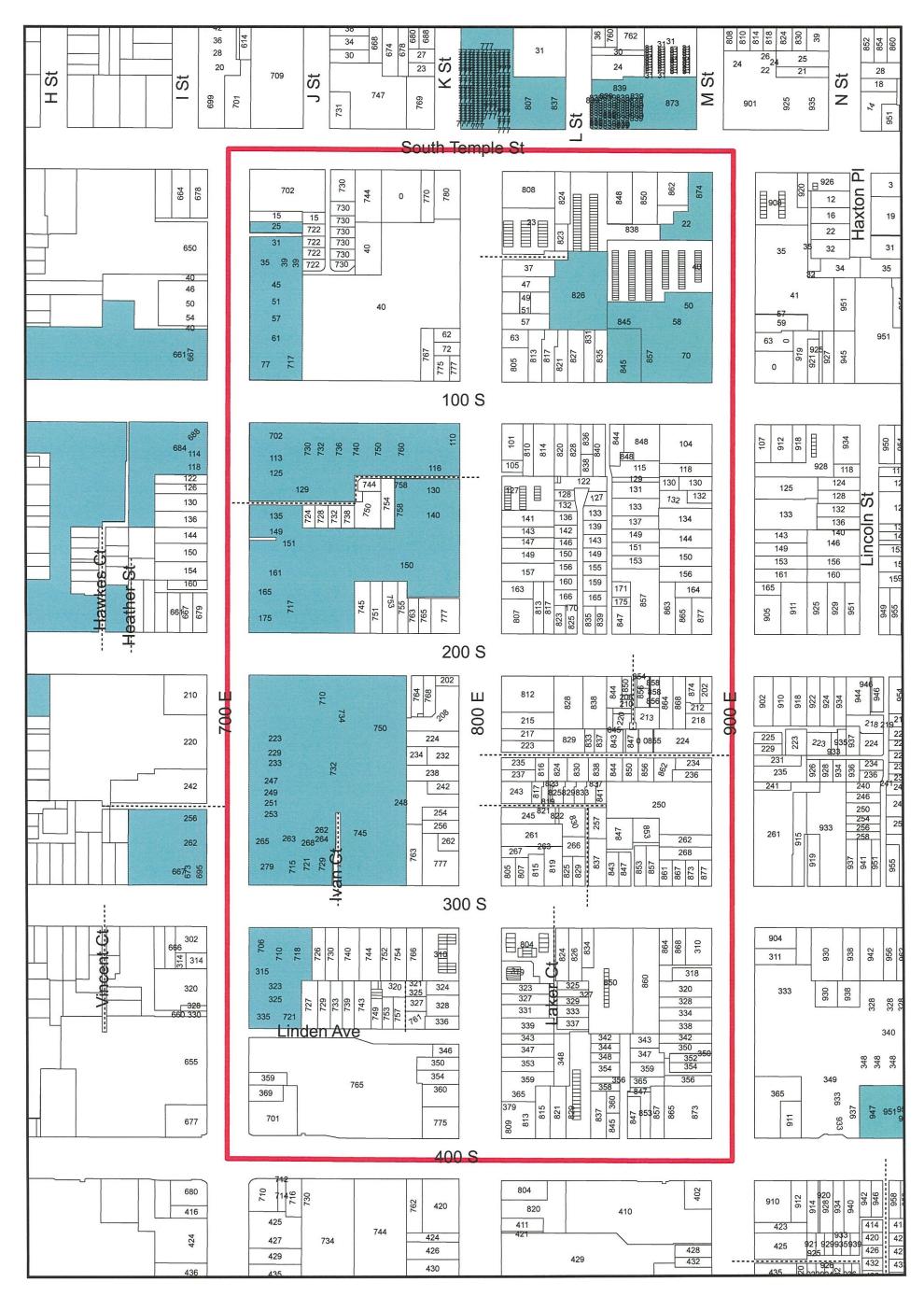




RMF 45

Neighborhood Boundary

····· Private



Bryant Neighborhood

RMF 45 Zoning

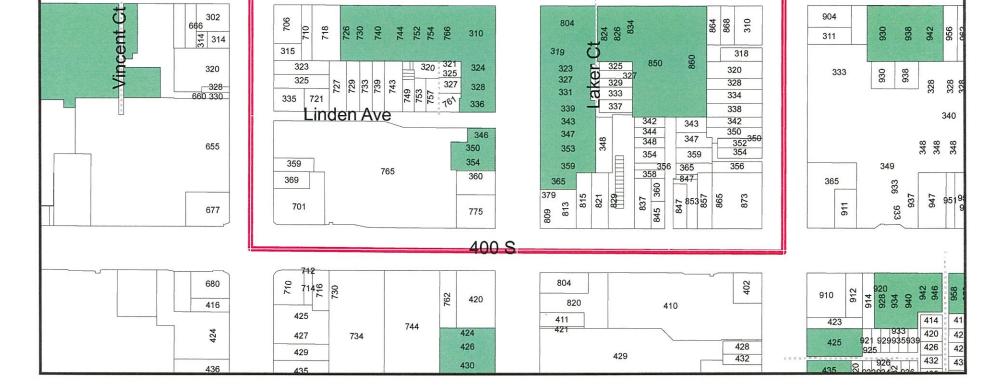
PLNPCM2019-00683 & PLNPCM2019-00684



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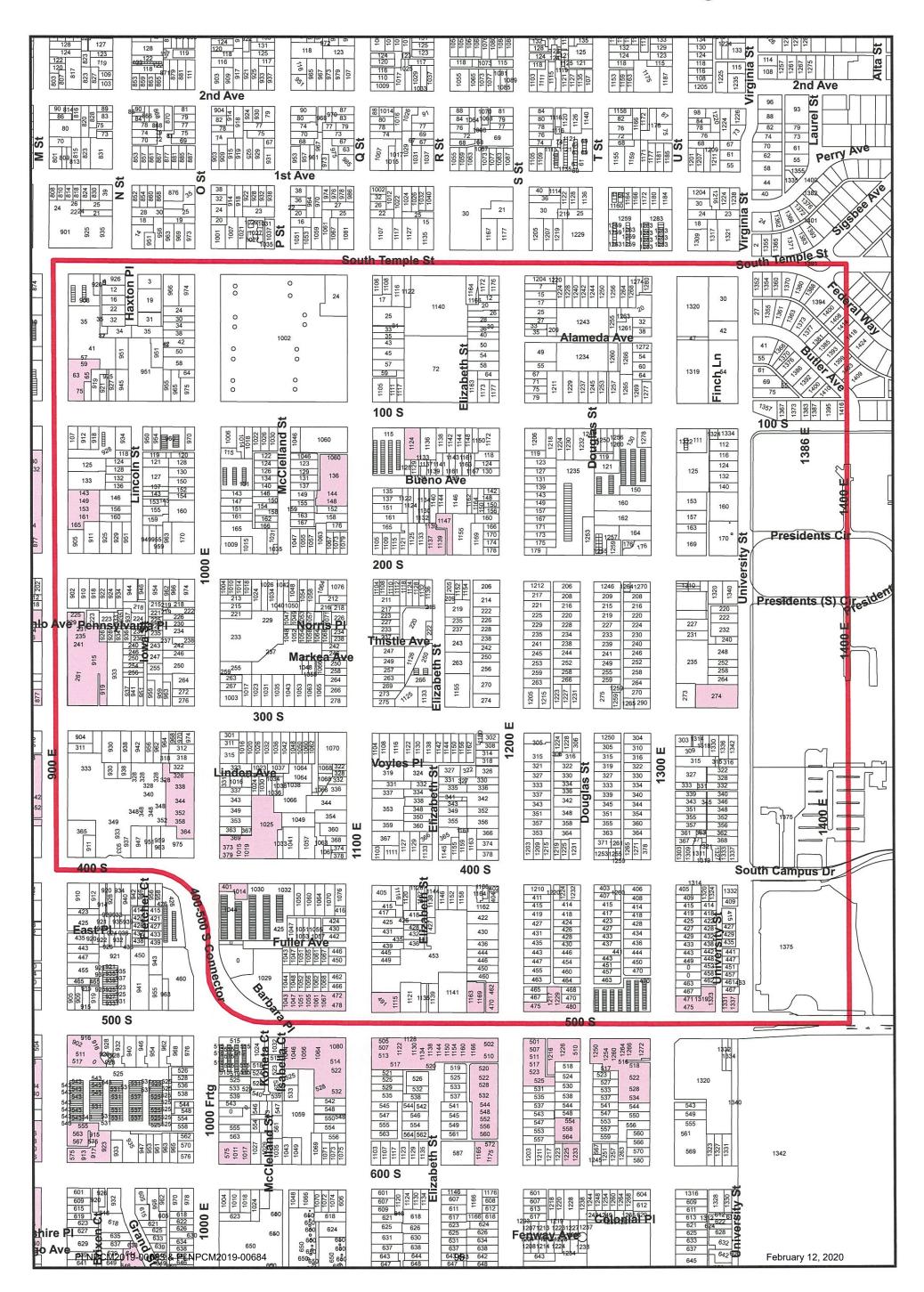
24

Neighborhood Boundary

RMF 30 ZONING

University Gardens Neighborhood Council RMF 30 Zoning





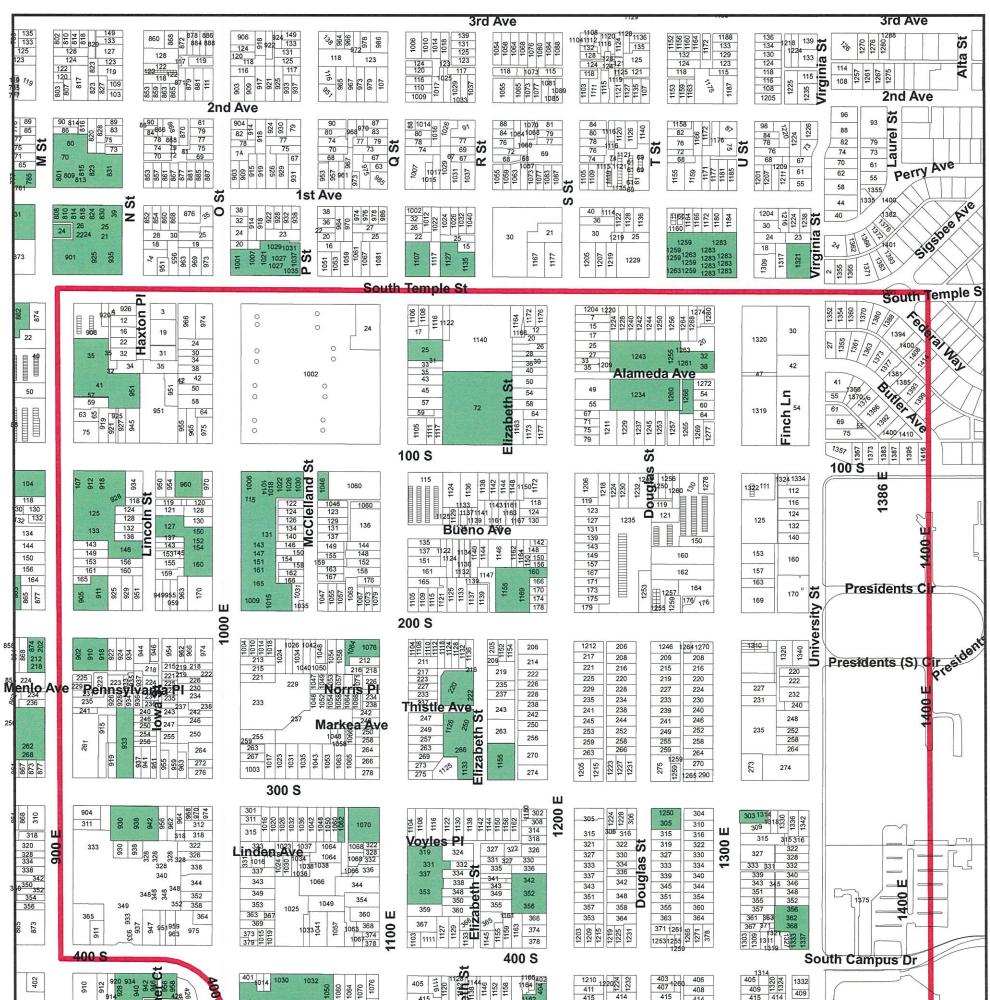


Neighborhood Boundary

RMF 35 ZONING

University Gardens Neighborhood Council RMF 35 Zoning





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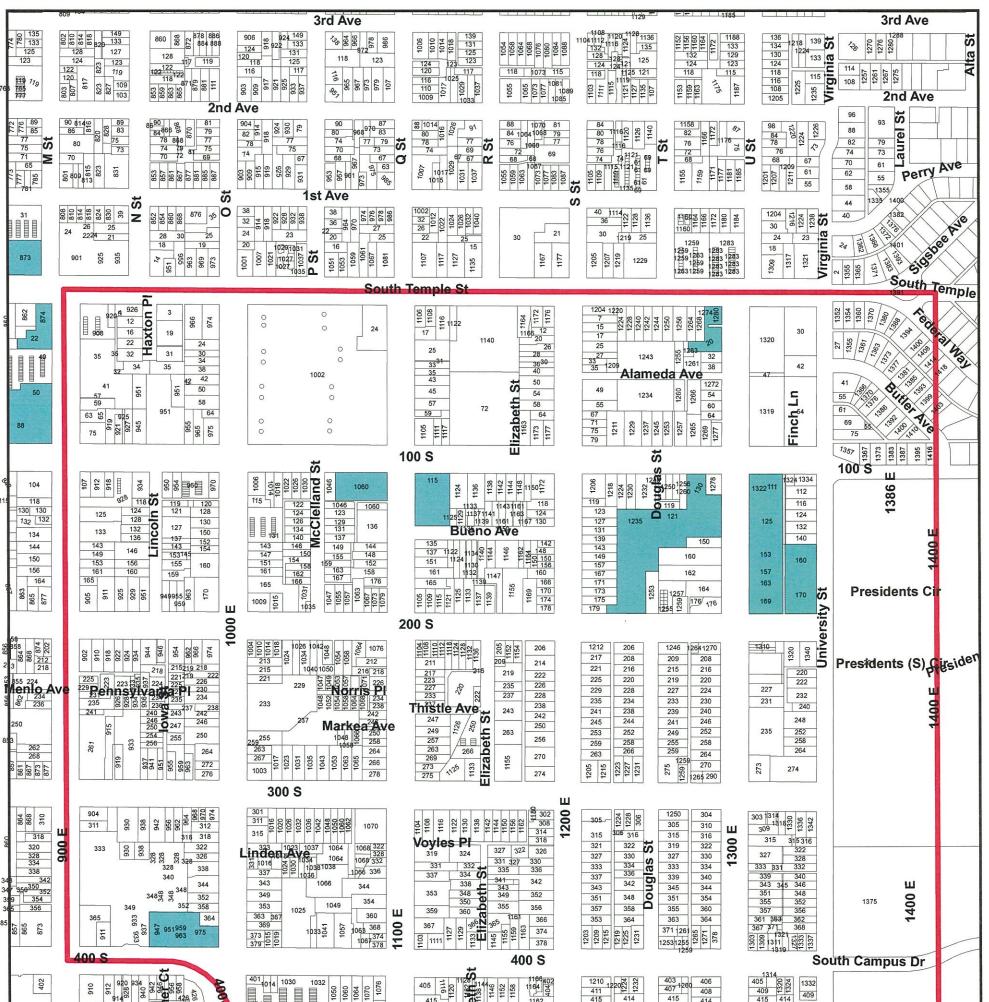


Neighborhood Boundary

RMF 45 ZONING

University Gardens Neighborhood Council RMF 45 Zoning





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HISTORIC SITE FORM

- (Historic Sites Database version) Utah State Historic Preservation Office

1.	Identification		<i>ID</i> #: 33	3133
	Property Name:		Old ID#:	271588
	Address:	963 E 200 SOUTH		Plat:
City: SALT LAKE, CITY	SALT LAKE CITY County: SALT LAKE COUNTY		Block:	
	Cuy.	SALT LAKE CITY County: SALT LAKE COUNTY		Site:

2. Documentation/Status

. :

Evaluation: (B) ELIGIBLE/CONTRIBUTING National Register Status: EAST SIDE HISTORIC DISTRICT Date Listed 8/2/2001 Date Delisted: Thematic or MPS Affiliation:

Dates Surveyed / Added to SHPO Files

Recon. Level Survey:03 / 95Intensive Level Survey:/General/Misc. File:/ 81

Areas of Significance:

3. Building Information

Date(s) of Construction: 1900 c.	Plan/Type:	CROSSWING
Height (# stories): 1	Style(s):	ENGLISH TUDOR EASTLAKE
Original Use SINGLE DWELLING	Material(s)	REGULAR BRICK STUCCO/PLASTER
Outbldgs: Contrib. 0 Non-Contrib. 0	Architect(s):	
Comments: FILE MISSING, 2001;		

4. Other SHPO File Information

Federal Tax Project No.(s)

State Tax Project No.(s)

106 Case No.. Devel. Grant: Historic Photo Date: HABS/HAER:

HISTORIC SITE FORM

(Historic Sites Database version) Utah State Historic Preservation Office

1.	Identification				ID#:	33069
	Property Name:				Old ID#	271536
	Address:	159 S LINCOLN STREET				Plat:
	Citor		Contractor			Block:
	City:	SALT LAKE CITY	County:	SALT LAKE COUNTY		Site:

2. Documentation/Status

Evaluation: (B) ELIGIBLE/CONTRIBUTING National Register Status:

EAST SIDE HISTORIC DISTRICT

Date Listed8/2/2001Date Delisted:Thematic or MPS Affiliation:

Dates Surveyed / Added to SHPO Files

Recon. Level Survey:03 / 95Intensive Level Survey:/General/Misc. File:/ 81

Areas of Significance:

3. Building Information

Date(s) of Construction: 1890 c. Height (# stories): 1

Original Use SINGLE DWELLING

Outbldgs: Contrib. 0 Non-Contrib. 0

Comments: ABANDONED??

4. Other SHPO File Information

Federal Tax Project No.(s)

State Tax Project No.(s)

Plan/Type:CROSSWINGStyle(s):VICTORIAN ECLECTIC
ITALIANATEMaterial(s)REGULAR BRICKArchitect(s):

106 Case No.. Devel. Grant:

Historic Photo Date: HABS/HAER:

Date 7/18/80			ck No. <u>56</u>
-	Salt Lai Architectur Salt Lake City Plar Structure/Site Inf	al Survey	ot No. <u>8</u>
Street Address: 159	South Eine	the St. Census	Tract
Name of Structure:			Ownership: Public Private 2
Co	nstruction Date or Pe	eriod: 1889	
Original Use: Mille A	Miles		
Present Use: X Single Family Multi Family Public Commercial	/ _ Park _ Industrial _ Agricultural	Vacant Religio Other	us
Building Condition: _ Excellent X Good _ Deteriorated	_ Site _ Ruins		
Preliminary Evaluation: Significant Contributory Not Contributory Intrusion		Eligibility Status: National Landmark National Register State Register City Register	_ Historic District _ Multi-Resource _ Thematic _ Conservation _ District
Research Sources/Reference	es (if used):	Photography:	
Sauloon Maps		Date of Photogr Views: Front	raphs: 1980 Side _ Rear _ Other _
Sanborn Maps Title Abstracts City Directories			
My Machouls	•		

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5 Architect/Builder (if known): Building Type/Style: 15/11/ANAN on MAA **Description of Significant Architectural Features Building Materials:** Number of Stories: MASAULI Description of Physical Appearance & Significant Architectural Features: (Include additions, alterations, ancillary structures, and landscaping if applicable) hip roof with hipped from Nay; Inick esterior; segmental anched windows; dooutay transom; alterations - concrete-porch; metal supports 6 Statement of Historical Significance: Aboriginal Americans Communication Military Religion History Agriculture Conservation Mining Science Architecture Education Minority Groups Socio-The Arts Exploration/Settlement Political Humanitarian Commerce Industry Recreation Transportation

1889 - Samuel Bjorkland

HISTORIC SITE FORM

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property:	Bjorklund, Samuel & Emma, House			
Address:	159 S. Lincoln Street	Twnshp:	Range:	Section:
City, County:	Salt Lake City, Salt Lake County 84102	UTM:		
Current Owner Nat		Quad, 19	98	Sugarhouse, UT,
-Current-Owner Add	fress 180 S. Eaglewood Dr., North Salt Lake, UT-84054	Tax Number:		010

Legal Description (include acreage): COM 270 FT W & 147 1/2 FT N OF SE COR LOT 1, BLK 56, PLAT B SLC SUR; E 105 FT; N 17 1/2 FT; E 30 FT; N 40 FT; W 30 FT; S7 1/2 FT; W 105 FT; S 50 FT TO BEG. (cont. 0.15 acres)

2 STATUS/USE

3 DOCUMENTATION

<u>Photos: Dates</u>	<u>Research Sources</u> (check all source.	s consulted, whether useful or not)
slides:	<u>x</u> abstract of title	<u>x_city/county histories</u>
<u>x</u> prints: 2008	<u>_x</u> tax card & photo	personal interviews
<u>x historic:</u> circa 1980	<u>x</u> building permit	<u>x</u> USHS Library
	sewer permit	<u>x</u> USHS Preservation Files
<u>Drawings and Plans</u>	<u>x</u> Sanborn Maps	<u>x</u> USHS Architects File
<u>x</u> measured floor plans (tax card)	obituary index	<u>x</u> LDS Family History Library
site sketch map	<u>x_city directories/gazetteers</u>	<u>x local library:</u> Salt Lake City Library
Historic American Bldg. Survey	<u>x</u> census records	<u>x</u> university library(ies): Marriott
original plans available at:	<u>biographical encyclopedias</u>	Library, University of Utah
<u>x</u> other: Sanborn Insurance Maps	<u>x</u> newspapers	

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes, title searches, obituaries, and so forth.

AP Associates Planning and Research. Salt Lake City Architectural/Historical Survey Central/Southern Survey Area. Salt Lake Planning Commission and Salt Lake City Historic Landmark Committee, 1983. Also Site Form produced by AP Associates.

Anderson, Charles Brooks. The growth pattern of Salt Lake City, Utah, and its determining factors. Ph.D Thesis, New York University, Graduate School of Arts and Science, 1945.

Carter, Thomas and Goss, Peter. Utah's Historic Architecture, 1847-1940: a Guide. Salt Lake City, Utah: University of Utah Press, 1988. Daughters of Utah Pioneers. Tales of a Triumphant People. Salt Lake City, Utah: Stevens & Wallis Press, 2001.

Giraud, Elizabeth Egleston. Central City Historic District (Boundary Increase): Bryant Neighborhood. National Register of Historic Places Registration Form, 1995. Available at the Utah State Historic Preservation Office (SHPO).

History of the Eleventh Ward, 1849-1979. [Salt Lake City, Utah: n.p., 1979].

Osborne, Julie W. University Historic District. National Register of Historic Places Registration Form, 1995. Available at the Utah State Historic Preservation Office (SHPO).

Polk Directories, Salt Lake City, 1884-1960. Published by R.L. Polk & Co. Available at the Utah State Historical Society and the Marriott Library, University of Utah.

[Salt Lake City Building Permit Cards and Register]. Available at the Salt Lake City and Utah History Research Center.

[Salt Lake County Tax Assessor's Cards and Photographs]. Available at the Salt Lake County Archives.

[Salt Lake County Title Abstracts]. Available at the Salt Lake County Recorder's Office.

Salt Lake Tribune.

Sanborn Fire Insurance Maps for Salt Lake City, 1898, 1911, 1927, 1950 and 1969. Available at the Utah State Historical Society and the Marriott Library, University of Utah.

United States Census. Salt Lake City, Salt Lake County, Utah, 1880, 1900, 1910, 1920 and 1930.

Researcher (Drggenication: PLNPCM2019-006Korral Broschinsky02Salt Lake City Corporation Date: eb/200812, 2020

5 HISTORY

159 S. Lincoln Street, Salt Lake City, UT n. 3

Architect/Builder: Unknown Date of Construction: 1890

1115torie incines. main men	ics retaica to this property wi	un o or C (o - significant	C = contributing).	
(see instructions for	· details)			
Agriculture	Economics	Industry	Politics/	
Architecture	Education	Invention	Government	
Archeology	Engineering	Landscape	Religion	
Art	Entertainment/	Architecture	Science	
_Commerce	Recreation	Law	Social History	
Communications	Ethnic Heritage	Literature	Transportation	
<u>C</u> Community Planning	Exploration/	Maritime History	Other	
& Development	Settlement	Military		
Conservation	Health/Medicine	Performing Arts		

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant C = contributing)

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

The Bjorklund House is located at the northeastern edge of Salt Lake City's Plat B. Plat B was surveyed in 1848 as an eastern expansion of the city's first survey, Plat A, which was platted in August 1847 soon after the arrival of Mormon settlers.⁴ Plat B had the same characteristics of the first plat: ten-acre blocks, each containing eight lots of 11/4 acres. Streets were 132 feet wide. Originally each lot was allowed the construction of one house with a standard setback of 20 feet. The rear of the property was to be used for vegetable gardens, fruit trees, and outbuildings for subsistence livestock and poultry.⁵ The settlers were organized into wards, with the north part of the Bryant Neighborhood part of the Eleventh Ward.⁶ Because of the rapid growth of Salt Lake City in the late nineteenth century, the semi-rural lots were subdivided and the neighborhood became more urban in character. Inner block streets such as Lincoln Street (formerly Dunbar Avenue/Street until 1917) were developed in the 1880s. The modest homes of the first settlers were surrounded by the more substantial homes of the emerging middle-class. Multi-family housing for the working-class began to appear in the early 1900s. The neighborhood was easily accessible to the downtown and the university by a streetcar line along South Temple. The significance of the Bjorklund House falls within the contextual period Transition, 1870 to 1900 as described in the Bryant Neighborhood nomination.⁷ It is one of several houses built at the south end of Lincoln Street in the early 1890s.

The land was owned by Louis R. and Henrietta Ehrich in the late 1880s when Dunbar Avenue (Lincoln Street) divided the block. By the time of the 1898 Sanborn Map Lincoln Street (Dunbar Avenue) had been developed as an inner block street with a handful of frame and brick houses and the Standard Steam Hand Laundry Company building (built in 1892) in the center of the block. In August 1889, the Ehrichs sold a parcel of land to Samuel Bjorklund. The address of the house appears in the 1890 directory and a building permit was issued in 1889. Samuel Bjorklund (1860-1939) and his wife, Emma Mathilda Wilhelm Bjorklund (1865-1932) were born in Sweden and came to the United States in 1880.⁸ They moved to Salt Lake City in 1882 where their four children were born. Samuel Bjorklund was a barber who owned his own shop. The city directories indicate he worked from addresses on Main Street during this period. The Bjorklunds sold the property to W. F. Bartlett in 1896. The property was jointly owned by Wilbur Fiske and Belle Savage Bartlett, and James K. and Ida A. Shaw, between 1896 and 1906, but neither couple lived there. James K. Shaw obtained a building permit to build the three-room addition in 1897. It appears as a rental on the 1900 census occupied by Charles O. Ellingwood (1869-?) and Olive E. Ellingwood (1875-?), and their eight year-old daughter. Olive Ellingwood worked as a secretary. The family was from the New England area.

⁴ The first permanent settlers of Salt Lake City were members of the Church of Jesus Christ of Latter-day Saints, also known as the LDS or Mormon Church.

⁵ Brigham Young outlined the design of the city based on a concept known as the "City of Zion" plat originated by LDS Church founder Joseph Smith for laying out the city of Nauvoo, Illinois. Edward W. Tullidge, The History of Salt Lake City and Its Founders, (Salt Lake City, Utah: Edward W. Tullidge, Publisher and Proprietor, 1880), 47. ⁶ A ward (similar to a parish or congregation) is the smallest ecclesiastical unit of the LDS Church. The Bryant Neighborhood also

includes part of the Tenth Ward, south of 300 South.

Giraud, Elizabeth Egleston, Central City Historic District (Boundary Increase): Bryant Neighborhood. National Register of Historic Places Registration Form, 1995. Available at the Utah State Historic Preservation Office (SHPO).

⁸ Their surname appears as Bjorkland in some historic records, but Bjorklund appears more frequently.

5 HISTORY

In 1906, the Shaw interest in the property was deeded to John Reeves, followed by the Bartlett interest deeded to Reeves in 1909. John Reeves (1841-1914) was born in England. His wife Mary Reeves (1853-1944) was born in Hungary. They both immigrated to the United States in 1885. They were married in 1890 and had two children. John Reeves worked in real estate and as an insurance agent. The Reeves family owned the property until 1968, but it appears to have been a rental after John's death. The occupants on the 1920 census are Dolph and Maud Burke, a couple in their thirties. Dolph Burke was a foreman for a box maker. Mary E. Conway, a seventy-two year-old widow working as a housekeeper, was the sole occupant on the 1930 census.

In 1968, the Reeves heirs sold the property to Gertrude Bertagnole. It changed hands twice before being acquired by Walter and Susan Wendelboth. The Wendelboths bought much of the neighboring parcels as well. They formed the Wasudak Investment Company and transferred the deed to that entity in 1976. Between 1988 and 1990, the HAWK company obtained all of the Wasudak parcels, including 159 S. Lincoln Street.

6 PHOTOS

159 S. Lincoln Street, Salt Lake City, UT p. 4

Common Label Information:

- 1. Name: Bjorklund, Samuel and Emma, House
- 2. Address: 159 S. Lincoln Street, Salt Lake City, Salt Lake County, Utah
- 3. Photographer: Korral Broschinsky
- 4. Date: December 5, 2008
- 5. Digital color photographs on file at Utah SHPO.

Photo No. 1:

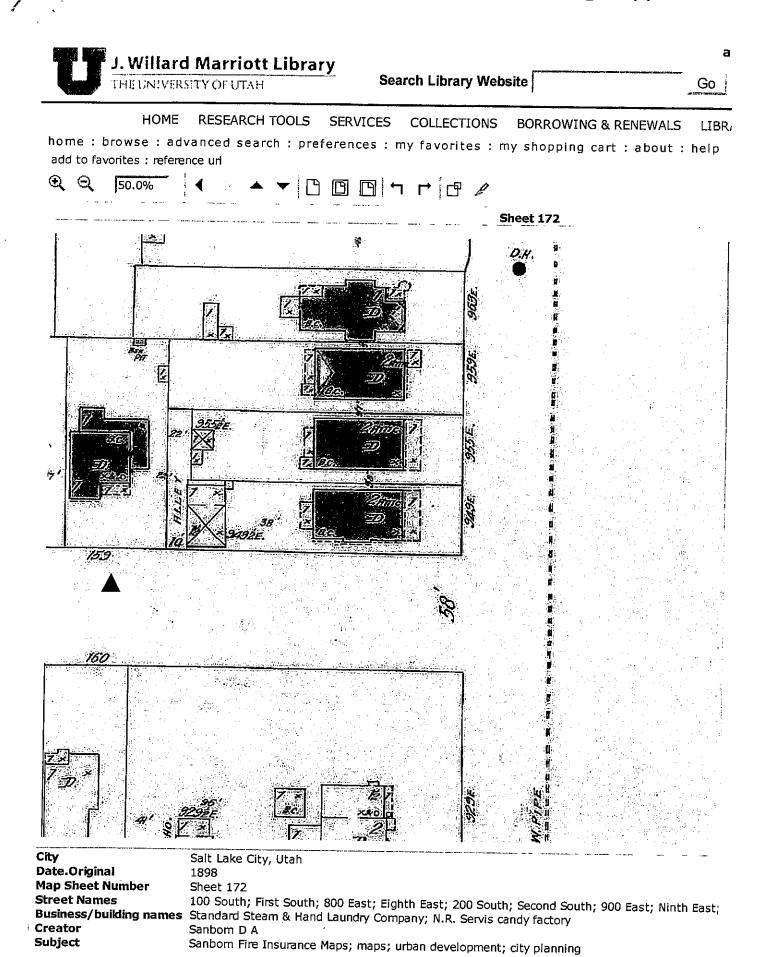
West (façade) elevation. Camera facing east.

Photo No. 2:

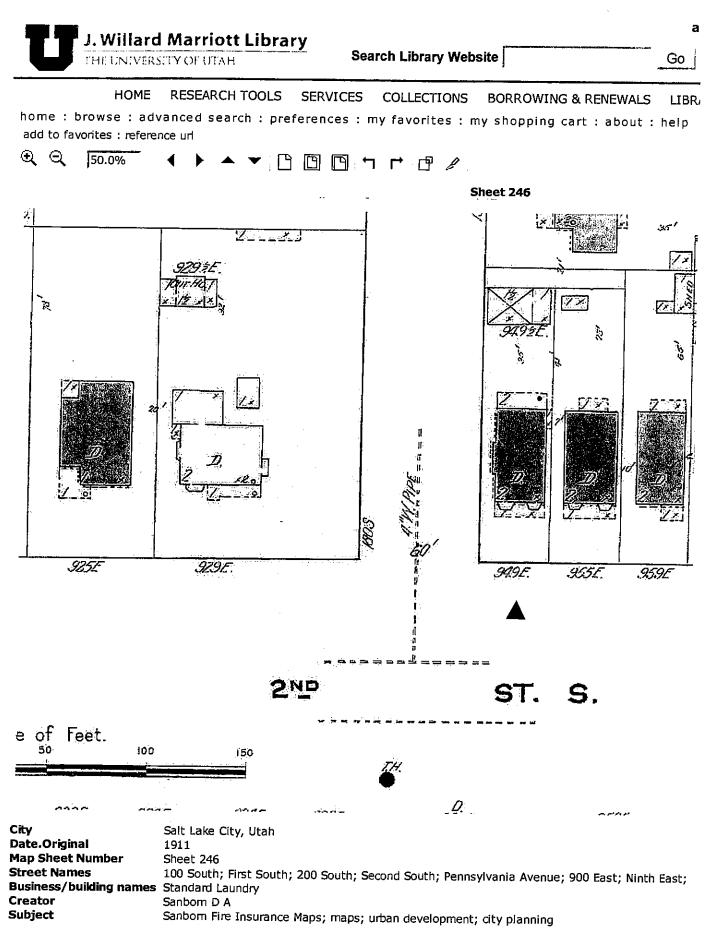
6. West and south elevations. Camera facing northeast.

Photo No. 3:

6. East (rear) elevation with shed on right. Camera facing northwest.







HISTORIC SITE FORM

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property:	Griswold, Hector & Clintona, House				
Address:	949 E. 200 South	Twnshp:	Range:	Section:	
City, County:	Salt Lake City, Salt Lake County 84102	UTM:			
Current Owner Name: HAWK II		USGS Map Name & Date: Sugarhouse, UT, Quad, 1998			
Current Owner Ada	ress: 180 S Eaglewood Dr, North Salt Lake, UT 84054	Tax Number:		-011	

Legal Description (include acreage): BEG 235 FT W OF SE COR LOT 1, BLK 56, PLAT B, SLC SUR; N 1471/2 FT; W 35 FT; S 147 1/2 FT; E 35 FT TO BEG. (cont. 0.12 acres)

2 STATUS/USE

Property Category	<u>Evaluation</u>	Use
<u>x</u> building(s)	<u>x_eligible/contributing</u>	Original Use: Single Dwelling
structure	ineligible/non-contributing	5 5
site	out-of-period	Current Use: Single Dwelling
object	-	08

3 DOCUMENTATION

Photos: Dates	<u>Research Sources</u> (check all sources consulted, whether useful or not)			
slides: _ <u>x</u> prints: 2008	<u>x</u> abstract of title <u>x</u> tax card & photo	<u>x</u> city/county histories		
<u>x</u> historic: circa 1968	<u>_x_</u> uux curu & photo _ <u>x_</u> building permit	personal interviews _x_USHS Library		
Drawings and Plans <u>x</u> measured floor plans (tax card) site sketch map Historic American Bldg. Survey original plans available at: <u>x</u> other: Sanborn Insurance Maps	sewer permit Sanborn Maps obituary index otiy directories/gazetteers census records biographical encyclopedias biographical encyclopedias	<u>x</u> USHS Preservation Files <u>x</u> USHS Architects File <u>x</u> LDS Family History Library <u>x</u> local library: Salt Lake City Library <u>x</u> university library(ies): Marriott Library, University of Utah		

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes, title searches, obituaries, and so forth.

AP Associates Planning and Research. Salt Lake City Architectural/Historical Survey Central/Southern Survey Area. Salt Lake Planning Commission and Salt Lake City Historic Landmark Committee, 1983. Also Site Form prepared by AP Associates, 1980.

Carter, Thomas and Goss, Peter. Utah's Historic Architecture, 1847-1940: a Guide. Salt Lake City, Utah: University of Utah Press, 1988. Anderson, Charles Brooks. The growth pattern of Salt Lake City, Utah, and its determining factors. Ph.D Thesis, New York University,

Graduate School of Arts and Science, 1945. Giraud, Elizabeth Egleston. Central City Historic District (Boundary Increase): Bryant Neighborhood. National Register of Historic Places Registration Form, 1995. Available at the Utah State Historic Preservation Office (SHPO).

History of the Eleventh Ward, 1849-1979. [Salt Lake City, Utah: n.p., 1979].

Osborne, Julie W. University Historic District. National Register of Historic Places Registration Form, 1995. Available at the Utah State Historic Preservation Office (SHPO).

Polk Directories, Salt Lake City, 1884-1960. Published by R.L. Polk & Co. Available at the Utah State Historical Society and the Marriott Library, University of Utah.

[Salt Lake City Building Permit Cards and Register]. Available at the Salt Lake City and Utah History Research Center.

[Salt Lake County Tax Assessor's Cards and Photographs]. Available at the Salt Lake County Archives.

[Salt Lake County Title Abstracts]. Available at the Salt Lake County Recorder's Office.

Salt Lake Tribune.

United States Census. Salt Lake City, Salt Lake County, Utah, 1900, 1910, 1920 and 1930. [Utah State Death Certificates]. Available online from the Utah State Archives

Researcher Draganioantons. PLNPCM2019-00 (Contral Broschinsky 10 Salt Lake City Corporation Date, February 12, 2020

Sanborn Fire Insurance Maps for Salt Lake City, 1898, 1911, 1927, 1950 and 1969. Available at the Utah State Historical Society and the Marriott Library, University of Utah.

4 ARCHITECTURAL DESCRIPTION

Building Style/Type:	Victorian Eclectic / Rectangular Block	· · · · · · · · · · · · · · · · · · ·		No. Stories:	21/2
Foundation Material:	brick	Wall Material(s):	brick		
Additions: <u>x</u> none _	minormajor (describe below)	Alterations:none	<u>x</u> minor	major (descri	ibe below)
Number of associated	outbuildings and/or structures				

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The Griswold House is a 2½-story brick residence built in 1893 and located at 949 E. 200 South in Salt Lake City. The house is a rectangular block type house. The house is built on a brick foundation, which is usual for the Salt Lake area where stone was readily available in the 1890s. The brick masonry is laid in a running bond with flush mortar joints. Brick is used decoratively for stringcourses at the sill and lintel lines of the lower and upper levels. There are three courses of corbelling between the two floors on the east and west elevations. The lower windows have soldier courses in the segmental arched hoods. There are brick chimneys on the east and west elevations. The brick is in need of repair. The sills are rock-face stone. The house is mostly painted white with contrasting green trim. The house is built in the Victorian Eclectic style.

The original house had a footprint measuring approximately 25 feet by 45 feet with the narrow end facing the street. The house originally had a one-story front porch and one-story rear porch. The rear porch was enlarged to two stories by 1911 and remodeled by the 1930s with a shed roof. Later vertical plank sheathing may be from the 1970s. The front porch was removed circa 1975, about the time the house appears to have been converted to apartments. There is a slightly projecting square bay on the west elevation. The main roof is hipped with dormers in all but the rear (north) elevation. All the dormers are sheathed in shingles. The front dormer is a simple gable with a semi-circular window above a square window. The secondary dormers are hipped with small double-hung windows. The most dramatic alterations to the house have been the removal of the porch (original appearance unknown) and the replacement of the façade windows. The original windows, shown in a circa 1968 tax photograph, are multi-light windows. The front door features a federal-style bowed arch and sidelights with stylized columns.¹ The original half-glass front door has been replaced.

On the interior, the house has 1,325 square feet of space on the main floor, 1,325 square feet on the second floor, 100 square feet of finished attic space, and a half-excavated unfinished basement. The house has ten bedrooms and three baths, probably indicating three separate apartment units. The house sits in the center of a 0.12-acre rectangular parcel. The front yard is mostly lawn with a few shrubs around the house and a mature tree near the southwest corner of the house. The backyard is completely covered in asphalt with four parking spaces with access from an alley off Lincoln Street. A barn, built in 1894, sat at the back of the property. It was converted to a garage in 1924, and demolished in the 1970s.

The Griswold House is in the northeast quadrant of the Bryant Neighborhood and is surrounded by a residential mix of styles and types, mostly built in the early 1900s. The neighborhood also includes a few neighborhood-scale commercial and office buildings, two neighborhood churches, and the Holy Cross Hospital complex.² The building was evaluated as eligible/ contributing when the Bryant Neighborhood was listed on the National Register of Historic Places (NRHP) as part of a boundary increase for the *Central City Historic District* in 2001. The historic district was expanded a second time in 2002 and the buildings are currently part of the NRHP *Salt Lake City East Side Historic District*. The Griswold House was built within the historic period of the current NRHP district, defined as 1870 to 1946 in the Bryant Neighborhood nomination. The architectural integrity has been compromised somewhat by out-of-period alterations; however, the Griswold House continues to make a contribution to historical significance of the Bryant Neighborhood.

¹ The Sanborn maps suggest that the original façade had an oriole bay window similar to the neighboring house at 955 E. 200 South. However, extant original indicate the brackets found on 955 E. were not found on 949 E.

² The two churches are the LDS Church 11th Ward Meetinghouse (951 E. 100 South) and the St. Paul's Episcopal Church (216 S. 900 East). The Holy Cross Hospital is currently known as the Salt Lake Regional Medical Center.

PLNPCM2019-00683 & PLNPCM2019-00684

Architect/Builder: Sylvestor A. Work, builder; William O'Meara, developer

Date of Construction: circa 1893

instance includes. Main mem		un s or c (s – significant	C = contributing).	
(see instructions for	details)			
Agriculture	Economics	Industry	Politics/	
<u>C</u> Architecture	Education	Invention	Government	
Archeology	Engineering	Landscape	Religion	
Art	Entertainment/	Architecture	Science	
Commerce	Recreation	Law	C Social History	·····
<u>_Communications</u>	Ethnic Heritage	Literature	Transportation	
<u>C</u> Community Planning	Exploration/	<u></u> Maritime History	Other	
& Development	Settlement	_Military		
Conservation	_Health/Medicine	Performing Arts		

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant C = contributing)

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

The Griswold House is located at the northeastern edge of Salt Lake City's Plat B. Plat B was surveyed in 1848 as an eastern expansion of the city's first survey, Plat A, which was platted in August 1847 soon after the arrival of Mormon settlers.³ Plat B had the same characteristics of the first plat: ten-acre blocks, each containing eight lots of 11/4 acres. Streets were 132 feet wide. Originally each lot was allowed the construction of one house with a standard setback of 20 feet. The rear of the property was to be used for vegetable gardens, fruit trees, and outbuildings for subsistence livestock and poultry.⁴ The settlers were organized into wards, with the north part of the Bryant Neighborhood part of the Eleventh Ward.⁵ Because of the rapid growth of Salt Lake City in the late nineteenth century, the semi-rural lots were subdivided into deep narrow lots and the neighborhood became more urban in character. The modest homes of the first settlers were surrounded by the more substantial homes of the emerging middle-class. Multi-family housing for the working-class began to appear in the early 1900s. The neighborhood was easily accessible to the downtown and the University by a streetcar line along South Temple. The significance of the Griswold House falls within the contextual period Transition, 1870 to 1900 as described in the Bryant Neighborhood nomination.⁶ The house represents the speculative building boom in the neighborhood near the turn of the century.

In 1893, real estate developer, W. P. O'Meara bought three contiguous parcels from his partner, Charles E. Merriam. William Patrick O'Meara (1866-?) was born in Illinois, the son of Irish immigrants who came to Utah around 1891. On the 1900 census, the thirty-three year-old William O'Meara was living with his parents and brother, Michael. Both brothers gave their occupation as "capitalist." The Salt Lake Tribune listed building permits for three two-story houses at the corner of 200 South and Dunbar Avenue for \$4,500 in 1892. The permits were taken out by Sylvestor A. Work (1858-?), a carpenter and builder. Within a few years, three speculative two-story brick houses were built on the parcels, two around 1893 (949 E. and 955 E. 200 South), and one in 1897 (959 E. 200 South). In 1893, W. P. O'Meara sold the property at 949 E. to Harvey E. Bacon, who never lived at the address according to the city directories.

The first known occupants were Hector and Clintona Griswold. Harvey M. Bacon sold the house to Clintona Griswold in 1895. Hector C. Griswold (1859-?) was born in Wisconsin. His wife was Clintona Griswold (1864-?), who was born in Missouri. They were married in 1887, and had two sons and three daughters. They are listed with their children, and a servant, Libbie Hans, on the 1900 census. Hector Griswold was a dentist specializing in "artificial teeth, porcelain and god crown and bridge teeth," advertising "teeth extracted without pain."⁷ In 1903, the Griswolds sold the property to George and Mattie Edwards. The Griswold family was living in Manhattan, New York, by the 1920s.

PLNPCM2019-00683 & PLNPCM2019-00684

³ The first permanent settlers of Salt Lake City were members of the Church of Jesus Christ of Latter-day Saints, also known as the LDS or Mormon Church.

⁴ Brigham Young outlined the design of the city based on a concept known as the "City of Zion" plat originated by LDS Church founder Joseph Smith for laying out the city of Nauvoo, Illinois. Edward W. Tullidge, The History of Salt Lake City and Its Founders, (Salt Lake City, Utah: Edward W. Tullidge, Publisher and Proprietor, 1880), 47.

A ward (similar to a parish or congregation) is the smallest ecclesiastical unit of the LDS Church. The Bryant Neighborhood also includes part of the Tenth Ward, south of 300 South,

Giraud, Elizabeth Egleston, Central City Historic District (Boundary Increase): Bryant Neighborhood. National Register of Historic Places Registration Form, 1995. Available at the Utah State Historic Preservation Office (SHPO). ⁷ Polk directory advertisement, 1902.

George Zahner Edwards (1853-1920) was born in Pennsylvania. He came to Utah to be a mining engineer. His wife Mattie Ford Edwards (?-1952) was from Colorado. They had two daughters and four sons. From the birthplaces of their children, it would appear they moved around a lot before settling in Utah sometime before 1895. On the 1910 census, they are listed at the house. Their two grown daughters were employed as a music teacher and a bookkeeper. An older son was a stenographer. Mattie Edwards remained in the house after her husband's death until 1932. Her second daughter, Ethel, who was clerking for the railroad, remained with her.

Mattie Edwards sold the house to James Abraham in 1938. James Abraham (1878-1948) was a retired farmer from Kanosh, Utah. His wife was Edna Hunt Abraham (1891-1968) from Monroe, Utah. Edna Abraham deeded the property to George and Willa Adams in 1959, and within the year, the Adams sold it to the Utah Savings and Loan Association. It appears to have been a rental from this time forward. In 1970, the Utah Savings and Loan Association sold the property to Walter and Susan Wendelboth. The Wendelboths bought much of the neighboring parcels as well. They formed the Wasudak Investment Company and transferred the deed to that entity in 1976. All the properties in the block owned by Wasudak were sold to A&G Properties in the 1980s. In the fall of 1988, A&G Properties sold the parcels to the current owner, the HAWK company. The property was reorganized under the HAWK II name in 2007.

6 PHOTOS

949 E. 200 South, Salt Lake City, UT p. 4

Common Label Information:

- 1. Name: Griswold, Hector & Clintona, House
- 2. Address: 949 E. 200 South, Salt Lake City, Salt Lake County, Utah
- 3. Photographer: Korral Broschinsky
- 4. Date: December 5, 2008
- 5. Digital color photographs on file at Utah SHPO.

Photo No. 1:

6. South elevation (façade). Camera facing northeast.

Photo No. 2:

6. South elevation. Camera facing north.

Photo No. 3:

6. South and east elevations. Camera facing northwest.

Photo No. 4:

6. North elevation. Camera facing south.

HISTORIC SITE FORM

(Historic Sites Database version) Utah State Historic Preservation Office

1. Identification		ID#: 33	3142
Property Name:		Old ID#:	271585
Address:	949 E 200 SOUTH		Plat:
City:			Block:
Cuy.	SALT LAKE CITY County: SALT LAKE COUNTY		Site:
		·····	

2. Documentation/Status

Evaluation: (B) ELIGIBLE/CONTRIBUTING	<u>Dates Surveyed / Added to SHPO Files</u>		
National Register Status: EAST SIDE HISTORIC DISTRICT	Recon. Level Survey: Intensive Level Survey: General/Misc. File;	03 / 95 / / 81	
Date Listed 8/2/2001 Date Delisted:			

Thematic or MPS Affiliation:

Areas of Significance:

3. Building Information

Date(s) of Construction: 1893 c.	Plan/Type: RECTANGULAR BLOCK
Height (# stories): 2.5	Style(s): VICTORIAN ECLECTIC
Original Use SINGLE DWELLING	Material(s) REGULAR BRICK
Outbldgs: Contrib. 0 Non-Contrib. 0	Architect(s):

Comments: CONVERTED TO APTS/WINDOW ALT?

4. Other SHPO File Information

Federal Tax Project No.(s)

State Tax Project No.(s)

106 Case No.. Devel. Grant: Historic Photo Date: HABS/HAER; ----

.

	•	2
	Surveyor APR	Plat No. B
	Date 7/18/80	Block No. 56
	Salt	Lake City Lot No.
		tural Survey Planning Commission te Information Form
c		
ldentification	Street Address: 949 East 20	0 South Census Tract 17
Identi	Name of Structure:	Ownership: Public Private J
م	Construction Date of	or Period: 1893
sU/n	Original Use: simple formily	
Age/Condition/Use	Present Use: X Single Family Park Multi Family Industrial Public Agricultural Commercial	Vacant Religious Other
-	Building Condition: Excellent Site Good Ruins Deteriorated	Integrity: Unaltered X Minor Alterations Major Alterations
ין	Preliminary Evaluation: Significant Contributory Not Contributory Intrusion	Eligibility Status: National Landmark National Register State Register City Register District
4	Research Sources/References (if used):	Photography:
lion	Santinan Mari	Date of Photographs: 1980 Views: Front Side Rear Other
Documentation	Sanborn Maps Title Avstracts	Views, Front Side Rear Other

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,

5 Architect/Builder (if known): MANA Erbertin Building Type/Style: **Building Materials:** Number of Stories: MAMUU Description of Physical Appearance & Significant Architectural Features: Mip roof with centered galle downen with wood shinge su and a famlight over downen window; brick exterior; sign arched windows; brick belt course; decorative munitin patte windows; sidelights in dooway; brick formalation; rough sills; rectangular bay window on side; M: RALLAD alterations - concrete souch; 6 Statement of Historical Significance: Aboriginal Americans Communication Military Religion Agriculture Conservation Mining Science Architecture Education Minority Groups Socio-The Arts Exploration/Settlement Political Humanitarian Commerce Industry Recreation Transportation ca 1893 - Hanney Bacon

History

PLNPCM2019-00683 & PLNPCM2019-00684

February 12, 2020

HISTORIC SITE FORM

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property:	Farnsworth, Louis & Agnes, House			
Address:	955 E. 200 South	Twnshp:	Range:	Section:
City, County:	Salt Lake City, Salt Lake County 84102	UTM:		
Current Owner Na	ne: Pik-Chi & Pih-Fai Hui	-		: Sugarhouse, UT,
Current Owner Add	Fess: 6731 S. 2240 E., Cottonwood Heights, UT 84121	Quad, 199 Tax Number:		012

Legal Description (include acreage): BEG 200 FT W FR SE COR LOT 1, BLK 56, PLAT B, SLC SUR; W 35 FT; N 147 1/2 FT; E 35 FT; S 147 1/2 FT TO BEG. (cont. 0.12 acres)

2 STATUS/USE

Property Category	<u>Evaluation</u>	<u>Use</u>
<u>x</u> building(s)	<u>x</u> eligible/contributing	Original Use: Single Dwelling
structure	ineligible/non-contributing	
site	out-of-period	Current Use: Single Dwelling
object		

3 DOCUMENTATION

Photos: Dates	<u>Research Sources</u> (check all source	s consulted, whether useful or not)
slides:	<u>x_abstract of title</u>	<u>x</u> city/county histories
<u>x</u> prints: 2008	<u>x</u> tax card & photo	personal interviews
<u>x</u> historic: circa 1968	<u>x</u> building permit	<u>x</u> USHS Library
	sewer permit	<u>x</u> USHS Preservation Files
<u>Drawings and Plans</u>	<u>x</u> Sanborn Maps	<u>x</u> USHS Architects File
<u>x</u> measured floor plans (tax card)	obituary index	<u>x</u> LDS Family History Library
site sketch map	<u>x_city directories/gazetteers</u>	<u>x local library</u> : Salt Lake City Library
Historic American Bldg. Survey	<u>x</u> census records	<u>x</u> university library(ies): Marriott
original plans available at:	<u>biographical encyclopedias</u>	Library, University of Utah
<u>x</u> other: Sanborn Insurance Maps	<u>x</u> newspapers	

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes, title searches, obituaries, and so forth.

AP Associates Planning and Research. Salt Lake City Architectural/Historical Survey Central/Southern Survey Area. Salt Lake Planning Commission and Salt Lake City Historic Landmark Committee, 1983. Also Site Form prepared by AP Associates, 1980.

Carter, Thomas and Goss, Peter. Utah's Historic Architecture, 1847-1940: a Guide. Salt Lake City, Utah: University of Utah Press, 1988. Anderson, Charles Brooks. The growth pattern of Salt Lake City, Utah, and its determining factors. Ph.D Thesis, New York University, Graduate School of Arts and Science, 1945.

Giraud, Elizabeth Egleston. Central City Historic District (Boundary Increase): Bryant Neighborhood. National Register of Historic Places Registration Form, 1995. Available at the Utah State Historic Preservation Office (SHPO).

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[Salt Lake City Building Permit Cards and Register]. Available at the Salt Lake City and Utah History Research Center.

[Salt Lake County Tax Assessor's Cards and Photographs]. Available at the Salt Lake County Archives.

[Salt Lake County Title Abstracts]. Available at the Salt Lake County Recorder's Office.

Salt Lake Tribune.

Sanborn Fire Insurance Maps for Salt Lake City, 1898, 1911, 1927, 1950 and 1969. Available at the Utah State Historical Society and the Marriott Library, University of Utah.

United States Census. Salt Lake City, Salt Lake County, Utah, 1900, 1910, 1920 and 1930. [Utah State Death Certificates]. Available online from the Utah State Archives

Researchero(Deganizations PLNPCM2019-00@entral Broschinsky//Salt Lake City Corporation Date:Fei2008 12, 2020

(10-91)

4 ARCHITECTURAL DESCRIPTION

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Building Style/Type:	Victorian Eclectic, Italianate, Craftsman / Rectangular Block		No. Stories: 21/2
Foundation Material:	brick	Wall Material(s): brick	
Additions:none	minormajor (describe below)	Alterations:noneminor	major (describe below)
Number of associated	outbuildings and/or structures _	<u></u> .	

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The Farnsworth House is a 2¹/₂-story brick residence built circa 1893 and located at 955 E. 200 South in Salt Lake City. The house is a rectangular block type house. The house is built on a brick foundation, which is usual for the Salt Lake area where stone was readily available in the 1890s. The brick masonry is laid in a running bond with flush mortar joints. Brick is used decoratively for a belt course at the water table line. The lower windows have solider courses in the segmental arched hoods. There are brick chimneys on the east and west elevations. The sills are rock-face stone. The house is mostly painted mauve with contrasting colors of tan and white. The original house was built in the Victorian Eclectic style with influence of the Italianate and the Arts & Crafts movement. The façade was remodeled around 1988 and some of the stylistic integrity has been compromised.

The original house had a footprint measuring approximately 25 by 45 feet with the narrow end facing the street. The house originally had a one-story front porch and one-story rear porch. The front porch was removed circa 1985. The rear porch has been enlarged at least three times: two-stories by the 1930s, expanded 12 feet circa 1950, and with a one-story concrete block addition in 1961. The rear additions have all been covered with white aluminum siding, but are not visible from 200 South. The main roof is hipped with hipped roof dormers on all four elevations. All the dormers are sheathed with shingles. The façade (south elevation) dormer has three separate small windows. The roof is covered in asphalt shingles. The roof has unusually wide eaves with bracket (almost classical modillions).

The most dramatic alterations to the house have been the removal of the porch (original appearance unknown) and the replacement of the façade windows. The original windows, shown in a circa 1968 tax photograph, are multi-light windows with diamond-lattice muntins. Around 1988, the windows were replaced with vinyl and faux-muntin multi-light windows. The front door features a federal-style bowed arch and a sidelight/stylized column. The front door is a replacement (circa 1988). The main architectural elements of the house are the two oriole windows on the upper floor of the façade. Although the glass was replaced (as noted above), the windows retain their classical style with a dentillated cornice and modillion bracket support. The original craftsman-style porch appears in the 1968 photograph. It has tapered wood-panel columns on sided plinths and a hipped roof with brackets. The porch was removed circa 1988.

On the interior, the house has 1,870 square feet of space on the main floor, 1,870 square feet on the second floor, 100 square feet of finished attic space, and a three-quarter-excavated unfinished basement. The house has nine bedrooms and two baths. The house sits in the center of a 0.12-acre rectangular parcel. The front yard is mostly lawn with a few shrubs around the house and mature trees to the left and right. The backyard is completely covered in asphalt with a single parking space and access from an alley off Lincoln Street. A garage, built in 1920, was converted to a residence in 1961. It has since been demolished.

The Farnsworth House is in the northeast quadrant of the Bryant Neighborhood and is surrounded by a residential mix of styles and types, mostly built in the early 1900s. The neighborhood also includes a few neighborhood-scale commercial and office buildings, two neighborhood churches, and the Holy Cross Hospital complex.¹ The building was evaluated as eligible/ contributing when the Bryant Neighborhood was listed on the National Register of Historic Places (NRHP) as part of a boundary increase for the *Central City Historic District* in 2001. The historic district was expanded a second time in 2002 and the buildings are currently part of the NRHP *Salt Lake City East Side Historic District*. The Farnsworth House was built within the historic period of the current NRHP district, defined as 1870 to 1946 in the Bryant Neighborhood nonination. The architectural integrity has been compromised somewhat by out-of-period alterations; however, the Farnsworth House continues to make a contribution to historical significance of the Bryant Neighborhood.

¹ The two churches are the LDS Church 11th Ward Meetinghouse (951 E. 100 South) and the St. Paul's Episcopal Church (216 S. 900 East). The Holy Cross Hospital is currently known as the Salt Lake Regional Medical Center.

PLNPCM2019-00683 & PLNPCM2019-00684

Architect/Builder: Sylvestor A. Work, builder; William O'Meara, developer Date of Construction: 1893

(see instructions for		ith "S" or "C" ($S = significant$	t, C = contributing).	
Agriculture	Economics	Industry	Politics/	
<u>C</u> Architecture	Education	_Invention	Government	
Archeology	Engineering	Landscape	Religion	
Art	Entertainment/	Architecture	Science	
Commerce	Recreation	Law	<u>C Social History</u>	
<u> Communications</u>	Ethnic Heritage	Literature		
<u>C</u> Community Planning	Exploration/	Maritime History	Other	
& Development	Settlement			
Conservation	Health/Medicine	Performing Arts		

Historic Themes: Mark themes related to this property with "S" or "C" (S = signifi

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

The Farnsworth House is located at the northeastern edge of Salt Lake City's Plat B. Plat B was surveyed in 1848 as an eastern expansion of the city's first survey, Plat A, which was platted in August 1847 soon after the arrival of Mormon settlers.² Plat B had the same characteristics of the first plat: ten-acre blocks, each containing eight lots of 1¼ acres. Streets were 132 feet wide. Originally each lot was allowed the construction of one house with a standard setback of 20 feet. The rear of the property was to be used for vegetable gardens, fruit trees, and outbuildings for subsistence livestock and poultry.³ The settlers were organized into wards, with the north part of the Bryant Neighborhood part of the Eleventh Ward.⁴ Because of the rapid growth of Salt Lake City in the late nineteenth century, the semi-rural lots were subdivided into deep narrow lots and the neighborhood became more urban in character. The modest homes of the first settlers were surrounded by the more substantial homes of the emerging middle-class. Multi-family housing for the working-class began to appear in the early 1900s. The neighborhood was easily accessible to the downtown and the University by a streetcar line along South Temple. The significance of the Farnsworth House falls within the contextual period Transition, 1870 to 1900 as described in the Bryant Neighborhood nomination.5

In 1893, real estate developer, W. P. O'Meara bought three contiguous parcels from his partner, Charles E. Merriam. William Patrick O'Meara (1866-?) was born in Illinois, the son of Irish immigrants who came to Utah around 1891. On the 1900 census, the thirty-three year-old William O'Meara was living with his parents and brother, Michael. Both brothers gave their occupation as "capitalist." The Salt Lake Tribune listed building permits for three two-story houses at the corner of 200 South and Dunbar Avenue for \$4,500 in 1892. The permits were taken out by Sylvestor A. Work (1858-?), a carpenter and builder. Within a few years, three speculative two-story brick houses were built on the parcels, two around 1893 (949 E. and 955 E. 200 South), and one in 1897 (959 E. 200 South). The property at 955 E. was sold to Seth and Fannie Morrison in 1893, the Morrison-Merrill [Lumber] Company in 1895, C. B. Jack in 1897, and Theodore and Jessie Bruback in 1901. None of the above lived at the address.

The first known occupants were renters, Louis and Agnes Farnsworth, who were listed there in the 1899 directory and the 1900 census. Louis Henderson Farnsworth (1859-1930) was born in Provo, Utah. Agnes "Aggie" W. Forsyth Farnsworth (1863-1956) was born in Glasgow, Scotland. They were married in 1884 and had four children. The 1900 census enumerates them at the house with their children and a servant, Janna Enholm, from Norway. Louis Farnsworth was a cashier for the Walker Brothers Bank and treasurer of the Union Insurance Agency. They never owned the house and moved out in 1907. Between 1901 and 1920, the house was owned by Louise Scannell, but maintained as a rental.

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² The first permanent settlers of Salt Lake City were members of the Church of Jesus Christ of Latter-day Saints, also known as the LDS or Mormon Church.

³ Brigham Young outlined the design of the city based on a concept known as the "City of Zion" plat originated by LDS Church founder Joseph Smith for laying out the city of Nauvoo, Illinois. Edward W. Tullidge, The History of Salt Lake City and Its Founders, (Salt Lake City, Utah: Edward W. Tullidge, Publisher and Proprietor, 1880), 47.

A ward (similar to a parish or congregation) is the smallest ecclesiastical unit of the LDS Church. The Bryant Neighborhood also includes part of the Tenth Ward, south of 300 South.

⁵ Giraud, Elizabeth Egleston, Central City Historic District (Boundary Increase): Bryant Neighborhood. National Register of Historic Places Registration Form, 1995. Available at the Utah State Historic Preservation Office (SHPO).

-continued-

The occupants on the 1910 census were Ulrie Ulysses Hiskey (1867-1944) and Marian Minnie Davis Hiskey (1866-1956). Both were born in Iowa and came to Utah in 1890. U. U. Hiskey was an insurance agent. The census lists the household with three children, a servant and a lodger. The Hiskey family later moved to the Avenues.

The occupants on the 1920 census are Albert and Etta Mikesell and their six children. David Albert Mikesell (1875-1944) and Mary Etta Jones Mikesell (1873-1953) were born in Utah. Albert Mikesell worked as a carpenter while they lived in the house. The family later moved to Los Angeles. In March 1920, Louise Scannell sold the property to Edward and Mary Jones, who became the first owner/occupants. Edward Jones (1862-1929) was a Welsh immigrant. His career work was as a carpenter and contractor. Mary Jane Humphreys Jones (1870-1963) was born in lowa. Mary Jones lived there and held title until 1948 when she sold the house C. B. and Myrtle Higgins.

The Higgins sold the property to Ruby Terry who two years later sold to L. M. and Elaine Sproul. The Sprouls sold to Walter and Susan Wendelboth. The Wendelboths bought much of the neighboring parcels as well. They formed the Wasudak Investment Company and transferred the deed to that entity in 1976. All the properties in the block owned by Wasudak were sold to A&G Properties in the 1980s. In the fall of 1988, A&G Properties sold the parcels to the HAWK company. The property was reorganized under the HAWK II name in 2007. The current owners are Pih-Fai and Pik-Chi Hui.

6 PHOTOS

955 E. 200 South, Salt Lake City, UT p. 4

Common Label Information:

- 1. Name: Farnsworth, Louis & Agnes, House
- 2. Address: 955 E. 200 South, Salt Lake City, Salt Lake County, Utah
- 3. Photographer: Korral Broschinsky
- 4. Date: December 5, 2008
- 5. Digital color photographs on file at Utah SHPO.

Photo No. 1:

6. South elevation (façade). Camera facing northeast.

Photo No. 2:

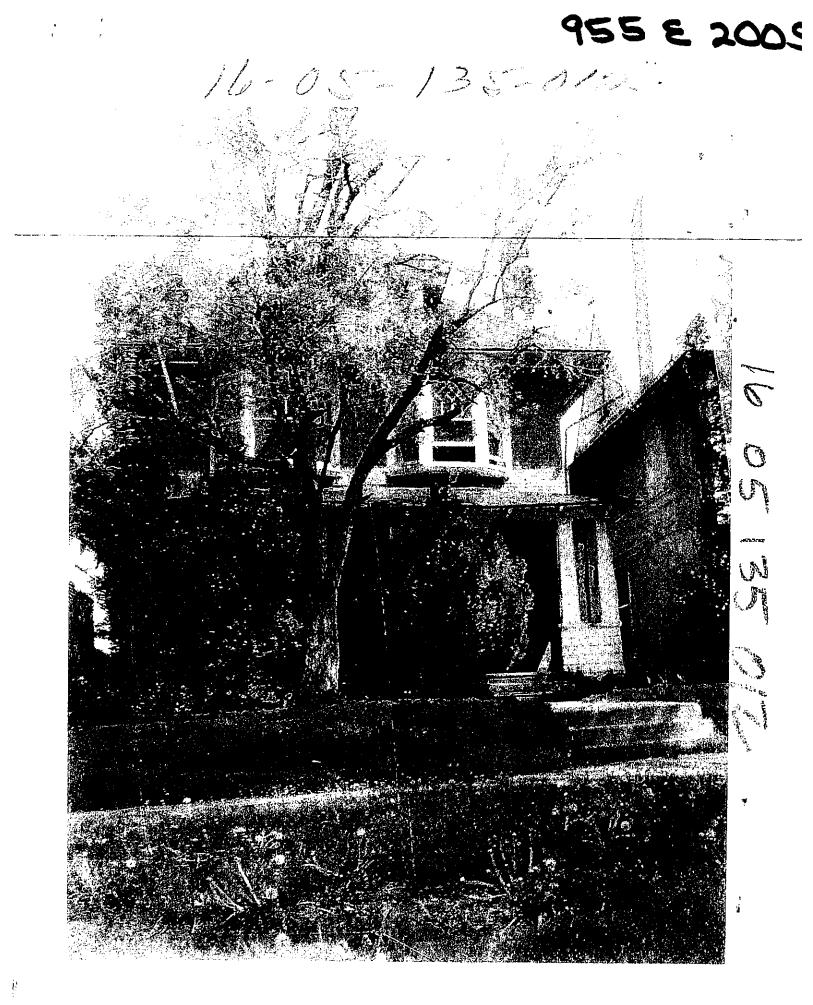
6. South elevation. Camera facing north.

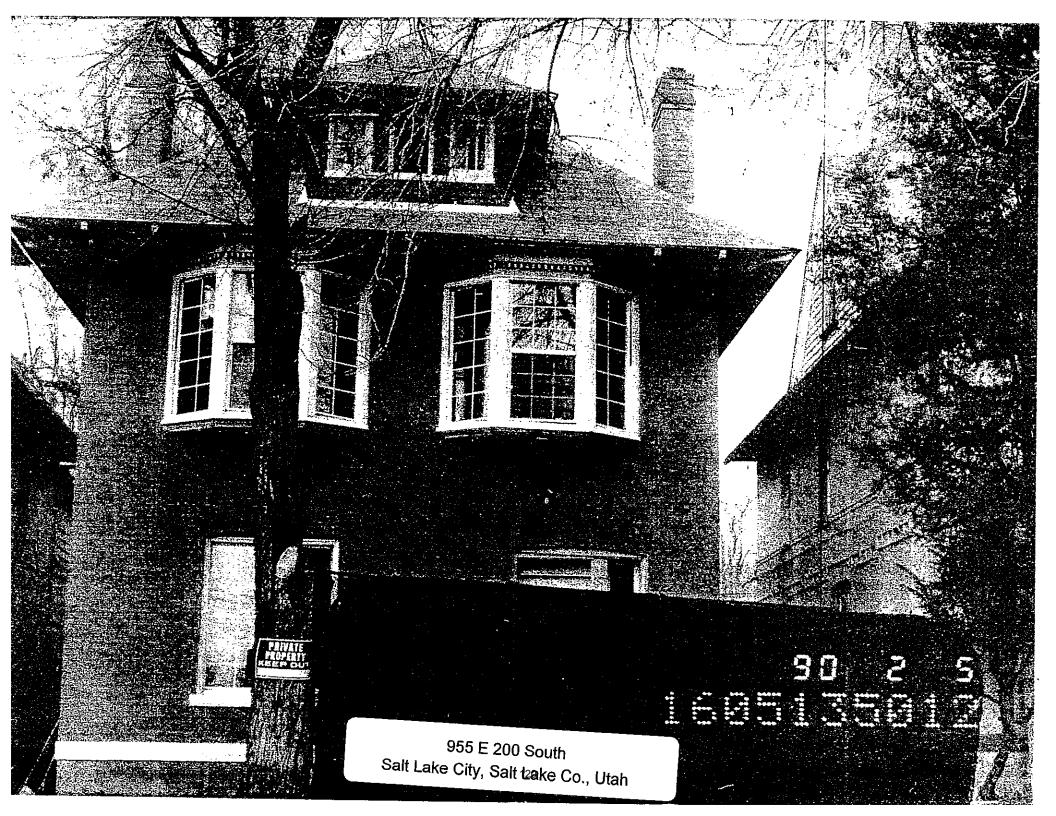
Photo No. 3:

6. South and east elevations. Camera facing northwest.

Photo No. 4:

6. North elevation. Camera facing south.





	Surveyor APA	Plat No. 3
	Date 7/18/80	Block No. 56
	Salt I	Lake City Lot No.
UC	Salt Lake City 1	ctural Survey y Planning Commission ite Information Form
icatio	Street Address: 955 East 200	South Census Tract 17
Identification	Name of Structure:	Ownership: Public Private X
•	Construction Date o	e or Period: 1893
/UJse	Original Use: simple family	
Age/Condition/Use	Present Use: X Single Family Multi Family Public Commercial Public	_ Vacant _ Religious _ Other
	Building Condition: Excellent Site X Good Ruins Deteriorated	Integrity: Unaltered Minor Alterations Major Alterations
Status	Preliminary Evaluation: Significant Contributory Not Contributory Intrusion	Eligibility Status: National Landmark Historic District National Register Multi-Resource State Register Thematic City Register Conservation District
ation	Research Sources/References (if used): Sawiom Maps	Photography: Date of Photographs: 1980 Views: Front Side Rear Other
Documentation	Santon Maps Title Abstracts	
	PLNPCM2019-00683 & PLNPCM2019-00684	121 February 12, 2020

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·. ____

5 Architect/Builder (if known): Building Type/Style: **Building Materials:** Number of Stories: MAAAAAA Description of Physical Appearance & Significant Architectural Features: (Include additions, alterations, ancillary structures, and landscaping if applicable) hupped centered dormer; wide lawy decorated with hin roof with modillions; brick exterior; rough stone foundation; two second-story slanted bay windows with dentiled cornice and diamond shaped munting; tupered, paneled porch columns on wood shingled Nalls; alterations - bay windows are an early alteration; 6 Statement of Historical Significance: Aboriginal Americans Communication Religion Military History Agriculture Conservation Mining Science Architecture Education Minority Groups Socio-The Arts Exploration/Settlement Political Humanitarian Commerce Industry Recreation Transportation 1893 - mobably a speculative house built by Charles E. Merriam.

PLNPCM2019-00683 & PLNPCM2019-00684

HISTORIC SITE FORM

1.	Identification			<i>ID</i> #: 33	3155
	Property Name:			Old ID#:	271586
	Address:	955 E 200 SOUTH			Plat:
	<u></u>				Block:
	City:	SALT LAKE CITY	County: SALT LAKE COUN	TY	Site:
••					

2. Documentation/Status

Evaluation: (B) ELIGIBLE/CONTRIBUTING						
National Register Status:						
EAST SIDE HISTORIC DISTRICT						
Date Listed 8/2/2001	Date Delisted:					

Dates Surveyed / Added to SHPO Files

Recon. Level Survey:03 / 95Intensive Level Survey:/General/Misc. File:/ 81

Areas of Significance:

3. Building Information

Thematic or MPS Affiliation:

Date(s) of Construction: 1893 c.	Plan/Type:	SIDE PASSAGE/ENTRY
Height (# stories): 2.5	Style(s):	ITALIANATE ARTS & CRAFTS
Original Use SINGLE DWELLING	Material(s)	REGULAR BRICK
Outbldgs: Contrib. 0 Non-Contrib. 0	Architect(s):	

Comments: HISTORIC REAR ADDN/APTS

4. Other SHPO File Information

Federal Tax Project No.(s)

State Tax Project No.(s)

106 Case No.. Devel. Grant: Historic Photo Date: HABS/HAER:

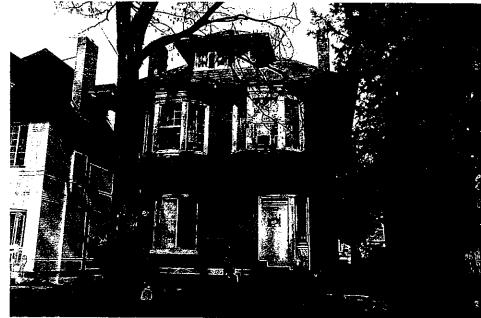
955 E 200 South Salt Lake City, Salt Lake County, Utah

Digital Photographs – Intensive Level Survey, 2008 Page 1 of 1



Photograph 1





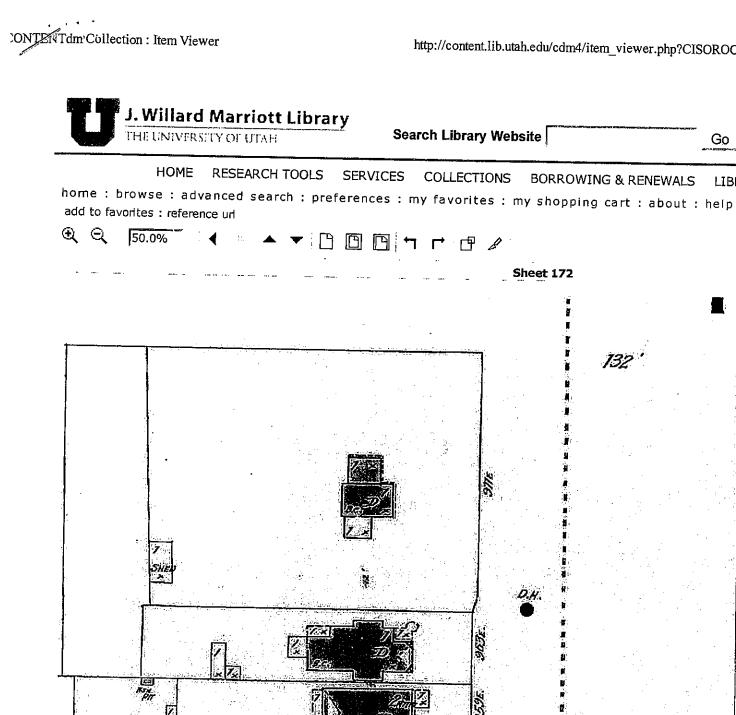
Photograph 2

PLNPCM2019-00683 & PLNPCM2Plotograph 3

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Go

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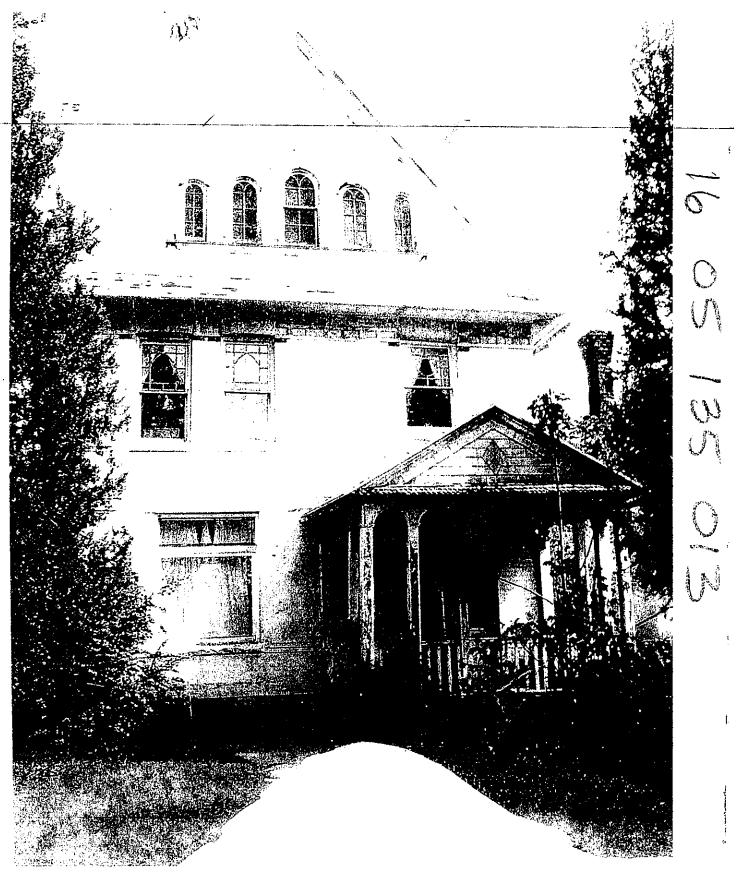


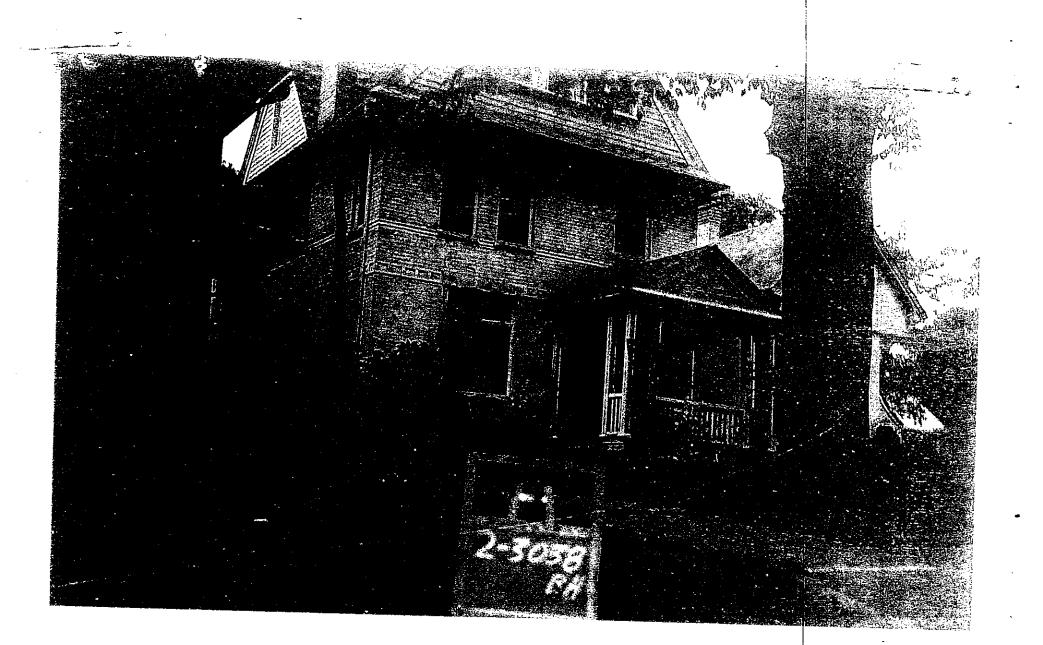
b City Salt Lake City, Utah Date.Original 1898 Map Sheet Number Sheet 172 Street Names 100 South; First South; 800 East; Eighth East; 200 South; Second South; 900 East; Ninth East; Business/building names Standard Steam & Hand Laundry Company; N.R. Servis candy factory Creator Sanborn D A Subject Sanborn Fire Insurance Maps; maps; urban development; city planning

PLNPCM2019-00683 & PLNPCM2019-00684

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959 8 2005





959 E 200 South Salt Lake City, Salt Lake Co., Utah



959 E 200 South PLNPCM2019-00683 & PLNPCM2019-00684 Salt Lake City, Salt Lake Co., Utah

HISTORIC SITE FORM

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property: Judson, Frances & John Jr., House								
Address:	959 E. 200 South	Twnshp:	Range:	Section:				
City, County:	Salt Lake City, Salt Lake County 84102	UTM:						
Current Owner Na	·····	Quad, 19	998	: Sugarhouse, UT,				
Current Owner Ad	dress: 180 S. Eaglewood Dr., North Salt Lake, UT 84054	Tax Number.	: 16-05-135-	-013				

Legal Description (include acreage): COM 165 FT W OF SE COR LOT 1, BLK 56, PLAT B, SLC SUR; W 35 FT; N 147 1/2 FT; E 35 FT; S 147 1/2 FT TO BEG. (cont. 0.12 acres)

2 STATUS/USE

Property Category	<u>Evaluation</u>	<u>Use</u>
<u>_x_</u> building(s)	<u>x</u> eligible/contributing	Original Use: Single Dwelling
structure	ineligible/non-contributing	•
site	out-of-period	Current Use: Single Dwelling
object		<i>. . .</i>

3 DOCUMENTATION

<u>Photos: Dates</u>	<u>Research Sources</u> (check all source.	s consulted, whether useful or not)
slides:	<u>x</u> abstract of title	<u>x</u> city/county histories
<u>x</u> prints: 2008	<u>x</u> tax card & photo	personal interviews
<u>x</u> historic: circa 1936, 1955, 1962	<u>x</u> building permit	<u>x</u> USHS Library
	sewer permit	<u>x</u> USHS Preservation Files
<u>Drawings and Plans</u>	<u>x</u> Sanborn Maps	<u>x</u> USHS Architects File
<u>x</u> measured floor plans (tax card)	obituary index	<u>x LDS Family History Library</u>
site sketch map	<u>x</u> city directories/gazetteers	<u>x local library</u> : Salt Lake City Library
<u> </u>	<u>x</u> census records	<u>x</u> university library(ies): Marriott
original plans available at:	biographical encyclopedias	Library, University of Utah
<u>x_other:</u> Sanborn Insurance Maps	<u>x</u> newspapers	- ·

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes, title searches, obituaries, and so forth.

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History of the Eleventh Ward, 1849-1979. [Salt Lake City, Utah: n.p., 1979].

Osborne, Julie W. University Historic District. National Register of Historic Places Registration Form, 1995. Available at the Utah State Historic Preservation Office (SHPO).

- Polk Directories, Salt Lake City, 1884-1960. Published by R.L. Polk & Co. Available at the Utah State Historical Society and the Marriott Library, University of Utah.
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- [Salt Lake County Tax Assessor's Cards and Photographs]. Available at the Salt Lake County Archives.

[Salt Lake County Title Abstracts]. Available at the Salt Lake County Recorder's Office.

Salt Lake Tribune.

United States Census. Salt Lake City, Salt Lake County, Utah, 1900, 1910, 1920 and 1930. [Utah State Death Certificates]. Available online from the Utah State Archives

Researcher Managanization: PLNPCM2019-006Rorral Broschinsky? Salt Lake City Corporation Date: February 12, 2020

Sanborn Fire Insurance Maps for Salt Lake City, 1898, 1911, 1927, 1950 and 1969. Available at the Utah State Historical Society and the Marriott Library, University of Utah.

4 ARCHITECTURAL DESCRIPTION

Building Style/Type:	Victorian Ecl	ectic / Side Passage			No. Stories:	21⁄2
Foundation Material:	stone		Wall Material(s):	brick, shin	gle	
Additions: <u>x</u> none _	minor	_major (describe below)	Alterations:	<u>x</u> minor	major (descr	ibe below)
Number of associated	outbuildings _	and/or structures _				

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary,

The Judson House is a 2½-story brick residence built circa 1897 and located at 959 E. 200 South in Salt Lake City. The house is a side-passage type house. The house is built on a stone foundation, covered in stucco (circa 1988). The brick masonry is laid in a running bond with flush mortar joints. Corbelled brick is used decoratively for stringcourses at the sill line of both levels of windows. The stringcourses under the eaves and at the window hood line have a spaced soldier bricks producing a dentillated pattern. There are brick chimneys on the east and west elevations. Most of the windows have soldier brick in the segmental hoods. The main parlor window has a flat lintel of rock-face stone. Rock-face stone is also used for the sills. The house is mostly painted blue with darker blue as an accent color. The original house was built in the Victorian Eclectic style with some influence from the Shingle Style in the gable trim. The façade was remodeled around 1988 and some of the stylistic integrity has been compromised.

The house has a footprint measuring approximately 25 feet by 45 feet with the narrow end facing the street (south elevation). There was a small front porch at the southeast corner that was removed circa 1988. The porch had a simple gable roof with square-post supports and balustrade. It was replaced by a simple concrete stoop. A one-story rear screen porch was also removed circa 1988. The roof consists of four intersecting simple gables with full cornice returns. The front gable features five round-arched windows with a continuous wood sill and an undulant pattern of differing shingles. The secondary gables have square-butt shingles and a single rectangular window. The roof is asphalt shingle. There are chimneystacks on the east and west elevations.

The most dramatic alterations to the house have been the removal of the porch and the replacement of the façade windows. The original windows, shown in the historic tax photographs, were multi-light windows with Queen Anne-style sashes. The main level parlor window was a fixed-frame window with transom. Around 1988, the windows were replaced with vinyl and faux-muntin multi-light windows. The front door features a federal-style bowed arch and a sidelight/stylized fluted column. The front door appears to be a replacement (circa 1988). The secondary windows are mostly the original double-hung windows. The house has three doors in the rear (north) elevation. Two appear to have been cut from pre-existing windows.

On the interior, the house has 1,170 square feet of space on the main floor and 1,170 square feet on the second floor. The attic appears to be partially unfinished. The basement is half-excavated. The house has four bedrooms and two baths. The house sits in the center of a 0.12-acre rectangular parcel. The front yard is mostly lawn with mature trees at the east and west property lines. The backyard is completely covered in asphalt with access from an alley off Lincoln Street. A garage built circa 1920 was demolished circa 1980s.

The Judson House is in the northeast quadrant of the Bryant Neighborhood and is surrounded by a residential mix of styles and types, mostly built in the early 1900s. The neighborhood also includes a few neighborhood-scale commercial and office buildings, two neighborhood churches, and the Holy Cross Hospital complex.¹ The building was evaluated as eligible/ contributing when the Bryant Neighborhood was listed on the National Register of Historic Places (NRHP) as part of a boundary increase for the Central City Historic District in 2001. The historic district was expanded a second time in 2002 and the buildings are currently part of the NRHP Salt Lake City East Side Historic District. The Judson House was built within the historic period of the current NRHP district, defined as 1870 to 1946 in the Bryant Neighborhood nomination. The architectural integrity has been compromised somewhat by out-of-period alterations; however, the Judson House continues to make a contribution to historical significance of the Bryant Neighborhood.

¹ The two churches are the LDS Church 11th Ward Meetinghouse (951 E. 100 South) and the St. Paul's Episcopal Church (216 S. 900 East). The Holy Cross Hospital is currently known as the Salt Lake Regional Medical Center. PLNPCM2019-00683 & PLNPCM2019-00684 130

Architect/Builder: Sylvestor A. Work, builder; William O'Meara, developer

Date of Construction: circa 1897

(see instructions for	details)	int b of c (b significan	, C contributing).	
Agriculture	Economics	Industry	Politics/	
<u>C</u> Architecture	<u>Education</u>	Invention	Government	
Archeology	Engineering	Landscape	Religion	
Art	Entertainment/	Architecture	Science	
Commerce	Recreation	Law	C Social History	
<u>Communications</u>	<u>Ethnic Heritage</u>	Literature	Transportation	
<u>C</u> Community Planning	Exploration/	Maritime History	Other	
& Development	Settlement	Military	—	
<u>_Conservation</u>	Health/Medicine	Performing Arts		

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant C = contributing)

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

The Judson House is located at the northeastern edge of Salt Lake City's Plat B. Plat B was surveyed in 1848 as an eastern expansion of the city's first survey, Plat A, which was platted in August 1847 soon after the arrival of Mormon settlers.² Plat B had the same characteristics of the first plat: ten-acre blocks, each containing eight lots of 11/4 acres. Streets were 132 feet wide. Originally each lot was allowed the construction of one house with a standard setback of 20 feet. The rear of the property was to be used for vegetable gardens, fruit trees, and outbuildings for subsistence livestock and poultry.³ The settlers were organized into wards, with the north part of the Bryant Neighborhood part of the Eleventh Ward.⁴ Because of the rapid growth of Salt Lake City in the late nineteenth century, the semi-rural lots were subdivided into deep narrow lots and the neighborhood became more urban in character. The modest homes of the first settlers were surrounded by the more substantial homes of the emerging middle-class. Multi-family housing for the working-class began to appear in the early 1900s. The neighborhood was easily accessible to the downtown and the university by a streetcar line along South Temple. The significance of the Judson House falls within the contextual period Transition, 1870 to 1900 as described in the Bryant Neighborhood nomination.⁵ The house represents the speculative building boom in the neighborhood in the 1890s.

In 1893, real estate developer, W. P. O'Meara bought three contiguous parcels from his partner, Charles E. Merriam. William Patrick O'Meara (1866-?) was born in Illinois, the son of Irish immigrants who came to Utah around 1891. On the 1900 census, the thirty-three year-old William O'Meara is living with his parents and brother, Michael. Both brothers gave their occupation as "capitalist." The Salt Lake Tribune listed building permits for three two-story houses at the corner of 200 South and Dunbar Avenue for \$4,500 in 1892. The permits were taken out by Sylvestor A. Work (1858-?), a carpenter and builder. Within a few years, three speculative two-story brick houses were built on the parcels, two around 1893 (949 E. and 959 E. 200 South), and one in 1897 (959 E. 200 South). The property at 959 E. was sold to Mary C. Grant in 1893, who gave a quitclaim deed William J. Frey in 1897. The house was probably built sometime between those transactions, but neither Grant nor Frey lived in the house.

The first known occupants are John Judson Jr. and his wife Frances L. Judson who were listed there in the 1899 directory and on the 1900 census. John Judson Jr. (1858-?) and Frances Lyman Judson (1865-?) were born in New York. They were married in 1896. They are listed on the 1900 census with their son, Lyman, and a servant, Salma Hall, from Sweden. John Judson Jr. was a wholesale druggist. The Judsons sold the house in 1913 and moved to Los Angeles. Leah M. and J. Walter Ellingson owned the property between 1913 and 1923, but they lived in Ogden, Utah, most of the time. On the 1920 census, the house is occupied by a renter, Marcus Jones, a widower and mining engineer from Ohio. The Ellingsons sold the property to Alfred and Hildur Alseen in 1923, who rented to the house to John and Bridget Cook before selling to them in March 1927.

² The first permanent settlers of Salt Lake City were members of the Church of Jesus Christ of Latter-day Saints, also known as the LDS or Mormon Church.

Brigham Young outlined the design of the city based on a concept known as the "City of Zion" plat originated by LDS Church founder Joseph Smith for laying out the city of Nauvoo, Illinois. Edward W. Tullidge, The History of Salt Lake City and Its Founders, (Salt Lake City, Utah: Edward W. Tullidge, Publisher and Proprietor, 1880), 47.

A ward (similar to a parish or congregation) is the smallest ecclesiastical unit of the LDS Church. The Bryant Neighborhood also includes part of the Tenth Ward, south of 300 South.

Giraud, Elizabeth Egleston, Central City Historic District (Boundary Increase): Bryant Neighborhood. National Register of Historic Places Registration Form, 1995. Available at the Utah State Historic Preservation Office (SHPO). PLNPCM2019-00683 & PLNPCM2019-00684 131 February 12, 2020

-continued-

The Cooks were the first long-time owners and lived there the remainder of their lives. They moved from a smaller house on Lincoln Street. John Henry Cook (1867-1931) was born in Connecticutt. Bridget Elizabeth Skinnon Cook (1875-1957) was born in Ireland and came to the United States in 1891. The Cooks lived in California before moving to Utah around 1909. They had two sons. John Cook was an electrician before becoming the manager of the municipal baths around the time they moved to 959 E. 200 South. After Bridget Cook's death, the property was deeded to Alexander and Mary McCallum. Alexander McCallum sold to Walter and Susan Wendelboth in 1972. The Wendelboths bought much of the neighboring parcels as well. They formed the Wasudak Investment Company and transferred the deed that entity in 1976. All the properties in the block owned by Wasudak were sold to A&G Properties in the 1980s. In the fall of 1988, A&G Properties sold the parcels to the HAWK company. The property was reorganized under the HAWK II name in 2007.

6 PHOTOS

959 E. 200 South, Salt Lake City, UT p. 4

Common Label Information:

- 1. Name: Judson, Frances & John Jr., House
- 2. Address: 959 E. 200 South, Salt Lake City, Salt Lake County, Utah
- 3. Photographer: Korral Broschinsky
- 4. Date: December 5, 2008
- 5. Digital color photographs on file at Utah SHPO.

Photo No. 1:

6. South elevation (façade). Camera facing northeast.

Photo No. 2:

6. South elevation. Camera facing north.

Photo No. 3:

6. South and east elevations. Camera facing northwest.

Pboto No. 4:

6. North elevation. Camera facing south.

HISTORIC SITE FORM

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(Historic Sites Database version) Utah State Historic Preservation Office

1.	Identificatio			<i>ID</i> #: 3	
	Property Name	2.		Old ID#:	
	Address:	959 E 200 SOUTH			Plat: Block:
	City:	SALT LAKE CITY	County: SALT LA	KE COUNTY	Site:
2.	Documentat	ion/Status			
	Evaluation: (B) ELIGIBLE/CONTRIBUTING		<u>Dates Surveyed / Added t</u>	o SHPO Files
	National Regist			Recon. Level Survey:	03 / 95
		HISTORIC DISTRICT		Intensive Level Survey: General/Misc. File:	/ / 81
	Date-Listed	8/2/2001 Date-Delisted:			
		MPS Affiliation	Areas of Signij	ficance:	
	Height (# stori	struction: 1890 c. es): 2.5 SINGLE DWELLING	Plan/Type: Style(s): Material(s)	SIDE PASSAGE/ENTRY SHINGLE STYLE VICTORIAN ECLECTIC SHINGLE SIDING	
			114101144(8)	REGULAR BRICK	
	Outbldgs: Co	ntrib. 0 Non-Contrib. 0	Architect(s):		
	Comments:				
4.	Other SHPO	File Information			
	Federal Tax Pr	oject No.(s)	106 Case .	No	
			Devel. Gra		
	State Tax Proje	ct No.(s)	Historic P	hoto Date:	
			HABS/HA	FR	

· · · ·	
Surveyor <u>APA</u>	Plat No. B
Date 7/18/80	Block No. 56
	Salt Lake City Lot No/
Sal	rchitectural Survey t Lake City Planning Commission tructure/Site Information Form
I Street Address: 959 E.	ist 200 South Census Tract 17
Name of Structure:	Ownership: Public Private
Constru	ction Date or Period: 1890
Original Use: single la Mil	lu
Multi Family Inc	rkVacant dustrialReligious griculturalOther
Building Condition: Excellent Si X Good Ru Deteriorated	ins Major Alterations
Preliminary Evaluation: Significant Contributory Not Contributory Intrusion	Eligibility Status: National Landmark Historic District National Register Multi-Resource State Register Thematic City Register Conservation District
Research Sources/References (i: Sawom Mays	t used): Photography: Date of Photographs: 1980 Views: Front_Side_Rear_Other_
Saulorn Maps Title Alstracts	
PLNPCM2019-00683 & PLNPCM2019-006	84 134

Description (Incl Gal WM	ude additions, al	pearance & Significant Iterations, ancillary structure MC STREET GALLE UMAULENT PATIEN	uctures, and landscap IMA flatunes f N Word Stimples ISMM: Tatuch St	res: ping if applicable) We nound-anche Suck exterior u Mo foundation and
(Incl gal wt	ude additions, al	iterations, ancillary structure MG STREET GANG UNAULINT POLICIE NO I YMANT TAM	uctures, and landscap IMA flatunes f N Word Stimples ISMM: Tatuch St	ving if applicable) We ROUND-ARCHE Mulk exterior w We foundation and
	tels and su	e, a vouce source of the segmental c	NUN GN GUIL UVVU	
Statement Aborigina Agricultu Architect The Arts Commerce	o f Historical Sig Il Americans	mificance: Communication Conservation Education Exploration/Settleme	_ Military _ Mining _ Minority Gro ent _ Political _ Recreation	_ Religion _ Science ups _ Socio- Humanitarian _ Transportation

ca. 1890 - Charles Merriam

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Digital Photographs – Intensive Level Survey, 2008 Page 1 of 1



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HISTORIC SITE FORM

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property:	Frazier, Roe & Nettie, House			
Address:	963 E. 200 South	Twnshp:	Range:	Section:
City, County:	Salt Lake City, Salt Lake County 84102	UTM:		
Current Owner Nar	ne: HAWK II	USGS Map Na Quad, 199		Sugarhouse, UT,
Current Owner Add	tress: 180 S. Eaglewood Dr., North Salt Lake, UT 84054			014
Legal Description (<i>include acreage):</i> COM 118 FT W OF SE COR OF LOT 1 BLK	56 PLAT B SLC	C SUR W 47 F	T N 10 RD E 47
FT S 10 RD TO BEG	. (cont. 0.18 acres)			

2 STATUS/USE

<u>Property Category</u>	<u>Eyaluation</u>	<u>Use</u>
<u>x</u> building(s)	<u>x</u> eligible/contributing	Original Use: Single Dwelling
structure	ineligible/non-contributing	
site	out-of-period	Current Use: Single Dwelling
object		

3 DOCUMENTATION

Photos: Dates	<u>Research Sources</u> (check all sources consulted, whether useful or not)			
slides:	<u>x</u> abstract of title	<u>x_city/county histories</u>		
<u>x</u> prints: 2008	<u>x</u> tax card & photo	personal interviews		
<u>x historic</u> : circa 1962	<u>x</u> building permit	<u>x</u> USHS Library		
	sewer permit	<u>x</u> USHS Preservation Files		
<u>Drawings and Plans</u>	<u>x</u> Sanborn Maps	<u>x</u> USHS Architects File		
<u>_x_measured floor plans</u> (tax card)	obituary index	<u>x</u> LDS Family History Library		
site sketch map	<u>x_city</u> directories/gazetteers	<u>x local library</u> : Salt Lake City Library		
Historic American Bldg. Survey	<u>x</u> census records	<u>x</u> university library(ies): Marriott		
original plans available at:	<u>biographical encyclopedias</u>	Library, University of Utah		
<u>x</u> other: Sanborn Insurance Maps	<u>x</u> newspapers	•		

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes, title searches, obituaries, and so forth.

AP Associates Planning and Research. Salt Lake City Architectural/Historical Survey Central/Southern Survey Area, Salt Lake Planning Commission and Salt Lake City Historic Landmark Committee, 1983.

Carter, Thomas and Goss, Peter. Utah's Historic Architecture, 1847-1940: a Guide. Salt Lake City, Utah: University of Utah Press, 1988. Anderson, Charles Brooks. The growth pattern of Salt Lake City, Utah, and its determining factors. Ph.D Thesis, New York University, Graduate School of Arts and Science, 1945.

Giraud, Elizabeth Egleston. Central City Historic District (Boundary Increase): Bryant Neighborhood. National Register of Historic Places Registration Form, 1995. Available at the Utah State Historic Preservation Office (SHPO).

History of the Eleventh Ward, 1849-1979. [Salt Lake City, Utah: n.p., 1979].

Osborne, Julie W. University Historic District. National Register of Historic Places Registration Form, 1995. Available at the Utah State Historic Preservation Office (SHPO).

Polk Directories, Salt Lake City, 1884-1960. Published by R.L. Polk & Co. Available at the Utah State Historical Society and the Marriott Library, University of Utah.

[Salt Lake City Building Permit Cards and Register]. Available at the Salt Lake City and Utah History Research Center.

[Salt Lake County Tax Assessor's Cards and Photographs]. Available at the Salt Lake County Archives.

[Salt Lake County Title Abstracts]. Available at the Salt Lake County Recorder's Office.

Salt Lake Tribune.

Sanborn Fire Insurance Maps for Salt Lake City, 1898, 1911, 1927, 1950 and 1969. Available at the Utah State Historical Society and the Marriott Library, University of Utah.

United States Census. Salt Lake City, Salt Lake County, Utah, 1900, 1910, 1920 and 1930. [Utah State Death Certificates]. Available online from the Utah State Archives

Researching and a PLNPCM2019-006 Korral Broschinsky 38 Salt Lake City Corporation Date Feb 2008 12, 2020

(10-91)

4 ARCHITECTURAL DESCRIPTION

Building Style/Type:	Victorian Ecle	ectic with English Tudor I	Remodel / Cross Wing		No. Stories: 1
Foundation Material:	brick		Wall Material(s):	brick, stuce	0
Additions:none	<u>x</u> minor	_major (describe below)	Alterations:none _	minor	<u>x</u> major (describe below)
Number of associated	outbuildings _	<u>1</u> and/or structures	·		

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The Frazier House is a one-story brick residence built in 1894 and located at 963 E. 200 South in Salt Lake City. The house is a cross-wing with a hipped roof brick addition built circa 1901. The house was originally built in the Victorian Eclectic style, but was remodeled in 1932 to appear more like a period revival cottage. The period revival elements include stucco and faux half-timbers in the gable trim and an arched entry foyer extending from the main gable with a steeply gabled pitch (both characteristics of the English Tudor style). During a second major remodeling in 1988, the façade windows were replaced with faux-muntin vinyl windows. The brick masonry is laid in a running bond with flush mortar joints. Similar brick was used on the rear wing (circa 1901) and the extending wall (1932). The house has been painted red. The woodwork is painted blue. The foundation is brick, which is usual for Salt Lake City in this time period when stone was readily available.

The house is T-shaped with a projecting octagonal gable in the front (south elevation). The cross wings end in simple gables. The hipped roof section extended the main house about sixteen feet to the north. The house is covered with asphalt shingles. There are brick chimneys on the west elevation and at the center point of the roof. The octagonal wing features angled corners with corbelled brick and Eastlake-style sunburst brackets with drop ornaments. The gable trim has panels of red stucco separated by strips of blue wood. At the apex are several slats with diamond-shaped ends facing downward. As noted above the windows have been replaced. Many of the secondary windows are the original double-hung wood windows. The sills and lintels are stone. The cornice is fairly ornate with modillions and a row of dentils. It was duplicated on the 1901 rear extension. The secondary gables have decorative panels as well. The front door has a small rounded window (circa 1932) and the concrete stoop is rounded (also 1932). The back door is paneled (date unknown). There is a small enclosure in the notch at the northeast corner of the rear wing (circa 1910).

On the interior, the house has 1,497 square feet of space on the main floor. The attic is not useable. There is no basement. There are four bedrooms and two baths. The house sits on the south half of its deep 0.18-acre parcel. The front yard is mostly lawn with mature trees at the east and west property lines. The backyard is completely covered in asphalt with access from an alley off Lincoln Street and also via an asphalt driveway on the east side of the property. There is a manufactured shed (circa 1990) near this driveway. It is a non-contributing outbuilding.

The Frazier House is in the northeast quadrant of the Bryant Neighborhood and is surrounded by a residential mix of styles and types, mostly built in the early 1900s. The neighborhood also includes a few neighborhood-scale commercial and office buildings, two neighborhood churches, and the Holy Cross Hospital complex.¹ The building was evaluated as eligible/ contributing when the Bryant Neighborhood was listed on the National Register of Historic Places (NRHP) as part of a boundary increase for the *Central City Historic District* in 2001. The historic district was expanded a second time in 2002 and the buildings are currently part of the NRHP *Salt Lake City East Side Historic District*. The Frazier House was built within the historic period of the current NRHP district, defined as 1870 to 1946 in the Bryant Neighborhood nomination. The architectural integrity has been compromised the new façade windows, the Frazier House is an interesting example of the conversion of a typical Victorian Eclectic cottage to an English Tudor style residence. The Frazier House continues to make a contribution to historical significance of the Bryant Neighborhood.

¹ The two churches are the LDS Church 11th Ward Meetinghouse (951 E. 100 South) and the St. Paul's Episcopal Church (216 S. 900 East). The Holy Cross Hospital is currently known as the Salt Lake Regional Medical Center.

Architect/Builder: Unknown

Date of Construction: 1894

(see instructions for		ith "S" or "C" (S = significant	t, C = contributing).	
Agriculture	Economics	Industry	Politics/	
<u>C</u> Architecture	Education	Invention	Government	
Archeology	Engineering	Landscape	Religion	
Art	Entertainment/	Architecture		
Commerce	Recreation	Law	<u>C</u> Social History	**************************************
Communications	Ethnic Heritage	Literature	Transportation	
<u>C</u> Community Planning	Exploration/	Maritime History	Other	
& Development	Settlement	Military	—	
<u>Conservation</u>	Health/Medicine	Performing Arts		

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant C = contributing)

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

The Frazier House is located at the northeastern edge of Salt Lake City's Plat B. Plat B was surveyed in 1848 as an eastern expansion of the city's first survey, Plat A, which was platted in August 1847 soon after the arrival of Mormon settlers.² Plat B had the same characteristics of the first plat: ten-acre blocks, each containing eight lots of 11/4 acres. Streets were 132 feet wide. Originally each lot was allowed the construction of one house with a standard setback of 20 feet. The rear of the property was to be used for vegetable gardens, fruit trees, and outbuildings for subsistence livestock and poultry.³ The settlers were organized into wards, with the north part of the Bryant Neighborhood part of the Eleventh Ward.⁴ Because of the rapid growth of Salt Lake City in the late nineteenth century, the semi-rural lots were subdivided into deep narrow lots and the neighborhood became more urban in character. The modest homes of the first settlers were surrounded by the more substantial homes of the emerging middle-class. Multi-family housing for the working-class began to appear in the early 1900s. The neighborhood was easily accessible to the downtown and the University by a streetcar line along South Temple. The significance of the Frazier House falls within the contextual period Transition, 1870 to 1900 as described in the Bryant Neighborhood nomination.5

In September 1900, Samuel and Martha McKay sold part of Lot 1 to Roe Frazier. The McKay's were early settlers in the neighborhood and lived at 971 E. 200 South (demolished). Samuel McKay was a beekeeper by trade. Although the property was not deeded to Roe Frazier until 1900, it appears in the city directories and on the 1898 Sanborn map and was built around 1894 when a building permit (in Frazier's name) was issued for a six-room brick residence. Cicero, known as Roe, Frazier (1861-1914) was born in the mid-western United States. Jeanette "Nettie" G. Hocking Frazier (1862-1915) was born in Salt Lake City. They were married in 1891 and had no children. Roe Frazier was a surveyor. He was also a horse trader in his later years and died as a result of a horse-riding accident. The Fraziers are listed on the 1900 census in a household that also included Nettie's mother, Jeanette "Jane" G. Hocking (1820-1904), who had helped them purchase the house. In 1908, the Frazier family sold the property to Mary Treloar (1866-1946), who lived a few blocks away in the Swallow Apartments on 100 South. Mary Treloar deeded the title to Nicholas P. Stathakas in 1908, but held the mortgage and an interest in the property until 1919. Nicolas P. Stathakas (1870-?) and his wife, Althena Papasakonas Stathakas (1870-1913) are listed at the address on the 1910 census. They were married around 1890 and immigrated from Greece with their five children. Nicholas Stathakas sold the property to Anna B. Turner in 1915. Title to the house changed hands three times in three years eventually, returning to Mary Treloar. Mary Treloar sold the property to Lillie Ravitz. Lille Ravitz (1883-?) and her husband David M. Ravitz (1878-?) were Russian immigrants, who came to the United States in 1908. They had five children born in Utah. David M. Ravitz was listed on the 1930 census as a cigar merchant.

PLNPCM2019-00683 & PLNPCM2019-00684

² The first permanent settlers of Salt Lake City were members of the Church of Jesus Christ of Latter-day Saints, also known as the LDS or Mormon Church.

³ Brigham Young outlined the design of the city based on a concept known as the "City of Zion" plat originated by LDS Church founder Joseph Smith for laying out the city of Nauvoo, Illinois. Edward W. Tullidge, The History of Salt Lake City and Its Founders, (Salt Lake City, Utah: Edward W. Tullidge, Publisher and Proprietor, 1880), 47.

A ward (similar to a parish or congregation) is the smallest ecclesiastical unit of the LDS Church. The Bryant Neighborhood also includes part of the Tenth Ward, south of 300 South.

⁵ Giraud, Elizabeth Egleston, Central City Historic District (Boundary Increase): Bryant Neighborhood. National Register of Historic Places Registration Form, 1995. Available at the Utah State Historic Preservation Office (SHPO).

-continued-

The Ravitz family had purchased another home by the time of the 1930 census and the house could not be located on the enumeration. Lillie Ravitz sold the property to Venus W. Anderson in 1934. In March 1934, Venus Anderson was listed as both builder and owner on a Salt Lake City permit for \$9,700 worth of remodeling work on the house, representing the beginning of the home's period revival era. The house property was acquired by the Home Owner's Loan Corporation in 1937, and later the Prudential Federal Saving & Loan in 1949. It was a rental during this period. In 1954, Idell Edwards and John S. Shipp purchased the house. The property was eventually acquired by Walter and Susan Wendelboth in 1972. The Wendelboths bought much of the neighboring parcels as well. They formed the Wasudak Investment Company and transferred the deed that entity in 1976. All the properties in the block owned by Wasudak were sold to A&G Properties in the 1980s. In the fall of 1988, A&G Properties sold the parcels to the HAWK company. The property was reorganized under the HAWK II name in 2007.

6 PHOTOS

963 E. 200 South, Salt Lake City, UT p. 4

Common Label Information:

- 1. Name: Frazier, Roe & Nettie, House
- 2. Address: 963 E. 200 South, Salt Lake City, Salt Lake County, Utah
- 3. Photographer: Korral Broschinsky
- 4. Date: December 5, 2008
- 5. Digital color photographs on file at Utah SHPO.

Photo No. 1:

6. South elevation (façade). Camera facing northeast.

Photo No. 2:

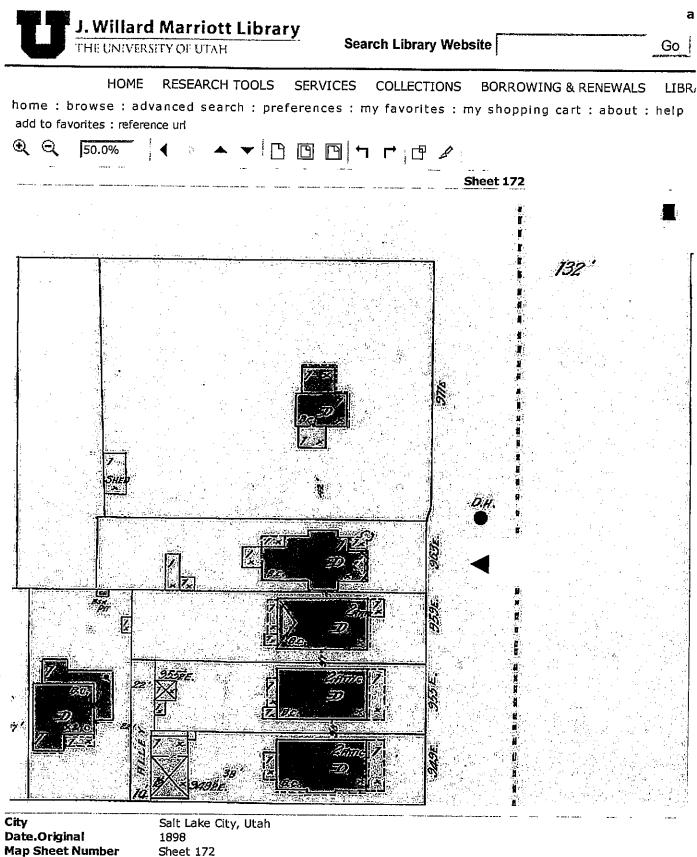
6. South and east elevations. Camera facing northwest.

Photo No. 3:

6. East and south elevations. Camera facing northwest.

Photo No. 4:

6. North elevation with shed on left. Camera facing south.



100 South; First South; 800 East; Eighth East; 200 South; Second South; 900 East; Ninth East; Business/building names Standard Steam & Hand Laundry Company; N.R. Servis candy factory Sanborn D A

Sanborn Fire Insurance Maps; maps; urban development; city planning

Street Names

Creator

Subject

University Neighborhood Historic District Expansion



Introduction

Context Development Pattern Study Area District Criteria Qualifications Readiness Endangerment Support Summary



History

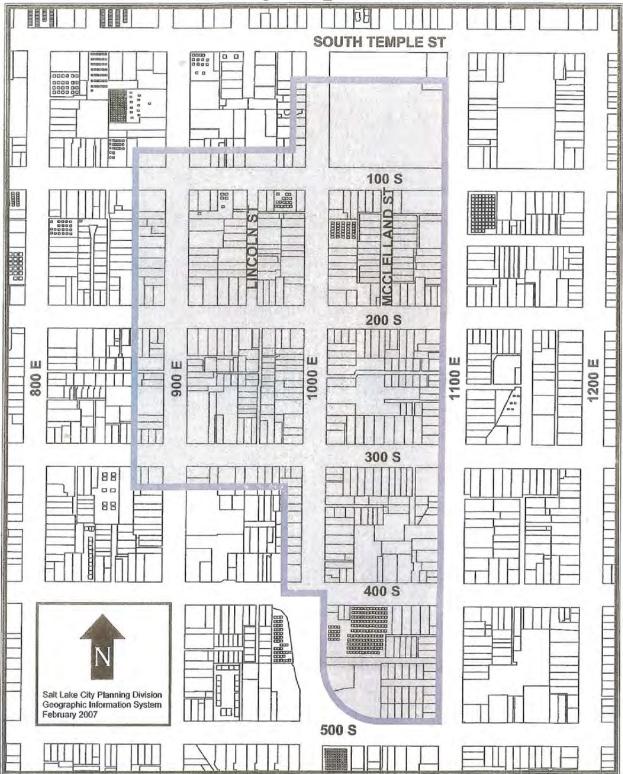
HLC Briefing July 16, 1991 HLC Hearing August 7, 1991 Planning Commission Sept. 5, 1991

Mr. Neilson moved to approve the University Neighborhood Historical District as presented in the staff report and **directed staff to start to work on the inclusion of the five additional blocks west to 1000 East**.



Motion carried- unanimous

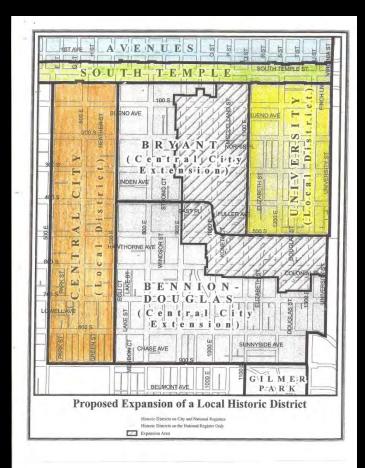
University Expansion Area

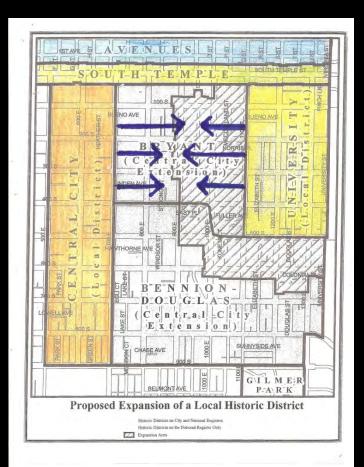


Expansion Request approx. 7 blocks (Complete Old Business from 1991)



Development Pattern





Plat F same Characteristics as Plat B

Became a fashionable neighborhood after the

University was moved to above 1300 East in 1899.



Streetcar Line in 1900 on South Temple connected Downtown with the new Location of the University



University Neighborhood Historic District

Significance Established NRHP - October 30, 1991

Criteria A

Reflects the history of Salt Lake population growth 20,000 in 1880 to 92,000 in 1920

Demographic pattern

Economic shift agriculture to industry

University of Utah Relocated to current site in 1900

Area home to faculty, staff, students, professional people



Self-sufficient neighborhood one of the few outside the core of Salt Lake City

Contained residential, commercial, public, and institutional buildings

City Beautiful movement



Criteria B

Prominent Salt Lake City Residents

Many taught at the University of Utah in Medicine, Theatre Dance, Architecture, Art Science

Professional contribution In the fields of business, law medicine, politics and mining



Criteria C

Craftsmanship of design and construction materials associated with this era 1883-1941

Excellent examples of the styles popular in SLC and Utah during fist quarter of 20th century

Significant and modest examples of prominent Utah architects

Represent the hallmark styles of the Progressive Era



Relevance

Percentage of Resources with significance, integrity, and age requirement

4 Blocks -91% (93.3% within 1-5 Years)

3 additional Blocks- 78% However the buildings are significant





This neighborhood reflects three periods of growth

and is unlike any other neighborhood

due to its range of styles



Concentration of new types of resources not yet protected in SLC 1847-1946



Examples of Prominent Salt Lake City Residents

- 1006 E. 100 So. Aaron Keyser Wealthiest person in S.L.
- 1829-1914 owned SL Brewery and Keyser Real Estate
- 1030 E. 100 John Bowen Ingram Vice Pres Hoover Drug Company
- 1014 E. 200 So Albert and Betty Vorse Landscaped Murray City Park . Owner Utah Nursery Company
- 1055 E. 200 So. Aquilla Nebeker United States Marshall
- 1079 E. 200 So. McConaughty and Losee Owner Lumber Business
- George Ran Aaron Keyser County Commissioner
 Salt Lake Water
- 374 So. 11th E. President of Deseret Agriculture Soc May Anderson LDS Primary Assoc. General President
- 176 So. 11th Willim Tynsdale Assist. Surgeon of the Utah National Guard
- 238 So. 1000 E. Harry Staats. Owner Saratoga swimming resort

- 922 E. 200 So. Wm. Sampson Pres SL Meat Co.
- 930 E. 300 So. Broadmore Apartments
- 1023 E. 300 So. Robert Lewis Dean School of Mines
- 250 So. 1000 E. George Mateer Home
- 921 E. 100 So. Thomas Lewis Prominent Lawyer /Judge UU Law School
- 1073 E. 200 So. David Spitz Home
- 955 E. 100 So. Designed by Walter Ware.
- 918 E. 100 So Zeigler General Mngr. Granit Mt. Mining
- 945 E. 100 So. Stephen Covey /Covey Canal Co. House designed by David C. Hart
- 954 E. 100 E. First group of teachers allowed to teach Principal for 34 year.
- 332 So. 11^{the} E. John Evans well known author
- 1023 E 3rd So. Robert Lewis Dean School of Mines
- 1035 E. 200 So. Dovell Grocery VP Hoover Drug Co.

Readiness

RLS Survey 1995 National Register **Historic Places** 1995 **Intensive Level** Survey 1998 (35) 2009



Intensive Level Survey Complete on Contributory Buildings



Documentation in Place

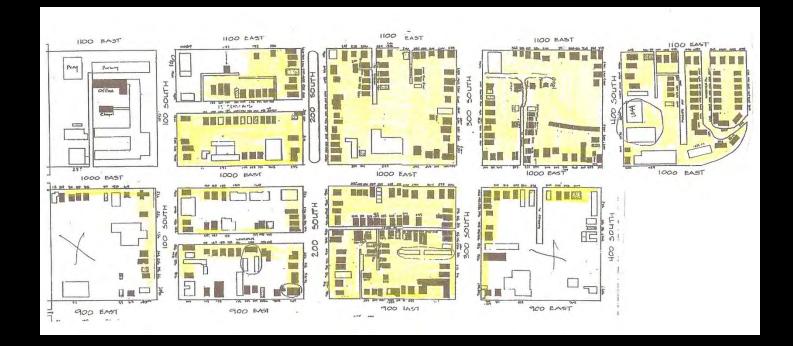


- 235 Intensive Level Surveys from 2009
 - 6 Documented site Forms
 - 26 Intensive Level Surveys from 1998
- Barbara Place 1 Site form 10 buildings
 - 268 Total

Average Survey validity 10-15 years



Contributory Buildings



University Neighborhood Design Guidelines /Criteria Already in Place







Social and Economic Data

CDBG Income Eligible Area

Percentage of Low and Moderate Income Households by 2000 Census Tract

The Census Tract of 1910 indicates that a substantial number of residents rented their dwellings



Endangerment



Level of Endangerment (7 Block Area)

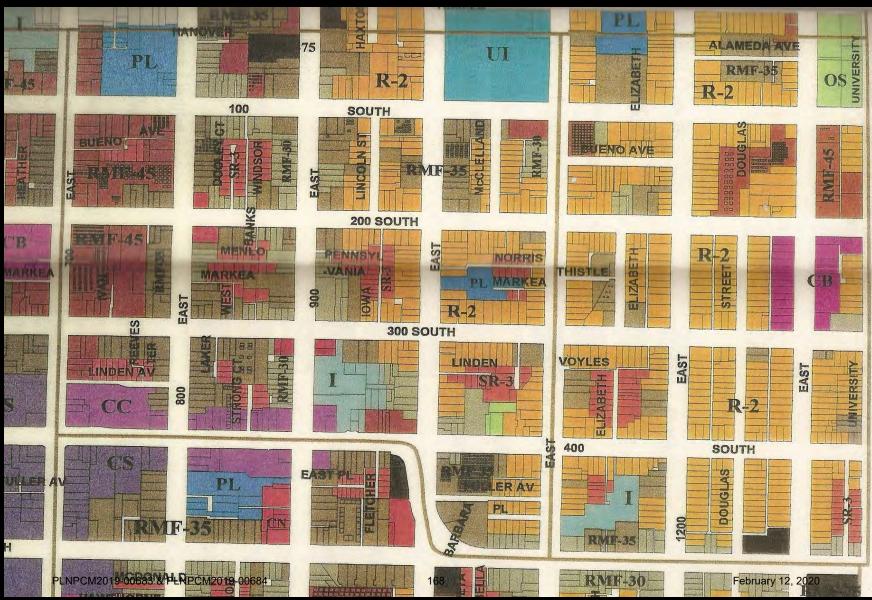
2009 Permitted Demolition in 2009 – 1 (135 South 1100 East)

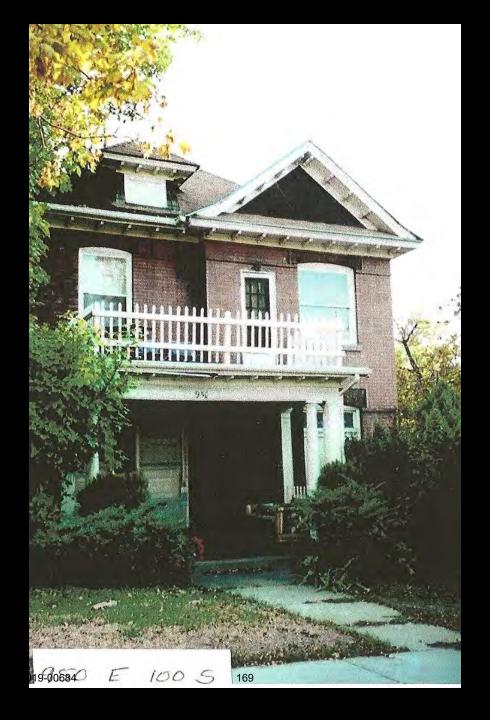
Demolitions without Permit – 2 (300 South Block)

Other - 1



Imminent Risk



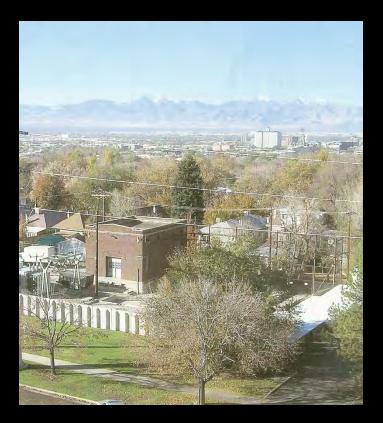




Need



Lost



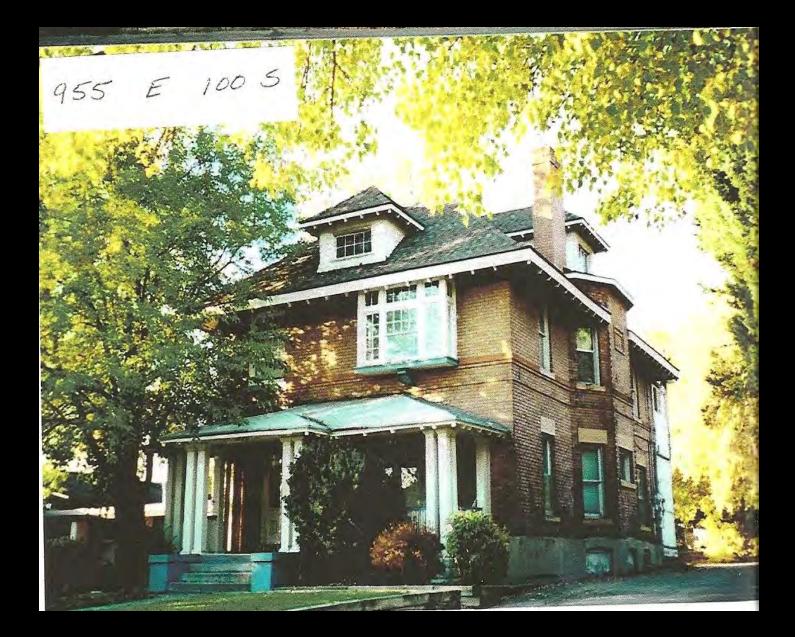


Center Court & Corners



Irreplaceable













E

200

924 E 200 S





Land owner & Neighborhood Support Highlights

ECCC/UNC Priority Goal 2010

1991 ECCC/Neighborhood meetings, letters, action

2006 City Council Intensive Level Funding

2003-2009 Neighborhood Educational Meetings

2006 Letter to every household

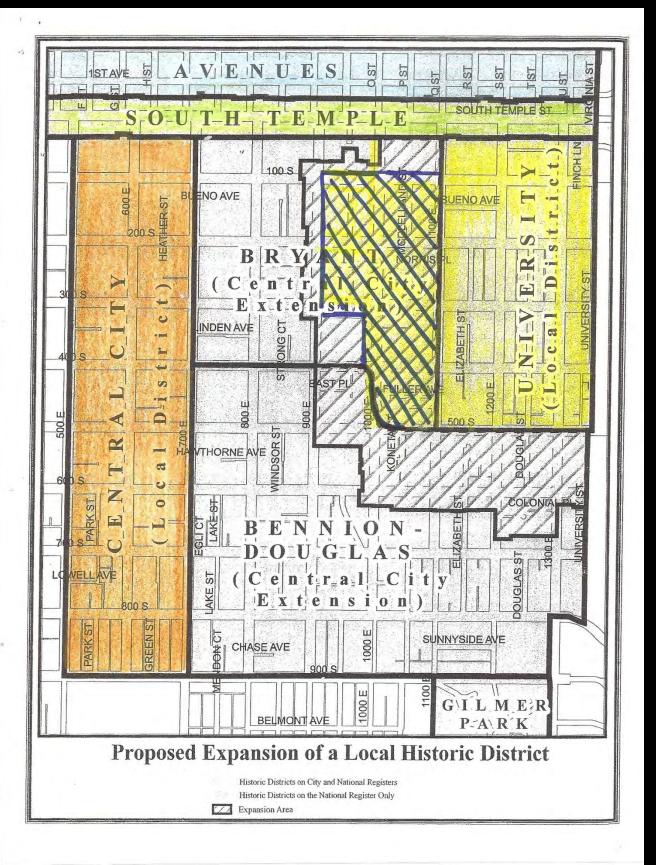
2005 Neighborhood Survey

2009 UNC/Bryant Meeting Vote 95-5% in support

Upcoming ECCC General Meeting April 2010

> Dissenting Concerns: Window replacement Parking pads





Summary

Matches the Development Pattern

91% and 78% Significance, Integrity, Age

1847-1946 Unique Concentration of Styles

Prominent Salt Lake Residents many involved at the U

Registered, Intensive Level Surveys Complete

Design Guidelines in Place

Neighborhood Survey Supports

Completion of Old Business 4 or 7 blocks





University Neighborhood Historic District Expansion



Kelsey

I am writing to express my concerns about the rezoning proposal that is currently on your desk for the historic homes on on 200 south between Lincoln and 1000 east.

I live just down the block at 1115 East and 200 South. I bought in this neighborhood for the charm and beauty of the historic district. I bought in this neighborhood because I didn't want live amongst massive modern apartment buildings that are going up all over the city.

When you visit other cities, what gives the city it's charm, it's character, it soul? The historic districts are what do that for cities. It's what visitors take the most pictures of, it's what gives this great city the warmth that it has. Do you think gateway, city creek or 400 south is what does that? No! It's the historic districts.

I am not in favor of the proposal to rezone these properties in order for the property owner to tear down the 4 properties in order to build 18 units of high density housing.

There is a master plan that was put in place to prevent this type of development in our historic districts. Why would we even consider an amendment to this plan and reward a private property owner who has neglected their properties?

If these properties were to be sold off individually there are plenty of people out there who would jump at the opportunity to save them. The current owners say that they aren't savable. I could not disagree with them more. Why are they are unable to afford to maintain them when they have rental income that is being produced? How are they able to afford architects and lawyers to put together their proposals but can't afford to maintain these magnificent structures?

I beg you to move forward with a recommendation of denial to city council on re-zoning these lots.

200 South is a treasure on the east side of salt lake city. It's the last remaining street with big beautiful trees and center medians. These have been eliminated over the years on S. Temple, 100 out and 300 south. Please do not set a precedence to other property owner who are neglecting their properties? Please do not open this can of worms? Please do not help these property owners strip our city of it's identity so they can benefit financially. I beg of you to please preserve the small yet shrinking historical district that this city has left.

Thank you Eugene Whitman Hello,

My name is Karla Jensen and I'm writing in support of the above project. My husband and I own the property located at 153 S. Lincoln St. I feel that this new project will aid in cleaning up the area where we have experienced undesirable traffic and curtail some of the drug activity we've witnessed. Let me know if you have questions or need any input from us.

Thank you, Karla and Kevin Jensen

--Karla Q Taylor Jensen Berkshire Hathaway Home Services - Utah Properties



October 14, 2019

Tom Dickman 1784 South 800 East Salt Lake City, UT 84105

Salt Lake City Planning Commission P.O. Box 145480 Salt Lake City, UT 84114

Dear Planning Commission,

This letter is about the zoning change request by the property owner of five houses, four located on 200 South: 949 East, 955 East, 959 East, and 963 East, and one at 159 Lincoln Street.

Background:

For several years Salt Lake has been subject to increased population pressures. This trend continues. Salt Lake is an Intermountain center of production and distribution. Many high-paid jobs, especially in the Tech and Financial sectors, attract highly educated and trained job candidates, often from states far away.

It is important to note that these jobs require advanced education and extensive training. They are not open to those on the bottom of the socio-economic scale. The request for the zoning change of the properties specified above can only be understood and judged within these developed and developing economic trends.

The City, the County, as well as the current candidates for Salt Lake City mayor, are well aware of these trends. Much new housing is needed. Much new housing is being constructed. A major question however rises up within the economic trends: Will they be Affordable? Affordable housing is defined as costing for rent no more than a certain percentage of tenant income. Many, even most, of the new housing being built within the City is indeed "affordable" to the tech and financial job holders, who typically make between \$60,000 and \$120,000/year. Those with job incomes in this range are the ones snatching up the new apartments within the city.

What though of people on the middle and lower end of the scale? Quick answer: they are being driven out of the city. Some are losing housing altogether and are swelling the numbers of homeless. Most are unable to pay the \$1500 to \$2000+ rents for the new housing. Even if they could, there would not be enough left over to pay for transportation, utilities, food, clothing, etc. The new housing is NOT AFFORDABLE for them.

The City, including the current mayoral candidates, can talk all they want about the need for affordable housing. Such talk remains talk. There is new housing, yes, but it is affordable mainly to those on the top end of the food chain. To make housing actually affordable to middle and lower income people, at least two policies need to be implemented:

■ A legal requirement that fixes a maximum ceiling on rent for middle income earners. Such a ceiling would need to be a fixed maximum percentage of income of middle and low income residents.

■ Rent control, requiring landlords to keep rent under this percentage maximum ceiling.

Some cities have instituted such policies. Salt Lake is not one of them. If, however, the City does not adopt such strict legal requirements limiting rent-as-percentage-of-middle/lower-income residents, housing will remain out of reach of many long-time City residents. The new housing will be a chimera for our most deserving citizens, a simple vote-baiting dream of politicians who use "affordable" as a catchword.

These considerations directly affect the proposed zoning change on 200 South. Current tenants are paying rent in the \$400 to \$600/month range. This is affordable for them. If the proposed new construction housing is approved, rent would rise to the prevailing rates in the area. Existing tenants would be driven out, simply by financial pressure. New tenants would come only from the high-end sector. This is reality. The present property owner's proposal includes *one* unit out of *sixteen* defined as "affordable."

There are other issues involved here:

- Provisions from the City Community Master Plan.
 - Residential Land Use Goals
 - Residential Land Use Policies
 - Preservation Goals of the East Central North Neighborhood
 - Historic Preservation Policies
 - Community Preservation Plan

The proposed zoning change request, and planned medium/high density construction, directly violate the above five provisions, which are already in effect. Specifics regarding such violations are contained in documents currently available to the Planning Commission, and detailed by other contributors to this planning process. More than 200 residents have signed the petition against the zoning change.

In a few words: the Planning Commission, and the City can go ahead and approve the zoning change request. To do so would simply confirm the City's caving to the interests of money, property, and wealth. Caving in this way would be a slap in the face to all middle and low income residents hoping to remain in the City. Of course, if they are evicted, many of them can find space at one of the new Homeless Shelters. These new shelters are touted with as much enthusiasm as the politicians' talk about Affordable Housing.

Sincerely,

Tom Dickman

cc: Salt Lake Tribune

Monica Hilding 155 South Lincoln Street Salt Lake City, UT 84102 August 30, 2019

I am writing to comment on the Planning Petition Information for PLNPCM2019-00683 & PLNPCM2019-00684 that was sent out by Kelsey Lindquist.

I took the following quote from: Growing SLC: A Five-Year Housing Plan 2018-2022(5-year Housing)

... the city's housing policy must address issues of affordability at the root cause creating long-term solutions for increasing the housing supply, expanding housing opportunities throughout the city, addressing systemic failures in the rental market, and preserving existing units.

Exacerbating the housing crisis are local barriers to housing development. The removal of these barriers will not solve the housing crisis... Without well-crafted policies and additional incentives, creating greater flexibility could result in the displacement of affordable housing.

This is exactly what is happening here. In exchange for one affordable housing unit, you are going to displace everyone living in 9 units in those five houses. Those tenants have signed extended leases, and a number of them lived there for years. Richard, who used to mow the lawns for all five properties for many years passed away this year. He lived in those units for more than 20 years. The lady with the red pants who collected everyone's cans with her two terrier mixes has also passed away 5 or 6 years ago. Steve lived there for at least 20 years, also passed away, when he was confined to a mechanical wheelchair at the end, he would use it to go back and forth to the stores on 7th East. There are other tenants who have lived there more than 10 years, one more than 15 years on and off. They individually pay between \$400 and \$600 a month because they share units. I believe most of them would qualify as cost-burdened households.

Again, quoting from 5-year Housing:

Goal 1: Reform City practices to promote a responsive affordable, high-opportunity housing market.

Pg. 13 Goal 2: Increase housing opportunities for cost-burdened households

Objective 5: Work with landlords to improve their housing stock and rent to very low-income households earning 40%AMI and below.

2 Guiding Principles For Evaluating...Housing Developments:

- Pg. 15 5. Incentivize the preservation and improvement of existing affordable housing.
 - 6. Create a net increase in affordable housing units while:

i. Avoiding displacement of existing affordable housing

ii Retaining and expanding the diversity of innovative housing types

It seems to me that this petition does exactly the opposite by decreasing affordable housing units for cost-burdened households. The landlords of these properties have intentionally allowed their housing stock to deteriorate over the last 30 years by doing shoddy maintenance. I don't know if they have applied for support from the city to improve these units.

12. Enable residents' success to maintain housing through partnerships with providers of supportive services.

- 16. Identify tools to increase and diversify the total housing supply
- 18. Include innovative parking solutions especially for projects near public transit [!]

Recently the thread in the facebook page of the East Central Community Council has focused on predatory towing along 400 South businesses. The problem is that there is not enough parking provided at TRAX stations to accommodate all those who try to use public transportation. Parking on our street is already a problem because of our proximity to the bus lines, the University of Utah, and TRAX. Imagine the increased traffic and parking issues if this developer goes ahead with his plan to build additional housing units on a street that already has parking issues, especially in the winter when people parking on the street have no place else to put their cars! There are already several apartments on the street, whose tenants who park regularly on the street because there is no off street parking for their units.

3 Responding to the Crisis: Comprehensive Solutions and Policies.

Goal #1 Increase Housing options: Reform city practices to promote a responsive, affordable, high-opportunity housing market...

Predictive development process...

This zoning was not changed in the most recent master plan. Houses all along 900 East were changed from R-2 and Multi-family to RMF-35. Most of the owners have no idea. How long ago was that? That plan allows for the densest development closest to the Trax station. That plan is probably the most recent of most of the areas in the city. In that plan, this area was left as R-2 in order to maintain a diversity of housing options.

Where the Architecture business on 2nd is, there used to be a Chinese Market. I frequented it often because two of my students were related to the woman who ran the store. What an incredible job on the remodel! But that parking lot which is now locked used to be an ally way and parking lot for some of the people living in apartments on Iowa street, so more parking for residents disappeared. Many people who regularly use public transit maintain a car for use in moving heavy items, transporting their pets, picking up groceries, and a multitude of other uses.

I will continue to go through the Five-Year Plan to find further reasons that the zoning on these parcels should remain. But for now, I'm sending this off and a beginning to many comments to come.

Sincerely,

Monica Hilding

Monica Hilding 155 South Lincoln Street SLC. UT 84102

September 5, 2019

The following excerpts taken from Central Community Master Plan are in response to Planning Petition Information for PLNPCM2019-00683 & PLNPCM2019-00684.

Goals of this master plan

1. Protect and improve the quality of life for everyone living in the community, regardless of age or ability.

4. Provide opportunities for smarter and more creative development practices to better serve the community.

- 5. Prevent inappropriate growth in specific parts of the community.
- 8. Preserve historic structures and residential neighborhoods.
- 9. Establish recommendations for better coordination and administrative review of construction projects and city applications.

A vision For the Central Community of the Future

The Future Land Use map, supported through zoning regulations, serves as a guide towards creating a more livable community.

Livable communities and neighborhoods

A variety of residential land use supports all types of housing and the affordability of the housing stock.

Preservation of the housing stock is an integral part of maintaining neighborhood character.

Historic preservation preserves older structures that contribute to the culture of the community.

Central Community Neighborhoods

The Futures Commission created a vison of a typical neighborhood for Salt Lake City. The ideal neighborhood will:

Be individual, family, elderly and youth oriented.

Be diverse

Promote public safety and be crime and drug free.

Be well maintained. Landlords, tenants, and homeowners will share responsibility for keeping properties in good condition. Homeownership will be encouraged where possible!

Have good traffic management that provides an adequate system for all modes of appropriate travel. Adequate off-street parking will be available and will meet the needs of residents and characteristics of the neighborhood.

Future land use designations assist the preservation of quality neighborhoods. The Future Land Use map in this plan will, when supported through zoning regulations, serve as a guide towards creating more livable neighborhoods.

Table 1 on page 4 shows that our neighborhood, East Central North has the highest population and largest number of housing units of all except Central Community.

Bryant neighborhood

The neighborhood also has well-preserved inner courts unlike those farther west. These small streets that penetrate the ten-acre blocks, such as Dooley and Strong courts are still lined with small cottages dating from the beginning of the twentieth century. The combination of imposing homes on the main streets and the small dwellings of the inner-block courts indicate that the population of this area has always been a mixture of the rooted and the transient and the upper- and lower-income classes. The proximity to the Central Business District and the University of Utah campus prompted early development of the area and was a major factor in the original zoning of this neighborhood for mixed residential uses and larger scale apartments. Pressure to develop or redevelop into higher densities has become one of the most significant issues confronting this area.

Issues within the East Central North neighborhood

Historic preservation

Protect designated historic resources and National Register properties.

Ensure that transit-oriented development and other development patterns are consistent with historic preservation goals.

Residential

Reduce excessive density potential, stabilize the neighborhood, and conserve the neighborhood's residential character

Improve zoning enforcement, including illegal conversion to apartments, yard cleanup, "slum lords," etc.

Encourage higher density housing in East Downtown, Downtown, and Gateway to decrease the pressure to meet those housing needs in this neighborhood.

Ensure new multi-family development is carefully sited, well designed, and compatible in scale.

Provide more affordable housing (owner occupied and rental).

Kelsey Lindquist said that our community must show that this petition does not follow the land standards designed for our neighborhood. Following are the residential land use policies that were written into Central Community Land Use Plan. These are on page 9 of the document.

RLU-1.1 Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses.

RLU-1.4 Preserve the character of the inner-block courts.

RLU-1.5 Use residential mixed-use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices and monitor the mix of uses to preserve the residential component.

RLU- 1.6 Encourage coordination between the Future Land Use map, zoning ordinances, and the Salt Lake City Community Housing Plan.

RLU- 1.7 Ensure that future amendments to the zoning map or text of the zoning ordinance do not result in a significant amount of non-conforming land uses.

RLU-2.1 Preserve housing stock through incentives and code enforcement by implementing the Salt Lake City Community Housing Plan.

RLU- 2.2 Consider opportunities for the City to purchase residential properties and market them through City housing programs.

RLU-2.3 Provide improvement programs for redevelopment and rehabilitation of residential structures and neighborhoods.

RLU-2.4 Assist homebuyers by marketing available government funding programs and residential rehabilitation programs, such as tax benefits for owners of structures in National Register Historic districts.

RLU-2.5 Promote reduction of deterioration of residential neighborhoods through code enforcement practices.

I believe that there is more than enough evidence that this neighborhood should not be the location of increased density housing. I sincerely hope that the Planning Commission declines to recommend the passage of this petition which is so contrary to the Central Community Master Plan Future Land Use Map.

Sincerely,

Monica Hilding

Jeff Sherlock

, As someone that entered the meeting in favor of the project, I didn't leave the meeting quite as comfortable. 3 main issues bubbled up for me: 1. The existing family that owns these 5 parcels intend to own and operate the new 16 unit townhome-rental development. They have been unable to manage the existing properties over the past 30 years to the point that they are requesting to tear them down because they can't keep them up, and yet we are supposed to believe that they would maintain the new development? I'm skeptical. 2. I'm quite concerned about the incentives here for other R-2 properties. They could build 7 units if the zoning remained R-2. They could build ~16 if it's RMF-35. Back of the envelope math says that the zoning change would make the properties combined 128% more valuable (more than double the value). If this is approved, what's to stop every slightly rundown R-2 house in the neighborhood from letting it get so bad that we, as a community, are held hostage until we approve some massive zoning change. I don't think we should be rewarding property owners that can't/won't keep up their properties. 3. A lesser concern than the first two, but there's no backyards in the townhomes. These aren't places people would want to raise kids, and I'd like to see us promoting places that are family friendly and don't just cater to downtown young professionals (I say that as one myself) and/or college students.

October 7, 2019



Planning Division Department of Community and Neighborhoods

PLNPCM2019-00683 & PLNPCM2019-00684 Map and Master Plan Amendment for: 159 S. Lincoln, 949 E., 955 E., 959 E., and 963 E., 200 S.

Mellissa Name: 58 800 Address: Zip Code_ 8 4102 **Phone:** E-mail 5 l This ave lune) AI 20 **Comments:** akea 40 years besomp PROB EMS. deorgian and there are iosane parking WORSE. and -Vhake it V A Deople Did not WPX ther. the MAMS (Da toe Deliene WORKer) SLOM LORDS WR 12G ANP Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via email at kelsey.lindquist@slcgov.com or via mail at the following address: Kelsey Lindquist (801) 535-7930, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. hond to improve the Old RUD Down house They February 12, 2020

hove done te same.

There are issues here with people moving parbage cass off the street while Park where home owners have their cass out. It will also make the residenal feel Gt the weighbox hood workse. Stodents will be in ond out and boot care about te log term residents. This may also lead to the teaning Down of Oter historic homes.

There are other aptions - fix up the places they have neglected. Or if that is impossible, sell them to people who will. If both pagelse, teak the hores down and build homes or duple XS.

PLNPCM2019-00683 & PLNPCM2019-00684

October 7, 2019



Planning Division Department of Community and Neighborhoods

PLNPCM2019-00683 & PLNPCM2019-00684 Map and Master Plan Amendment for: 159 S. Lincoln, 949 E., 955 E., 959 E., and 963 E., 200 S.

Name:	Ipina Zaletnaya
Address:	1057 E 200 S
	Zip Code84102
Phone:	E-mail
Comments:	
Dit	vill affect homeouners in this
	vill affect homeowners in this shorhood very negatively (parking, et eithering, foot and cai traffic, etc.
2 it	will reward the slum landleids
arou foi	the neighborhood they are doing
101	ne nes growing and provide the course

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via email at <u>kelsey.lindquist@slcgov.com</u> or via mail at the following address: Kelsey Lindquist (801) 535-7930, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

Narder n 19-00683 & PLNF

These buildings should be repaired Temodeled and sold to owners who will be taking care of the properties, bentifying the neighbeithere and the city, as we all, who own properties around, do.

141

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October 7, 2019



Planning Division Department of Community and Neighborhoods

PLNPCM2019-00683 & PLNPCM2019-00684 Map and Master Plan Amendment for: 159 S. Lincoln, 949 E., 955 E., 959 E., and 963 E., 200 S.

Name:	Michael Durka
Address:	1009 East 200 South Apt as
	SLC, UT Zip Code 84102
Phone:	nail
Comments: Pro	posed Project will increase all
nei	igh borhood property taxes.
Re	nt in all of neighborhood will increase.
Th.	is is a NET LOSS of affordable housing
For for	Ale CLASS Univ Students & Staff 100
Please provide	your contact information so we can notify you of other meetings or hearings on this issue.

You may submit this sheet before the end of the Open House, or you can provide your comments via email at kelsey.lindquist@slcgov.com or via mail at the following address: Kelsey Lindquist (801) 535-7930, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. that work in flee shops, foodst

PLNPCM2019-00683 & PLNPCM2019-00684

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October 7, 2019



Planning Division Department of Community and Neighborhoods

PLNPCM2019-00683 & PLNPCM2019-00684 Map and Master Plan Amendment for: 159 S. Lincoln, 949 E., 955 E., 959 E., and 963 E., 200 S.

Name:	Matthew Sargert
Address:	1088 E. 3rd Avenue
	Zip Code 8463
Phone:	E-mail
Comments:	
NE	immoral and a betrayal to the residents of Salt hake and the greater Avenues,
Stut i-	t will, if enacted, also contribute to the rising costs of rent for Salt hake residents
and	further inflate the housing crisis that we
us o City	Conneil to make the right decision.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via email at <u>kelsey.lindquist@slcgov.com</u> or via mail at the following address: Kelsey Lindquist (801) 535-7930, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

October 7, 2019



Planning Division Department of Community and Neighborhoods

PLNPCM2019-00683 & PLNPCM2019-00684 Map and Master Plan Amendment for: 159 S. Lincoln, 949 E., 955 E., 959 E., and 963 E., 200 S.

Name:	Joy Emory
Address:	212 5 1100 E
_	SLC UT Zip Code St102
Phone: _	E-mail
Comments: _	I object to a zoning change for these
properties	. The density, the proposed appearance of
	x, the height particularly the north of
	ty) is inconsistent with everything embodied
	storic neighborhood. The policies of the Central
	Master Plan promote preservation of low-density
dubellings HP1, etc.).	+ preservation of historic sprictures (RLUI.I, RLU D.O, the gity is not in the business to pomote the and there is no reason other thes personal localized
Sain of one	ar contact information so we can notify you of other meetings or hearings on this issue.
1 ou may submit t	his sheet before the end of the Open House, or you can provide your comments via e-

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via email at <u>kelsey.lindquist@slcgov.com</u> or via mail at the following address: Kelsey Lindquist (801) 535-of it's own 7930, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

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October 7, 2019



Planning Division Department of Community and Neighborhoods

PLNPCM2019-00683 & PLNPCM2019-00684 Map and Master Plan Amendment for: 159 S. Lincoln, 949 E., 955 E., 959 E., and 963 E., 200 S.

Name:	Anne Williams
Address:	1048 E 200 S
	Saltlake City Utah Zip Code 84102
Phone:	E-mail
Comments:	As a 15 yr, homeowner on 2nd S. we are
	ed with property use. The houses in question
have k	seen in complete disrepair (save the small
improve	ments made by tenents) and I have no confidence
that w	ould change - it seems appavent the owners
rave no	interest in the property other than high cost possible! This is supported by the past
30 yrs	s. they have owned these buildings.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via email at <u>kelsey.lindquist@slcgov.com</u> or via mail at the following address: Kelsey Lindquist (801) 535-7930, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

OPEN HOUSE PUBLIC COMMENT FORM October 7, 2019



Planning Division Department of Community and Neighborhoods

PLNPCM2019-00683 & PLNPCM2019-00684 Map and Master Plan Amendment for: 159 S. Lincoln, 949 E., 955 E., 959 E., and 963 E., 200 S.

Name:	Dave Crotchett
Address:	150 S. McClellad St.
	Zip Code 84 (UZ
Phone:	E-mail
Comments	: I am concerned about visibility on 200 South when
	, onto the stroet with either a car or a bicycle. Because
of park	ing on the north side of 200 South, it is difficult to
see tru	Fic, biker, longboards, etc. proceeding west (dowhill).
When o	n my bicycle going west often cars can't see me
	h the parked cars. I'm not sure how many additional
entopena	es the project will add, but it can only add to this
lasue on	200 South. Thanks for the open house!

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via email at <u>kelsey.lindquist@slcgov.com</u> or via mail at the following address: Kelsey Lindquist (801) 535-7930, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

October 7, 2019



Planning Division Department of Community and Neighborhoods

PLNPCM2019-00683 & PLNPCM2019-00684 Map and Master Plan Amendment for: 159 S. Lincoln, 949 E., 955 E., 959 E., and 963 E., 200 S.

Name:	John Sargent
Address:	1088 312 Ave
	SLC, UT 84103
Phone:	Zip CodeZip CodeZi
Comments:	I ama historic preservation builder in
the ne Tchon	gly support historic preservation of the beautiful
oldresi	Lential neighborhoods of Satt Lake. I question
theint	entions of the current property owner to
(BTWI	the public interest. Please dery the application.
Historie	Properties Committee as a volunteer.)

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via email at <u>kelsey.lindquist@slcgov.com</u> or via mail at the following address: Kelsey Lindquist (801) 535-7930, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

OPEN HOUSE PUBLIC COMMENT FORM	
October 7, 2019	
	Planning Divis Department of Comm Neighborhoo

	23
Name:	Jun Wells
Address:	229 S 900E
	SLL UT 84102
	Zip CodeZip Code
Phone:	E-mail
	I = T I I I I I I I I I I I I I I I I I
	1-Theowner has neglected the houses &
Maintenan	e in zoning will increase the value of
These han	e in zoning will increase the value of
the prof	verties. Thus S.L.C., would be
re ward in	ig the owner for decades of hoglect.
2-Linci	In struct already has un-manage able
traffic. I	he proposed structure eliminate the
	rivenay onto 2nd So. effectively making a bad situation worser
D1	

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via email at kelsey.lindquist@slcgov.com or via mail at the following address: Kelsey Lindquist (801) 535-7930, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

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October 7, 2019



Planning Division Department of Community and Neighborhoods

PLNPCM2019-00683 & PLNPCM2019-00684 Map and Master Plan Amendment for: 159 S. Lincoln, 949 E., 955 E., 959 E., and 963 E., 200 S.

Name:	Kelly Fouler
Address:	321 N. Almond St. Rear
	and 624 E. 4th Ave- SLC, 117 84103
	Zip Code
Phone:	E-mail
Comments:	I do not agree at all with these historic
	being forn down and lost to this city.
	do not agree with the dea of spot zoning
	eft one person. Zoning is there for a reason.
	ng tinthis way is inappropriate. Weave
capeta	Kers of these beautiful buildings during our lifetimes,
	it. They aven't "ours" with just the slightest modicum
of carr	e, they will outlive our grandkids. Lam a licensed al contractor: have brought several properties your contact information so we can notify you of other meetings or hearings on this issue.
Please provide	your contact information so we can notify you of other meetings or hearings on this issue.
mail at kelsey.	hit this sheet before the end of the Open House, or you can provide your comments via e- <u>lindquist@slcgov.com</u> or via mail at the following address: Kelsey Lindquist (801) 535-
	e City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. m the brink. These areune where close to the
	ed condition our 1862 nome on Quince was.
PLNPCM2019-006	83 & PLNPCM2019-00684 to be saved not destroyed. February 12, 2020

October 7, 2019



Planning Division Department of Community and Neighborhoods

PLNPCM2019-00683 & PLNPCM2019-00684 Map and Master Plan Amendment for: 159 S. Lincoln, 949 E., 955 E., 959 E., and 963 E., 200 S.

Name:	Ann O'Connell (John-spouse)
Address:	352 South 1000 East
Phone:	Salt Lake City Zip Code 54102 E-mail
	We are opposed to the regone and more
house	ularly to tearing down the existing
	The proposed apartment complex is not in
heeping	orhocol.
	Allowing these buildings to decay to the that repair (remodel is more expensive
You may sub mail at kelse	le your contact information so we can notify you of other meetings or hearings on this issue. omit this sheet before the end of the Open House, or you can provide your comments via e- <u>y.lindquist@slcgov.com</u> or via mail at the following address: Kelsey Lindquist (801) 535- ke City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.
than t	the owners would like is their fault/responsibility

and should not be rewarded.

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October 7, 2019



Planning Division Department of Community and Neighborhoods

PLNPCM2019-00683 & PLNPCM2019-00684 Map and Master Plan Amendment for: 159 S. Lincoln, 949 E., 955 E., 959 E., and 963 E., 200 S.

Name:	Ellic Sargent
Ivame:	1088 3rd Avenue
Address:	Salt Lake City, UT
	Zip Code 84/03
Phone:	E-mail
Comments: beautiful	I am adamantly against rezoning that would allow these historic homes to be removed. The beauty and Craffsmaship of the
	never be replaced. These homes and the beautiful canopy of trees
must be Sav	ed. The current landbods should not be rewarded for their lack of
	rdship. They only want to make more money, and must care very little for
the charac-	ter of the neighborhood. There are vacant lots all over town that can be
built on. Do	not allow this zoning change: it will only embolden more landlords to neglect
	ties & then claim hardship + allow more + more beauliful neighborhoods romised. Thank you for respecting this historical district. Your contact information so we can notify you of other meetings or hearings on this issue.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via email at <u>kelsey.lindquist@slcgov.com</u> or via mail at the following address: Kelsey Lindquist (801) 535-7930, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.



October 9, 2019

Kelsey Lindquist Senior Planner Community and Neighborhoods Planning Division Salt Lake City Corporation

Regarding: <u>Planning Petition PLNPCM2019-00683 and 00684</u>
Zoning Map amendment and Master Plan Amendment
159 S. Lincoln, 949/955/959/963 E. 200 South
Request to change R-2 zoning to RMF-35 and future land use map from low to medium density

University Gardens Neighborhood petition

Dear Kelsey;

The attached petition has been submitted as feedback to the by Monica Hilding representing primarily immediate neighbors to the subject properties.

It includes 20 pages, 198 signatures that were gathered from September 18 – October 7 by Monica Hilding the immediate neighbor to the subject properties.

The petition is in opposition of the rezone and future land use map change. Please see the summary statements at the beginning of the petition.

We are forwarding this information to you to be included both in your consideration as you determine your recommendation to the Planning Commission and **ask that you include these pages in the packet given to the Commission for their review.**

We will continue to forward this input as it is received. Thank you for your thoughtful consideration.

Sincerely, Esther Hunter Chair, East Central Community Council & University Neighborhood Council Sincerely in behalf of the Executive Board of the East Central Community Eastcentralcommunity@gmail.com

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To the planning staff and the Planning Commission,

We encourage a negative planning staff recommendation and a subsequent negative vote by the Planning Commission on the amendment to the Land Use Map of 159 S. Lincoln, 949 East, 955 East, 959 East and 963 East 200 South. This zoning change will be detrimental to our community and property values for the following reasons:

- The applicant states that the parcels are adjacent properties in the RMF-35 district. This is misleading. These parcels are completely surrounded by R-2 zoning, except for 57' adjacent to an RMF-35 zoned parcel, that is a non-conforming use. This neighborhood and Lincoln street are primarily residential, with the majority of lots being designated R-2. The proposed amendment is contrary to the purposes, goals, objectives, and policies of the city as stated in the Central Community Future Land Use Plan and the Mayor's Five-Year Use Plan documents. This spot zoning threatens the whole character of the neighborhood.

- The proposed map amendment will negatively impact adjacent properties. A number of homes adjacent to these properties have been renovated in the past 20 years, many with assistance from the State Historic Preservation Society. 155 South Lincoln Street has solar panels on its garage. The proposed amendment and the disclosed building design would render those panels completely useless which would cause financial hardship for the owner. Also, this is not in alignment with the city's goal to be 100% renewable by 2030. Will owners continue to put on solar panels if zoning changes render them useless?

- Traffic is already a problem in this neighborhood because of non-conforming uses. Years ago, a temporary parking lot replaced a lovely Victorian home on Lincoln Street. This parking lot is used as the access to the underground parking of the businesses on 1000 East where the entrance to the underground parking is presently closed off with a metal barrier. Lincoln Street is narrow and parking is already a problem, especially in the winter. The current disclosed building design calls for all of the driveways to enter and exit onto narrow Lincoln Street. Therefore, the proposed new 16 additional units with a total of 32 bedrooms and who knows how many tenants will undoubtedly exacerbate the current traffic problem.

- Additionally, affordable housing is in such demand and the disclosed plan for new units only offers one affordable unit. The Mayor's 5-year housing plan stipulates the city should incentivize the preservation and improvement of existing affordable housing and create a net increase in affordable housing units while avoiding the displacement of existing affordable housing. Because each of the current 9 units is occupied by numerous tenants, these affordable housing units service many people.

This situation begs the question, why have resources been expended to develop the Central Community Future Land Use Plan and the Mayor's Five-Year Use Plan, if those strategic plans are going to be blatantly disregarded for the benefit of a single property owner?

For all of the reasons stated above, we urge the Planning Commission to adhere to policies laid out in the Central Community Future Land Use Plan and the Mayor's Five-Year Use Plan and decline to recommend the passage of this amendment. We thank the city for the process that allows residents to comment on a petition of this kind.

Thank you,

Sincerely,

PLNPCM2019-00683 & PLNPCM2019-00684

collected رتوج 18 - February 12, 2020 - OCX 7,2019

Name (PRINT) Signature Date Address Email /Phone Signed 837 Merloale ayton arey 10/31/19 Corinne Cummingo 8 Kolbe Powell 8 10/31/19 862 Mento A.C SLC, UT, 84102 Nick Nebeker 10/34/19 435.900 5 Strin in 10131/19 HURQS 11 /-0/31/14 ALGOOD 1133E Breno 133 2 bueno Vel ueno Avenue Gane

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\checkmark	LAWRENCE NELSON	Luit	263 5 1000 E		16/2/2	202
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]	SteveWilliams	Alere Alle-	115 S. 1100 Ea.#312		1-16-20	20
	Dean Barrott	Olan Bank	725 11, 200 Mith	· · · · · · · · · · · · · · · · · · ·	1-16-2020	
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Date Name (PRINT) Signature Address Email /Phone Signed 300 5 5LC 842e Michelle Wolfe 1000 E SLC Sandra 4 3225 3225 1000 9 Sel 4395. 1100 F. Mark Perr Sondra White 13245,1005. timail m 11.21.1 Fowles 259 5. 1200 E 11/21/2019 Sophie Cavon 156 M Stieet FORSTAN MADERSTACKER Melinda Main E. 2005. 847 E. 2005. láin

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Name (PRINT)	Signature	Address	Email /Phone	Date Signed
Julie Mack	Maek	1055 E. 2005,		10.7.19
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	not lett	1088E. Jid Avenue		0-7-19
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1	Indith Ballantyne	Allalat	256 5.800 E.SLC 8410 Z		10/30/19
	Sonjw E. Chesloy	Son, E Cheses	1779E. Yale Au		10/30/19
	Nancy C. McEntire	amat	214 A. Street 84103		10/30/19
	David Stanley	Land Stanley	214 A St. SLC 84103		10/ com 130
	Ernest Hate	Shell thet is	540 S. 900 East 87102		10/30/19
-	Michael Barattini	Mar	1135 Querio Aire 84102 3		ulifiles 19
	David Quens	Dio	-784 11,300 W		3/10-1
×	Laura Mills	K	1134 Bueno Ave		1/1/19
	HOLDEN WAGHAVE	H	163 Bucho Ave		nlin
	Cut Land	July 1	1167 E Bueno An		11-1-19
	PLNPCM2019-00683 & RLNPCM2019	-00684	216	February 12, 20	

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Marian Neversummer	the formation of the second se	873 E3005 SLC, UT 84102		10/31/19
Adam Faler	man	56 NT 84102 1325. Dooley Court		10/31/19
Ruth Rodgers	black -	847 5 3005 Apt B SLC VIT 84/02		w10/31/1
Chriskamka	An	875 E 300		10/31/1
ShaunaGrattan	South	825 E 3005		(0.3).
KatieLienemann	Katiefier	815 E. 3005.		10.31.1
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Kendra Norrex	Keimit	235 S,000E		isk, the
Ben Zvellemin	Mais	Elle Mento Ave		10/3/
Com Rymm	Gle 7	833 Menlo Avenue		10/3(11

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	Name (PRINT)	Signature	Address	Email /Phone	Date Signed
	Brinden Iskell	londa	4048 5. 1300 E. 742 SIC, UT 84174		2-29-69
	TEIZPY BURDEN	A HBI	974 E 300 S > SLC 8-1102		9.29.19
•	MICHAEL WARD	- yeta	968 E 3205 SLC 32402		za sept Rog.
8	RYAN ALLED	in m	956 E 2005 546 84112		201 Sapt
-	Julie Assenbe	12 Alsunda	243 IavaSt		Flegt
•	Ryun Daly	Jon fan	224 I Ower St.		9-24-19
•	Julia Macn -	Dh.	230 50 1000 E SLC, UT A/10 2		10/3/19
-	Sonia Erich	Some Engl	131 S. 1000 E, #7 Suc, UT 84102		16/3/19
	ST- PHANEE GROSSCUP	HA A	231 S. 900E 84102		m19/4/19
-	LUKE Rabe	SE	1335 9002 84102		

	Name (PRINT)	Signature	Address	Email /Phone	Date Signed
	MARIX BUNGE	Much Bune	753 S. 900 E		9/24
	HOWARD BROUGH	Howard Brough	753 SOUTH 900 EAST		9/24
•	WERK SANTORI	Wert Surle Q	844 ANEN LOUA		9/24
1	TIM FUNK	Depiteran	347 SOUTH 400 E		oreg 9/2
	Mike Berry	MIKE BErry	286 C St. SLC UT 84105		9/24
•	Boundlaor	i Boumie Maa	1230 Sa 1000 East		em elle On
	Parker Phillys	Parke Parlin	2425 LOWE		9/24
	BRIAN HEYES	Malpa	255 Slova St.		9/24
	Elyse Stoedter	Hey be that	902 E 2005 SIC, UT		9/24
	Anne Beck	And Beck	121 S. Lincoln St, ut		9/28/19

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	Name (PRINT)	Signature	Address	Email /Phone	Date Signed
	Christine smart	CSma	130 5 1200 8 84102		41,119
	Esmeralder Munia	Esmerel de Muro	1146 BIXEND AVE SLC, UT		1×11/19
4	Lisa Oland	Isaoland	938 E1005 Securiz	- -	"/1/19
	Greta (Gretchen) de Jong	Bole Joney	140 S. McClelland St	-	e.nat 11/4/19
•	Scott Barker	Scott f. Busten	143 S. 1000 E.#3	-	114/19
	Lign Saichels	-00-	1435.1000 E#1		11/4/19
	Per Jorgensen	Perloyentre	1435.1000 ETT	-	11/4/19
	Manej Varma Penmats	se Mit-	1475.1000 E, #4		11/4/19
	Sandra B. Kerman	Annan BRU	985 E, WILSON Are \$4105	-	119/19
C	GaryBack	Ganger	987 Law of Ave Byrg		12-949
	PLNPCM2019-00683 & PLNPCM2019	9-00684	220	February 12	. 2020

	Name (PRINT)	Signature	Address	Email /Phone	Date Signed
2.	Hadley Smith	48-7	1133 E. 300 S. #1 84102		1/1/19
-	Eastan Smith	att	834.E. 300 S.		11/1/19
	Devin Ross Richey	Da Roug Ricky	-2120 E Roosevert		11/1/19
	Pavid Miller	R	829 7 300 S		(1/4/19
-	Ben Cooper	Ben Coopey	807 E 300 S		11/4/19
	Bobbje Engey	Bampen	1425. podlag of		1 1/24/19
-	Allison Sosebae	alliph	273 S 1100 E		11/21
4	Matthew MacDonald	d	273 S 1100 E		11/21
-	Kent Williams	Kazzi	1048E, 2005.		1/21
	Ashley Moretz	An	17 1200 E		11/21/19

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	Name (PRINT)	Signature	Address	Email /Phone	Date Signed
		n R	1784 South 800 East		
	Tom Dickman =	122	SLC JT 84105		10-7-19
	Ellie Sargent	Ellie Sargut	1088 3rd Ave. SLC, UT 84103		m 10-7-19
	Nancy Starks	M. Starlis	336 So. 1100 E		1 10-7-
-	David Starks	Bulles	336 SP. 1100 E		10-7-19
	John Sargent	J/H	10.58 3 1 Ace SUC, US 84103		10/7/17
	Rec. Alderman	Les aldun	1217 4th Ave ut Relia		10/7/19
-	JANG LOUISE BALLINGER ESTES	Jun Taris Belly Erg	Q26 Sanx 1000 Grit \$4102		2017013562 7tc 2014
-	Ann O'Connell	am Connell	352 S. 1000 East 84102		1017/19
-	Jeff Burks	- E	1055 E. 200 S. SLC, UT & 4102		-
	A	1	1048 5 200 5		
-	AnneWilliams	headlians	SLC, UT 84102		10/3/17

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	Name (PRINT)	Signature	Address	Email /Phone	Date Signed	
0	ERIC HEASYON	SIM	240 Jown St.		7/22	
	Derek Howsen	Dansn	256 lawa St.		9/22	
5	ANNIETTE EDGAR	Schriette Edgen	260 Iowa &		9/22/ - Con	19
!	BRIANTETOZSON		246 Iowa ST		9/22/19	Ĩ
-	Erik Bipsemeier	Elkin	220 Imast		9/22/19	
	Anny Lefebre	Super	17845. 800 East		9-23-19	
-	Brad Beck	Best Be	121 Lincoln st		Coph 9-25	8-1
	Fryan M. Fenn	Ample	118 South lincoln st		9-8-6	
-	Canelore Duncen	Conder Dincen	9192100 S FLC		9-2879	
-	Wender) Durin	NThom for	919E100556.(.	0	2800 200	1

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	MARLEYHAWS	27th	911 E 2005		09/28/19
	Alexandra Movan	alexandra	SPOE 1005 ATS		9/28/19
-	MICOLE GASQUARELLI	March	880 E locs APT 5		9/28/19
-	Cam Lonsden	Comp -	225 5 900 E		9/29/14
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Name (PRINT)	Signature	Address	Email /Phone	Date Signed
- Stephanie Lyden	Abtophanie Lyph	1104 E 200 S. Saltiake City, UT 84102		9/21/19
- Elisabeth Bennett	elisaket Bennett	1108 East 200 South, Salt Lake City, UT 84102	Ĩ	92119 MAIL, 2011
Branden Bennitt	Bismotor Barnett	1108 East Zoe South Suit Loke City, UT 84102		9/21/19
- Adriana Hernandez	Aludiot Hermitica	1110 East 200 South Dalt Lake City, UT 54102	-	9/2//19
- Sara Balaguer	In the	1112E 2005 salt Lake city UT 84102		1 1/21/19
Pasha Stisson	AL	1112E acos SaltLake City, UT, gy102	-	9/2/19
- Maria Koshy	Je	1124 E 200 south \$4102		9/21/19 .con
· Roshow Koshy =	Ash KI	1/24 E 2005 auth	-	9-21-14
- Robert ASlingerland	Not State	1128 Egrosaull SLC		× 9/21/19
- Betty R. Slingelad	Betty R. Sumperland	1128 F 2005, SLC		9/2/19
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Name (PRINT)	Signature	Address	Email /Phone	Date Signed
- Ryan Bean	22 - 20	331 5 1000 E APT 4 SLC, UT, 84102		9/21
Undsay Beek	e XBer	340 E Carfield Are SLC. UT 84105		9/21
SylviaWilcox	Ageria Skilip	2689 Imperial St. Salt Lake City		9/21
- annasiajszattaenve	n mappy	960E100S B3 Southering		9/21
- RELS CHENOLLETH	The	960E 1005 B3 SLC, UT 954 E 100 S		9/21
- Junh Swenom	Sharon L Swenson	SLC UT 84102		9/21
Sohn Foster	plui Sortos	1205 1000 E SUC UT SU102		com 01/2
J. Barry Nielse	m Many helsen	128 S. 1000 East		9/21
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	Name (PRINT)	Signature	Address	Email /Phone	Date Signed
	COLIN THACKER	Color	13051000 E, SLC		Sisep19
	MARK SHVELTD	MA	432 S ELIZABETH ST		2150049
-	MICHAEL DURKA	Manla	1009 E 200 San 8		1.21.2016 Licon
-	Cally Eplin	Cody Eplin	1009 8 200 5 \$ 10		9/21/19
	Alexia Hudron	Anort	1010 £ 2005		()21/19
	Mandi Tit comb	Much Totool	1010E 200S		9/21/19
0	BRONSON BOTHET	KRI	IONE LOS		9/21/19
-	Kasey Lindstrom	thorasphine	1018 E 2005		9/21/19
-	Melane Merine the	Milan Muni	1042 E 200 5		9-21-19
-	Michael Heer	Man	10546 2005		9-21-19

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February 12, 2020

	Name (PRINT)	Signature	Address	Email /Phone	Date Signed
-	Pulatin	Alle Pulation	112182003		9/2/
-	Eigne Whitmin	Ent	1115E 200 S		9/21
-	Sym Koshland	Shynn Koshland	976EZ005		9/2/
-	Sanford Meek	AZZ	976E 2005		21sept
-	abram Sares	as	1365 Lincoln		9121
-	Nicole Dicon	aniel Anin	156 S. Lihcohn.		9122/1
	JOSH EATON	ant	515 E. SRD AUS		9/22/19
-	Zoe Hilbert	305 Min	936 E. Pennsylvania		9/22/19
-	Jeff Morgan	A	936 E. Pensylun Pl.		9/22/19
	Heathur Cordeas	Hutter Coden	934 E Pennslyvaera PI		. 9/22/19

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	Name (PRINT)	Signature	Address	Email /Phone	Date Signed
	Alyssa Kay	aleyssan Kang	99 E 1600 5, Bountiful		9/21/19
	Esther Meroio	han	1769 5. 600 E. SLC		n 9/11/19
	Stephen Lucich	l. Lucich	525 S 800 E	-	9/21/12
	DENSE Peterson	MP	SLC, UT 84102 681851300 EAPT-CY COTTUNUORD (-16HT), 84121		912119
e.	DAVID PETERSON)	Att	COTTONWOOD (-19/115, 8412/ LEIES 1300 E BPTGOF COTTONWOOD HER HIS UTEHIS		9/21/19
	ANGELA VALENTIA BISC	ar DABaard-	225 South Laut Street	2	7 72/17
-	V Andrew Sullivan	An	225 South Street	-	7122/17
-	TERRY QUE ZEW	pr at	236 Iowast.	-	9/22/19
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Kathryn Marti	Kathryn Marti	1858 E Harris Bryan Ave SLC UT 84108.		9-21-2019.
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Dave Pacheco	011/2/	328 E Wilson Ave SLL, UT 84115		9.21.19
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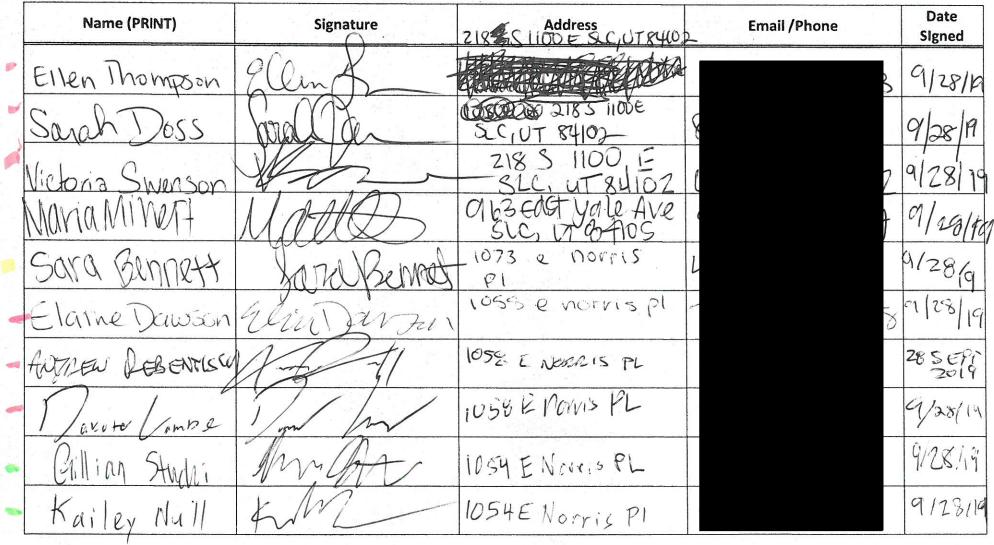
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•	Shannan Wells	Bimin	155 Lincoln street Salt Loke City UT 84102		10/15/20101
	Alex Zlachevsky	Jun,	146 Lincoln St. Apt. 1		10/29/2019
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•	Garry Stein	Carobel	826E 300 5 SLL UT 84102		10-29.10

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-	Ben Haaland	FAR	1248 E 100 5 SLC, UT 84102		10/29/19
•	Cindi Haaland	Cudi Haalad	1248 E 100 S SLC, UT 84102		10/29/19
-	Hannah Bruns	HanhBro	1236 E 1005 SLC, UT 84102		10/29/19
	Mathan Huff	Naction	1236 E 1005 GLC UT 8907 Z		10/25/19
-	Raquel Meyer	hund Men	1206 E 1005 SLC, 47 84/02		10/29/19
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From:	Peggy Alderman
To:	Lindquist, Kelsey
Subject:	PLNPCM2019-00683 & 00684/ map and master plan for homes at Lincoln and 200 S
Date:	Tuesday, October 8, 2019 7:47:19 PM

Kelsey,

I attended a recent Planning Commission Open House regarding a plan to develop the properties at the intersection of Lincoln and 200 S and quite frankly, as a resident of a nearby historic district, the thought of this project coming to fruition is horrifying to me. I do realize the differences in protections in a national (of which these homes are included) and a local historic district, but the fact that the possible rezoning and demolition of a swath of contributing buildings in any historic district in order to make way for a generic multi-family development should send shivers down the spine of every resident of every historic district. Where does it stop? These 5 homes are interwoven in the story of that neighborhood and should remain so.

I have a number of issues with this project.

The petitioners, who own all 5 homes claim that an engineering firm, who I am assuming they paid, decided that none of the homes were stable enough to withstand remodeling, however the homes are currently filled with rent paying tenants. I am having a hard time being convinced that every home has fallen into such disrepair as to be deemed so dilapidated that they need to be razed.....again.....full of tenants. There is a small home on U Street in the Avenues that was vacant for over 5 years and was rehabbed and listed recently for 650K. It just takes work and patience.

I heard the owners claim that someone has been paid for the last few years to maintain the 5 properties. They also claim on their info page that the new townhomes will be maintained by a property manager. I'm not sure that given the owners past history of monitoring their 5 homes, that the neighbors can be all that confident in their ability to monitor the management of 16. I think that a new unbiased engineering study should be done on the homes. An increase in traffic was questioned, to which the spokesperson for the owners responded that the number of cars would only increase by a few. I'm not quite sure how increasing the number of households from 5 to 16 would only increase the number of vehicles by a few. There was only one one bedroom proposed, with the rest two and three bedrooms and what looked to be two car garages for those. I think that a traffic study should be done. The neighbor adjacent to the north has a solar array on her garage, which currently has no structure to the south blocking sunlight. The proposed plan would put two to three 35 foot buildings directly to the south of her garage. The artist rendering of the project conveniently had the shade pattern from the townhomes trending to the south. I have reservations about the continuing efficiency of her solar panels. I think that a shade analysis should be done.

units. Some things that I did not hear addressed while I was there was the increase in trash, noise and light pollution, as the result of 16 households replacing 5.

I don't begrudge anyone the opportunity to create an income stream for themselves, but I don't believe that it should come at the expense of the fabric of an entire neighborhood. I'm imploring the Commission to deny this petition.

Regards, Peg. Alderman

Sent from my iPad

From:	Esther Hunter, ECC Chair
To:	Lindquist, Kelsey
Subject:	PLNPCM2019-00683 and 00684 Community Comment. Please include in your consideration and in the Planning Commission packet. Thank you. Esther
Date:	Tuesday, October 8, 2019 12:01:17 AM

On Tue, Sep 24, 2019, 9:39 PM Jo Starks <

> wrote:

Hello Esther and east central community.

I'd like to express my feelings about the zoning change that has been requested for 200 S., Lincoln Street to 10th E.

I am not in favor of the proposed zone change to allow 16 units to be put at the site. The things that make it unfavorable, in my opinion; the proposed height of the new residences, The close proximity to the sidewalk to the structure, The lack of parking for visitors in an already congested area.

I'd like to suggest that underground parking be suggested to the developers.

The residences that are on the block that are meant to be replaced have many issues. For example yards are unkempt and not watered; trees are suffering on both sides of the sidewalk. Exteriors of the houses are run d own. I have long been familiar with the one house, "China Blue" to be center for drug use and dealing.

I would like to consider the zoning be changed to allow for less than 16, but more than nine residences. I believe the Salt Lake City planning person, Kelsey, had mentioned that there is a zone that would allow for that.

Thank you for allowing my opinion to be counted.

Jo starks

227 So. 1100 East SLC Ut 84102

From:	
To:	Lindquist, Kelsey
Subject:	Re: PLNPCM2019-00683 & PLNPCM201900684
Date:	Thursday, August 15, 2019 8:07:53 AM

Hi Kelsey,

I want to take a moment and let you know I got the planning petition information for the property across the street from me.

I'm at 156 S. Lincoln Street. My house was built in 1896 and I am extremely passionate about the historic nature of the neighborhood we live in. The area of this proposal is 30 yards from my home.

My concerns about this potential amendment would be diminishing the neighborhood historic nature, as well as parking and street concerns. In the winter Lincoln is already is last to be plowed, and adding more residents to the street would be very detrimental to this space.

The homes that are being considered to be replaced for a moderate density proposal are beautiful and old and in and of themselves. To have them replaced by newer construction would be a very shortsighted idea.

I urge the planning commission to think about these issues and consider that the impact of traffic and new construction, as well as losing the important character of the neighborhood would be a poor turn of events indeed.

I would of be happy to discuss this in further detail. I can be reached at 801-971-2920 or at this email address.

Nicole Dicou 156 S Lincoln Street SLC 84102

From:	
То:	Lindquist, Kelsey
Subject:	Resident Feedback Regarding: Rezoning for 5 properties on 200 South, between Lincoln and 1000 East
Date:	Tuesday, October 8, 2019 9:14:16 PM

Hi Kelsey,

We're reaching out in opposition to the rezoning proposal for the 5 properties on 200 South, between Lincoln and 1000 East. We live with our two young boys a block East of the proposed rezoning, at 1108 East, on 200 South.

We bought our home 4 years ago with the intentions of raising our young family here, the rest of our lives. We bought our home because we loved the convenience of being blocks from downtown, the University, and public transit while still being in a well established, historical area. There aren't many neighborhoods, like ours, left in Salt Lake.

If this rezoning passes, what other rezoning changes will be passed within our neighborhood in the future? If we continue to allow owners of rental properties to redevelop for high capacity dwellings, our neighborhood will be everything we avoided when we originally searched for our home in Salt Lake. We don't want large apartment buildings in our neighborhood/next door. We want to look out our windows and see other homes and massive 100 year old trees, not 30 foot tall concrete walls. As we've seen on the current zoning and rezoning plans, it's VERY clear that the rezoning for high capacity dwellings is creeping further and further East, along 200 South. We do not want to see that continue. We want to see preservation and appreciation for what we already have. Please consider how another rezoning will affect the future for other rezoning proposals. They will become easier and easier to pass, eventually making single family homes obsolete in this area.

We all watched as Sugarhouse was bulldozed and redeveloped, destroying countless historical structures. Not only are the new structures far too large and out of character for the area, the over committed dwelling unit capacities have caused huge traffic and parking issues. Our neighborhood will not be able to physically handle rezoning after rezoning. Not only do we oppose the rezoning for higher capacity dwellings out of fear for a similar outcome from the structures, we also oppose the traffic and parking issues that are bound to accompany them if the rezoning is passed. We are already in a high traffic area, with very active bus routes. We do not wish to see that increase.

Our wish for these current units is to see them fully restored and maintained. From what we understand, the current owners claim these properties are unsalvageable, thus the redevelopment. If that's truly that case, why in the world are they currently occupied by renters? If they're unable to allocate funds to restore them (which we've also heard has been said by the owners), how are they able to allocate funds to completely demolish and redevelop? We understand there is money to be made in rezoning/developing these units, but what's frustrating for the residents who actually live here is, money always speaks louder than the voices of the people effected.

We know we're not the only home owners in the area who are completely opposed to this. We just hope the Planning Commission and City Counsel Reps can hear and act on our united opposition.

If you could please forward this on for consideration in the final decision, it would be appreciated.

Thank you, Brandon & Elisabeth Bennett 1108 East 200 South

Comments on

PLNPCM2019-00683 & PLNPCM2019-00684 Map and Master Plan Amendment for: 159 S. Lincoln, 949 E., 955 E., 959 E., and 963 E., 200 S.

From: Sanford Meek 976 E. 200 S., SLC, UT, 84102-2431

I am opposed to the plan to re-zone these parcels from R-2 to RMF-35. The reasons are outlined below.

- 1. Zoning is one of the most serious issues in city planning and neighborhood preservation and livability. Any change from an R-2 designation to another must not be allowed unless there can be shown benefit to the neighborhood the concept of Rebuttable Presumption. No evidence of a benefit has been shown in the proposal. Once an area is zoned for a higher density it cannot be re-zoned to R-2, causing a permanent change to the character of the area. People moved to the area and bought homes. Many of these homes have been restored and are still being restored to their original styles. We accept that there are medical, dental, rehabilitation, educational facilities, and even coffee shops in the neighborhood. But, enough is enough, we do not want any more large-scale apartments or buildings in our neighborhood.
- 2. The issues and problems with the lots can be resolved without a re-zoning. It is claimed that the structures cannot be rehabilitated. If the existing structures must be removed, it does not imply that medium density housing must be put in their place. Single family or duplex housing could be put in without changing from R-2. This has been done in other area of the neighborhood such as on 100 South between 1000 and 1100 East where new homes were built in a compatible style of the area.
- 3. It was claimed that the lots do not meet modern size standards. This can be fixed without re-zoning from R-2.
- 4. Parking and traffic is already a problem in the neighborhood, especially when the University of Utah is in session and students park in the area and take the bus to campus to avoid campus parking. No parking nor traffic study was presented at any of the meetings or open house presentations. When asked, the presenters said that there was no problem but had no evidence or study to back those claims.
- 5. The present owners of the properties have not been good landlords. The properties have been in disrepair for decades. They claim that this is because their parents who did the repair work are now too old to do it. This does not explain why maintenance cannot to hired as a normal cost of doing business. The owners should not be rewarded

for negligence of the property by creating a greater moneymaker for themselves. Bad behavior should not be rewarded.

- 6. There is virtually total opposition to the re-zoning plan from the neighbors. The city officials complain that the local city voice is not heard on issues such as the prison relocation, the new inland port facility, and other issues imposed by the state, yet, they ignore the local voice of the neighborhood and impose their rules against the wishes of the locals. This is hypocrisy at large.
- 7. There are several conditional use exemptions and other zoning exemptions in the area. Until the city enforces existing rules and stops giving exemptions, there should be no more changes to zoning or land use.

From:	Stacie L Baldwin
To:	Lindquist, Kelsey
Subject:	Saving the Blue Pearl (China Blue) House
Date:	Wednesday, October 9, 2019 7:38:06 PM

Hello,

I just wanted to have my voice be heard about not tearing down the houses in downtown Salt Lake. Those blocks close to the avenues are filled with historical houses, probably nearing 100 years old. The Blue Pearl, previously China Blue, has gone through decades of generations & generations, & has a special place in all the hearts that have been there. That house has been cleaned up, cared for, & has responsible tenants who fixed it up nicely.

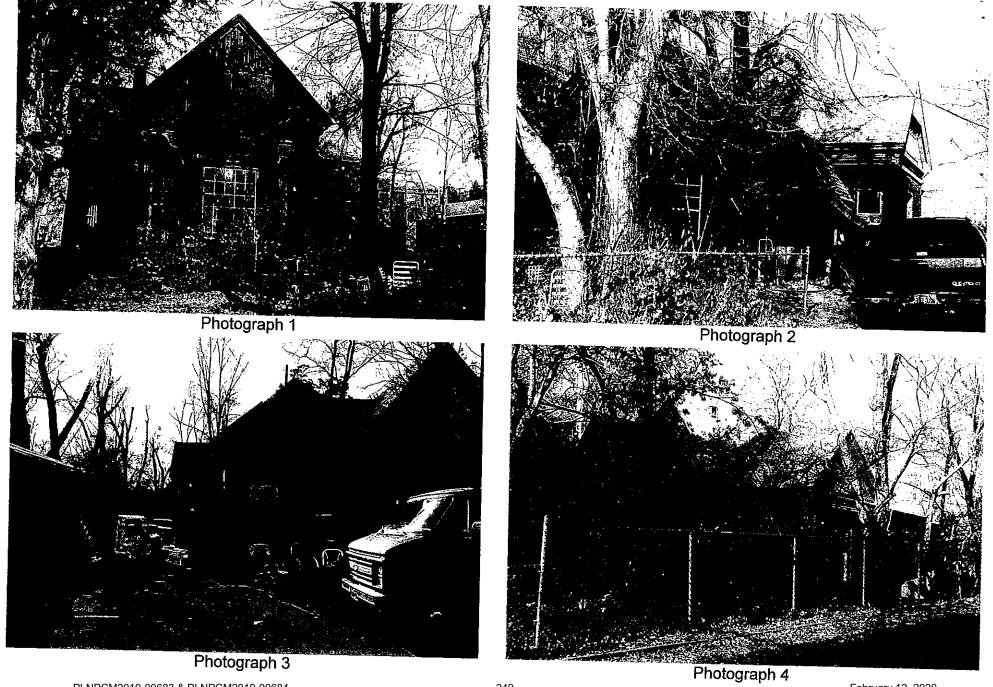
Besides the historical age & sentimental reasons, Salt Lake is becoming as expensive as California, no one can afford \$2000 a month rent, with how very low our wages are. We need to keep low income & low rent places to live because the middle & low class will all become homeless & on the streets, just like California, then comes the rats, then comes the fleas, then comes typhus & the black plague.....just like California. California is moving here & we already cant handle the traffic with our 1 freeway. We cant make matters worse kicking out our own people to the streets to build ugly, blocking the scenery condos, that would eventually turn into ghettos anyway. All of us have done the math.

It's a massive mistake to tear down those homes, just because the owner is sick of dealing with them & is greedy to be paid off by the contractors. If the owner doesnt want to deal with them anymore, than we need to find someone else to manage them & let that beautiful neighborhood of homes be left alone.

Please dont tear them down, please dont ruin a historical part of town, & please dont kick out the tenants & make them homeless. They cant afford what rent costs everywhere else. Prices everywhere are insanely expensive except for low income housing places that are gang, crime & drug infested & they also have 2-3 year waiting lists which is ludicrous. No one can win, I'm speaking for myself as well, I'm stuck where I am & cant afford to move because rents increased dramatically, it's really hard to believe Utah has gone through the roof with what they are charging to keep a roof over your head. So again, please leave those houses alone. They mean the world to many, many people in many different ways.

Stacie Baldwi

Sent from Yahoo Mail on Android



PLNPCM2019-00683 & PLNPCM2019-00684

October 14, 2019

Tom Dickman 1784 South 800 East Salt Lake City, UT 84105

Salt Lake City Planning Commission P.O. Box 145480 Salt Lake City, UT 84114

Dear Planning Commission,

This letter is about the zoning change request by the property owner of five houses, four located on 200 South: 949 East, 955 East, 959 East, and 963 East, and one at 159 Lincoln Street.

Background:

For several years Salt Lake has been subject to increased population pressures. This trend continues. Salt Lake is an Intermountain center of production and distribution. Many high-paid jobs, especially in the Tech and Financial sectors, attract highly educated and trained job candidates, often from states far away.

It is important to note that these jobs require advanced education and extensive training. They are not open to those on the bottom of the socio-economic scale. The request for the zoning change of the properties specified above can only be understood and judged within these developed and developing economic trends.

The City, the County, as well as the current candidates for Salt Lake City mayor, are well aware of these trends. Much new housing is needed. Much new housing is being constructed. A major question however rises up within the economic trends: Will they be Affordable? Affordable housing is defined as costing for rent no more than a certain percentage of tenant income. Many, even most, of the new housing being built within the City is indeed "affordable" to the tech and financial job holders, who typically make between \$60,000 and \$120,000/year. Those with job incomes in this range are the ones snatching up the new apartments within the city.

What though of people on the middle and lower end of the scale? Quick answer: they are being driven out of the city. Some are losing housing altogether and are swelling the numbers of homeless. Most are unable to pay the \$1500 to \$2000+ rents for the new housing. Even if they could, there would not be enough left over to pay for transportation, utilities, food, clothing, etc. The new housing is NOT AFFORDABLE for them.

The City, including the current mayoral candidates, can talk all they want about the need for affordable housing. Such talk remains talk. There is new housing, yes, but it is affordable mainly to those on the top end of the food chain. To make housing actually affordable to middle and lower income people, at least two policies need to be implemented:

■ A legal requirement that fixes a maximum ceiling on rent for middle income earners. Such a ceiling would need to be a fixed maximum percentage of income of middle and low income residents.

■ Rent control, requiring landlords to keep rent under this percentage maximum ceiling.

Some cities have instituted such policies. Salt Lake is not one of them. If, however, the City does not adopt such strict legal requirements limiting rent-as-percentage-of-middle/lower-income residents, housing will remain out of reach of many long-time City residents. The new housing will be a chimera for our most deserving citizens, a simple vote-baiting dream of politicians who use "affordable" as a catchword.

These considerations directly affect the proposed zoning change on 200 South. Current tenants are paying rent in the \$400 to \$600/month range. This is affordable for them. If the proposed new construction housing is approved, rent would rise to the prevailing rates in the area. Existing tenants would be driven out, simply by financial pressure. New tenants would come only from the high-end sector. This is reality. The present property owner's proposal includes *one* unit out of *sixteen* defined as "affordable."

There are other issues involved here:

- Provisions from the City Community Master Plan.
 - Residential Land Use Goals
 - Residential Land Use Policies
 - Preservation Goals of the East Central North Neighborhood
 - Historic Preservation Policies
 - Community Preservation Plan

The proposed zoning change request, and planned medium/high density construction, directly violate the above five provisions, which are already in effect. Specifics regarding such violations are contained in documents currently available to the Planning Commission, and detailed by other contributors to this planning process. More than 200 residents have signed the petition against the zoning change.

In a few words: the Planning Commission, and the City can go ahead and approve the zoning change request. To do so would simply confirm the City's caving to the interests of money, property, and wealth. Caving in this way would be a slap in the face to all middle and low income residents hoping to remain in the City. Of course, if they are evicted, many of them can find space at one of the new Homeless Shelters. These new shelters are touted with as much enthusiasm as the politicians' talk about Affordable Housing.

Sincerely,

Tom Dickman

cc: Salt Lake Tribune

November 4, 2019

Tom Dickman 1784 South 800 East Salt Lake City, UT 84105

Salt Lake City Planning Commission P.O. Box 145480 Salt Lake City, UT 84114

Dear Planning Commission:

This is a follow-up to my October 14 letter regarding the proposal affecting 200 South at 949, 955, 959, and 963 East, and 159 Lincoln Street.

■ These houses are inhabited. This fact sets off the current proposal from many of the new housing apartments which have been and are being built in the city. A significant number, if not the majority of the new constructions are built on lots where no one was living previously. In the case of 200 South, multiple people living in multiple houses are involved. Where will these people go if the proposal happens? The rent demanded by new apartments would be far beyond their means. This was the substance of my earlier letter.

■ The quick answer to this question is that many if not most of the current inhabitants will be driven out of the city. Some might very well up homeless. As you are aware the new homeless shelters being built by the city have a combined capacity of only 60% of the old Rio Grande Shelter. Will there be space enough? According to a recent news article, the city is hoping for "goodwill" on the part of local landlords to allow housing for people who may not have sterling rental credentials and history. This is very nice. It is very nice too that some landlords may have a soft spot in their hearts for the homeless and potentially homeless.

■ Relying on soft spots is not a viable housing strategy. Moreover -- and this is directly relevant to the 200 South proposal -- the current landlords of the 200 South property have demonstrated no softness in their hearts during their long ownership of the properties in question. As public documents from the Health Department and the City show, the landlords have dragged their feet on compliance with code and city regulations on multiple occasions. Several times they have failed-to-show for scheduled meetings with city officials. Such disrespect eats up your tax dollars and mine. Out-of-compliance problems with the houses have often taken multiple follow-ups from the city in order to assure correction.

■ And now, were the City to approve the current proposal, how could that decision be viewed as anything other than a *reward* to the current landlords for their foot-dragging, non-compliance, and disrespect over decades of time? Certainly the current tenants would see things in this light, as would any reasonable observer.

■ There is a question of justice involved here. Eviction of tenants is no joke to...tenants. Actual brick-and-mortar housing provisions for current tenants should be demanded as a condition of proposal approval. If the current landlords won't assure this -- as is evident by their less-than-magnanimous offer to make *one* out of *sixteen* units be "affordable housing" -- then it is incumbent on the city to assure adequate housing rather than eviction. Can the city do this? Is the city likely to do this? Not likely, given the continuing deference shown by the city toward landlords and property owners. Yet if Affordable Housing is to be more than a slogan, the city must meet this challenge, for the landlords of the 200 South properties surely won't. If the city can't do this, then the 200 South proposal should be rejected and denied.

Sincerely,

Tom Dickman city resident

From:	
То:	Lindquist, Kelsey; ECCChair@gmail.com
Subject:	Proposed zoning change at 949 to 963 East 200 South and 159 Sooth Lincoln
Date:	Monday, October 28, 2019 4:18:36 PM

Members of the Planning Commission,

Re: PLNPCM2019-00683 and PLNPCM2019-00684 Proposed zoning change at 949 to 963 East 200 South and 159 Sooth Lincoln

I am contacting you to express my opposition to the requested zoning amendment at the above referenced addresses. I have lived a block away at 1058 East 200 South for approximately 40 years. I believe that this change is not consistent with the goals and policies of the city and conflicts with the purpose statement of the zoning ordinance.

Density is already a problem in this area. The proposed complex will make it worse. There is also a problem with the impact this will have on the sewer, streets and existing infrastructure. Due to the proximity of the University and the changes in the bus routes traffic and parking are a problem and keep getting worse. The addition of 15 apartments of 2 and 3 bedroom units will exacerbate the already difficult situation.

The fact that these property owners have let these homes degrade completely does not mean they should be allowed to tear the homes down and build a bigger unit to neglect. If they wanted to build and sell new homes I would feel differently. For 30 years they have failed to care for these properties while nearby homeowners have worked to improve the area and their homes. Now they want permission to build rentals that they and the renters will neglect. I can see no reason to believe that they or their attitude to our neighborhood has changed.

This change would cause existing homes to lose value, it would increase already insane off street parking and street traffic. As it is people park all over 2nd South and take the bus to the U. In order to park on my street I and my friends have to compete with students, Ivy house and the existing rentals. If my friends or elderly mother want to visit there is nowhere to park. People move my full garbage cans so they can park in front of my house and my cans do not get emptied. People block my and my neighbors shared drive when they park and leave their cars all day.

Although this neighborhood has many well cared for single family residences it seems like the City does not care about us. Spot zoning in this already high density area is a dreadful idea. It will degrade the area and drive away existing, established homeowners. If it is actually necessary that these historic homes be torn down then they should be replaced with new homes not a rental unit. This would fit in better with this residential area. It would also lessen the impact on the infrastructure and it is far more likely that new homeowners would care for their homes unlike these negligent landlords.

Thank you,

M. M. Hubbell 1058 East 200 South SLC UT 84102

From:	
To:	Lindquist, Kelsey
Subject:	rezoning 200 So and Lincoln
Date:	Tuesday, October 22, 2019 9:45:36 PM

To Whom It May Concern,

I am just writing to let you know my feelings about the rezoning being requested by Mike Gleeson at 200 So and Lincoln.

My family, the Larsons, have owned a Dental office at 928 E 1st So. and several properties on Lincoln Street for many years.

We have watched the neighborhood go up and down with a variety of different types of individuals living in different homes. Lately the neighborhood has definitely on an up swing.

I have had several individuals comment that the properties owned by Mike Gleeson are the worst in the neighborhood and have struggled with frequent turnover and are barely livable. The type of people often attracted to those properties can be quite transient and sometimes questionable. We certainly had that experience when we purchased the run down apartments on Lincoln St and 100 So. next door to our dental office. I have seen several neighbors make significant effort to remodel and up grade their homes. I think that any help we can provide in upgrading the neighborhood I support. Tearing down those existing irreparable houses and building something new would be a real positive and I am pleased the Gleesons are interested in doing something. Maybe they are trying to pack to much into the space available but I do think it needs to be a win/win for the owners and neighbors . If there is a way to allow new housing structures where those dilapidated existing structures are now I would be very much in favor of it. It seems to me that some type of rezoning would be appropriate and necessary to make it work.

Thanks for all you do in making our city a better place Brent A Larson DDS

From:	Esther Hunter, ECC Chair
То:	Lindquist, Kelsey
Subject:	(EXTERNAL) Fwd: Against Lincoln and 2nd South zoning change.
Date:	Wednesday, February 5, 2020 9:32:17 AM

resend

----- Forwarded message ------

From: **morgan galbraith** Date: Sat, Sep 21, 2019 at 7:04 PM Subject: Against Lincoln and 2nd South zoning change. To: <<u>eastcentralcommunity@gmail.com</u>>

My name is Morgan Galbraith. I am a concerned citizen/homeowner. I reside, with my daughter, at 154 South McClellan Street, which I own. I'm concerned in regards to the rezoning of the properties on 952 10th East on 200 South. I believe that this would be detrimental not only visually but to the neighborhood as a whole because of many reasons that I myself voiced at the most recent meeting at judge high school as well as others who voiced their concerns at the meeting. The owner of the property has no long-term planning in regards to this property in appears to just want to make a quick buck, that is not what our neighborhood stands for. We are a community and having a property like this dilutes our sense of community. In summary I am against any reasoning of properties in the neighborhood, specifically in this situation. No to the rezoning of the properties on 950 East and 200 South.

Thank you for all your service to the community.

Morgan Galbraith APRN-C

If you have any questions in regards to my stance please feel free to call me

From:	Esther Hunter, ECC Chair
То:	Lindquist, Kelsey
Subject:	(EXTERNAL) Fwd: PLNPCM2019-00683 and 00684 Community Comment. Please include in your consideration and in the Planning Commission packet. Thank you. Esther
Date:	Wednesday, February 5, 2020 9:31:33 AM

Resend from Jo Starks.

----- Forwarded message ------

From: Esther Hunter, ECC Chair <<u>eastcentralcommunity@gmail.com</u>> Date: Tue, Oct 8, 2019 at 12:01 AM Subject: PLNPCM2019-00683 and 00684 Community Comment. Please include in your consideration and in the Planning Commission packet. Thank you. Esther To: Lindquist, Kelsey <<u>Kelsey.Lindquist@slcgov.com</u>>

On Tue, Sep 24, 2019, 9:39 PM Jo Starks

wrote:

Hello Esther and east central community.

I'd like to express my feelings about the zoning change that has been requested for 200 S., Lincoln Street to 10th E.

I am not in favor of the proposed zone change to allow 16 units to be put at the site. The things that make it unfavorable, in my opinion; the proposed height of the new residences, The close proximity to the sidewalk to the structure, The lack of parking for visitors in an already congested area.

I'd like to suggest that underground parking be suggested to the developers.

The residences that are on the block that are meant to be replaced have many issues. For example yards are unkempt and not watered; trees are suffering on both sides of the sidewalk. Exteriors of the houses are run d own. I have long been familiar with the one house, "China Blue" to be center for drug use and dealing.

I would like to consider the zoning be changed to allow for less than 16, but more than nine residences. I believe the Salt Lake City planning person, Kelsey, had mentioned that there is a zone that would allow for that.

Thank you for allowing my opinion to be counted.

Jo starks

227 So. 1100 East SLC Ut 84102

From:	Esther Hunter, ECC Chair
То:	Lindquist, Kelsey
Subject:	(EXTERNAL) Fwd: zoning map amendment
Date:	Wednesday, February 5, 2020 9:32:45 AM

resend

----- Forwarded message ------From: Erin Ekstrom Date: Fri, Sep 20, 2019 at 12:17 PM Subject: zoning map amendment To: <u>eastcentralcommunity@gmail.com</u> <<u>eastcentralcommunity@gmail.com</u>>

Hello,

Thank you for hosting this great community meeting last night. I have to admit it was my first time attending something like this, and it was a great experience. It makes me proud to know I live in such a great neighborhood with such engaged residents.

I would like to make a formal comment against the proposed re zoning on 200 South. Given the discussion last night, and the information presented, I do not feel I can support the increase to RMF-35. The current owners have not fostered any feeling of trust, good will, or membership in our community. I do not feel confident that they will indeed hold true to their intended plan to redevelop the property in a sustainable way that is in accordance with our current neighborhood aesthetics. I also feel, we have enough RMF-35 already zoned in our neighborhood, and that a lesser ask would be more reasonable at this time.

Again, thank you for the opportunity to comment, and I am looking forward to becoming more engaged in my community. Kindest regards,

Erín Ekstrom

 Re: PLNPCM2019-00683 & PLNPCM2019-00684, Zoning Map and Master Plan Amendments at 949-963 East 200 South and 159 S. Lincoln Street
 From: Jen Colby, Resident, 160 S Lincoln St, Salt Lake City, UT 84102

Dear Members of the Planning Commission and Staff,

I am writing to express my opposition to the request for Zoning Map and Master Plan Amendments at 949-963 E 200 South and 159 S Lincoln Street in Salt Lake City by the owners and their representatives. I urge you to definitively vote NO and make a negative recommendation on this application.

My husband and I have owned and occupied the property at 160 South Lincoln Street since 2002. Our house is a single-story contributing Victorian eclectic frame house with an R-2 parcel zoning. We bought it after it had been a rental property on and off for years. We knew we were buying an old house that might need a lot of work. We had no idea we were buying into a neighborhood with a patchwork of zoning that belied its lovely appearance as a historic neighborhood with many intact older buildings. We liked the diversity of the neighborhood, the proximity to the University of Utah and downtown Salt Lake City, as well as easy access to open space in City Creek and the foothills, transit service, bike lanes and so much more. Truly, this is the best location in the city in my opinion. In retrospect we got very lucky to buy in when we did.

We also came to realize that many of the larger older residences in our area had been turned into 2+ unit rentals. These are interspersed with single-family owner-occupied houses, small businesses, institutional properties, and many classic Salt Lake City 12-plex 3-story walk-up apartments and condos. Unfortunately, we also live among many poorly conceived, designed, and executed inappropriate 60s and 70s era "urban renewal" midrise apartment buildings that had replaced historic buildings, degraded the fabric of the neighborhood, and are mostly well beyond their design lives as compared to our generally well-built historic properties.

The comments below are my personal opinions and comments and do not represent any group or organization with which I may be affiliated. My husband will be submitting his own personal comments.

I already submitted a set of comments about the consistency, or more accurately lack of consistency, of this application with the purposes, goals, objectives, and policies of the city as stated in the *2018-2023 Growing Salt Lake City Housing Plan* and incorporate those comments by reference (Amendment consideration criterion #1).

Here, I wish to comment on the Master Plan Amendment application itself as submitted by the representative of the applicants, Owner's Agent Mr. Graham Gilbert, Esq., on 7/19/19.

To do so, I downloaded the application from the SLC public portal, used software to complete text recognition of the PDF, and corrected any errors by comparing both copies. I then pasted the body of the application text into a new MSWord document, highlighted the quoted original text in gray, and am interspersing my comments directly following or adjacent to the sections of the application.

My overarching comments to summarize my response to the applications are these:

- 1) The application contains numerous factual errors, misstatements misrepresentations, and takes elements of city plans and documents out of context, as noted in the following analysis. In most instances, the Owners Agent uses these errors, misrepresentations, and out of context elements to support the case for the application well beyond what is contained in the plans and other records. Therefore, these misstatements do not appear random and are not amateur errors. Rather, they tend to prejudice a nonexpert reviewer or member of the public towards the assertions in the application. Of course, parties seeking an amendment will present their case in the best light they can muster. However, this application appears to go well beyond that in its attempts to persuade. It is a very weak case upon scrutiny.
- 2) Therefore, in my opinion, after a short review by city staff, this application should have been rejected outright as materially false and incomplete, and rejected at that point. Instead, interested members of the community are forced to spend extensive personal time at real personal cost to challenge the assertions of the applicants and attempt to share accurate information as private citizens. The staff report may well correct some or all these assertions. However, the staff report comes out so late in the process that it is not useful to interested and affected parties unrelated to the applicants or their agents.
- 3) I also believe that the fact that the Owner's Agent is a land use attorney employed by a prominent local law firm implies a veiled threat. Obviously, the owners may employ any qualified person as their agent. Development and land use issues can indeed be complicated and may require legal advice and counsel. However, for a small zoning and master plan amendment, a lawyer as the agent strikes me as an odd choice at this stage of the process. It is well known that Salt Lake City Corporation leadership, both elected and appointed, tend to be risk-averse and lawsuit avoidant. This can tip the scales towards economically and socially powerful actors in our region who can afford to hire legal counsel, especially those in well-known firms.

However, I am confident that the members of the Planning Commission take their oaths seriously and evaluate each case on its merits. I ask that the Planning Commission and city officials to ignore this veiled threat if indeed it comes across that way to you as members.

- 4) Given that the Owner's Agent is a land use attorney, the factual and material misstatements and misrepresentations in the application are disappointing at best.
- 5) Based on statements made by the Applicant at a meeting of the East Central Community Council Board last fall, the Applicant stated that the target rental range to make the financing work is ~\$2,200/month per unit. According to the Zillow Rent Affordability Calculator, the monthly <u>net</u> income to afford this rent is \$5,000/month in Utah. See <u>https://www.zillow.com/rent-affordability-calculator/</u>. That is based on 33% of income for housing the standard for affordability. According to the Salary After Tax calculator for Utah, this requires a <u>gross</u> annual income of ~\$82,000. See <u>https://salaryaftertax.com/us</u>. This will exacerbate the housing challenges in Salt Lake City, not help alleviate them. Worse, many of the current tenants appear to be of very low socio-economic status (SES) and some are probably highly vulnerable to falling into homelessness. I cannot fathom that any of them could afford one of the new units, even the teaser "affordable" one that has been dangled. The displacement of these tenants if this application is approved will cause real and immediate harms to them. It will also exacerbate an already under-resourced homeless, housing, and social services patchwork system in Salt Lake City and County.

Most importantly, this application is inconsistent with the Central City Master Plan and *Growing SLC Housing Plan* in so many ways that an amendment is utterly unwarranted and should receive a negative recommendation.

Salt Lake City officials should continue to defend Council-approved district master plans as they have done in the past. The goals, vision, descriptions, and residential land use policies (RLUs) are even more relevant today than when the Central Community Master Plan was approved in 2005.

Real property is fungible and in Salt Lake City the current market is highly competitive and hot. Long-time owners can often get high prices and capital gains windfalls. Moreover, there are many properly zoned or underutilized properties where these owners could much more readily carry out their desired project. If this application is denied as it should be, they still have numerous options for their properties, from selling outright and to restoring the homes to redesigning a project to fit current zoning. Their current unwillingness to do so is no justification for a zoning and master plan change. Spot rezoning is a dangerous action and a poor precedent, especially under current market conditions.

Please vote against this application for a zoning and master plan amendment.

Sincerely, Jen Colby

Note to readers: My section-by-section analysis of the application begins here.

Supplemental Information for Project Description Applicant: Chaio-ih Hui Zoning Amendment Application

1. Owner Names and Address of Subject Property (or Area):

This Zoning Amendment Application applies to the parcels listed m the following table (collectively, the " Parcels").

Parcel No.	Owner	Address	Acres
16051350100000	Peter & Pik Chi Hui	159 South Lincoln Street	0.15
16051350110000	Nung-Wa Hui; Pih-Fhai Hui; & Pik-Chi Hui	949 East 200 South	0.12
16051350120000	Pih Fhai & Pik Chi Hui	955 East 200 South	0.12
16051350130000	Hawk II; Pih-Phai Peter Hui; & Nung-Wa Hui	959 East 200 South	0.12
16051350140000	the second se	963 East 200 South	0.18

"2. Project Description

a. A statement declaring the purpose for the amendment.

The Parcels are currently located in the City's R-2 Single- and Two-Family Residential Zoning District ("R-2 District"). The current zoning for the Parcels is shown on Exhibit A. The purpose of this Application is to amend the Zoning Map to include the Parcels in the RMF-35 Moderate Density Multi-Family Residential District ("RMF-35 District"). This amendment is necessary to allow Applicant's proposed use of the Parcels, which is described below."

My Comments:

The assertion that this amendment is "necessary to allow Applicant's proposed use of the Parcels" is not relevant to the Master Plan Amendment, nor a rational basis for approval. Vast volumes of case law and precedent support the legal authority of government entities to control zoning and a wide array of land use activities on private parcels at various scales.

The mere fact that the owners wish to do something else with their properties that is not currently allowed in R-2 zoning is materially irrelevant. There are properly zoned parcels scattered throughout the city, including in the Central Community, which would allow for the use and development that the Applicant wishes to pursue. Real property is fungible and is bought and sold

in a highly developed market. The Applicant can simply purchase the necessary parcels elsewhere and pursue the project in an appropriate area. The Applicant can also either keep or sell the properties if they no longer suit them or their interests.

The Amendment should not be granted because the Applicant does not wish to comply with the current zoning regulations at these parcels. The owners have the option to sell them to buyers willing to follow current zoning regulations. Alternatively, they may redesign the project to fit the current zoning. There are many options available within the current land use classification and Master Plan to permit a variety of uses.

Further, the City and its representatives are under no obligation to assure the profitability of any business, residential rental or otherwise. If the owners of these parcels are unable to secure financing to complete renovations on the existing structures or complete appropriate alternatives under current zoning, they have every right and ability to sell to other entities who can do so. Quite frankly, any claim of economic hardship should apply only to real persons who are owner-occupants in non-commercial settings.

"b. A description of the proposed use of the property being rezoned.

Applicant proposes to construct a multi-family project with 16 dwelling units on the Parcels. A site plan for the Parcels is attached as Exhibit A."

My Comments:

As noted above, any specific project concept or proposal is simply not relevant to the Master Plan and Zoning Amendment process. The site plan conceptual sketch may be a teaser, but mostly it serves as a distraction from the criteria and issues at hand in considering this amendment. The zoning is tied to the parcels and can transfer with the properties, whether the Applicant ever actually pursues these projects. Projects can fall apart for all manner of reasons, from changes in ownership, family or corporate dynamics and priorities, financing, and many other circumstances.

One of the proposals that has been floated by the Applicant and some city staff is to attach a development agreement to amendments. This is an entirely inappropriate justification for this amendment, for multiple reasons. Most broadly, it gives city officials an artificial sense of control over any projects when in fact the city has failed to track and enforce agreements in numerous cases over time. If anything, city officials should start by going back, tracking down, inspecting and enforcing all previous such agreements and clearing that docket before even considering entering into future such "agreements." This approach is simply an unworkable, bad idea that allows applicants to dangle shiny drawings or offers without any guarantee that they will materialize. The city's current approach of enforcement by complaint (except for parking) exacerbates the problem, forcing residents to do the work of civil enforcement.

Additionally, the project concept sketches as submitted with the application are entirely out of character and inappropriate to the scale, massing, design, and integrity of the 900 block of 200 South and the 100 block of Lincoln Street. As proposed, these shouldn't even be new buildings desired by city officials. They are certainly not by most neighbors and community members.

The one immediate result of an amendment would result in immediately is an increase in the underlying valuation of the parcels. According to real estate professionals, each additional unit potential per parcel adds approximately \$20-25,000 in base valuation. The five properties have 9 current units according to the building records and owners. With R-2 zoning and 1 parcel already unit-legalized to a tri-plex, the owners have 11 total existing and potential units as is under current zoning.

Using 11 as the basis, and Amendment that would grant 5 additional units would result in an immediate financial windfall of ~\$100-125,000. This is an unjustifiable "government giving" regardless of the track record of the owners in terms of property upkeep and management. In this case, given the decades of underinvestment, poor upkeep, regular lack of fit premise conditions for tenants, and apparent "demolition by neglect," the idea that the City would reward this with a financial windfall is galling. But even if the properties were perfectly maintained, it would be inappropriate and unjustified.

"c. List the reasons why the present zoning may not be appropriate for the area.

The Parcels are currently located in the R-2 District. They are adjacent to properties in the RMF-35 District. The immediately surrounding area has a wide variety of zoning districts, including the RMF-35 District; R-2 District; RMF-30 Low Density Multi-Family Residential District; RMF-45 Moderate/High Density Multi-Family Residential District; SR-3 Special Development Pattern Residential District; and UI Urban Institutional District. These zoning districts are shown on Exhibit B."

The area surrounding the parcels has a mix of different land uses, including single-family homes; small, medium, and large apartments; commercial buildings; offices; and institutional buildings (e.g., Salt Lake Regional Hospital). This mix of land uses results from approved, conditional uses and changes to land use policies over time.

My Comments:

This description of the current mix of land uses and zoning in the Central Community, specifically in the Central City Historic District (Boundary Increase), or Bryant Neighborhood is an argument AGAINST this Amendment rather than in support of it. Our area is already substantially over-zoned, as shown by ongoing efforts over the years to downzone parcels rather than up-zone them. In fact, after a lengthy process and proposals, yet another effort died at the

City Council inexplicably within the last decade or so. Once parcels are over-zoned, it is extremely hard to correct this, as many of us have personally experienced.

In many cases, the underlying zoning exceeds the use and design of the actual structures on site. This is the case for my own home, and many of my neighbors. Honestly, as a first-time homebuyer, like many people I was utterly ignorant of zoning and did not think to look up our zoning or that of surrounding properties, not realizing how deceiving appearances can be.

That said, one of the best things about living where we do is the mix of single family and duplex residences, unit-legalized residences, multi-family apartment buildings, small and large commercial, and institutional uses. Vast swaths of our city—Sugarhouse, East Bench, Upper Avenues, West Side, Federal Heights—have extensive and large blocks of consistent and contiguous zoning. We are already highly diverse in land use types here in the East Side Historic Boundary Increase area. It is the other neighborhoods of our city that need more of a mix, not ours, at this point.

I wish to emphasize a key point. What appear in many cases to be single family historic residences in our area are, in fact, often unit-legalized multiplexes. These are often duplexes and triplexes but sometimes 4, 5, 6-plexes and higher. After rounds of legalizations in the past, this process has apparently been slowed to a crawl.

Unit legalization is a brilliant way to effectively increase density while encouraging preservation of the historic fabric of city neighborhoods. It is one of the objective strategies explicitly mentioned in the *Growing SLC Housing Plan*. To date, however, there has been little or no movement on this. Unit legalization is far preferred to zoning amendments. It can be tied to maintenance of the existing structure and other actions.

Zoning amendments, on the other hand, are a recipe for teardowns and escalating parcel prices beyond the reach of average homebuyers or small, local landlords who wish to restore historic properties and keep them reasonably affordable, such as our wonderful neighbors John Diamond (a former Planning Commissioner) and Lee Phillips. They purchased a run-down, fire-damaged small historic apartment building two doors down on Lincoln Street, restored it, and have a stable and loyal set of long-term working-class tenants. This is what we need to encourage.

You should not reward slumlord-type management practices of owners who use demolition by neglect as a tactic while they likely maximize tax depreciations and pull out cash on the backs of low income residents (this can be very profitable, as documented in many recent books and articles about predatory practices in these United States). After that, the pattern is to look for teardowns of the properties they failed to maintain. I realize that slumlord is a harsh term, but that is used explicitly in several places in the Central Community Master Plan as what needs to be

enforced against. I have had a front row seat for 15+ years right across the street from these properties. I will attest to the appropriate use of the term here to the current owners, sadly. I cannot speak explicitly to their motives or reasons for their upkeep and management (or lack thereof) over the years. But the outcome has been cumulatively negative for the properties and the community. Moreover, the owners are not absentee owners. Rather, Peter and Pik Chi (PC) Hui are regularly on site, sometimes multiple times a week. They take a very active role in overseeing their properties. Therefore, they cannot claim ignorance of the situation.

"The Central Community Master Plan encourages use of residential zoning to provide opportunities for medium-density housing."

My Comments:

Throughout the Zoning Ordinance, Title 21A, the preferred term is "moderate density," though "medium density" is used once as a synonym. Meanwhile, the Central Community Plan Future Land Use Map uses "medium density" so I am going to assume these terms are interchangeable.

According to code definitions, low density is <15 units per acre, while moderate (medium) is <30 units per acre, moderate/high is <43 units per acre, and high is <83 units per acre.

While this statement in the Application is nominally true on its face when taken broadly, this is an example of a plan element taken out of context that appears to support the Application but in fact upon closer inspection does nothing of the sort.

I quote from the Central City Master Plan, pp. 5-6:

<u>"Bryant neighborhood.</u> The Bryant neighborhood is located between 700 and 1000 East from South Temple to 400 South. The layout of the lots and the residential architecture of the Bryant neighborhood are similar to those found in the neighborhoods directly west, across 700 East in the Central City area. Both have the same 10-acre blocks and several examples of early, adobe Greek Revival architecture. It has a rich collection of many architectural styles, including handsome large homes with classical porticos and expansive porches.

The neighborhood also has well-preserved inner courts unlike those farther west. These small streets that penetrate the ten-acre blocks, such as Dooley and Strong courts are still lined with small cottages dating from the beginning of the twentieth century. The combination of imposing homes on the main streets and the small dwellings of the inner-block courts indicate that the population of this area has always been a mixture of the rooted and the transient and the upper and lower income classes. The proximity to the Central Business District and the University of Utah campus prompted early development of the area and was a major factor in the original zoning of this neighborhood for mixed residential uses and larger scale apartments. **Pressure to develop or redevelop into higher densities has become one of the most significant issues confronting this area. [emphasis added]** ...

Issues within the East Central North neighborhood

Residential

• Reduce excessive density potential, stabilize the neighborhood, and conserve the neighborhood's residential character. [emphasis added]

• Improve zoning enforcement, including illegal conversion to apartments, yard cleanup, "slum lords," etc.

• Encourage higher density housing in East Downtown, Downtown, and Gateway to decrease the pressure to meet those housing needs in this neighborhood. [emphasis added]

• Ensure new multi-family development is carefully sited, well designed, and compatible in scale. [emphasis added]

• Provide more affordable housing (owner occupied and rental)."

"Managing future growth of the Central Community relies on successful implementation of this master plan and the small area master plans. The future land use designations described in each chapter suggest potential land use changes but encourage stability where land uses should remain unchanged. The Future Land Use map (page 2) depicts the desired general land use policy direction. Each land use chapter is linked to the Future Land Use map.

Implementation of this land use policy is supported through recommended zoning ordinances that are consistent and compatible with the Future Land Use map. Areas where existing zoning does not match the land use map will need to be considered for zoning changes to be consistent with the master plan." (p. 8)

This Zoning Amendment application is <u>inconsistent</u> with the Future Land Use Map on p. 2 which clearly shows the parcels in question as Low Density Residential (1-15 units per acre).

Key Point: The assertion is <u>false</u> that the Central Community Master Plan "encourages" medium density zoning for these parcels. Hence the need for the amendment.

It also encourages infill development designed in a manner that is compatible with the appearance of existing neighborhoods."

My Comments:

Unfortunately, the project conceptual drawings do nothing of the sort. Any redevelopment should retain individual structures on each lot (at R-2, either duplexes or single family), with separate lot setbacks to be compatible with the largely intact historic fabric, feel, and pattern language of the blocks in question.

"Similarly, the City's Housing Plan recommends increasing medium density housing types and options."

My Comments:

This statement is so generic as to be utterly meaningless when applied to this specific application for amendments. At the specific parcels, it is simply false.

"It recommends directing new growth towards areas with existing infrastructure and services that have the potential to be people- oriented."

My Comments:

Please see my analysis of the 2018-2023 Growing SLC Housing Plan. In short, the Plan does not call for overturning existing master plans to meet the goals of the Housing Plan.

Did the Owner's Agent and Applicant actually read the Housing Plan? The statement above does not appear as a listed goal or objective of the Housing Plan document.

The closest to this might be: "Objective 1.1.2: Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, **while minimizing neighborhood impacts.**" [emphasis added]. This is about revising ordinances, not about approving spot rezoning amendments. It also emphasizes preserving existing structures and limiting neighborhood impacts. These amendments would do exactly the opposite if approved.

The key strategies described in this Objective description is unit legalization. Indeed, one of the properties in question is a legal triplex thanks to an earlier round of legalizations. The proposed RMF30 Zoning Ordinance changes also emphasize preservation of existing residential structures in exchange for more density, not teardowns.

Additionally, "existing infrastructure" is a serious issue in this area, with extremely old water, sewer, and stormwater utilities. Storm drains regularly clog and overflow downslope on 200S. This relates to the criteria in 21A.50.050 about adequacy of public facilities.

That said, unfortunately, Salt Lake City officials sometimes see these types of proposals as opportunities to transfer costs to developers rather than the appropriate broader city population. Please refrain from that impulse. We voted in favor of a general tax increase for this purpose.

"The Housing Plan also encourages development of affordable housing."

My Comments:

It is puzzling as to why the Owners Agent and Applicant would bring this up, given that the proposal that they are floating along with the request for amendments would demolish and remove 9 legal units that are currently highly affordable to low SES individuals and families, and replace them with "luxury apartments."

At the East Central Community Board meeting last fall, when pressed on this issue, the Applicant stated that the target rental range to make the financing work is \$2,200/month per unit. According to the Zillow Rent Affordability Calculator, the monthly NET income to afford this rent is \$5,000/month in Utah. See https://www.zillow.com/rent-affordability-calculator/. That is based on 33% of income for housing the standard for "affordability." According to the Salary After Tax calculator for Utah, this requires a gross annual income of ~\$82,000. See https://salaryaftertax.com/us

My husband and I own our house free and clear now thanks to an affordable purchase price at the time, favorable mortgage rates, and some luck in our lives. Simply put, we could not afford the proposed rents at our current household income.

Could you? Could most Salt Lake City employees? Teachers? Students?

Worse, many of the current tenants appear to be very low SES and highly vulnerable to falling into homelessness. Some tenants are elderly, others appear to have physical limitations and disabilities. We have been given estimates of 20-40 current tenants at these properties. I cannot fathom that any of them could afford one of the new units, even the teaser "affordable" one that has been dangled.

The displacement of these tenants if this application is approved will cause real and immediate harms to them. It will also exacerbate an already under-resourced homeless, housing, and social services patchwork system in Salt Lake City and County.

The First Rule of Holes is Stop Digging.

The city must stop digging bigger holes by facilitating the loss of natural affordable housing, both rental and owner occupied.

This amendment request is utterly contrary to the goal of increasing affordable units.

More units <u>do not necessarily equal</u> more affordability. This application is a prime example.

Unfortunately, this simplistic narrative has taken hold during the current Wasatch front regional housing and real estate boom and its subsequent consequences. Affordability is not simply a supply problem, or a zoning problem. That argument simply plays into the hands of developers. It is also an income problem, a subsidies problem, a financing and discrimination problem, a criminal justice problem, and more. The housing market is fundamentally broken in key dimensions, just like the U.S. health insurance and medical system. Please stop breaking it further. I recommend numerous recent books, such as *Evicted* (http://www.evictedbook.com/) and *Homewreckers* (https://www.harpercollins.com/9780062869531/homewreckers/) as a place to start if you haven't already.

Unfortunately, some of our more affluent neighbors who have expressed concerns about some of the tenants and some of the ongoing behaviors at these properties that have led them to support this application in the name of "getting better neighbors" and reducing problem activities.

Yes, there have been periodic complaints, and we have observed likely illicit and inappropriate activities over the years, from substance abuse and drug dealing to open burning of trash and on restricted days, fireworks, abandoned vehicles on the street, loud parties, and various things in between. Then things tend to calm down as tenants come and go and the city steps up enforcement after neighbors complain.

But those are manageable social and medical problems that need to be dealt with appropriately through direct interventions rather than somehow justifying a return to the bad old days of "slum clearance" in the name of pushing out disadvantaged residents who need help. That is pure NIMBYism and rewards poor property management and lack of local social services in favor of developers and landlords.

That said, when serious public safety is an issue, enforcement is necessary. On the evening of January 31, 2020, there were two episodes of gunfire on our street, with one being witnessed as a drive-by shooting directed at the back unit of 955 E 200 S. Some of my female neighbors now say they are afraid to walk on our streets, especially after dark. This is an enforcement matter and not a justification for these amendments. And is quite shocking for our generally safe and quiet area.

"The non-historic homes on the Parcels have been converted to apartments."

My Comments:

It is hard to even know where to begin with this entirely inaccurate statement, short as it is. Misleading is the kindest thing I will say.

The Owner's Agent at best uses imprecise language to characterize the historic status of the homes. At worst, he misrepresents and misleads. If he means that the homes are not individually listed on the National Register, he should so state.

In common parlance, "historic" means houses of a certain age. Under National Park Service regulations, that is effectively at least 50 years old for starters.

More specifically, it means buildings designated as contributory to the historic district, per State Historic Preservation Office (SHPO) and National Park Service guidance. The vast majority of buildings considered historic within both national and local historic districts are contributing (a professional designation made by trained staff and contractors) but not nationally registered (a voluntary listing that involves a lot more effort and cooperation of the owner(s), see https://www.nps.gov/subjects/nationalregister/how-to-list-a-property.htm for details).

All 5 buildings are designated as contributory as of the last inventory. The house at 159 S Lincoln St has had an unfortunate layer of siding added over the brick, but according to SHPO this is likely superficial, and the house could be restored to its proper appearance and continue as contributing.

Further, these buildings are a crucial component of the larger East Side Historic District (Boundary Increase). I attach the full application for your reading pleasure.

According to SHPO, each house is named based on the original occupants. The houses are:

- ✤ 159 S. Lincoln Street: known as the Samuel and Emma Bjorkland house; built circa 1889;
- ◆ 949 E. 200 South: known as the Hector and Clintona Griswold House; built 1893;
- ◆ 955 E. 200 South: known as the Louis and Agnes Farnsworth House; built 1893;
- 959 E. 200 South: known by SHPO as the Frances and John Jr. Judson House, also known locally as "China Blue" of more recent cultural significance; built circa 1897; and
- ✤ 963 E 200 South: known as the Roe and Nettie Frazier House; built in 1894

National Historic Districts confer vital tax credit opportunities to homeowners like us (which by the way the city does a terrible job of promoting). To qualify as a National Historic District, a substantial number of buildings within the boundaries must be contributory. The continual erosion and loss of contributory buildings could lead to de-listing and loss of tax credits in the

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future. These 5 structures are vital to the look and feel of the district, even in their neglected state. City officials should not be making decisions to pave the way for their destruction.

At a certain threshold (I have been told below 60-70% of structures on a given block, but I can't find a formal reference), the character, fabric, and feel of a historic district starts to precipitously collapse. This is a non-linear process, like many phenomena. You can see this in action in large sections of Central Community just west of here, sadly, as well as just one half-block over on 1000 E between 100 and 200 S. This can lead to a downward spiral of disinvestment in the remaining contributing properties and loss of character. Property values are undergirded by the very historic fabric the Applicant has degraded and now proposes to rend asunder. Numerous studies show the economic value of historic preservation and restoration.

As for the "have been converted to apartments" statement, as mentioned below there is some question as to whether one or more are being rented as SROs rather than separate units. Also, the house at 159 S Lincoln are described as single family, as is 963 E 200 S, so if they are being rented as apartments vs single homes it is unclear what their legal rental status might be.

According to the SHPO files, the buildings at 949, 955, and 959 E were all built on spec by the same developers, who listed their occupations at "capitalists" at the time. Some things in the U.S. never change. In any case, they were originally built as rentals and it seems appropriate that they continue as such today, with the caveat that they be well-maintained as fit premises (another regulation the City systematically fails to enforce).

"Existing City approvals permit 9 apartment units on the 5 parcels."

My Comments:

As noted previously, the owners do potentially have the leeway to divide the two single family homes into duplexes under R2, giving them 11 units with no teardowns. There is some question as to whether the owners have been renting some or all of the properties as SROs, but that is a question of lack of enforcement of city regulation.

Additionally, were they to pursue unit legalization, they could probably get 1 more unit each at 949 and 959 E. Were the city to permit it, these structures might even accommodate 4-plexes in the renovated buildings at 949, 955, and 959 (these three were actually built as rentals originally, according to SHPO records). That would give the owners 13-15 units. This is exactly the kind of density addition that is compatible with our national historic district and neighborhood fabric. In fact, it is the main pattern.

"The present zoning does not allow Applicant to develop its proposed multi-family project on the Parcels. As a result, Applicant requests an amendment to the zoning map to include the Parcels in the RMF-35 District."

My Comments:

Well, there are probably a lot of things my husband and I and our neighbors would like to do on our properties, too, but cannot under current zoning or other city, county, or state regulation and code. Our mere desire to do so does not override ordinances and adopted plans. This undermines the rule of law, consistent application of code, and fundamental fairness.

I quote my very first comment for emphasis:

"The mere fact that the owners wish to do something else with their properties that is not currently allowed in R-2 zoning is materially irrelevant. There are properly zoned parcels scattered throughout the city, including in the Central Community, which would allow for the use and development that the Applicant wishes to pursue. Real property is fungible, and the Applicant can simply purchase the necessary parcels elsewhere and pursue the project in an appropriate area.

The Amendment should not be granted because the Applicant does not wish to comply with the current zoning regulations at these parcels. The owners have the option to sell them to buyers willing to follow current zoning regulations. Alternatively, they may redesign the project to fit the current zoning. There are many options available within the current land use classification and Master Plan to permit a variety of uses.

Further, the City and its representatives are under no obligation to assure the profitability of any business, residential rental or otherwise. If the owners of these parcels are unable to secure financing to complete renovations on the existing structures or complete appropriate alternatives under current zoning, they have every right and ability to sell to other entities who can do so. Quite frankly, any claim of economic hardship should apply only to real persons who are owner-occupants in non-commercial settings."

"This proposed amendment is consistent with surrounding zoning. Properties adjacent to and northeast of the Parcels are located in the RMF-35 District. Numerous other properties in the immediately surrounding neighborhood are in the RMF-35 District, or other multi-family zoning districts, like RMF-45 and RMF-30."

My Comments:

This is an illogical statement with no basis in rationality. The mere fact of the existence other nearby properties with higher density zoning <u>does not</u> lead to the conclusion that such zoning is also appropriate at the parcels in question. It is a logical fallacy.

In fact, the extensive master planning process that led to the 2005 Central Community Master plan <u>rejected this argument</u> when it set the Future Land Use plan to reflect parcel-by-parcel, block by block zoning. Yes, much of it is mixed zoning in this area. Arguably, many parcels remain over-zoned. Over-zoning even more parcels is simply wrong.

The parcels in question are designated as low-density housing in the Future Land Use Map and should remain in their current R2 zoning.

In my opinion and those of many current residents and property owners, the balance has already been tipped too far to RMF zoning as compared to reality and current uses of the existing buildings on many nearby properties.

This leads to a series of negative impacts and undermines affordable housing—especially for prospective owner occupants who are getting regularly outbid by developers and investors for what from visual inspection appear to be single-family homes.

Affordability must be considered for homeowners as well as renters. With the population of SLC now tipped to more than 50% renters, city policies are driving people like us out because we could no longer buy back into the city. Over-zoning our historic neighborhoods is a key component of this problem.

Just because our neighborhood already has a mix of apartment buildings, it <u>does not follow</u> that additional ones on parcels not zoned for such use is appropriate. Quite the opposite, given that our neighborhood is already the most diverse in terms of zoning. According to census data at the time of the master plan, it is also already the densest. The city should focus development on other priority areas that are properly zoned.

"A medium-density housing development is compatible with the existing neighborhood. The surrounding neighborhood has a variety of land uses, including small, medium, and large apartment buildings."

My Comments:

This is untrue. The East Side Historic District is already littered with unfortunate and aesthetically disastrous "medium-density housing development(s)" from the waves of "urban renewal" (i.e. destruction) and infill in the 1960s and 1970s. This resulted in poorly constructed, inefficient buildings, often with blank faces to the street that disrupt the otherwise interesting and pleasing historic forms and fabric of this neighborhood. Please do not make this mistake again. The unfortunate "modernist" mayhem all around us is bad enough. Don't get me wrong, I have great fondness for certain Modernist buildings, but the current crop is pretty terrible with a few noteworthy exceptions. It is also replacing affordable, older modest homes with very expensive new buildings. But I digress.

As stated earlier, just because our neighborhood already has a mix of apartment buildings, it <u>does</u> <u>not follow</u> that additional ones on parcels not zoned for such use is appropriate.

As I have noted, at one level, the proposed development design is a distraction and irrelevant to the primary decision. We have unfortunate examples of what can happen, with the two teardowns on Lincoln Street that now serve as excessive, frankly unneeded parking for the commercial buildings on 1000 E, with the loss of 2 housing units that have never been replaced. The adjacent apartment complex to the north is another one.

That said, since there is some chatter about the option of tying a development agreement to any approvals (despite the history of failure of this strategy by Salt Lake City), I will address the concept design as submitted by the applicants briefly here.

In short, three parallel rectangular boxes running east-west across combined parcels would be a disaster to the streetscape and historic fabric of the blocks of 200 S and Lincoln St. Both have already had some degradation already, including the inappropriate commercial building at 970 E 200 South, the Madrid apartments on 200S, and the apartment building where Lori Hacking was murdered on Lincoln St. They city should do everything possible to prevent further loss of character. Losing 5 contributing structures to teardowns for generic "luxury" apartments betrays Salt Lake City's commitment to historic preservation and neighborhoods.

Further, the pattern language of these two streets is complimentary but different, with larger and more imposing, often 2-story historic residences lining this block of 200 S, while the mid-block street of Lincoln Street is comprised of mostly more modest, Victorian eclectic single story

houses that were built as workforce housing and remain that today, even with the egregious runup in real estate prices in recent years as compared to the stagnation of our incomes.

If any teardowns and redevelopment occur on these parcels, they should be single-family or duplexes within the bounds of existing R2 zoning. Appropriate setbacks are needed between the structures to maintain the pattern language of the 200 South block faces from 900 E to 1000 S. Of course, I would personally prefer restoration and preservation of the existing structures. But if one or more are lost, they should be replaced with appropriately designed residences that fit the neighborhood. There are good examples of this at 165 S 1100 E and 1042 E 200 S, among others.

One of the more problematic elements of the project concept design is ground-level parking garages with the living units above. As is standard in our historic neighborhoods, private offstreet motor vehicle storage—where it exists—is in stand-alone garage structures, some of which are alley-accessed. Incorporating ground level parking is utterly inconsistent with this National Historic District pattern language. Sadly, the city has failed to create form-based design standards for national historic districts which leads to this kind of problem.

Also, it is well documented that ground-level parking deadens street life and kills neighborliness. High density housing developments that the City has permitted continue to do this in the TOD corridor and elsewhere, a terrible mistake. To allow this at the 4 properties facing 200 S would add insult to injury.

As recommended by the Housing Plan, the proposed development will increase medium density housing stock in an area with existing infrastructure and close proximity to mass transit and services (e.g. medical and commercial services)."

My Comments:

This statement somewhat repeats and earlier claim, so I repeat my response here.

Please see my analysis of the 2018-2023 *Growing SLC Housing Plan*. In short, the Plan <u>does not</u> call for overturning existing master plans to meet the goals of the Housing Plan.

Did the Owner's Agent and Applicant actually read the Housing Plan? The statement above does not appear as a listed goal or objective of the Housing Plan document.

The closest to this might be: "Objective 1.1.2: Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, **while minimizing neighborhood impacts.**" [emphasis added]. This is about revising ordinances, not about approving spot rezoning amendments. It also emphasizes preserving existing structures and limiting neighborhood impacts. These amendments would do exactly the opposite if approved.

The key strategies described in this Objective description is unit legalization. Indeed, one of the properties in question is a legal triplex thanks to an earlier round of legalizations. The proposed RMF30 Zoning Ordinance changes also emphasize preservation of existing residential structures in exchange for more density, not teardowns.

Additionally, "existing infrastructure" is a serious issue in this area, with extremely old water, sewer, and stormwater utilities. Storm drains regularly clog and overflow downslope on 200S. This relates to the criteria in 21A.50.050 about adequacy of public facilities.

That said, unfortunately, Salt Lake City officials sometimes see these types of proposals as opportunities to transfer costs to developers rather than the appropriate broader city population. Please refrain from that impulse. We voted in favor of a general tax increase for this purpose.

In sum, this assertion in the application is not supported by the actual *Growing SLC Housing Plan*. This assertion is a misrepresentation of the *Growing SLC Housing Plan* Objectives.

Further, as already repeatedly noted, there are various parcels properly zoned for medium density in appropriate locations near transit for the conceptual sketch of the possible new construction multifamily project that these owners say they wish to pursue. Rezoning these parcels is not justified.

In addition, Applicant is willing to work with the City to provide one affordable housing unit in the project.

My Comments:

As noted above, the amendments relate to the underlying parcels themselves and any project concepts are largely irrelevant. Therefore, this offer is a distraction. Worse it is a large net loss of affordable units as previously noted.

"For these reasons, Applicant requests that the Parcels be rezoned to the RMF-35 District."

My Comments:

Based on the analysis of this application and the purposes, goals, objectives, and policies of the city as explained previously, this request is not consistent with these, and does not meet the standards for approval. This is a logical fallacy. The reasons do not support the request, as I have demonstrated.

Therefore, the Planning Commission should vote to give a negative recommendation on this request and reject the request for a Zoning Map and Master Plan Amendment as proposed.

"d. Is the request amending the Zoning Map? If so, please list the parcel numbers to be changed.

This Application proposes amending the Zoning Map for Salt Lake County Parcel Nos. 16051350100000; 16051350110000; 16051350120000; 16051350130000; and 16051350140000. Additional information regarding the Parcels may be found in the table, above."

No comment.

e. Is the request amending the text of the Zoning Ordinance? If so, please include language and the reference to the Zoning Ordinance to be changed.

This Application does not request amendments to the text of the Zoning Ordinance.

No comment.

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

MECEIVED 2280 MECEIV

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x' in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic nameCentral City Historic District (Boundary Increase)	
other name/site numberBryant Neighborhood	
2. Location	
street & town Roughly bounded by South Temple, 400 South, 700 East and 1100 East	not for publication
city or townSalt Lake City	vicinity
state <u>Utah</u> code <u>UT</u> count <u>y Salt Lake</u> code <u>035</u> zip code <u>841</u>	102
3. State/Federal Agency Certification	an a
As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this request for determination of eligibility meets the documentation standards for registering properties in the National Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opproperty meets is does not meet the National Register criteria. I recommend that this property be considered in nationally is statewide include to be continuation sheet for additional comments.)	ational Register oinion, the d significant
Signature of certifying official/Title Date State 1	
4. National Park Service Certification I hereby gertify that the property is: Image: Park Service Certification I hereby gertify that the property is: Image: Park Service Certification I hereby gertify that the property is: Image: Park Service Certification I hereby gertify that the property is: Image: Park Service Certification I hereby gertify that the property is: Image: Park Service Certification I hereby gertify that the property is: Image: Park Service Certification I hereby gertify that the property is: Image: Park Service Certification I hereby gertify that the property is: Image: Park Service Certification I hereby gertify that the property is: Image: Park Service Certification Image: Park Service	Date of Action

<u>Central City Historic District, Boundary Increase</u> Name of Property

5. Classification

private

public-local

public-State

public-Federal

Ownership of Property (check as many boxes as apply)

Ca	teg	ory	of	Pr	ор	erty

(check only one box)

building(s)

⊠ district

structure object

☐ site

Number of Resources within Property

City, County and State

(Do not include previously listed resources in the count.)

Salt Lake City, Salt Lake County, Utah

Noncontributing	
176	buildings
· · · · · · · · · · · · · · · · · · ·	sites
	structures
	objects
176	Total
	176

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

6. Function or Use Historic Function

(Enter categories from instructions)

DOMESTIC: single dwelling	
DOMESTIC: multiple dwelling	
COMMERCIAL: business	
COMMERCIAL: specialty store	
RELIGION: religious facility	
EDUCATION: school	

7. Description Architectural Classification

(Enter categories from instructions)

ľ	MID-19 TH CENTURY
١	LATE VICTORIAN
l	LATE 19 TH AND 20 TH CENTURY REVIVALS
l	LATE 19 TH AND EARLY 20 TH CENTURY AMERICAN MOVEMENTS
(OTHER: World War II and Post-War Era

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Number of contributing resources previously listed in the National Register

	5
	Current Function (Enter categories from instructions)
	DOMESTIC: single dwelling
	DOMESTIC: multiple dwelling
	COMMERCIAL : business
	COMMERCIAL: specialty store
	RELIGIONS: religious facility
*****	EDUCATION: school
	HEALTH CARE: clinic, medical business & office
	SOCIAL: club house

Materials

(Enter categories from instructions)

foundation	STONE, CONCRETE
walls	BRICK, WOOD, STUCCO, ADOBE
	VENEER, CONCRETE BLOCK
roof	ASPHALT, WOOD
other	

See continuation sheet(s) for Section No. 7

Central City Historic District, Boundary Increases Name of Property

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- **B** Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- **B** removed from its original location.
- **C** a birthplace or grave.
- D a cemetery.
- **E** a reconstructed building, object, or structure.
- **F** a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.

Previous documentation on file (NPS):

 preliminary determination of individual listing (36 CFR 67) has been requested previously listed in the National Register previously determined eligible by the National Register designated a National Historic Landmark recorded by Historic American Buildings Survey 	 State Historic Preservation Office Other State agency Federal agency Local government University Other Name of repository:
recorded by Historic American Engineering Record #	

Salt Lake City, Salt Lake County, Utah City, County and State

Areas of Significance (enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING

DEVELOPMENT

Period of Significance 1870-1946

Significant Dates

Significant Persons (Complete if Criterion B is marked above) N/A

Primary location of additional data:

Cultural Affiliation N/A

Architect/Builder Various, mostly unknown

See continuation sheet(s) for Section No. 8

See continuation sheet(s) for Section No. 9

10. Geographical Data

Acreage of Property approximately 195 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

A <u>1/2</u>	<u>4/2/6/5/6/0</u>	<u>4/5/1/3/2/4/0</u>	B <u>1/2</u>	<u>4/2/7/2/6/0</u>	<u>4/5/1/3/2/2/0</u>
Zone	Easting	Northing	Zone	Easting	Northing
C <u>1/2</u>	<u>4/2/7/2/6/0</u>	<u>4/5/1/3/0/6/0</u>	D <u>1/2</u>	<u>4/2/7/5/0/0</u>	<u>4/5/1/3/0/4/0</u>
Zone	Easting	Northing	Zone	Easting	Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

See continuation sheet for boundary description and more UTM references

Property Tax No. Various

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries enclose the most intact concentration of buildings satisfying the criteria under the areas of significance for the boundary increase and for the existing Central City Historic District.

11. Form Prepared By

date <u>March 9, 2001</u>
telephone_801/535-7128
state_UT zip code 84109

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

- Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner name/title		,	· · ·	÷		· · ·	۰.		·	·		
street & number			 <u></u>			telephone_						
citv or town									state	9	zip code	

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1 Central City Historic District, Boundary Increase, Salt Lake City, Salt Lake County County, UT

Narrative Description

Introduction

The boundary increase to the Central City Historic District encompasses a sixteen-block area directly east of the original district, listed on the National Register of Historic Places in 1996. It is referred to in this nomination as the "Bryant neighborhood," in reference to a junior high school that was established in the neighborhood in 1894, although the original building was replaced with another structure in 1980. The boundary increase consists of 661 buildings, 74 percent of which contribute to the character of the historic district. It is a neighborhood that is primarily residential with buildings similar in scale to those found in the Central City Historic District, as well as the University Neighborhood Historic District that borders the boundary increase to the east. The boundary increase forms a transition between the flat topography of Central City and the "benches" that characterize the University neighborhood. The northern and southern boundaries of the increase consist of the South Temple Historic District, associated with a tree-lined street of mixed land uses known for its historic mansions, and 400 South, a commercial strip of non-contributing buildings, respectively. South of 400 South is a neighborhood similar to Bryant, locally referred to as "Bennion/Douglas," that is also planned for nomination to the National Register of Historic Places as a second boundary increase to the Central City Historic District in 2001.

Many elements of the street pattern, architecture, and landscaping features in the boundary increase are a continuation of those found in Central City. These elements include ten-acre blocks, an eclectic range of styles, and a grass median strip, referred to locally as a "parking," in the middle of 800 East and 200 South. As in Central City, the boundary increase has suffered numerous intrusions. These differ from the original district in that they are multiple-unit residential properties and institutional uses, such as a large medical clinic and professional offices, as opposed to the retail commercial development found in Central City. For the most part, however, they affect the edges of the boundary increase, leaving the rest of the neighborhood largely intact so that it reflects its association with the growth and development of Salt Lake City.

Streetscapes and Landscapes

Streetscapes throughout the boundary increase are dominated by the wide, numbered streets (100 South, 200 South, etc.) and ten-acre blocks characteristic of the early platted areas of Salt Lake City. Toward the end of the nineteenth century, as development pressures increased, many of the large blocks were divided by narrow streets into courts that accommodated homes on lots that were much smaller than those seen on the numbered streets. With the exception of some of the small, inner-block courts, the streets have curb and gutter, and the numbered streets have "parking strips:" landscaped areas between the sidewalk and the street. These parking strips, coupled with lawns and mature trees, provide a pleasant sense of greenery that provides relief from the boundary increase's proximity to the downtown commercial core. The boundary increase also contains a "parking," or grass median, on 800 East, similar to the parking on 600 East in Central City. In an effort to beautify the city, parkings were also established on South Temple, 700 East, 1000, 1200 East and 200 South in the first decade of the twentieth century. Today, only those on 600 East, 800 East, 1200 East and 200 South remain.

Because the boundary increase is bordered on the north, south and west by wide, arterial streets, these edges have suffered the most intrusion by visually incompatible commercial and residential uses. Few extant,

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contributing buildings remain on these perimeters. The western boundary, 700 East, is a six-lane vehicular corridor that was widened in 1958. The northern boundary, South Temple, is also a heavily trafficked street; it separates the boundary increase from the Avenues Historic District, characterized by its steep grade and twoand-a-half acres lots. The southern boundary consists of 400 South, which begins to curve steeply south at 1000 East to become 500 South. Created in 1936, this curve undercuts a geologic feature, the "East Bench Fault," that causes the topography of the southeast corner of the boundary increase to be very steeply pitched. Commercial uses, including family-style restaurants and hotels, dominate this thoroughfare, which is currently under construction for a light-rail line. The eastern boundary is the most intact and forms the smoothest transition to an adjoining neighborhood: the University Neighborhood Historic District.

Overall, one- and two-story homes with similar setbacks and side yards form the streetscape, and provide a uniform relationship to the street. Landscaping consists of mature, deciduous trees and lawns and shrubs in front of the homes. Most front yards are not fenced, but those that are fenced by compatible materials and appear very old: wood pickets or wrought iron. The few commercial retail buildings in the increase are generally early, neighborhood grocery stores and recently constructed convenience stores. It is the medical offices and clinics, as well as the out-of-period multi-family dwellings, which most visually mar the overall integrity of the district.

Architectural Styles and Types by Period

Single-Family Dwellings: Initial Settlement, 1847 to 1869

Like Central City, most of the buildings in the Bryant neighborhood were constructed as single-family, residential dwellings and present a similar range of styles, types and materials. Few buildings remain from the earliest period of settlement in the boundary increase; those that do exhibit classical details, such as wide frieze boards and cornice returns, and are of masonry construction with a stucco finish. The hall/parlor plan, associated with early vernacular architecture in Utah, is most apparent in one of the earliest homes, the Francis Hughes house at 856 E. 200 S., constructed about 1868 [photograph 1]. This plan, however, lingered for several more decades, long after most of the other residences in the neighborhood were constructed in styles contemporary to the period and used nationally. For example, the hall/parlor plan was used as late as 1900 in the neighborhood at 824 Menlo Avenue, although this example has undergone many alterations [photograph 2].

Single-Family Dwellings: Transition, 1870 to 1900

Other plans associated with early architecture in Salt Lake City, such as the central passage and the crosswing plan, are found in the Bryant neighborhood and were constructed during this period. The George Baddley house at 974 East 300 South is the only example of the central-passage plan in the boundary increase and was constructed in 1870 of plastered adobe [photograph 3]. Baddley was a potter, a distiller, and a member of the 1861 group called by Brigham Young to settle Utah's "Dixie," the southwestern corner of the state. His two wives, Eliza and Charlotte, inherited this property upon his death in 1875, but Charlotte soon moved to another house nearby and his surrounding land was divided into an interior court street, "Baddley Place," presumably to provide lots for other family members

The cross-wing plan replaced the hall-parlor as the most common Utah house type after 1880; forty-one examples exist in the Bryant neighborhood. The Thomas and Mary James house at 335 S. 700 East was

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constructed in the late 1880's; the reasons for the popularity of this style described by local architectural historians are evident in the home:

The cross wing represented a departure, but not a radical departure, from the older Classical tradition, and its obvious similarity to the already established temple-form type made the transition all the more palatable.¹

The original hall/parlor form of the house was constructed of adobe and stucco with little ornamentation, with the exception of the attempt to portray the wall surface as stone by scribing the surface [photographs 4-5]. The Late Victorian-style cross-wing was added about 1890, as was the covered front porch, which is embellished with turned columns and a pediment. The one-over-one, double-hung windows with segmental brick arches are additional characteristics of this late nineteenth-century building form. Other outstanding examples of the cross-wing form include the Ebenezer and Esther Miller house at 1017 E. 300 South, built about 1890, and the Jane Chander house at 315 S. 700 E., constructed about 1888 [photographs 6-7].

Hall-parlor, central passage, and cross-wing plans are generally associated with vernacular building traditions in Utah, but "high-style" examples were also constructed during this period. One of the most significant homes in the boundary increase dating from this time is the Frederick Meyer house, located at 929 E. 200 South [photograph 8]. Listed on the National Register of Historic Places in 1982 and recorded by the Historic American Building Survey in 1968, it is noted as the best example of one of three major house types used to express the Italianate style in Utah: the two-story box type, as distinguished from the two-story side passageway box and the one-story cottage. The house was built in two phases: a two-story main rectangular block with a one-and-a-half story side wing (1873) and a two-story extension that spans the rear of the house (c. 1898). The fact that the first section was constructed only three years after the comparatively vernacular Baddley house indicates that the architectural development of the neighborhood during the period of significance followed very different trajectories.

Other "high-style" residences in the boundary increase that date from this period include a less ornate Italianate example, the Hyrum and Ann Reeve house at 718 E. 300 S., and both imposing and modest variants of the Queen Anne style [photograph 9]. The James Freeze house at 734 E. 200 South was constructed in 1892, and displays the complex roof form, irregular massing, and exuberant use of materials associated with this style [photograph 10]. This home also illustrates the late Victorian tendency to incorporate elements of other styles: in this case, the Eastlake, as seen in the turned columns, delicate scroll-cut brackets and porch trim, and the wooden balustrade with a decorative paneled base. James Freeze, a polygamist with four wives who all lived in separate homes nearby, was a successful merchant of retail goods. He sold the house in 1901 to Dutch immigrants Wilhelmus and Frances DeGroot. Members of the DeGroot family lived in the home until 1997, when it was sold to an owner who intends to convert it into a reception center.

Single-family Dwellings, Mature Community: 1900-1925

More buildings are extant from this period than any other in the district (39 percent), and of this stock most were single-family dwellings. A handful of small residences exhibiting vernacular plans, such as shot-gun, hall-parlor and the previously described cross-wing previously described were built during the earliest years of this period. For the most part, however, residential architecture from this period exhibits the range of styles that

¹ Thomas Carter and Peter Goss, <u>Utah's Historic Architecture, 1847-1940</u>, Salt Lake City, Utah: University of Utah Press, 1988, p. 37.

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could be seen in almost every early twentieth-century neighborhood: Victorian Eclectic, Prairie, classical or colonial revivals, and after 1910, the bungalow. The largest homes in these styles are found on the numbered streets, while smaller versions can be found on the inner-block streets. Tracts of two or three identical homes are more commonly found on the inner-block streets, but are rare on the numbered streets. As in other communities in Salt Lake City, the predominant material was brick, although wood clapboard and novelty siding were also used. Wood details, such as gable-end shingles and for porch details, were frequently incorporated into the overall design. Many of the foundations are sandstone, cut with a rusticated face.

The most common style from this period is the "Victorian Eclectic," a term coined in Utah that usually describes a massing of a central block with projecting wings, classical porch details, and one-over-over windows with segmental brick lintels or wide, single-light windows with a transom and other Victorian details. Most are one-or one-and-a-half stories, such as the Charles and Clara Nelson house at 334 S. 900 E., circa 1910, but two-story examples can also be found, such as the Maurice and Effie Kaighn house at 120 S. 1000 E., constructed almost a decade earlier [photographs 11-12]. Although constructed in the same style and plan, they have markedly different appearances. The extra height of the Kaighn house causes it to appear as a hipped roof structure, and the gable end of the projecting block is not as prominent. Also, the porch of the Kaighn house is characterized by a wide fascia and a shallow-pitch roof, as opposed to the dominant pediment of the porch of the Nelson house.

The boundary increase also contains about twenty-four foursquare residences. The earliest examples (1892 to 1895) are one-story and have little embellishment. Several are located on inner block streets, such as Bueno, Linden and Menlo avenues. With one exception, those built after 1900 are two-story and are brick. Many have classical details, primarily seen in fascias and on porches; others have Craftsman elements and a few are heavily Neo-Classical. The Ernest Thompson house, constructed in 1902 at 955 E. 100 South and designed by architect Walter Ware, derives its Craftsman motif from the exposed brackets, the multiple-panes in the windows and the rectangular bay window in the second story [photograph 13].

Neo-classical Revival foursquare examples represent some of the most impressive homes in the district. These include the George Mateer house at 250 S. 1000 East, the George Roper house at 805 E. 300 South and the David Spitz house at 1073 E. 200 South [photographs 14-16]. The Mateer and the Roper residences were both constructed in 1909 and were designed by architect Bernard Mecklenberg. Essentially their form consists of two-and-a-half story boxes, but only the Roper residence is readily identifiable as a foursquare. The Mateer house, with its round-corner bay and wrap-around porch, and the Spitz house, with its two-story, pedimented porch, command more attention. All fall into the Neo-classical rubric through the use of modillions, dentil courses, and classically-detailed column, yet all are basic four-square forms under the ornamentation.2

Although not represented in numbers as great as the Victorian Eclectic or the foursquare, other early twentiethcentury styles seen in the boundary increase supplement the diversity of architecture associated with the neighborhood's development. Arts and Crafts examples, both in Craftsman and Prairie School variants, can be found. Two examples include the John and Mary Ellen Birch house at 336 S. 1100 East, and Samuel

² Mecklenberg also designed another house in the boundary addition: the Hyrum Newton house at 322 S. 1000 East (1910), but this is a simpler, late-Victorian example.

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Sherrill house at 975 E. 100 South, designed by the architectural firm of Ware and Treganza [photographs 17-18]. Both were constructed in 1908. The Birch house is a combination of gabled forms with wide eaves and knee brackets; the use of thickly cut wood clapboard and its low profile are in keeping with the Arts and Crafts ideal of unifying the house to the site and incorporating natural features into the design. The Sherrill residence is the only Prairie School example in the boundary increase. Sherrill was a building contractor and vicepresident of Liberty Fuel, a successful coal mining company located at Liberty, Utah.

While the architecture of the boundary increase is characterized by diversity, more homes (one-hundred-andone) in the neighborhood can be classified as "bungalow" than any other type [photograph 19]. Almost all were constructed of brick, although many used brick as a wainscoting with stucco above, and almost all are one- or one-and-a-half stories [photographs 20-21]. In the Bryant neighborhood, as in other older neighborhoods in Salt Lake City, they tend to show a Prairie School influence, typified by large, plate-glass windows; broad eaves; and long, wide concrete lintels and sills. Shallow-pitched, hip roofs are ubiquitous for this style, but their profiles vary through the use of clipped gables or front-facing gables [photograph 22]. Porch columns generally consist of plain, brick supports or battered piers. A few side-gabled bungalows, such as the Viggo Madsen house at 57 S. 800 East, also can be found, but this roof form is atypical for the bungalow in this neighborhood.

Single-family residences: Depression and Decline: 1925 to 1955

Bungalows in the boundary increase were constructed as early as 1906, but most of the construction dates of this type are clustered from 1910 to 1925. As their popularity waned, the bungalow was replaced by the period cottage. These were constructed of brick, generally have cross-gabled rooflines with steep pitches, and often have round-arched entryways that are exaggerated with extremely narrow, steeply pitched roofs. A few are embellished with stucco wall surfaces on entryways or gable ends and with false half-timbering. Most were constructed during a short period: 1925 to 1930, but a few were built as late as 1938. After the Depression and World War II, few single-family homes in the boundary increase were constructed. Inner-city neighborhoods like those in Central City could not compete with new suburban development. Additionally, few in-fill lots were available, and because of post-war zoning changes it was more profitable to demolish single-family structures and construct apartment buildings.

Multiple-family Dwellings: Duplexes and Apartment Buildings

Twenty-three duplexes were constructed during the historic period and represent four different styles. Most numerous are those constructed during the first decade of the twentieth century. These are characterized by flat roofs with heavy brick corbelling and are either one- or two-stories [photograph 23]. Their fenestration pattern consists of single-light windows with a fixed transom in the street facade, and one-over-one windows, either with segmental brick arches or wide stone lintels for secondary elevations. Most have some semblance of a porch: often this is only a landing with a minimal roof covering, although a few have porches with classical details that extend the full-length of the building. Linden Avenue and Reeves Court exhibit an exceptionally fine assembly of this type and style of duplex [photographs 24-25]. Other duplex examples include six Victorian Eclectic-style dwellings, with steeply-pitched front gables, two Tudor Revivals, and one Minimal Traditional style residence at 944-46 E. 300 S., constructed about 1940 [photograph 26-27].

The boundary increase contains 62 apartment buildings comprising 10 percent of the building stock. These buildings range in number of units from as few as four units to 114. The majority of the apartment buildings in the boundary increase were constructed after World War II, but 14 were constructed during the city's initial

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apartment construction boom, lasting from 1901 to 1930. These multi-story apartment houses were a new building form for Salt Lake City and indicated the rapid urbanization the city was experiencing at the beginning of the twentieth century. This option attracted middle and upper class dwellers who were in transitional phases of their lives: unmarried young adults, newly-married or childless couples and widows, widowers and retirees. These apartment buildings were three to four stories high, were of brick construction, and relied on a variety of stylistic references, usually either Classical Revival or Tudor Revival, for differentiation. Two different types prevailed: the walk-up, in which each unit extended the full-length of the building, and the double-loaded corridor, in which a number of units opened off of a central hallway on each floor [photographs 28-29]. The walk-up was constructed before 1918, and the double-loaded corridor is associated with post-World War I development. In the boundary increase, there are seven of both types.

Apartment buildings constructed after World War II generally had a small number of units (between four and eight) with interior stairwells [photograph 30]. Because the circulation system was hidden from view, and because of the low number of units, they could be made to resemble other single-family, "minimal traditional" homes of this period, in that they had hipped roofs, were constructed of brick, and had similar fenestration patterns and materials: steel sash with a large, fixed window flanked by narrow casements divided into four lights. Often they were elevated on a high foundation in order to make the most of basement units.

This type persisted through the 1950's. Beginning in the early 1960s, another prototype was developed and proliferated throughout the boundary increase: the "box-car" apartment building. The original ten-acre blocks made for deep lots, and in order for developers to maximize their investment they re-oriented apartment buildings to the side, so that the street façade was either a blank wall or had only minimal window openings for the end units. At least one, the New Broadmoor Apartments at 938 E. 300 South, has a decorative, screenwall of concrete block on the street façade [photograph 31]. These boxcar apartments ranged between 10 to 40 units and were two or three stories. Each apartment opened to a covered concrete slab shared by all the units on that floor. The roofs were flat or had a very shallow gabled pitch. Overall, they resembled California motels of the 1960s.

Although the boxcar apartments had a deleterious effect on the streetscape, they were not as incongruous with the neighborhood's historic architectural pattern as the high-rise buildings that were erected in the late 1960s. These include the Sunset Towers, with 15 stories and 114 units at 40 S. 900 East, and the Stansbury, at 710 E. 200 South, with 76 units. Increasingly dense multi-family construction continued into the 1970s, but during this decade multi-family development took on a different form of being lower in height with a garden-style layout [photographs 32-34]. They were often constructed of brick and had a vertical orientation, achieved for the most part by using long, sliding windows placed in a recessed, vertical band of a contrasting wall material such as T-111 siding. Out of 15 that were constructed during the 1970s, only three were less than 10 units; the remaining averaged 30 units. By the mid-1980s, Salt Lake City was in the midst of an economic downturn and real estate slump, and there was little new construction in Central City during this time. Neighborhood residents' dissatisfaction with past planning decisions and development, coupled with an interest in living downtown and in historic preservation, led to zoning changes in 1985 and in 1995, when the city zoning code was re-written. These changes were enacted to protect the existing lower-density development.

Commercial

The few commercial buildings date from the historic period were used as neighborhood stores, and are still used for retail purposes [photograph 55]. In two instances, stores were connected to existing homes. These

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prototypes exist at 908 and 916 E. 300 South, and at 818 and 816 E. 100 South [photograph 35]. The residential portions of these structures were constructed about 1895, and the commercial buildings were attached about ten years later.

The majority of the commercial structures in the boundary increase are affiliated with the medical profession, due to the proximity of Salt Lake Regional Medical Center, formerly known as Holy Cross Hospital, located at 1050 E. South Temple (but not included in this nomination because almost all of the buildings are out of the historic period), and the Salt Lake Clinic, located at 333 S. 900 E. Additionally, the neighborhood is only a couple of miles away from three other hospitals. The medical buildings include offices, clinics, and rehabilitation centers [photograph 36].

Institutional

There are three churches in the boundary increase: the Eleventh Ward, a neighborhood branch of the Church of Jesus Christ of Latter-Day Saints (951 E. 100 South), Mt. Tabor Lutheran Church (189 S. 700 East), and St. Paul's Episcopal Church (261 S. 900 East) [photograph 37]. Constructed in 1927, St. Paul's is the only contributing ecclesiastical structure in the boundary increase. It consists of a small campus and includes a Gothic Revival chapel and parsonage, both built in 1927 but designed by different architectural firms. Pope and Burton, well-known for their Prairie School domestic and religious designs, designed the chapel, and Ware and Treganza, designed the parsonage connected to the chapel.

Outbuildings

Outbuildings in the boundary increase consist primarily of single- and multi-car garages of frame construction [photograph 56, 57]. These are accessed from streets or alleys, and are placed behind residential structures at the rear of the lots. Carports generally accommodate the numerous apartment buildings, while the offices have surface parking lots. At this writing, none of the garages could be considered individually significant.

Summary

The architecture, landscape features and overall streetscapes are a continuation of those found in the original Central City Historic District, and are representative of the physical development of many decades of Salt Lake City's development, from the 1860s to 1950. Although there have been intrusions, overall the integrity of the neighborhood is high, and the trend toward commercial or large-scale multi-family development has slowed considerably during the last ten years. Almost all of the buildings are residential and were constructed as single-family dwellings; they retain their original scale, massing and materials and alterations that have marred their integrity could be reversed. The majority was built from 1870 to 1920, and portrays the multitude of architectural styles that proliferated in the United States during that time. The architecture and layout of the boundary increase reinforces its association with Salt Lake City's emergence as a city of regional importance at the beginning of the twentieth century.

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Summary Statistics (Based on a February 2001 update of the 1995 reconnaissance level survey)									
Evaluation/Status (661 total Primary) (188 total Outbuildings) (849 total both)	<u>Contributing</u> 74% (488 total) 61% (114 total) 71% (602 total)			<u>Non-c</u> 26% 39% 29%	<u>ontributing</u> (173 total: 91 (74 total) (247 total)		altered; 82 out	t-of-period)	
Construction Dates (contributing buildings only)	<u>1860s-1870s</u> 1% <u>1910s</u> 14%	<u>1880s</u> 3% <u>1920s</u> 17%		<u>1890s</u> 18% <u>1930s</u> 4%		<u>1900s</u> 36% <u>1940s</u> 7%			
Original Use (contributing buildings only)	Single Dwellings 80%Apartment Buildings 18%Commercial, Public & Religious Buildings 2%								
Architectural Styles* (contributing buildings only)	<u>Classical</u> 5% <u>Period Reviva</u> 18%	Picture 2%		_ War II	<u>Victori</u> 45% Era	<u>an</u> _	<u>Bungalow/Ea</u> 30% <u>Modern</u> 1%	rly 20 th Cent. Other 10%	
Architectural Types (contributing buildings only)	<u>Settlement-E</u> 2% <u>Period Reviv</u> 5% <u>Apart./Hotel</u> 10%		1%	ian I/Early f		alow_	Four square 6% Double Hous 7% Other 5%	<u>e</u>	
Construction Materials* (contributing buildings only)	Adobe .5% Brick 67%	Stone 1% <u>Striate</u> 11%	ed Brick	15%	o/Plaste <u>Concr</u> 1%	_	<u>Wood</u> 36% <u>Veneer</u> 5.5%		

*Total exceeds 100 percent due to the number of buildings constructed in more than one style and with more than one material.

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Narrative Statement of Significance

The Central City Historic District Boundary Increase is significant under criteria A and C. Under criterion A it is significant for its association with the transformation of Salt Lake City from an isolated, agriculturally based community to an industrial and commercial center of regional importance. It is presented as a boundary increase to the Central City Historic District because it represents a continuation of the pattern of land use and architectural development seen within the original boundaries of the district. While this district retains the large, ten-acre blocks and wide streets that characterized the earliest planning efforts of the Mormon pioneers who settled the Salt Lake Valley, it also exhibits the inner-block development and infill associated with the city's urbanization that roughly occurred from 1880 to 1910. This urbanization resulted from a greatly expanded economy, made possible primarily because of rail access to national markets and politics. Under criterion C the district is significant for the diversity and integrity of the representative architectural types and styles. The architecture of the rapidly growing city began to reflect new prosperity and an awareness of popular styles, representing a shift from early vernacular versions of the classical revival styles that the settlers knew from the communities they left behind. As in the existing Central City Historic District, the boundary increase neighborhood thus derives its greatest significance as an illustration of the progression from an insular, communal society to a politically and economically mainstreamed American city.

Initial Settlement: 1847 to 1869

The sixteen blocks included in the boundary increase encompass the northeastern corner of Central City and is part of a larger area, referred to by the same name, that is associated with the original plan of Salt Lake. Modeled loosely on L.D.S. Church founder Joseph Smith's "Plat of the City of Zion," Salt Lake City was divided into a grid pattern of ten-acre blocks, with a block in the center reserved for the temple and wide streets of 132 feet. The blocks were divided into 8 lots of 1.25 acres each, enough to accommodate a family and the agricultural needs of everyday living, such as a vegetable garden, fruit trees and a few livestock and chickens. This system was designed to establish an efficient use of land and prevent social isolation.

In February 1849, the city was divided into nineteen wards, the smallest ecclesiastical unit of the L.D.S. Church. Each ward contained nine blocks, and represented not only an ecclesiastical grouping but also served social and political purposes. A bishop presided over each ward and was responsible for both the religious and secular administration of matters in their districts. The Bryant neighborhood contains portions of the historic boundaries of the Eleventh and Tenth wards.¹

Shortly after their arrival in the Salt Lake valley in 1847, Mormon leaders planned to erect an eight foot high adobe wall from the Jordan River east along Ninth South Street, to about 950 East, north to approximately Fifth Avenue and westward to the river. Beyond the wall to the south was the "Big Field," an area laid out in parcels

¹ The historic area of the Eleventh ward included the blocks bounded by 600 East, 900 East, South Temple to 300 South. The Tenth ward included the blocks bordered by 600 East, 900 East, 300 South and 600 South streets.

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of five acres "to accommodate the mechanics and artisans."² Much of the land within the wall was intended to be used for cropland, as the village settlement extended eastward only to 300 East. The wall was never finished as planned, but a fence of poles and adobe enclosed the entire area in the late 1850s and protected the land best suited and most convenient for crops. It also left the city with a physical demarcation between the initial layout of ten-acre blocks north of 900 South and the smaller blocks and streets associated with turn-of-the-century subdivisions in what had been the Big Field south of 900 South.

Commercial and residential activity revolved around the Temple core, yet despite the intentions of Mormon leaders to concentrate settlement close to the center of the city it did not take more than a few years for residents to move east. Some families moved beyond the eastern boundary of the city wall (at about 950 East), and by 1860 scattered homes could be found as far as Thirteenth East. An 1870 bird's eye view map shows an even pattern of development for almost all of the early platted areas, including the blocks from 700 to 1000 East that are included in the boundary increase.

The earliest residents in the Bryant neighborhood were, of course, Mormon immigrants, many of whom were born in the British Isles and immigrated to the United States upon converting to the L.D.S. Church. As in Central City, these residents were working-class families – painters, carpenters, and laborers. Extant homes associated with these early occupants include 856 E. 200 South, constructed for Francis Hughes, a painter; 234 S. 900 E., constructed for William Child, an upholsterer and his wife Agnes; and 847 E. 300 S., constructed for William Hawkes, a butcher, and his wife Ada [photographs 1, 38-40]. The fact that these homes are among the earliest in the boundary increase is reflected in the massing and floor plan associated with the pre-railroad era of the city's history. Both the Hughes and the Child residences are hall-parlor in plan, are one-story in height and have side-gabled rooflines. They also have the heavy fascias and cornice returns that are reminiscent of the classical styles favored by early Mormon settlers. The Hawkes home is a cross-wing plan with a roofline that is more complex than that of the hall-parlor plan, and represented a later, but still early, phase of architectural development in the boundary increase.

Transition: 1870 to 1900

Brigham Young's ideal of maintaining Salt Lake City as an isolated, religious utopia was sharply curtailed by the events of the 1870s. The coming of the transcontinental railroad in Utah in 1869, the development of mining in the state and the subsequent influx of "Gentiles" (non-Mormons) transformed the city into a commercial center with a rapidly growing population. No longer would Salt Lake residents be dependent on an agrarian way of life; the expanding economy provided them with opportunity for employment downtown and in the rail yards (west of the commercial core). In response to increasingly concentrated places of employment, Salt Lake's mass transit system advanced from mule-drawn street cars in the central business district in the early 1870's to an extensive network that transported passengers throughout the valley by 1890. Because Central City was especially well-served by the streetcar system, residents could easily travel from their homes to jobs and businesses not only in the commercial and industrial sections of town, but also to new commercial centers and neighborhoods in the south part of city. By 1891, eight routes extended eastward from Main

² A/P Associates Planning and Research, Salt Lake City Architectural/Historical Survey: Central/Southern Survey Area, prepared for the Salt Lake City Planning Division, 1983, p. 21.

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Street to 700 East. Of these eight, one route went as far as 1300 East along 100 South, one extended to 1000 East along 200 South and another traversed 400 South to University Street, curving around the bench at 1000 East. All three lines tied into the Salt Lake and Fort Douglas Railroad that could transport passengers past 2100 South.³

This availability of public transit dramatically changed land-use patterns and introduced new building types. Since residential expansion was dependent on and followed the development of public transportation systems, it resulted not only in new subdivisions in the Big Field, but created much denser development in the older Central City neighborhoods. The large lots had become obsolete because their purpose as gardens and keeping livestock had largely ceased. Early pioneer families divided up their original lots and gave or sold them to family members, and developers purchased lots and subdivided them. Narrow, interior streets divided the ten-acre blocks, small parcels carved up the large lots, and lawns and shade trees replaced gardens and orchards. By 1898, the earliest year that Sanborn maps portray the Bryant neighborhood, ten interior courts were established. This does not count the numerous private alleys that also accommodated separate parcels and homes. Most of this inner-block development was completed by 1911, however, such development also occurred in the 1920's and after World War II on one street, Barbara Place, at the southeastern corner of the boundary add ition [photograph 19]. The increase in the density of the land-use pattern was first manifested in interior-block courts and later in multi-story apartment buildings that accommodated a diverse population.

Inner-block courts

Dooley Court, a quiet cul-de-sac that runs north from 200 South at 825 East, is illustrative of both the physical layout of these narrow, inner-block streets and of the economically disparate population that characterized Central City [photograph 41]. It consisted of twenty-two houses (twenty-one are extant) that were constructed in two phases. Originally called "Wellington Court," it was instigated by James Harvey in 1894. He constructed fourteen cottages in 1894 that faced each other along the center of the street. Four years later he built four two-story homes along 200 South Street, an asymmetrical cottage at the head of the cul-de-sac and two additional cottages [photograph 42]. The name of the street was presumably changed when a mining investor, William J. Dooley, purchased the property in 1903.⁴ The remaining structures were built the following year.

Census data from 1910 and 1920 indicate that professionals and managers lived in the more imposing twostory houses on 200 South, while single-story cottages on Dooley Court housed railroad workers, salesmen and clerks. The early tenants were highly migratory, and with one exception, none of the renters stayed in the cottages more than five years. These census records also indicate that all the Dooley Court residents during this period were white, were born in the United States and were first generation children of immigrants from Canada, Sweden, Holland and the British Isles. They were almost all married couples with children. Sixty percent of the residents in 1910 were children under 14; in 1920, this had increased to 78 percent. Once the homes began to become privately owned in 1939, the residents became much less mobile.⁵

³ APA, p. 63

⁴ Mary Troutman, Wellington/Dooley Court: A Practical Alternative to the American Dream, research paper, 1994, p. 5.

⁵ Troutman, *Wellington/Dooley Court* p. 8.

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The scale of the homes on Dooley Court is typical of the majority of dwellings found on the interior streets: they are small, one-story structures that range from 600 to 1,000 square feet with four or five rooms. The Dooley Court homes were built on sandstone foundations, with hipped roofs and hipped front bays. Original decorative elements were minimal, consisting of the front bays, segmented arched windows, and transoms above the front doors. Although these homes had front porches, they were very plain [photograph 43]. The four eight-room homes on 200 South, however, were much more elaborate and spacious. They are two stories, and are distinguished by decorative dogtooth brick courses, and distinctive porches with turned columns, square balustrades and intricate molding on the porch frieze. They are approximately 2,000 square feet.

Dooley Court offered a practical housing alternative to families who wanted to live in single-family residences but lacked the financial resources or stability needed to purchase their own homes. Housing options like those provided on Dooley Court offered pleasant cottages with modern amenities, lawns, porches and tree-lined play areas for children to migratory residents who sought living quarters that provided for easy relocation.⁶

Commercial Development

With the exception of the medically related development that occurred beginning in the 1960's, almost all of commercial enterprises in the boundary increase were established during this thirty-year period. The 1898 Sanborn map indicates small businesses, including a handful of corner, neighborhood grocery stores, the N.R. Servis Candy Factory at approximately 850 E. 100 South, and the Standard Steam and Hand Laundry Co. at 145 S. Dunbar Avenue (now Lincoln Street). Larger concerns included nurseries, such as the Valley Home Greenhouse on Floral Lane (now Linden Avenue, between 1000 and 1100 East streets) and Eastern Nurseries at approximately 840 E. 300 South, owned by Edward Laker. The florists and nurserymen are not listed in city directories after 1898, and the laundry and candy factory do not appear on the 1911 Sanborn map.

The most imposing commercial enterprise was the Salt Lake Brewery, established in 1871 at 1000 East and 400 South. The location for the brewery was chosen because of a natural mineral water spring found on the site. By 1911, the site included four large, Romanesque structures designed by Richard Kletting, the architect of the Utah State Capitol and was one of the three largest breweries in the state, employing three-hundred men. Prohibition was the death knell for the brewery, and although there were efforts to revive the company as the Cullen Ice and Beverage Company, this endeavor was not as profitable as the brewery, and the buildings fell into decline. The brewery's office and bottling works, located across the street (and out of this boundary increase) at 462 S. 1000 East remain, but the original site was redeveloped as the City View Apartments [photographs 48-49] after World War II.⁷

Extant commercial structures in the boundary district that date from the historic period consist of small, retail establishments, such as the Bryant Grocery at 702 E. 100 South, adaptively re-used as a ski store, and the Cyrus Foote Commercial building at 942-944 E. 200 South, which was constructed about 1920, and is currently a grocery store [photograph 55].

⁶ Ibid, p. 6.

⁷ Mary Troutman, Salt Lake City Brewing Company(Office and Bottling Works), Designation Form for listing on the Salt Lake City Register of Cultural Resources.

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Account of Thomas Child

The reminiscences of long-time Central City resident, Thomas Battersby Child, (1888 – 1963) provides an understanding of the transition the neighborhood east of 700 East underwent during this period. Child was born in 1888 at 145 S. 700 East. in a home constructed for his great-grandmother in 1855. In 1911, he moved with his wife to a house a few blocks to the south, 452 S. 800 East, where he resided until his death in 1963. He lived amidst generations of a large immediate and extended family, and describes in detail the homes and activities of numerous neighbors. His descriptions of his family's use of their property on 700 East and of changes that occurred both architecturally and horticulturally provide a compelling look at the appearance of the neighborhood and the interactions of its residents.

Child describes the progression of his family's building efforts. After living in the 1855 house for a few years, the house was sold "during the boom of the early 1890's for a good price...." His parents built a home for their family at the east end of the same lot, at the center of the block, anticipating the creation of an interior block street that failed to materialize. He states: " My father and mother thought a street would be cut north and south through the block which never worked out, much to their chagrin and embarrassment. The only entrance to the property was a driveway between the old Harrocks home and Grandpa Livingston's."

Child was born just before the Salt Lake and Jordan Canal, the main source of culinary and irrigation water in the city, was submerged. In the Bryant neighborhood it ran from 400 South to 300 South between 1000 East and 900 East streets, and as boy the canal was a source of income, as he caught frogs to sell for frog legs. In his neighborhood, the canal was probably covered sometime in the mid-1890s, and he writes, "The city canal was finally all covered over... It is a great change, probably the greatest in the landscape of our neighborhood."

Despite the modification in the area's appearance due to work on the canal, it is Child's accounts of the landscaping in the area that are particularly detailed. They reveal the transition that the neighborhood underwent from an agrarian landscape of irrigation ditches and stands of Lombardy Poplars, to one of streetcars and apartment buildings. He writes of his parents' home:

Our yard, as was [sic] all the yards at that time, was orchards and gardens. How vividly I remember the old coal shed on the alley, sturdily built with the studs on the outside and my pigeon coop on the one end, with the Red Astrican apple tree and swing right next.⁷

Two beautiful evergreen trees of different variety were in the front yard with a latticework fence or grill running south from a south porch... and to a driveway going to the barn. The driveway to the barn was bordered with a row of Lombardy poplar trees, as was the front yard boundary next to the sidewalk on 700 East. The sidewalks in those days were dirt and had Locust trees planted along the irrigation ditch between the sidewalk and wagon road. The front and south side was lawn with a garden of choice perennial flowers, rose bushes and shrubs growing next to the lattice fence.

Several times Child refers to his and his friends' use of the large fields near his home: "In front of our home was a big field which was used as playground by all boys of the ward...In fact, it was the trail from the school

⁷ Child, p. 2.

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and developed into a nuisance."⁸ Assuming that this describes the area about 1900, development had not encroached into the middle of the block, and although his home was less than a mile from Main Street, his immediate environment retained some of its early, rural appearance.

The recollections Child provides, however, of his neighbors' homes, indicates that not only was the periphery of his and nearby blocks filling in with new homes, but that they were often occupied by non-Mormons. He refers frequently to friends who are non-Mormon, such as Julius Rosenblatt, the son of mining magnate Simon Rosenblatt, and Harry and Duncan Beveridge, whose father was a mining engineer. He also discusses the economic disparity that existed among the Mormon families in the area. His own parents suffered financial constraints, as indicated by his statement that "our home was never really finished until I was a boy of 17 or 18 years of age and could help my folks financially."⁹ Yet at a young age he perceived the affluence of fellow church member and polygamist James Perry Freeze, who supported four wives who lived on the corners of 700 East and 200 South: "Contrasting this [the economic situation of his aunts and parents], I have observed Brother James P. Freeze with a big fine house for each of his three wives operating two successful stores and a farm [photograph 10]."¹⁰ And his long description of his father's association with Francis Armstrong, a very successful businessman with a Queen Anne-style mansion at the corner of 700 East and 100 South, reveals his pride that his father, although poor, was accepted by this wealthy family. Overall, Child's recollections describe a neighborhood at the turn of the century that had absorbed residents of varying religions and economic means, all within a few decades of the settlement of a religious utopia with communal economic goals.

Mature Community, 1900-1925

By 1900, Salt Lake's economy was similar to that of any other American city of its size. It had vastly expanded beyond the cooperative venture envisioned by early Mormon leaders, and its citizens no longer had to endure a subsistence way of life. By 1900 Salt Lake City's population consisted of a blend of ethnic groups, class distinctions and religious affiliations. While the concentration of fine mansions built along South Temple Street during the first decade of this century are not found in the Bryant neighborhood, less elaborate but comfortable homes constructed by middle- and upper-class businessmen and professionals can be found throughout the boundary increase. At the same time, the number of owners who took in boarders indicates that the neighborhood housed many lower-income people as well. In the early years of the twentieth century, this part of Salt Lake City was quickly losing its early-settlement appearance. The variety of the residents' professions and business associations portray the complexity of the economy and society that Salt Lake had attained by the early part of the last century, and this complexity is reflected in the number of housing and types and styles found in the Bryant neighborhood.

Prominent businessmen include Stephen M. Covey (945 E. 100 S.), whose ventures remained profitable concerns for many decades [photograph 44]. Covey built his four-square house in 1907, and although he was

⁸ Child, p. 15.

⁹ Child, p. 7.

¹⁰ Child, p. 4.

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a sheep man at the time, he established enterprises in irrigation, real estate development and entertainment. His best-known business was Little America, a large combination of gas station, café and motel that was built on the site in the western Wyoming desert where Mr. Covey had been lost in a blizzard years before.

Several affluent residents were associated with the state's booming mining industry. These include William Dooley, developer of the eponymous inner court, who had mines in Nevada and lived at 823 E. 200 South; Robert Lewis, who became Dean of the School of Mines at the University of Utah and who lived at 1023 E. 300 South, and Samuel Sherrill, vice-president of Liberty Fuel, a coal-mining concern (975 E. 100 South.) [photograph 18]. Several prominent lawyers and judges represented the legal profession in the neighborhood, including Thomas D. Lewis (921 E. 100 South.) and George Goodwin (217 S. 800 East.). Lewis lived in the neighborhood for almost fifty years, (1901 to 1949) before moving to California in 1956. In addition to his private practice, he served in the Utah State Legislature, taught at the University of Utah Law School, and served as a Third District Court judge from 1903 to 1914. Goodwin, after moving to Salt Lake in 1892 from the mid-west, where had had served as attorney general of North Dakota, established a successful law firm with Henry Van Pelt. He resided in his Bryant neighborhood home from 1900 to 1918. Many residents who either built homes or resided in the neighborhood during this period were physicians, salespeople or merchants.

Perhaps the resident who played the most cosmopolitan role in the neighborhood was Fortunato Anselmo, who lived with his wife, Anna, at 164 S. 900 East [photograph 45]. Anselmo lived in this foursquare home from 1920 to 1950, and is a significant figure in the history of Utah and Wyoming for his role in the Italian community. Appointed Italian vice-consul for these states in 1915, he presided over an office responsible for processing all requests for passports, visas and other documents that required official approval of the Italian government. He also served as a representative of the Bank of Naples; in this capacity he assisted local Italians in sending money orders to relatives in the "old country." This function was of vital importance to immigrants whose families in their native countries depended on their American earnings for support. The Italian immigrants were employed in industries that necessitated a mobile population: mining, smelting and the railroad, and they had to rely stability of the services Anselmo offered. Although his consular office was located at his place of business, 249 Rio Grande Street, his home served as a location for official receptions and informal entertaining for Italian dignitaries and personalities, as well as numerous public officials who often visited the Anselmo home as guests.

But not everyone in the Bryant neighborhood was prosperous and well connected. The census records of 1910 indicate that a substantial number of residents were working-class laborers and that at least half of the residents rented their dwellings. Although records indicate that the number of households who took in boarders to augment their incomes does not seem as prevalent until the late 1920s and 1930s, many households accommodated in-laws and extended family members. They also relied on teenagers who had left school in order to work. Overall, the illustration in the previous text describing Dooley Court held true for much of the neighborhood: laborers and trades people rented the small, modest homes located in the interior-block courts, while middle and upper-class residents occupied larger homes on major streets. The census record of Frank Assenberg (221 S. Iowa Street), describes many households in the Bryant neighborhood during this era. In 1910, Assenberg, who was listed as the head of the household and worked as a teamster, was 22 years old, his wife was 20, and they had an infant daughter. Assenberg's mother-in-law, Ida Steurman, and her three children, ages 18, 14 and 12, also lived in the house. The children worked: the 18-year-old son was an elevator boy, and the daughters worked as servants in private homes. The Assenbergs and the Steurmans had immigrated to the United States from Holland in 1906. They rented their small, clapboard house on lowa

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Street, a thoroughfare located between 900 and 1000 East streets and 200 and 300 South streets [photograph 46].

Depression and Decline: 1923-1955

Beginning in the 1920s, the Bryant neighborhood and Central City began a slow and inescapable decline owing to the rise of the automobile, the attraction of new suburbs for people prosperous enough to have housing choices, and newly-enacted zoning regulations that allowed the encroachment of incompatible uses. This decline can also be attributed to the fact that Utah suffered depressed economic times much earlier than the rest of the nation because of the rapid deflation of commodity prices after World War I. The transition of the neighborhood was in part characterized by the construction of multi-family apartments and the conversion of many single-family homes into rentals, boarding houses and small apartment buildings. Accordingly, in 1927 Salt Lake City adopted its first zoning ordinance and established seven land-use zones. The fact that the Bryant neighborhood was zoned "Residential B-2," allowing apartments and hotels, as opposed to the lower-density "Residential A," which only allowed one- and two-family homes, reflected both the existing land-use patterns and the view of local government that the neighborhood could absorb higher-density land-use patterns. (The use of Residential A zones were located in the newly-built suburbs in the original Big Field).

City directories demonstrate that the trend of converting single-family homes into apartments began in the early 1920s, and continued through the Depression, the war years and into the 1950s. This occurred in the homes along the numbered streets, which were generally larger than dwellings on the interior block streets and could accommodate multiple units. For example, the 1926 directory lists John Stewart, an engineer with the Utah State Road Commission, as the sole household at 176 S. 1100 East [photograph 47]. By 1933, two additional separate households are listed, Omer Stewart and Haner Stewart, each married and presumably relatives. Five years later Mr. Stewart's residence housed six separate households. Out of a cursory study of 35 houses on the numbered streets that were converted into apartments, approximately half seemed to follow a similar pattern: single-family ownership in the early 1920s, single-family with a couple of boarders in the 1930s, and conversion into four or more apartments by the early 1950s. The other patterns include conversion from single-family to two-family units that did not increase in number, or the retention of single-family units until the 1950s that then exploded into five or more units.

Despite the lack of infill development potential and a perception that the neighborhood was in decline, there was still residential construction in the neighborhood during this period. Three notable developments include a group of bungalows on Barbara Place, constructed in 1922; a low-density garden-style apartment complex, also on Barbara Place, constructed in 1945, and a similar development at 808 E. 300 S. that was built in 1947. Barbara Place, located in the southeast corner of the boundary increase, did not exist before 1922, as it was created to accommodate the bungalow development at the east end of the street. Originally this land had been the site of three ice ponds that belonged to the Salt Lake Brewing Company, whose facilities were located at the west end of the block. The Halloran-Judge Company developed the bungalows, which consisted of twelve one-story, brick houses, six on each side of the street. They were Prairie School in design and were valued at \$3,000 [photograph 19].

Just after World War II, the west end of the street was filled in with a series of low-density apartment blocks, known as the "City View Apartments," that contrast sharply with the bungalows [photographs 48-49]. The

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apartments consist of two-story, side-gabled buildings with some red brick cladding but exhibiting mostly asbestos siding. They show a slight Colonial Revival influence because of their symmetry and six-over-six light windows. They consist of four-unit blocks with central stairwells and two units per floor. An ambitious Salt Lake businessman, Sid Eliason, developed the City View complex. Eliason was born in Snowville, Utah, in 1902 and started his career of the Brigham City (Utah) National Bank. He went on to become the head of several different companies, most of which were related to construction, and was active in civic affairs. He was also the developer of the ten-story Charleston Apartments (470 S. 1300 East) east of Barbara Place, which were constructed in 1950 and are in the University Neighborhood Historic District, listed on the National Register in 1994.

The other post-war apartment development mentioned above was constructed in 1946 to 1947 by contractors Roy A. Menlove and Frank J. Miller, about whom little is known. Neither is there information on the subsequent owners, Joe and Emma Bertagnolli, who purchased the complex soon after its construction. These apartments are brick, two-stories in height and are similar in their configuration to the City View Apartments, as they consist of four-unit blocks with centrally placed entrances and stairwells [photograph 50]. This is a smaller complex, however, with 12 units as opposed to the 30 found in the City View. There is also a more formal site plan: it is laid out in an inverted "U" plan, while the City View is more amorphous as it follows steep topography.

Erosion of Residential Character: 1955 to 1995

The post-war development mentioned above may have been less desirable because it was rental, but at least it did not disrupt the historic residential and low-density character of the neighborhood. Overall, however, the blight suffered by the Bryant neighborhood accelerated during the 1950s and 1960s and to a large extent was exacerbated by insensitive government policies. In the case of the Bryant neighborhood, the policy at the local level was in the form of the adoption of the Residential "R-6" zoning in November, 1955, which expanded allowed uses to include "hospitals for human beings, medical clinics, sanitariums..." Although Holy Cross Hospital (now known as Salt Lake Regional Medical Center) had been a part of the neighborhood since 1875, its facilities were primarily contained for decades on the block bordered by South Temple, 100 South, 1100 East and 1000 East. The 1955 amendment to the zoning ordinance, however, changed the complexion of the neighborhood. At least fifteen clinics, medical office buildings and nursing homes were erected between 1959 and 1975 were erected, each one necessitating the demolition of at least two or three homes. Most of the medically-related buildings were one- or two-stories, but the Salt Lake Clinic, which relocated from 115 E. South Temple in 1959 to its present site at 333 S. 900 E., is several stories and continues to grow. Because the R-6 zone also allowed private clubs and fraternal organizations, a Y.M.C.A. gymnasium and swimming complex was completed in 1965 at 737 E. 200 S., on a site adjacent to Thomas Child's family home.

Efforts for Preservation

Within the past fifteen years the residents of the Central City, Bryant and University neighborhoods have become increasingly active in their attempts to reverse the encroachment of non-residential uses in these areas. Those residents who live furthest east have been the most successful because zoning patterns did not encourage intense development pressure to the same extent as it did in the neighborhoods closest to the

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central business district. These neighborhoods have also become increasingly attractive to people seeking to avoid long commutes and who value the experience of living in an urban environment. Despite the unfortunate encroachment of incompatible commercial uses, the Bryant neighborhood has retained much of its earlier appearance, including many historic homes, tree-lined streets and landscaped parking strips between the streets and the sidewalks. As with Central City, the Bryant neighborhood is unique in Salt Lake, as it is one of the best-preserved residential areas where one can discern the original layout of the community and early attempts to alter this pattern in response to Salt Lake's transition from Mormon utopia to regional capital.

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Verbal Boundary Description

DESCRIPTION WRITTEN FROM SALT LAKE CITY SURVEY ATLAS PLATS AND OWNERSHIP RECORDS.

Beginning 165 feet South and 66 feet West from the Northwest corner of Block 59, Plat "B", Salt Lake City Survey, part of the Section 5, Township 1 South, Range 1 East, Salt Lake Base and Meridian; thence East 2314.48 feet more or less along South line of the South Temple Historic District to the East line of Block 57 of said Plat "B", point is also 165 feet South from the Northeast corner of said Block 57; thence South 626.43 feet along East line of said Block 57 and continuing to the Northeast corner of Block 56 of said Plat "B": thence East 862.56 feet along North line of Block 29, Plat "F" to the West line of University Neighborhood Historical District and the center line of 1100 East street; thence South 3035.8 feet along West lines of said University Neighborhood Historical District to the point 66 feet East from Southeast corner of Block 20, Plat "F"; thence West along South line of Block 20 of said Plat "F" 396 feet to the Southeast corner of Lot 2 of said Block 20; thence Northwesterly along a 329.78 foot radius curve to the right 198.51 feet; thence North 14°43'55" East 1.22 feet; thence Northwesterly along a 313.22 foot radius curve to the right 103.26 feet; thence North 32°09'24" West 39.17 feet; thence North 32°09'04" West 10.78 feet; thence Northwesterly along a 348.92 foot radius curve to the right 76.51 feet; thence South 69°35'22" West 1.12 feet; thence Northwesterly along a 329.78 foot radius curve to the right 78.71 feet to the point on South line of Fuller Avenue and the East right of way line of U.S. Highway 40; thence North along said East right of way 568.1 feet; thence West 224.05 feet; thence North 65 feet to the North line of Lot 1, Block 42, Plat "B"; thence West along a Lot line 107.25 feet; thence North 60 feet; thence East 33 feet; thence North 88.5 feet to the South line of Braddley Place; thence West along said South line 165 feet; thence North 33 feet; thence East 152.5 feet along North line of said Braddley Place; thence North 148.5 feet to the North line of Lot 7 of said Block 42; thence West 152.5 feet along said Lot 7 to the Northwest corner of said Lot 7; thence South 82.5 feet along West line of Lot 7; thence West 140 feet; thence North 82.5 feet to the North line of Lot 4 of said Block 42; thence West along Lot line 12.625 feet; thence North 165 feet to the North line of said Block 42; thence West along Block line 47.25 feet; thence South 115.5 feet; thence West 265.275 feet to the East line of Block 41; thence South along East line of Block 41, 379.5 feet; thence West 192 feet; thence South 5 feet; thence West 63.75 feet; thence South 11.5 feet; thence West 33 feet to the West line of Strongs Court; thence South 148.5 feet; thence West 41.25 feet along South line of Block 41, Plat "B" to the Southwest corner of Lot 2 of said Block 41; thence North 148.5 feet; thence West 49 feet; thence North 16.5 feet; thence West 173.25 feet; thence South 41.25 feet; thence West 107.25 feet to the West line of said Block 41; thence North along the West line 54.75 feet; thence West 249.3 feet; thence North 3 feet; thence West 16.5 feet; thence North 82.5 feet; thence East 49.5 feet; thence North 41.25 feet to the South line of Linden Avenue; thence West along said South line 187.75 feet; thence North 72°21'27" West along said South line 62.69 feet more or less to the East line of Lot 3, Block 40, Plat "B"; thence West 396 feet to the East line of the Central City Historical District and 66 feet West from West line of Block 40, Plat "B"; thence North along East line of Central City Historical District 734.31 feet; thence West 66 feet to the intersection of 700 East street right of way and North line of Markea Avenue; thence West along North line of Markea Avenue 303 feet; thence South 10 feet; thence West 27 feet; thence North 16.5 feet; thence West 165 feet; thence North 462 feet to the point 66 feet North of the North line of Block 46, Plat "B"; thence East along a line parallel to the said North Block line 561 feet; thence North 1355.45 feet more or less along East line of Central City Historical District to the point of beginning.

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UTM References

E <u>1/2</u> <u>4/2/7/5/0/0</u> <u>4/5/1/2/1/0/0</u>	F <u>1/2</u> <u>4/2/7/2/6/0</u> <u>4/5/1/2/1/2/0</u>
Zone Easting Northing	Zone Easting Northing
G <u>1/2</u> <u>4/2/7/2/6/0</u> <u>4/5/1/2/4/2/0</u>	H <u>1/2</u> <u>4/2/7/1/0/0</u> <u>4/5/1/2/4/0/0</u>
Easting Northing	Zone Easting Northing
l <u>1/2</u> <u>4/2/7/0/9/0</u> <u>4/5/1/2/5/4/0</u>	J <u>1/2</u> <u>4/2/7/0/4/0</u> <u>4/5/1/2/5/4/0</u>
Easting Northing	Zone Easting Northing
K <u>1/2</u> <u>4/2/7/0/2/0</u> <u>4/5/1/2/4/0/0</u>	L <u>1/2</u> <u>4/2/6/9/2/0</u> <u>4/5/1/2/4/0/0</u>
Zone Easting Northing	Zone Easting Northing
M <u>1/2</u> <u>4/2/6/9/0/0</u> <u>4/5/1/2/3/2/0</u> Zone Easting Northing	N <u>1/2</u> Zone <u>4/2/6/8/8/0</u> <u>4/5/1/2/3/2/0</u> Easting Northing
O <u>1/2</u> <u>4/2/6/8/8/0</u> <u>4/5/1/2/3/9/0</u>	P <u>1/2</u> <u>4/2/6/7/2/0</u> <u>4/5/1/2/4/0/0</u>
Zone Easting Northing	Zone Easting Northing
Q <u>1/2</u> <u>4/2/6/7/2/0</u> <u>4/5/1/2/4/6/0</u>	R <u>1/2</u> <u>4/2/6/5/4/0</u> <u>4/5/1/2/4/6/0</u>
Easting Northing	Easting Northing
S <u>1/2</u> <u>4/2/6/5/4/0</u> <u>4/5/1/2/7/0/0</u>	T <u>1/2</u> <u>4/2/6/3/8/0</u> <u>4/5/1/2/7/0/0</u>
Easting Northing	Zone Easting Northing
U <u>1/2</u> <u>4/2/6/3/8/0</u> <u>4/5/1/2/8/2/0</u>	V <u>1/2</u> <u>4/2/6/5/4/0</u> <u>4/5/1/2/8/2/0</u>
Easting Northing	Easting Northing

Section No. <u>10</u> Page <u>1</u> Central City Historic District Boundary Increase, Salt Lake City, Salt Lake County, UT

Common Label Information:

- 1. Central City Historic District, Boundary Increase
- 2. Salt Lake City, Salt Lake County, Utah
- 3. Photographer: Elizabeth E. Giraud
- 4. Date: January 2001
- 5. Negative on file at Utah SHPO.

6. **Photograph No. 1**

Francis Hughes house at 856 E. 200 South. Camera facing southeast.

6. Photograph No. 2

Residential structure at 824 E. Menlo Avenue. Camera facing east.

6. Photograph No. 3

George Baddley house at 974 E. 300 South. Camera facing southwest.

6. Photograph No. 4

Thomas and Mary James house at 335 S. 700 East. Camera facing east.

6. Photograph No. 5

Detail of stone scribing at 335 S. 700 E. Camera facing north.

6. Photograph No. 6

Ebenezer and Esther Miller house at 1017 E. 300 South. Camera facing north.

6. Photograph No. 7

Jane Chander house at 315 S. 700 East. Camera facing northeast.

6. Photograph No. 8

Frederick Meyer house at 929 E. 200 South. Camera facing north.

6. Photograph No. 9

Hyrum and Ann Reeve house at 718 E. 300 South. Camera facing south.

6. Photograph No. 10

James Freeze house at 734 E. 200 South. Camera facing southeast.

6. Photograph No. 11

Charles and Clara Nelson house at 334 S. 900 East. Camera facing northeast.

6. Photograph No. 12

Maurice and Effie Kaign house at 120 S. 1000 East. Camera facing southwest.

Section No. <u>10</u> Page <u>2</u> Central City Historic District Boundary Increase, Salt Lake City, Salt Lake County, UT

6. Photograph No. 13

Ernest Thompson house at 955 E. 100 South. Camera facing northwest.

6. Photograph No. 14

George Mateer house at 250 S. 1000 East. Camera facing northwest.

6. Photograph No. 15

George Roper house at 805 E. 300 South. Camera facing north.

6. Photograph 16

David Spitz house at 1073 E. 200 South. Camera facing north.

6. Photograph 17

John and Mary Ellen Birch house at 336 S. 1100 East. Camera facing west.

6. Photograph 18

Samuel Sherrill house at 975 E. 100 South. Camera facing northeast.

6. Photograph 19

1051-1059 E. Barbara Place. Camera facing northwest.

6. Photograph 20

Brick bungalow at 338 S. 900 East. Camera facing west.

6. Photograph 21

Brick and stucco bungalow at 1023 E. 300 South. Camera facing northeast.

6. **Photograph 22**

Front-facing gabled bungalow at 121 S. Lincoln Street. Camera facing northeast.

6. Photograph 23

Early twentieth-century two-story duplex at 218-220 S. Iowa Street. Camera facing southwest.

6. Photograph 24

One-story duplex at 749 E. Linden Avenue. Camera facing north

6. **Photograph 25**

Streetscape of 739-753 E. Linden Avenue. Camera facing northwest.

6. Photograph 26

Tudor-Revival duplex at 857-859 E. 300 South. Camera facing northeast.

Section No. <u>10</u> Page <u>3</u> Central City Historic District Boundary Increase, Salt Lake City, Salt Lake County, UT

6. **Photograph 27**

Minimal Traditional style duplex at 944-946 E. 300 South. Camera facing southwest.

6. Photograph 28

Walk-up apartment building at 101 S. 800 East. Camera facing southeast.

6. Photograph 29

Double-loaded corridor apartment building at 706 E. 300 South. Camera facing southwest.

6. Photograph 30

Post World War II apartment building at 1032-1034 E. 300 South. Camera facing south.

6. Photograph 31

New Broadmoor apartments at 938 E. 300 South. Camera facing southwest.

6. Photograph 32

Sunset Towers condominiums at 40 S. 900 East. Camera facing southwest.

6. Photograph 33

Stansbury condominiums at 710 E. 200 South. Camera facing southwest.

6. Photograph 34

Shaughnessy condominiums at 253 S. 700 East. Camera facing southeast.

6. Photograph 35

816-818 E. 100 South. Camera facing southwest.

6. Photograph 36

Medical clinic at 745 E. 300 South. Camera facing northeast.

6. Photograph 37

St. Paul's Episcopal Church at 261 S. 900 East. Camera facing northeast.

6. Photograph 38

William and Agnes Child house at 234 S. 900 East. Camera facing west.

6. Photograph 39

William and Agnes Child house at 234 S. 900 East, Camera facing southeast.

6. Photograph 40

William and Ada Hawkes house at 847 E. 300 South. Camera facing north.

6. Photograph 41

West side of Dooley Court (825 East). Camera facing northwest.

Section No. 10 Page 4 Central City Historic District Boundary Increase, Salt Lake City, Salt Lake County, UT

6. **Photograph 42**

835 and 839 E. 200 South. Camera facing northeast

6. **Photograph 43**

160 S. Dooley Court. Camera facing west.

6. Photograph 44

Stephen Covey house 945 E. 100 South. Camera facing northwest.

6. **Photograph 45**

Fortunato and Anna Anselmo house at 164 S. 900 East. Camera facing northwest.

6. Photograph 46

Frank Assenberg house at 221 S. Iowa Street. Camera facing southeast.

6. **Photograph 47**

John Stewart house at 176 S. 1100 East. Camera facing west.

6. Photograph 48

1029-1033 E. Barbara Place. Camera facing west.

6. Photograph 49

1020 E. Barbara Place. Camera facing southeast.

6. Photograph 50

808 E. 300 South. Camera facing south.

6. Photograph 51

East side of Lincoln Street (945 East) between 100 and 200 South. Camera facing southeast.

6. **Photograph 52**

Houses from 225 to 237 S. on 900 East. Camera facing southeast.

6. Photograph 53

Residential structures from 950 to 970 E. on 100 South. Camera facing southeast.

6. **Photograph 54**

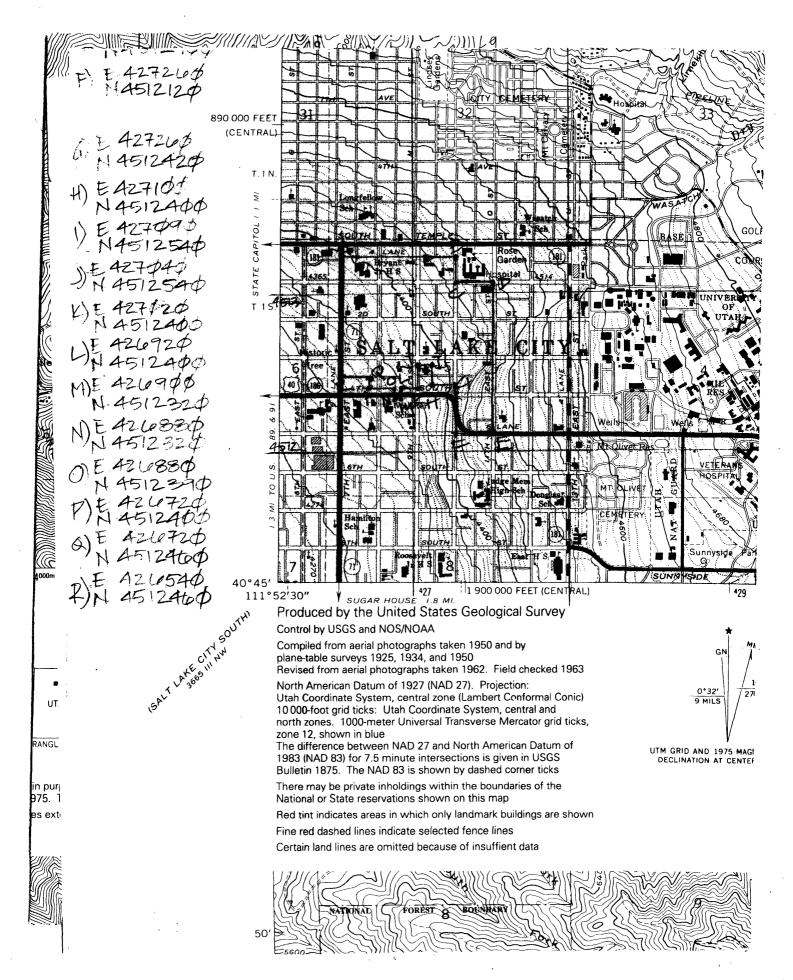
Streetscape of residential structures from 861 to 877 E. on 300 South. Camera facing northeast.

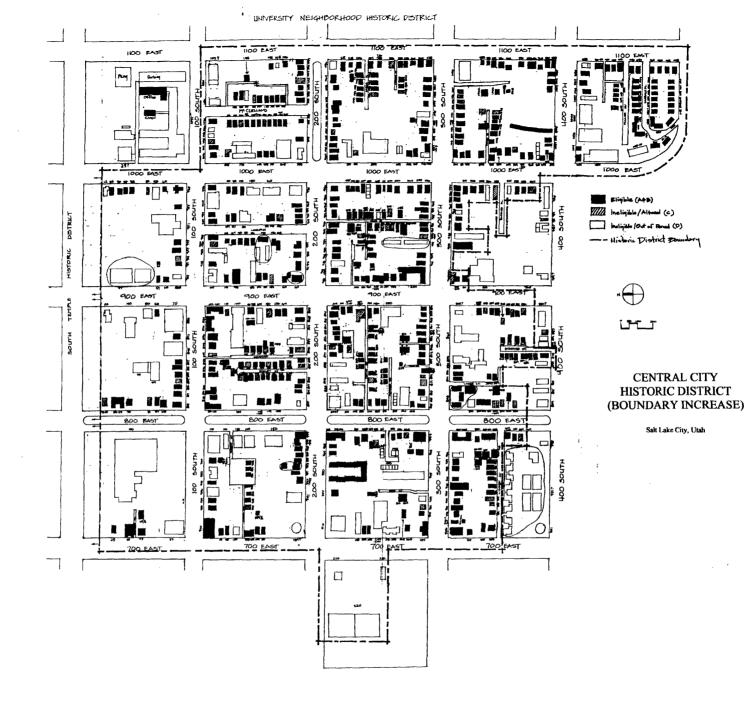
6. Photograph 55

Neighborhood store constructed about 1920 at 944 E. 200 South. Camera facing south.

6. Photographs 56 & 57

Representative examples of multi-car frame and concrete-block garage





Arthur F. Sandack Attorney at law 925 E 200 So Salt Lake City, Utah 84102



February 5, 2020

Kelsey Lindquist Senior Planner Salt Lake City Planning Division 451 S State Street, Room 406 P.O BOX 148580 Salt Lake City Ut 84114-5480 Kelsey.lindquist@slc.com

RE: Project Name PLNPUM2019-00683& PLNPUM2019-00684 159S Lincoln, 949, 955east, 959E. and 963 East 200 S. Chiao-ih Hui (address not provided) (Listed as Applicant with Pertioner's Attorney. Peter and Plk Chi Hui are the actual owners per Supplemental filing.)

Master Plan Petition to Amend Zoning Map and Master Plan from R2 to RMF-35 dated 7/19/19

Dear Ms. Lindquist,

I am an attorney, residing and doing business at 925 E. 200 South, Salt Lake City, where I have lived since purchasing my home in February 1979, 41 years ago., I have raised 3 children here. I am strongly opposed to the Petition to Amend the Salt Lake City Central Community Master Plan (Master Plan herein.) and its Land Use map, for the following reasons. I am representing solely myself in this matter and no other person or entity.

Summary of argument- I submit that the above Petition should be denied given an unfavorable recommendation from the Planning Commission to the City Council for the following reasons:

- 1. The Community is largely against it.
- 2. The Petition is not supported by and is contrary to the Master Plan's overall land use goals and policies promoting low density housing in our neighborhood.
- 3. The Petition is not supported by the Central City Community Historical District goals and policies.
- 4. The Petitioner- Owner is a bad neighbor and should not profit from his wrongful, longstanding acts so detrimental to the neighborhood allowing his properties to be a blight, eyesore, and danger to by violating housing and other ordinances.
- 5. Granting the Petition would harm me and the residential neighborhood.

ا. The Community is largely against The Petition.

The Petition is opposed by a substantial number of residents, as evidenced by Monica Hiding's petition of sgned by some 300 neighbors, and the surveys conducted by the East Central neighborhood council demonstrating 714 of 731 people against and strongly opposed to the Petition. Such opposition is significant acceptable evidence, upon which the City Council can rely to deny the petition and to be accountable to the public. See *Petersen v. Riverton City*, 2010 UT 58, 243 P.3d 1261 (Utah, 2010) and *Bradley v. Payson City Corp.*, 2001 UT App. 9, 2003 UT 16, 70 P.3d 47 (Utah 2003) (upholding City decisions not to rezone on the basis of public residential petitions and comments), in which it is stated:

"¶ 11 The Petersens urge us to overrule this long line of precedent and hold that the Council was acting in a quasi-judicial capacity when it denied their rezoning request and, therefore, that the district court should have applied the substantial evidence standard in reviewing the decision. We decline to do so. The case law and statutory authority on which the Petersens rely in making this argument is inapposite because it involves municipal appeal authorities hearing requests for variances and interpreting and applying existing zoning ordinances. See, e.g., Xanthos v. Bd. of Adjustment, 685 P.2d 1032, 1034-35 (Utah 1984) (reviewing whether the board of adjustment's denial of a zoning variance was arbitrary and capricious by applying the substantial evidence standard); Brown v. Sandy City Bd. of Adjustment, 957 P.2d 207, 210-11 & n. 5 (Utah Ct.App.1998) (reviewing the Board's interpretation of a zoning ordinance). The administrative bodies in these cases have been created specifically for the purpose of applying existing ordinances and evaluating the possibility of individual variances. These tasks are not of the same character as the Petersens' request to amend an existing zoning ordinance in its entirety. Therefore, because we see no reason to depart from our precedent, we hold that the Council's denial of the Petersens' rezoning request was a legislative decision.

¶ 12 Having determined that the district court in this case was reviewing a legislative decision under the reasonably debatable standard, we must now determine whether the district court was correct in holding that the City's decision was, in fact, reasonably debatable. A municipal board's decision will meet this standard if "it is reasonably debatable that the [decision to grant or deny the new ordinance] is in the interest of the general welfare." Bradley, 2003 UT 16, ¶ 14, 70 P.3d 47 (internal quotation marks omitted).

¶ 13 In Bradley v. Payson City Corp., we were faced with facts very similar to the facts in this case. The plaintiffs in Bradley submitted an application to the City Council to rezone property from a lowdensity residential classification to a high-density classification. Id. ¶¶ 2-3. The Planning Commission recommended a denial of the application to the City Council despite a recognition that Payson City's General Plan did not prohibit the type of rezoning requested. Id. ¶¶ 3-4. At the City Council hearing to consider the application, there were a number of public comments expressing concern over the traffic implications of the proposed zoning ordinance and the ability to keep and raise horses "which might be

incompatible with high-density residential development." Id. ¶ 29. The City Council ultimately denied the application based in part on these public comments. See id. ¶ 5.

And in the Bradley case, the court stated:

¶ 4 At the public hearing before the Planning Commission on Plaintiffs' rezone application, a petition signed by thirty-eight people was submitted by a neighborhood group that opposed the zoning change. In addition, thirteen individuals at the hearing expressed their opposition to the R-2-75 rezone. The public opposition voiced concerns over the adequacy of the area's infrastructure as well as concerns about maintaining the agricultural nature of the area, which includes using the land for raising horses. Several public comments also supported the rezone. After public comment, the Planning Commission recommended that the Payson City Council deny the R-2-75 rezone.

Bradley v. Payson City Corp., 2001 UT App. 9, 2003 UT 16, 70 P.3d 47 (Utah 2003)

¶ 28 It is beyond question, however, that public hearings and citizen comments are a legitimate source of information for city council members to consider in making legislative decisions. See Harmon City, 2000 UT App 31 at ¶ 26, 997 P.2d 321 (noting that "a city may rely on the concerns of interested citizens when performing legislative functions"). In reviewing the city council's decision, we do not apply trial-like "formal rules of procedure or evidence" to evaluate the substance of public comments received by the city council. Gayland, 358 P.2d at 635. Rather, we presume that city council members will measure public comments against their own personal knowledge of the various conditions in the city that bear upon zoning decisions. See id. at 636. A city council's ultimate decision, of course, reflects legislative preferences that are entitled to a presumption of validity. Id."

Bradley v. Payson City Corp., 2001 UT App. 9, 2003 UT 16, 70 P.3d 47 (Utah 2003)

"¶ 30 Furthermore, with respect to the Plaintiffs' argument that there was no evidentiary support behind public comments about increased traffic, we simply note that a city council is not required to receive advice from experts before making a legislative zoning decision. Moreover, we are not persuaded that the comments of the Plaintiffs' planning expert, Jim Wilbert, cast doubt on the reasonability of Payson City's decision. Mr. Wilbert spoke at the public hearing in favor of the zone change because it would bring affordable housing to the nearby industrial center. However, even assuming that affordable housing is an important addition to the city plan, Mr. Wilbert's comments do not directly refute the concerns raised by local business owners and other residents about the compatibility of high-density residential housing in the industrial and agricultural zones. See Bradley, 2001 UT App 9, ¶ 27, 17 P.3d 1160. The City Council's decision to give greater weight to Mr. Wilbert's opponents and deny the rezoning simply reflects the exercise of legislative policy preferences that are entirely within its discretion. (emphasis added)

Bradley v. Payson City Corp., 2001 UT App. 9, 2003 UT 16, 70 P.3d 47 (Utah 2003)"

.....

Due to the overwhelming opposition to this Petition, and other factors cited by myself and neighbors, a non favorable recommendation should be reported to the City Council. The feeling of the Bryant neighborhood is to retain and preserve low density housing despite the history of mixed use in this area,

consistent with the Master Plan which was a result of Community input on Residential land use, in regard to Future Residential land use changes, at page 9:

"Future Residential land use changes:

The Master Plan recognizes that the City is a living organism, subject to growth, decay, and renewal. *Its intent is to ensure that change occurs in response to the needs of, and in the best interests of, the residents of the Central Community* as well as the City as a whole. This section identifies areas of potential change in the land use patterns." (Italics added)

City representative listened to us in 2005 by designating Petioner's property as low density use and they should listen to us now.

II.

The Petition is not supported by and is contrary to the Master Plan's overall land use goals and policies promoting low density housing in our neighborhood.

The first standard cited by the Planner in considering "A decision to amend In making a decision to amend the zoning map amendment, states the city Council should consider the following:

1. Whether a proposed amendment is consistent with the purposes, goals, objectives and policies of the City as stated through its various adopted planning documents."

Answer: The answer to this is decidedly No. No it is not.

Petioner's property is marked R2 for Low Density Residential on the <u>the area Zoning map for Future</u> <u>Land Use</u> Map, in yellow adjacent and across from other R2 properties on its block. it now seeks to amend to RMF-385 Moderate Density, multifamily Residential. District. The MP defines low density housing as :

"Low/Medium-Density Residential 10-20 Dwelling Units/Acre (peach on map) This land use designation allows zero lot line subdivision development, single-family detached residences on small lots (i.e., 2,500-5,000 square feet per individual lots), and townhouses."

In effect, the petitioner seeks to create a Subdivision by consolidating its lots and it should be reviewed as such and prohibited.

It is also contrary to Master Plan Residential Land Use goals and policies, which provide:

"Residential land use policies The Future Land Use map identifies the location of residential land use categories including Low-Density, Low/Medium-Density, Medium-Density, Medium/HighDensity, High-Density, Low-Density Residential Mixed Use, Medium-Density Residential Mixed Use and HighDensity Residential Mixed Use. Residential land use policies are organized into four main categories: Overall land use policy, policies for existing housing, policies for new construction, and policies for residential mixed use. Overall land use policy, in part is to:

RLU-1.1 Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses.

RLU-1.4 Preserve the character of the inner-block courts.

Comment. While Lincoln street may not be an inner court block, it certainly has that character of one without its disadvantages, and it should be preserved, with its lined small affordable homes like courts Other mixed uses on the block are primarily Office buildings on the block while zoned RMF 35, they are not occupied and are quiet at night. They were primarily serving the nearby Regional Hospital but its uses have appeared to change over time. They also have their own sufficient off-street parking which Petitioner is not offering at all to its development for services, guests, special events, as it has proposed to max out the space for maximum housing density for unaffordable units.

Further, See page 8 of the Master Plan referring to:

<u>Existing housing policy</u> Preservation and rehabilitation, under the Master Plan provides through incentives and code enforcement by implementing the Salt Lake City Community Housing Plan.

RLU-2.1 Preserve housing stock

RLU-2.2 Consider opportunities for the City to purchase residential properties and market them through City housing programs.

RLU-2.3 Provide improvement programs for redevelopment and rehabilitation of residential structures and neighborhoods.

RLU-2.4 Assist homebuyers by marketing available government funding programs and residential rehabilitation programs, such as tax benefits for owners of structures in National Register Historic districts.

The Supplemental Petition states the proposed development is 'as recommended by Housing Plan the proposed development will increase medium density." This is not correct. The Housing and master Plan seeks to preserve the stock of low density housing and does not clearly prefer medium density as a priority.

In regard to the Bryant area where this dispute is located in the Central Community, the Master Plan provides at page 5-6, describing the neighborhoods in the East Central North neighborhood planning area.

"Bryant neighborhood. The Bryant neighborhood is located between 700 and 1000 East from South Temple to 400 South. The layout of the lots and the residential architecture of the Bryant neighborhood are similar to those found in the neighborhoods directly west, across 700 East in the Central City area. Both have the same 10-acre blocks and several examples of early, adobe Greek Revival architecture. It has a rich collection of Central City many architectural styles, including handsome large homes with classical porticos and expansive porches:

... This neighborhood was listed on the National Register in 2001."

This section continues to describe "Issues within the East Central North neighborhood" at page 6. Sd follows:

Historic preservation

• Protect designated historic resources and National Register properties.

• Ensure that transit-oriented development and other development patterns are consistent with historic preservation goals.

Further, the implementation statement of the goals, objectives and policies contained in the Master Plan can accomplish the following, and state:

1. **Protect** and improve the quality of life for everyone living in the community, regardless of age or ability.

2. Improve and support community involvement, public participation, and neighborhood activism in the Central Community.

3. Provide a basis for funding specific programs that assist housing, capital improvement programs, and public services.

4. Provide opportunities for smarter and more creative development practices to better serve the community.

5. Prevent inappropriate growth in specific parts of the community.

6. Encourage specific types of growth in designated parts of the community.

7. Establish financial incentives to support alternative modes of mobility.

8. <u>Preserve historic structures and residential neighborhoods.</u>

9. Establish recommendations for better coordination and administrative review of construction projects and city applications. (underlining added for emphasis)

The Petition if approved is tantamount to spot zoning. While it may not be prohibited per se by the Master Plan, it is nevertheless an example of arbitrary and unreasonable designations of these parcels of property to allow its use in a manner inconsistent with the permissible uses of the Master Plan. In this area this is reasonably debatable and may be deemed illegal. While the historical mixed uses in the Bryant area, have been a challenge to it in the past, it is aperfect time now to roll back the clock and protect and promote R2 zones. in view of all the other high density uses popping up in adjacent areas of the City, which may turn sour over time due to landowner neglect when the sheen wears off the new premises. Petitioners have offered no reason to deviate from the future use plan other than to benefit themselves personally, which is all they have ever cared about. Spot zoning makes a mockery of planned zoning and is poor precedent is this area which is undergoing fast change. There should be a moratorium on unnecessary development now, considering all else that has been going on and the alternatives that exist without rezoning this neighborhood.

The Petition is not supported by the Central City Community Historical District goals and policies

<u>III.</u>

It is against City Historic Preservation Policy and regulations and Preservation Goals of the Master Plan as set forth on the preceding page. The Plan also states:

"Goals for individual districts In addition to the global goals, there are specific goals which address the different characteristics of the individual districts. The goal for the Central City Historic District is stated in Design Guidelines for Residential Historic Districts in Salt Lake City, Central City Historic District, July 1, 1996, p. 174. "The most significant feature of this district is its overall scale and simple character of buildings as a group, as a part of the streetscape. As a result, the primary goal is to preserve the general, modest character of each block as a whole, as seen from the street. Because the overall street character is the greatest concern, more flexibility in other areas, particularly renovation details should be allowed."see page 18.

HP-1.1 Coordinate transit-oriented development corridors with historic preservation requirements.

HP-1.2 Ensure that zoning is conducive to preservation of significant and contributing structures or properties.

HP-1.3 Improve and expand preservation measures to protect historic development patterns such as subdivision lot layout, street patterns, neighborhood landscape features and streetscapes.

HP-1.4 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 Page 18

And

Education

HP-5.1 Assist community organizations as resources are available to present and provide informational workshops on historic preservation and building conservation for the general public, property owners, and contractors through neighborhood community council organizations, web sites, street fairs, the Utah Heritage Foundation, the Building Permits office, and other channels of information.

HP-5.2 Showcase good examples of preservation to encourage residents to participate in preservation based on the positive outcomes of the projects.

HP-5.3 Explore joint educational efforts with governmental, community, and non-profit preservation groups

Comment- To the extent loss of historic features becomes a pattern, the entire district tax incentive provisions are jeopardized for the district as a whole. The streetscape of Lincoln street on the West side is mostly single family homes and it has that characterovwrall. It would be the same on the east side were the Petition to be denied, at least in part by not approving the Petition or 159 S Lincoln, a somewhat well-preserved single-family residence., next door to Monica Hiding's well preserved home.

IV.

The Petitioner- Owner is a bad neighbor and should not profit from his wrongful, longstanding acts so detrimental to the neighborhood allowing his properties to be a blight, eyesore, and danger to by violating housing and other ordinances.

Petitioner has been bad neighbor, for reasons next explained. This is relevant to the decision to approve the Petition or not for a number of reasons,

First it violates the Master Plan itself which recognizes:

"Inadequate property maintenance and enforcement Lack of regular maintenance causes deterioration of the buildings and compromises the livability of the neighborhood. In some cases, property owners cannot afford to maintain or repair their residences and do not know about programs that could help. In other cases, the neglect is deliberate. Neglect should not be tolerated when it impacts a neighborhood's image, its reputation, and residents' quality of life. Property owners and managers, both resident and absentee<u>, should be held accountable for deliberate property degradation</u> through the enforcement of existing codes. Residents recognize that property maintenance and code enforcement represent a combination of legal, social, and moral issues difficult to address with limited administrative resources. They also see a need to educate homeowners on assistance programs" Page 9.

Secondly, such actions alienate and disrupts and brings down the values of the neighborhood, which residents have to live with and may well understandably account for the public outrage against this project. As shown below they have not lived by the code in renting it otu and maintaining it. Accordingly, it impeaches their representations and comments, they cannot be trusted and, in my opinion, they have not been forthright with the neighborhood during this public review process, and their record shows why.

The City Council and Planning Division should not ignore misconduct if it is by Applicant applying to amending the Master Plan and map itself. It is no answer to say well that is enforcement's job, when clearly that job has not been done. Someone has to say no to this kind of behavior. It is the Planning Department's job to further the goals of the City. It is unacceptable, that Applicants should be allowed to take advantage of a process they have so abused. If enforcement has not done its job. It still can. They neighborhood and their property can be improved. if we are all more vigilant. Many neighbors only approved of the project because they have given up on the City doing something about the unsightly mess they see and perceive and believe better just to tear it down and move on, but that only encourages more and more misconduct, and no lessons are learned. Property owners beware, you have

responsibilities to your neighbors that the city takes seriously and then maybe your can rezone. This should be the message, treat the neighborhood better.

And treat your tenants better, this is clearly a city policy to be a good neighbor and maintain suitable housing. Granting the Petition will displace them. Their tenants have been curiously silent on these issues or silenced, for fear of speaking out. At one of the neighborhood meetings, a tenant spoke but refused to answer any questions regarding the occupancy rate of her building, in obvious fear of doing so, awkwardly attempting to assert the Landlord's privacy interests. Nor did the Petitioner applicant/representative, the owner's daughter, who has most to gain by the approval, answer that question, disingenuously claiming she did not know the numbers of occupants, and never providing that information. Nor were they aware their tenant had at the time of the neighborhood meeting, undertaken to sloppily chop a number of trees. Who does that without direction from the owner to do so? The petitioner/owner himself never appeared at any of the meetings or the Open House to support his petition and answer questions, yet his daughter suggested the problems were his making and now that he was getting too old and they were taking control to make improvements and tear down the unsafe buildings that allegedly could not be repaired because of the settling foundations ((no engineering report) a concern I and many neighbors worry about) but we have improved our homes nevertheless. They said at one point they have only owned the property about a decade while in private conversations admitted it was decades longer.

It is noteworthy that the original Petition, did not contemplate any improvements on the property. That seemed to been after thought, (changed in a Supplemental Amended Filing) that no doubt would cost some money to design a building, that in all likelihood, they never intend to build, It is doubtful the family has any interest other that selling the property at an appreciated rezoned value. And getting, out. Actually, managing and maintaining housing on any scale appears to be a challenge for them to pay for.

Petitioner have shown no interest or regard for this neighborhood in all the time I have lived here. The have created a blight, have visibly failed to improve their property as many others have in the area, including myself at a cost well over a \$100,000. They have rented to felons and disruptive threatening individuals who have caused me problems over the years, and just recently it was reported there was drive by shooting at their building, the White house, for the first time ever in this neighborhood of which I am aware.

As far back a 1999, numerous certificates of noncompliance were issued to the owner of the property by Salt Lake City. (See Attachment A.) I have seen no signs of improvements to the outside of the property, in all this time, none to the roof, such as a replacement roof which you would expect. I replaced my roof in 2019, for the 2nd time since I bought the house.

At some time they painted the building in nonconforming colors, of blue, red and white, a real distraction- resulting in one which notoriously became known as the China Blue House, which was known for loud and frequent summer parties for years with live bands outside which we reported numerous times to the police for continuing to disturb the neighborhood well past midnight with noise and fighting. Elizbeth Smart was photographed at that house at a party during her captivity.

In 2018 there appeared to be a half-baked effort to improve the parking landscape, two guys hurriedly spreading gravel over it and planting some bushes, which are all dead and gone now, the landscaping has never been kept up, but is uncut weeds, overgrown and junk spread out all the front lawn and in

the back parking area, old junk cars, a dump, attracting rodents. it's wonder the city tolerates it, in plain sight. Unshoveled walk ways. Piles of leaves and mud on the front parking and street.

I have spoken with residents and been informed that they are renting by the room, and the heating was dysfunctional during the winter of 2018-2019, ex-felons seems to have been given a preference as tenants. I believe the place is over occupied and fire hazard.

In reviewing building inspection records provided me at Attachment A for 955 E 200 South, substandard deficiencies occur from March 14, 1988. Upon which a Certificate do of NonComplaince was idssued on October 5\8, 1999, On November 21. 2000 inspection numerous problems are cited as well as concerns about life, fire and safety codes that the inspector needed to be assured would be addressed. It also reflects on August 23, 2007 a detailed report of a complaint about "junk(1-/13/99)", that eventually went to before a hearing officer for all four properties 959, 955, and 965E 200 S., who reduce the fine to \$100,00 per month, dated 5/3/00. But again, on October 24, 2008 they were given a Notice of Defiiensies and a Warning Letter from the Health Department for multiple substandard conditions. Also, the Division of Housing in October 26, 2006. cited numerous work actions against, them. These people don't learn or don't care. On information and belief, I believe that each buildings has a similar pattern of violations and problems addressed by city inspectors over the year and other records exist, I have not had a chance to review. I can't imagine that these continued problems are anything else but deliberate.

This property has always been an eyesore as long as I have lived in the neighborhood, dilapidated and a blight fire hazard. Despite constant improvement to property and investments by good neighbors such as Howard Freed and his remarkably restored Victorian home, a real gem, directly across the street from 955 E. 200S and next door to me. The City had contributed adding and landscaped islands on 200 Sfrom 9-00 E to 1200 E, in the 1990's and eliminating a lane of traffic on 2nd South.

This neighborhood has so much potential, as an attractive corridor to the university crowned by the Park building at the University. It would be attractive and to single families, seniors and young professionals who work downtown, to invest in these building and fix them up in preference to living in a high rise and big apartment complex, with all its problems. At least two of the 5 structures are small homes on each end of the project and have good potential for being fixed up at a reasonable cost, especially with the historical tax incentives. There is no reason to rezone these two lots for all the same reasons none of them should be rezoned.

The neighborhood is close the down town and many services. It is a perfect neighborhood to preserve for single families and seniors such as myself. It has excellent public transportation advantages.

Based on their past history, I have no reason to trust or believe their development plan, or interest in rezoning or developing the property or numerous of their representations are reliable regarding the state of their property. They only want to rezone, to sell out, and profit further at this neighborhood's expense. Rezoning would encourage other developers with bigger and more intrusive projects to come in, and forgo others from building single family residences.

V. Rezoning would Harm My Interests

As to the harm this rezoning may cause me, I submit the following in conclusion.

- 1. Any project would Increase parking and traffic problems. This does not appear to have been reviewed by traffic at this time on the basis of only a proposed development. I believe it would result in congestion at the intersection of Lincoln and 200 S, where access from and to both is through a break in the islands which can be held up due to increasing traffic from and to the university and bus service, traffic trying to turn left off 200 S, or left onto 200 So, from Lincoln can bottleneck the whole street.
- 2. More difficulty with off street parking. This is already a big problem; I believe students from the U park on the street and bus free to the U. Traffic is backed up on 200 S there due to the single lanes and new bus service and stops. Cars attempt to make the light at 200 S speed up. It has become quite dangerous for me to exit my own driveway, cars cannot see me due to the great number of oversized vehicles parking next to it, and it is hard for me to see them.
- 3. It will degrade the single family residential appearance and character of the neighborhood to a marked extent on 2 streets, Lincoln street, a quiet little used street where it is safe for residents to walk away from the bustle of 200 S.
- 4. I fear that the destruction of petitioner's homes if not done carefully will damage my building structures, and crack foundation and walls. I urge a condition be imposed to conduct engineering and seismic studies during and before construction of nearby properties that could be built there of the neighborhood that could be affected by any such destructions and rebuilding. I do not believe engineering has considered this risk.
- 5. Lighting, is one of the biggest neighborhood nuisances to me in the neighborhood, the abundance of lighting in the neighborhood, which impacts us from as much as a block away, shining g directly in our windows, all night long, which means we either cover our windows which we do not wish to do or live with it Presumably lighting for 16 more units would only increase the nuisance, significantly and perhaps created need for more street lighting on Lincoln Street itself which would increase the nuisance.
- 6. Impact on walkability, was described and Lincoln street.
- 7. More noise during the evening is projected and during construction.
- 8. Impact of the look and identity of the area and street scheme.
- 9. Protentional devaluation of my property due to higher density housing poorly maintained by absentee landlords.
- 10. More noise during the evening is projected.

Thank you for your consideration.

s/ Arthur F. Sandack

Attachment A

Sandack Opposition Correspondence to City Planner

RE: Project Name PLNPUM2019-00683& PLNPUM2019-00684 159S Lincoln, 949, 955east, 959E. t and 963 East 200 S. Chiao-ih Hui (address not provided) (Listed as Applicant with Portioner's Attorney. Peter and Pik Chi Hui are the actual owners.) COMMUNITY AND ECONOMIC DEVELOPMENT Housing and Neighborhood Development 451 South State Street, Room 406 Salt Lake City, Utah 84111

anen

CERTIFICATE OF NONCOMPLIANCE

I, Fosa Osazuwa, Housing and Zoning Officer for the City of Salt Lake, do hereby certify that the following property does not conform to the housing code provisions of Salt Lake City's Revised Ordinances as adopted:

1. Type of Building: Residential

492208

2. Street Address: 955 East 200 South, Salt Lake City, Utah

- 3. Legal Description: BEG 200 FT W FR SE COR LOT 1, BLK 56, PLAT B, SLC SUR; W 35 FT; N 147 ½ FT; E 35 FT; S 147 ½ FT TO BEG 4339-0379 5479-1308 5724-2970
- 4. Sidwell Number: 16-05-135-012
- 5. Owner:

I further certify that the violations to be corrected are as follows: Failure to comply with Board of Adjustment Case# 701-B of March 14, 1988.

A Certificate of Compliance and Correction shall be filed by this office when all work has been accomplished.

Housing and Zoning Officer Fosa Osazi STATE OF UTAH 199 COUNTY OF SALT LAKE On this 8th day of October, 1999, personally appeared before me, Fosa Osazuwa, Housing and Zoning Officer for Salt Lake City, Utah, who acknowledged that he issued the above certificate and that the statements contained therein are true. (834 6P67092 Notary Public, Residing at Salt Lake City, Utat PUBLIC ent. Ennirat fit sh

Date: Thursday August 23, 2007 Time: 03:02 pm

21

Request: 99148389	JUNK: RESIDENTIAL (CE54)	
Service Address:955 E : Requester:	200 S 84102-2419	Council District: 4 Phone:
Requester Address:		
Innut Date-	Medaanday Ostables 42, 47, Januar Desaders of Distance	
Perosn Assigned:	Wednesday October 13, 15 Input Department: BH; Input Perso	on: Kris Neugart
Department Assigned:		Status: Resolved Close Date: 05/03/2000
	(10/13/1999) COMPLAINT ABOUT JUNK AND TOO MANY OCCUPANTS , ALSO FAILURE TO COMPLY WITH B.O.A. CASE # 7018 TO CONVERT TO A DUPLEX. WILL SEND A CIVIL N&O ASSIGN TO #26 #22/KN (12/3090) Junk still in the rear. Also building is still being lilegelity used. Will start fines. Follow up 1-30-00. #22/jd (4/8/2000) MET OWNER ON PROPERTY YESTERDAY, THE JUNK HAS NOW BEEN CLEANED UP AND THE TENANTS ARE DOWN TO JUST 3, AND THE HOUSE IS NOT BEING RENTED OUT HAS A ROOMING HOUSE ANYMORE. WILL CLOSE THE CASES ON THIS HOUSE. THE HOUSE HAS NOT MET THE BOARD OF ADJUSTMENT REQUIREMENTS BUT IT IS BEING USED AS A SINGLE FAMILY DWELLING NOW. CLOSE THIS CASE WILL ADD UP FINES A SEND A REQUEST FOR A HEARING TO THE OWNER. KN (4/8/2000) (4/8/2000) Request closed by nk8293 from department HOUSING & NEIGHBORHCOD SERV (5/2/2000) Request reopened by Louise Harris from department HOUSING & NEIGHBORHCOD SERV Went to hearing officer ell four of the properties 959 E.; 965 E. 963 E. and 965 E. 200 South reduced to 2,400 at \$100per month beginning July 1, 00 to pay \$100.00 per month. In	
		Account: Rounte:
Action Taken		
Delivered #		Stolen #

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KAREN DENTON, PH.D.

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LUANN CLARK

November 21, 2000



Dear Property Owner:

RE: Unit legalization of 955 East 200 South, Salt Lake City, Utah.

On November 11, 2000, Salt Lake City's Housing and Neighborhood Development conducted an inspection for the property that you wish to legalize at 955 East 200 South, Salt Lake City, Utah.

SANCE' LAKE; GITTY CORPORATION

COMMUNITY AND ECONOMIC DEVELOPMENT

DIVISION OF HOUSING AND NEIGHBORHOOD DEVELOPMENT

The following deficiencies were found and need to be remedied before I can assure that this building meets the minimum life, fire and safety codes.

Premise Parking

Provide a copy of a "Cross Access Agreement". This agreement must be Recorded with the Salt Lake County Recorder office.

Apartment Business License required.

Exterior	
18.50.140.B	Building requires paint as per Chapter 14 of Uniform Building Code.
18.50.140.A	Structural maintenance required on chimney.
18.50.140.D	Repair or maintain window glazing, sashes, trim and sills.
18.50.140.F	House address numbers are required to be 3" high and of a contrasting color.
18.50.140.F	Apartment dwelling unit identification numbers or letters are required to be 2° high and of a contrasting color.
18.50.210.A.7	Exterior plumbing vent pipe requires repair on North side of building.
Common Area	
18.50.160.A.	Unit #A and Unit #B are required to have entry doors, trim and hardware in good working condition.

ROSS C. ANDERSON

MAYOR

Interior #A Note:	Living room is being used as a bedroom.
<u>Kitchen</u> 18.50.180.D	Kitchen required to have a refrigerator in good working condition.
Bathroom #1 18.50.190.B.2.A	Window needs to open for the purpose of providing ventilation.
18.50.150.B	Floor covering requires repair.
18.50.180.A.3	Bathroom ceiling height does not meet minimum standard 6'-0" at toilet.
Bathroom #2 18.50.150.C	The ceiling and walls require a clean, washable surface.
Bedroom #3 18.50.707.A	Replace keyed door locks with privacy or passage type locks.
Interior #B Note:	Living room is being used as a bedroom.
Entry/Stairway 18.50.200.C.7	Stairs are required to have a minimum headroom clearance height of 6'-4".
Bedroom #3 18.50.230.C.3	Grounded type outlets are not permitted in a non-grounded electrical system, no 3 prong plugs allowed.
18.50.070.A	Replace keyed door locks with privacy or passage type locks.
<u>Note:</u>	Three rooms located in Unit #B, northeast corner may be used for storage purposes only as per our conversation November 17, 2000, this also included all attic space.
Interior #C Living Room/Bedro	#2
18.50.200.E.4	All habitable rooms with a ceiling height less than 7'6" need 120 volt electrical powered smoke detectors.
18.50.230.C.3	Grounded type outlets are not permitted in a non-grounded electrical system, no 3 prong plugs allowed.
18.50.070.A	Remove hasp lock from bedroom door.

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If you have any questions regarding this inspection, please call me at 535-7983 Tuesday through Friday 7:00 a.m. to 9:30 a.m. or between 4:30 p.m. to 5:30 p.m.

Sincerely,

al er 4

Craig Richardson Housing/Zoning Officer/Building Inspector

CR:jb

Enc. Business License Application HAAB Form

87115	955 E	200 S	-		Permit	_		b Issue Dt	Zone	ez	one Cert
		2003			5003978	A	FL	10/12/1999	fla	0	
87115	955 E	200 S		ļ	358	F	FL	02/18/1988	fla	0	<u> </u>
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87115	955 E	200 S		1	51325	F	ME	05/26/2000	gen	0	gas mue
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7115	955 E	200 S	 	4	4417	F	EL	09/19/1989	gen	0	Rendel on S.F.
7115	955 E	200 S	 	4	4326	F	PL	09/18/1989	gen	0	
7115	955 E	200 S	 <u></u>		3809	F	BL	08/31/1989	bid	0	-7 FIXTURES

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8. N. I. 104 SM 5-50		
Address 955 Cast 2 South Date	5-15	1951
Owner Ruben a. Melvette.	. July W. Jerry	······
Building Permit No. 27922 - 33)	101-11-10-60-satt & Re	from veryo
Electrical Permit No. 28291- 6-4-51	48356.6	- 29-54 D
Plumbing Permit No. 27929 - 5-19-51	28104-5-	
Building Permit No. 34024-12-7-60	Remarke for	151
Electrical Permit No. /3270-11-15-56	1649-6-11	-1.1
Plumbing Permit No. 42378-6-23-53	5119-2-3-6	
Building Permit No. 45-286-2-5-62.	n. 100	<u> </u>
Electrical Permit Nov 3907-8/31/21 Am	1 D. Stoken . CO	21 60 00
tumbing Permit No.44417.9110/19 1.004	vemadel	SG(X) HI
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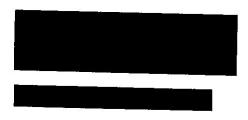


Salt Lake Valley Health Department

768 East Woodoak Lane Murray, JT 84107-6379 phone 801-313-6600 fax 801-313-6608 www.sivhealth.org

October 24, 2008

Warning Letter



RE: 955 East 200 South

The Salt Lake Valley Health Department has been referred to the above address for which you are the owners of record.

On October 17 & October 21, 2008, Bruce Boggess and Greg Langfeld, Health Department inspectors, along with Craig Richardson a Salt Lake City Housing and Zoning Enforcement officer, conducted an inspection at 955 East 200 South. The following conditions were observed:

1st Level:

- Bathroom
 - Missing window screen
 - o Missing toilet tank lid
 - Floors not sealed
 - c Light fixture in disrepair
- Kitchen
 - Walls have holes; paint peeling
 - Sink faucet is loose
 - Sink cabinet floor has water damage
 - Ceiling has water damage
 - Cockroach residue on walls and ceiling
- Common hallway
 - o Walls, ceilings, floors were filthy

2nd Level:

- Kitchen
 - o Holes in the walls
 - Sink cabinet floor has water damage and there are holes in the wall
 - 0
- Furnace room

Exposed wires

PLNPCM2019-00683 & PLNPCM2019-00684

February 12, 2020

Division of Environmental Health Royal DeLegge, M.P.A., L.E.H.S. • Division Director

- o Intake air vent plugged
- Bathroom:
 - o Broken toilet seat
 - o Exhaust fan falling from the ceiling
 - Air vent falling off wall
 - Ceiling has water damage
 - Light fixture in disrepair
 - Hole in wall
- North bedroom
 - o Inhabitable living space
 - Roaches in light fixture
- West bedroom
 - o Ceiling has water damage
 - Large hole in the ceiling
- Common hallway
 - o Holes in the walls
 - Walls, ceilings, floors were filthy
- Outside premises
 - Missing window pane on west side
 - Vents not sealed on east side; pigeon roosts
 - Windows and walls covered with pigeon droppings
 - Entry sites for rodents or vermin on the east side
 - Solid waste in back parking lot, including but not limited to a refrigerator, carpet, pallets, bags of garbage, and miscellaneous trash
 - Missing lids on the dumpster
 - o No Dumpster company information on the dumpster

You are notified that these conditions are in violation of Health Department Regulation #3 Housing and #7 General Sanitation (Health Regulations may be obtained in their entirety at <u>www.slvhealth.org</u> or you may contact our office):

- 3-4.1.2. Letting of Unfit Dwelling or Dwelling Unit Unlawful. No owner, manager, or other person shall let to another person, or permit occupancy of any dwelling or dwelling unit unless it complies with this regulation.
- 3-4.1.3. Failure to Maintain Dwelling or Dwelling Unit Unlawful. No owner or manager, of any dwelling or dwelling unit shall permit interior surfaces to become soiled from accumulations of garbage, fecal matter, bodily fluid, or other infectious materials. If the affected area cannot be cleaned and restored to a sanitary condition, the Director may require the owner to repair or replace it before further habitation.
- 3-4.1.5. Maintenance of Common Areas. An owner or manager of a building or structure containing two or more dwelling units shall maintain the common areas of the premises in a clean and sanitary manner.

11-19-08 Follow - up

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NOTICE OF DEFICIENCIES

Property inspected: 955 East 200 South, Salt Lake City, Utah

Date of Inspection: October 24, 2008

Name of Inspector: Craig Richardson

Case Number: HAZ2008-01594

This Notice of Deficiencies must be submitted when application for the construction and repair permits is made. A licensed contractor may be required to do the repairs. For additional permit and contractor information, please call (535-7752).

"Substandard condition" means a structural, electrical, mechanical or plumbing system condition in a residential building or dwelling unit which violates applicable codes but with maintenance or repair can be fully safe.

Premise

21A.40.140	It is unlawful to permit the outdoor storage of inoperable, unused or unlicensed vehicles, vehicle parts, appliances, interior furniture, discarded building materials, landscape debris; or other spent and useless items commonly known as junk in a residential district. All residential accessory storage must be in an enclosed building.
Exterior	
18.50.220.B.3.G	All ducts and vents shall be maintained according to original installation
18.50.140.D	requirements. (Cap missing on vent)
10.00.140.0	Broken or missing doors, door frames, windows, operating systems, and window sashes shall be repaired or replaced.
18.50.170.A	All premises shall be maintained clean, safe, sanitary and free from an
18.50.220.A.3	accumulation of ruppish.
(/10.50.220.A.5	All mechanical equipment shall be properly maintained and operated in a safe manner. (install gutter spike where pigeon's nest)
Interior Inspection	
Unit #A	
<u>Hailway</u> 18.50.170.A	
10.00.170.4	All premises shall be maintained clean, safe, sanitary and free from an accumulation of rubbish.
18.50.170.C	There shall be no insect or rodent infestation in violation of the County Health
19 50 000 4	Department regulations.
18.50.200.A	No hazard of fire or explosion shall be created or allowed to exist in any building, premises, equipment or apparatus. (Fire extinguishers are missing.)
18.50.200.E.1	Smoke detector required in hallway or area giving access to rooms used for sleeping (installed as per manufacturer's instructions).

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Bathroom	
i∕ 18.50.170.A	All premises shall be maintained clean, safe, sanitary and free from an
√ 18.50.140.D	Broken or missing doors door frames windows anothing and
√18.50.210.A.2	window sashes shall be repaired or replaced. (Window needs to be openable.) Plumbing, piping and fixtures shall have no leaks and shall be maintained in good condition. (Toilet is loose.)

Bathroom in Hallway

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√18.50.150.C	All walls and ceilings shall be maintained so that they are secure and intact.
Kitchen	
18.50.170.A	All premises shall be maintained clean, safe, sanitary and free from an
18.50.170.C	
	There shall be no insect or rodent infestation in violation of the County Health Department regulations.
Jo 18.50.150.C	All walls and ceilings shall be maintained so that they are secure and intact.
Norosa	(" open on vigues, illissing plaster and rangir holde \
₽ 18.50.150.C	Surfaces shall be painted or covered with an approved wallpaper or
18.50.150.E	parentig.
	All fixtures shall be maintained in a safe and operable condition. (Kitchen cabinets require replacement at sink with a new faucet.)
v18.50.230.A	All electrical equipment, witho and appliances shall be used in a set
	manner and installed in accordance with the electrical code in officet at the
18.50.230.A	time of installation. (ventilation fan) All electrical equipment, wiring and appliances shall be used in a safe
	manner and instance in accordance with the electrical code in offert of the
	time of installation. (Repair refrigerator freezer door.)
Basement	
18.50.220 A.3	
	All mechanical equipment shall be property maintained and operated in a
	All mechanical equipment shall be properly maintained and operated in a safe manner. (Combustion air vent is blocked.)
18.50.220.A.2	All mechanical equipment shall be in accordance with the code in officer at
	All mechanical equipment shall be in accordance with the code in effect at the time of installation. (Remove unused duct work.)
√18.50.220.A.2 √18.50.230.F.1	All mechanical equipment shall be in accordance with the code in effect at the time of installation. (Remove unused duct work.) All electrical panels, boxes, outlets and lighting fixtures shall have proper covers.
√18.50.220.A.2 √18.50.230.F.1 √18.50.200.C.1	All mechanical equipment shall be in accordance with the code in effect at the time of installation. (Remove unused duct work.) All electrical panels, boxes, outlets and lighting fixtures shall have proper covers. Stairs with four (4) or more risers require a bandrail
√18.50.220.A.2 √18.50.230.F.1	All mechanical equipment shall be in accordance with the code in effect at the time of installation. (Remove unused duct work.) All electrical panels, boxes, outlets and lighting fixtures shall have proper covers. Stairs with four (4) or more risers require a handrail. Stairs shall be repaired and maintained in a safe condition
√18.50.220.A.2 √18.50.230.F.1 √18.50.200.C.1 √18.50.200.C.6	All mechanical equipment shall be in accordance with the code in effect at the time of installation. (Remove unused duct work.) All electrical panels, boxes, outlets and lighting fixtures shall have proper covers. Stairs with four (4) or more risers require a bandrail
 √18.50.220.A.2 √18.50.230.F.1 √18.50.200.C.1 √18.50.200.C.6 18.50.170.A 	All mechanical equipment shall be in accordance with the code in effect at the time of installation. (Remove unused duct work.) All electrical panels, boxes, outlets and lighting fixtures shall have proper covers. Stairs with four (4) or more risers require a handrail. Stairs shall be repaired and maintained in a safe condition. All premises shall be maintained clean, safe, sanitary and free from an
 ✓ 18.50.220.A.2 ✓ 18.50.230.F.1 ✓ 18.50.200.C.1 ✓ 18.50.200.C.6 18.50.170.A Unit #B 	All mechanical equipment shall be in accordance with the code in effect at the time of installation. (Remove unused duct work.) All electrical panels, boxes, outlets and lighting fixtures shall have proper covers. Stairs with four (4) or more risers require a handrail. Stairs shall be repaired and maintained in a safe condition. All premises shall be maintained clean, safe, sanitary and free from an
 √18.50.220.A.2 √18.50.230.F.1 √18.50.200.C.1 √18.50.200.C.6 18.50.170.A 	All mechanical equipment shall be in accordance with the code in effect at the time of installation. (Remove unused duct work.) All electrical panels, boxes, outlets and lighting fixtures shall have proper covers. Stairs with four (4) or more risers require a handrail. Stairs shall be repaired and maintained in a safe condition. All premises shall be maintained clean, safe, sanitary and free from an accumulation of rubbish.
 18.50.220.A.2 18.50.230.F.1 18.50.200.C.1 18.50.200.C.6 18.50.170.A Unit #B Hallway 	All mechanical equipment shall be in accordance with the code in effect at the time of installation. (Remove unused duct work.) All electrical panels, boxes, outlets and lighting fixtures shall have proper covers. Stairs with four (4) or more risers require a handrail. Stairs shall be repaired and maintained in a safe condition. All premises shall be maintained clean, safe, sanitary and free from an accumulation of rubbish.
 18.50.220.A.2 18.50.230.F.1 18.50.200.C.1 18.50.200.C.6 18.50.170.A Unit #B Hallway 	All mechanical equipment shall be in accordance with the code in effect at the time of installation. (Remove unused duct work.) All electrical panels, boxes, outlets and lighting fixtures shall have proper covers. Stairs with four (4) or more risers require a handrail. Stairs shall be repaired and maintained in a safe condition. All premises shall be maintained clean, safe, sanitary and free from an accumulation of rubbish.
 ✓ 18.50.220.A.2 ✓ 18.50.230.F.1 ✓ 18.50.200.C.1 ✓ 18.50.200.C.6 18.50.170.A Unit #B Hallway Ø 18.50.200.A 	All mechanical equipment shall be in accordance with the code in effect at the time of installation. (Remove unused duct work.) All electrical panels, boxes, outlets and lighting fixtures shall have proper covers. Stairs with four (4) or more risers require a handrail. Stairs shall be repaired and maintained in a safe condition. All premises shall be maintained clean, safe, sanitary and free from an accumulation of rubbish.

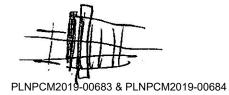
 ∂ 18.50.170.A ⊘ 18.50.170.C 	All premises shall be maintained clean, safe, sanitary and free from an accumulation of rubbish. There shall be no insect or rodent infestation in violation of the County Health Department regulations.
Bathroom 18.50.210.A.1 18.50.170.A 718.50.170.C 118.50.150.C 18.50.220.A.3	All plumbing, piping and fixtures shall be in accordance with the code in effect at the time of installation. (Escutcheon is missing on shower spout.) All premises shall be maintained clean, safe, sanitary and free from an accumulation of rubbish. There shall be no insect or rodent infestation in violation of the County Health Department regulations. All walls and ceilings shall be maintained so that they are secure and intact. All mechanical equipment shall be properly maintained and operated in a safe manner. (Repair and secure vent.)
Kitchen 18.50.170.A 18.50.170.C 18.50.150.C 18.50.220.A.3	All premises shall be maintained clean, safe, sanitary and free from an accumulation of rubbish. There shall be no insect or rodent infestation in violation of the County Health Department regulations. All walls and ceilings shall be maintained so that they are secure and intact. All mechanical equipment shall be properly maintained and operated in a safe manner. (Secure vent behind cabinet.)
Furnace Room 18.50.230.F.1 18.50.230.A	All electrical panels, boxes, outlets and lighting fixtures shall have proper covers. All electrical equipment, wiring and appliances shall be used in a safe manner and installed in accordance with the electrical code in effect at the time of installation. (Clean combustion and return ducts.)

NOTE: North room is not to be occupied!

<u>Bedroom - Middle</u>	
	Plumbing, piping and fixtures shall have no leaks and shall be maintained in good condition.
	All premises shall be maintained clean, safe, sanitary and free from an accumulation of rubbish.
	All walls and ceilings shall be maintained so that they are secure and intact. All electrical equipment, wiring and appliances shall be used in a safe
	manner and installed in accordance with the electrical code in effect at the time of installation.
11-14-0	needs electrical wax sealed

<u>Unit C</u> <u>Hallway</u> 18.50.200.E.1

Smoke detector required in hallway or area giving access to rooms used for sleeping (installed as per manufacturer's instructions).



DIVISION OF HOUSING AND NEIGHBORHOOD DEVELOPMENT SERVICE REQUEST

Sidwell	#	A THE DISC PARTY AND	INFORMATION	Case # HAZ2006-15607
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	the service of the second		Council District: No Party Party	THE AND CALLS OF
Owner Inf		4.3 19-03 - Hell		
Statu	s: Closed		Det. 2	
Inspector	r: ,		Date Created:	10/26/200
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HAZE			VIOLATIONS	
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Comment Typ	e Action	Inspector	Action Description	2 HE 6 B
Case Comment	20 D		Inspected interior for remaining def list item of	Date - Time
			counter space. Counter has been installed and meet requirments.	
Case Comment			bs	
303 •3			Owner has completed def list items. OK to close	5
Case Comment			Call to owner, inspection scheduled for 1/25/07 at 12:00 pm.	а
Case Comment			BS	
Case Comment	2)		Inspection for deficiency list conducted. All but one item remains. Requirement of four square feet of counter space. Will wait for the owner to call for a final inspection. cz Owner has not called for final inspection of remaining deficiency list items. Follow up visit	
Case Comment		2	needed to final inspection, call placed to owner to finish inspection. dh Deficiency list is 60% complete. Still some	
ase Comment			Inspection is done on the interior. Deficiency items	
ase Comment			holes in the floor wall and ceiling are taken care of but there is more to do. cz	
ase Comment			Outside is okay, inside is a mess. cz	
	In Progress		Housing II letter with deficiency list. cz	
21	90 - 04798498688		AD 22 - PHONE CALL: Call to owner, inspection scheduled for 1/25/07 at 12:00 pm. BS	10/26/2006 9:17 AM
	In Progress		AD 19 - INSPECTION: Owner has not called for final inspection of remaining deficiency list items. Follow up visit needed to final inspection, call	10/26/2006 10:00 AM
esult Comment	In Progress	1	placed to owner to finish inspection. dh AD 19 - INSPECTION: Inspected interior for remaining def list item of counter space. Counter has been installed and meet requirments.	10/26/2006 12:00 PM
	In Progress		bs AD 19 - INSPECTION: Inspection for deficiency list conducted. All but one item remains. Requirement of four square feet of counter space. Will wait for the owner to call for a final inspection.	10/26/2006 1:00 PM
sult Comment	In Progress		cz AD 19 - INSPECTION: Deficiency list is 60% complete. Still some remaining issues. Extension	10/26/2006 1:00 PM

From:	
То:	Lindquist, Kelsey
Subject:	(EXTERNAL) Comments on PLNPCM2019-00683 & PLNPCM2019-00684 Zoning Map and Master Plan Amendments at 949-963 East 200 South and 159 S. Lincoln Street
Date:	Monday, February 3, 2020 9:07:54 PM

Hi Kelsey,

Would you please add the following to the record? Thank you.

Dear Planning Commissioners and City Council Members,

I understand you are considering an application to change the zoning and master plan for 949-963 E 200 S and 159 S Lincoln St. I'd like to express my disapproval of this petition.

I'm a former city council representative for this district, and ride by these properties most days on my way home from work.

In my current role as an editor for Building Salt Lake, I am a passionate advocate for infill development. But we don't do right by our city by granting upzones on parcels with viable (and in this case) historical properties which contribute to neighborhood character.

Adding density can be done without taking out viable structures that are already providing affordable housing. "Hidden density" is what this neighborhood needs, and can be done through means like unit legalizations, ADUs, and subtle upzones (e.g. S-2 to S-3).

Thanks for your service and consideration, Luke Garrott

 Re: PLNPCM2019-00683 & PLNPCM2019-00684, Zoning Map and Master Plan Amendments at 949-963 East 200 South and 159 S. Lincoln Street
 From: Jen Colby, Resident, 160 S Lincoln St, Salt Lake City, UT 84102

Dear Members of the Planning Commission and Staff,

I am writing to reiterate my opposition to the request for Zoning Map and Master Plan Amendments at 949-963 E 200 South and 159 S Lincoln Street in Salt Lake City by the applicant and agent. I urge you to definitively vote NO and make a negative recommendation on this application.

In another comment submittal dated February 3, 2020, I analyzed the application itself in detail. In doing so Idiscussed the federally listed Bryant Neighborhood historic district (East Side expansion). I wish to add a few more comments for the record regarding the historic preservation goals and policies of the Central Community Master plan and why this application violates them.

More broadly, it is the responsibility and duty of all Salt Lake City Corporation departments and bodies to help preserve and enhance both local and national historic districts, listed and contributing properties. It is not simply the responsibility of Historic Landmarks Commission. Nor do only locally designated districts matter to the preservation goals and needs of our city. As I noted earlier, the tax credits afforded to owners of contributing structures are very important to making preservation work possible for many of us. Additionally, research studies have shown the economic value of historic districts, structures, and neighborhoods.

As I noted in my earlier comments (incorporated here by reference) the application states "The non-historic homes on the Parcels have been converted to apartments" on page 4. This statement is false for several reasons. All buildings are currently within the boundaries of the Salt Lake City East Side Historic District (2001-2002 expansions). Moreover, this Historic District is situated in the northeastern edge of Salt Lake City's Plat B, the first expansion of the city to the east that was surveyed in 1848 by the very first Mormon pioneer settlers. According to the SHPO files, "Plat B had the same characteristics of the first plat: ten-acre blocks, each containing lots of

1 ¹/₄ acres. ...originally each lot was allowed the construction of one house with a standard setback of 20 feet. ...the semi-rural lots were subdivided into deep narrow lots and the neighborhood became more urban in character." This character is largely retained today thanks to the preservation efforts and stewardship of many property owners over time, despite some unfortunate periods of redevelopment and so-called urban renewal.

The State Historic Preservation Office (SHPO) maintains files for each of the 5 structures. The four houses on 200 South are contributing structures based on an intensive-level survey. The house at 159 S. Lincoln Street may be non-contributing due to exterior modifications such as siding applied over the underlying brick structure and inappropriate replacement windows ..."but may still have important local historical significance." (p. 2 of the Historic Site Form). SHPO notes that the changes appear superficial and could the reversed with proper restoration and rehabilitation. Four of the five houses are designated as contributing, and the one non-contributing house could likely be restored. All these structures are indeed historic.

The structures remain a crucial component of the National Historic District and should be viewed in light of their role within the fabric of this district. Both 200 South from 900 E to 1000 E and Lincoln Street from 100 South to 200 South retain a great deal of integrity despite some unfortunate teardowns and out-of-character apartment and commercial construction over the years. The block faces contain mainly free-standing single historic structures per lot, with consistent setbacks and generally well-maintained historic properties. The west side of Lincoln Street is fully intact, while the west side has lost several historic houses to a temporary parking lot for the medical buildings on 1000 E (excessive parking and not utilized by them, by the way, and temporary has been a really long time now) and an out-of-character apartment building. Therefore, that side of the street is already reaching the ~30% loss tipping point. This block face will lose 2 more structures which the Applicant says they will do if the amendments are approved. This will degrade the block face even further and arguably destroy its historic character.

Likewise, other than the non-conforming commercial property that replaced a historic home on the NW corner of 200 S and 1000E, the north side of 200S in this block is intact. West of Lincoln Street, the homes and historic apartment buildings are well maintained. The houses are exquisite, and the owners have put extensive work into restoring them. Losing all 4 historic homes to the east of Lincoln St and adjacent to that nondescript commercial building would

permanently destroy the historic character and pattern language of the block face. This should be avoided at all costs. The Planning Commission should certainly not pave the way for such destruction. This would violate many of the goals and land use policies of the current Central Community Master Plan.

The Central Community Master Plan Historic Preservation Goals (p. 18) state:

"Two areas within the Central Community are the focus of new preservation efforts. The recently listed Bryant neighborhood is a National Register designation and was included as an extension of the Central City Historic District in August 2001. The Bennion/Douglas neighborhood received National Register designated in 2002. Other districts need to be surveyed to determine their eligibility for National Register status.

Where Transit Oriented Development Districts are within local or national historic districts, preservation of residential neighborhoods, structures, and viable commercial buildings should be a priority. Transit Oriented Development can target specific properties, such as those along the 400 South corridor, for redevelopment that do not affect the historic character of the neighborhood. New development should occur on vacant or noncontributing sites and should be compatible with the historic district. [emphasis added] The goal is to allow higher density structures where commercial zoning exists to meet the desired population density in TOD area while eliminating demolition pressures on contributing historic structures [emphasis added].

The designation and regulation of historic districts and landmark sites provides a mechanism to preserve the unique characteristics of Central Community's historic residential and commercial neighborhoods. Preservation of the historic areas and structures helps to maintain a pedestrian scale and strengthen the continuity of land development patterns with the City's past.

Historic Preservation goals

Preserve the community's architectural heritage, historically significant sites and historic neighborhoods. Ensure that development is compatible with the existing architectural character and scale of surrounding properties in historic districts.

Goals for individual districts

In addition to the global goals, there are specific goals which address the different characteristics of the individual districts."

The goal for the Central City Historic District is stated in Design Guidelines for Residential Historic Districts in Salt Lake City, Central City Historic District, July 1, 1996, p. 174. **"The most significant feature of this district is its overall scale and simple character of buildings as a group, as a part of the streetscape. As a result, the primary goal is to preserve the general, modest character of each block as a whole, as seen from the street. Because the overall street character is the greatest concern, more flexibility in other areas, particularly renovation details should be allowed." [emphasis added]**

Relevant specific policies that this Application and amendments would violate include:

Policy HP-1.0 Central Community gives high priority to the preservation of historic structures and development patterns.

HP-1.2 Ensure that zoning is conducive to preservation of significant and contributing structures or properties.

HP-1.3 Improve and expand preservation measures to protect historic development patterns such as subdivision lot layout, street patterns, neighborhood landscape features and streetscapes.

HP-1.4 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.

Policy HP 2.0 Use building codes and regulations to support preservation.

HP-3.2 Ensure building construction is compatible with existing historic structures. Additionally, the following Residential Land Use policies in the CCMP relate to preservation and would be violated by these amendments.

Policy RLU 1.0 – Based on the Future Land Use Map, use residential zoning to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population. (p. 9)

RLU-1.1 – Preserve low-density residential neighborhoods and keep them from being replaced by higher density residential and commercial uses.

Policy RLU 2.0 – Preserve and Protect existing single and multi-family residential dwellings within the Central Community through codes, regulations, and design review.

As we have witnessed over the years, Salt Lake City has largely failed to uphold the CCMP's stated policy for Prevention of Deterioration (p. 10): **RLU-2.5** Promote reduction of deterioration of residential neighborhoods through code enforcement practices.

Its failure to do so should not lead to justification for these otherwise misguided and inappropriate proposed amendments.

Below is a brief summary from the SHPO files for each property. Full files are attached.**159 S Lincoln Street:** known as the Samuel and Emma Bjorkland house; built circa 1889 by Samuel Bjorkland; 1 story crosswing Victorian Eclectic Italianate; brick;

949 E. 200 South: known as the Hector and Clintona Griswold House; built 1893 by Harvey Bacon; 2 ½ story brick residence; Victorian Eclectic, numerous brickwork decorative elements described in the SHPO file; Contributing. "The significance of the Griswold House falls within the contextual period Transition, 1870-1900 as described in the Bryant Neighborhood nomination." (SHPO file p. 3).

955 E. 200 South: known as the Louis and Agnes Farnsworth House; built 1893; 2 ½ story brick residence; rectangular block type Victorian Eclectic with Italianate influences; original porch was removed around 1988 (the year the current owners acquired the property) and "some of the stylistic integrity has been compromised....however the Farnsworth House continues to make a contribution to the historical significance of the Bryant Neighborhood." (SHPO file p. 2)

959 E. 200 South: known by SHPO as the Frances and John Jr. Judson House; also known locally as "China Blue" of more recent cultural significance; built circa 1897 side-passage type house, Victorian Eclectic with Shingle Style influence; some out of period alterations; contributing.

963 E 200 South: known as the Roe and Nettie Frazier House; one-story brick residence built in 1894; ..." the Frazier House is an interesting example of the conversion of a typical Victorian Eclectic cottage to an English Tudor style residence. The Frazier House continues to make a contribution to the historical significance of the neighborhood."

For these reasons, as well as all the other criteria in the CCMP and other city plans that contradict these amendments, I ask that you vote no on the application and give a negative recommendation to this application.

Sincerely,

Jen Colby

ATTACHMENT I: DEPARTMENT COMMENTS

Sustainability Comments (Vicki Bennet and Debbie Lyons): Sustainability provided comments with concerns about the zoning amendment and a neighboring property owner solar access. There is an impactful difference between the R-2 and RMF-35, in regards to solar access. Sustainability suggested that perhaps a negotiation could be reached between the two property owners that would allow for full summer solar access and partial-to-full winter access, in the case of approval of the amendments.

Police Review Comments: No comments were received.

Engineering Comments (Scott Weiler): No comments were received.

Public Utility Comments (Jason Draper): No objection to the proposed zone change. Development of these properties will likely require additional offsite utility improvements at the developer's expense.

Fire Code Review (Greg Mikolash): Building Services finds no fire code issues with this proposed amendment. Future comments may be associated with a building permit review.

Building Code Review (Greg Mikolash): Building Services finds no building code related issues with this proposed amendment. Future comments may be associated with a building permit review.

Zoning Review (Greg Mikolash): Building Services finds no zoning related issues with this proposed amendment. Future comments may be associated with a building permit review.

Transportation Review (Michael Barry): There are no objections to the rezone by Transportation.