



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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To: Salt Lake City Historic Landmark Commission  
From: Kelsey Lindquist (801) 535-7930  
Date: July 30, 2020  
Re: Work Session Item - PLNHLC2020-00509

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## **Fisher Mansion Carriage House Major Alteration**

**PROPERTY ADDRESS: 1206 W. 200 S.**

**PARCEL ID: 15-02-152-004-0000**

**MASTER PLAN: Westside Master Plan (2014) & Community Preservation Plan (2012)**

**ZONING DISTRICT: I (Institutional)**

### ***Action Requested***

CRSA, on behalf of Salt Lake City Parks and Public Lands, is requesting a Major Alteration to the Carriage House associated with the Fisher Mansion. The subject property is located at 1206 W. 200 S., which is designated as a Salt Lake City Landmark Site. Both structures, the mansion and the carriage house, are listed as contributing to the landmark site.

The Fisher Mansion Carriage House is proposed to be adaptively reused as a River Recreation and Community Engagement Hub. The proposed alterations include modifications for the adaptive reuse of the carriage house structure. Due to the importance of this Salt Lake City Landmark Site and the modification to the exterior of a contributing structure, Staff has scheduled this item for a work session.

Staff is requesting that the HLC discuss the application materials, proposed alterations and provide input, feedback and direction, so that the applicant can finalize the proposal and bring it back to the HLC for a decision.

### **Location in Context**

The subject property is located at 1206 W. 200 S. and is known as the Fisher Mansion. The Fisher Mansion carriage house is located to the north of the mansion. The surrounding context of the subject property is generally industrial to the north and east, and abuts I-80 to the south. The Jordan River and the Jordan River Trail runs north to south on the west side of the property. The subject property is approximately 37,939 square feet in size.



Aerial Image

### **FISHER MANSION AND CARRIAGE HOUSE LANDMARK SITE**

The Albert Fisher Mansion and carriage house were constructed by Richard K.A. Kletting in 1893 in the Victorian Eclectic Style. The property was locally listed in 1974 and later listed on the National Register of Historic Places in 2008. As described in the statement of significance in the National Register Nomination, written in 1984 and later contested:

The Albert Fisher Mansion, built in 1893, is architecturally significant as an excellent example of the Victorian Eclectic style in Utah and as one of the relatively few residential designs by Richard K. A. Kletting. Kletting was one of Utah's most prominent architects and is best known for his design of the Utah State Capitol Building (1912-1915). The Fisher Mansion exhibits the large scale and Victorian detailing common to the Victorian Eclectic style, but also incorporates into its design some unusual features such as a box-like shape, stamped metal frieze foliation, and a Queen Anne inspired wrap-around porch with Eastlake and Romanesque appointments, which combine to create a distinctively unique example of the style. The two-story brick carriage house located behind the mansion is also significant, reflecting the massing and styling of the house. The Fisher Mansion is also historically significant as the only house associated with Albert Fisher, a pioneer in the brewing industry in Salt Lake City. Fisher was founder of Fisher Brewing Company, the most enduring of the several breweries established in Utah in the late 1800s, and the only one of those to return to operation after the repeal of prohibition.

The National Register Nomination continues with the carriage house description:

The carriage house is a two-story brick structure with a pyramidal roof over the main block capped with a hip-roofed cupola. Projecting from the front of the building is a large, two-story,



three-sided bay. The eyebrow curve in the roofline on the façade echoes the curved head of the hayloft door that projects above the standard level of the roofline. The wide eaves of the carriage house, like those on the house, are decorated with long, thin modillions with notched ends. Hip-roofed dormers are centered on the front and side roof pitches. The foundation is brick and the lintels and sills are rough-faced sandstone. All windows are multi-paned and double hung. Only minor alterations have been made to the carriage house such as the covering over some windows with plywood. Water damage is evident in some sections of the eaves. Measured drawings of the carriage house were made by the Historic American Building Survey in 1968.

The family of Albert Fisher remained the primary occupants until 1940 when the Fisher Brewery closed. After the closing of the Fisher Brewery, Our Lady of Victory Missionary Sisters leased the property for the purposes of a convent. Eventually, the property was converted to a drug and alcohol rehabilitation center.

Salt Lake City purchased the property in 2006 due to its association with the Jordan River Parkway. Since 2006, the property has not been readily used. Due to age, weathering and the variety of change of uses, minor alterations to the mansion and the carriage house have occurred.

## **PROPOSED PROJECT**

The Fisher Mansion Carriage House has been vacant for a number of years and primarily utilized for Parks and Public Lands storage. The proposed adaptive reuse will revitalize the carriage house into a River Recreation and Community Engagement Hub. The proposed adaptive reuse of the carriage house is part of a broader Jordan River focus from Salt Lake City Parks and Public Lands. Per Tyler Murdock with Parks and Public Lands:

Salt Lake City Parks and Public Lands, in collaboration with the Poplar Grove Community Council and Preservation Utah has been working to develop a reuse plan for the Fisher Mansion Carriage House and its adjacent Jordan River property. The proposed exploration center at the historic carriage house located behind the Fisher Mansion on 200 South will provide a launching point for discovery of the Jordan River and the surrounding natural history, heritage and environment surrounding the Jordan River.

The renovation of the Fisher Carriage House will also be accompanied by the construction of three new boat ramps located within Salt Lake City. One of these will be constructed immediately adjacent to the Carriage House to provide access to the new exploration center and an ideal location for recreational users to start a float along the Jordan River. The water trail improvement project will establish high quality access and wayfinding signage along the 10 miles section of the Jordan River within Salt Lake City and is anticipated to be complete in the late fall of 2020. Salt Lake City Trails and Natural Lands was also recently awarded a grant from the National Parks Service to begin conducting a feasibility study for the implementation of a paddle share program. The paddle share program would eventually allow users to rent canoes from several locations along the Jordan River, including the Fisher Carriage House. While this project is still in the feasibility phase, SLC Trails and Natural Lands is excited about the opportunity of providing greater access to the Jordan River to all residents within Salt Lake City.

The proposed adaptive reuse includes alterations and modifications to each elevation of the carriage house. Please note, no alterations or modifications are proposed for the Fisher Mansion at this time. Staff has detailed the modification so each elevation below.

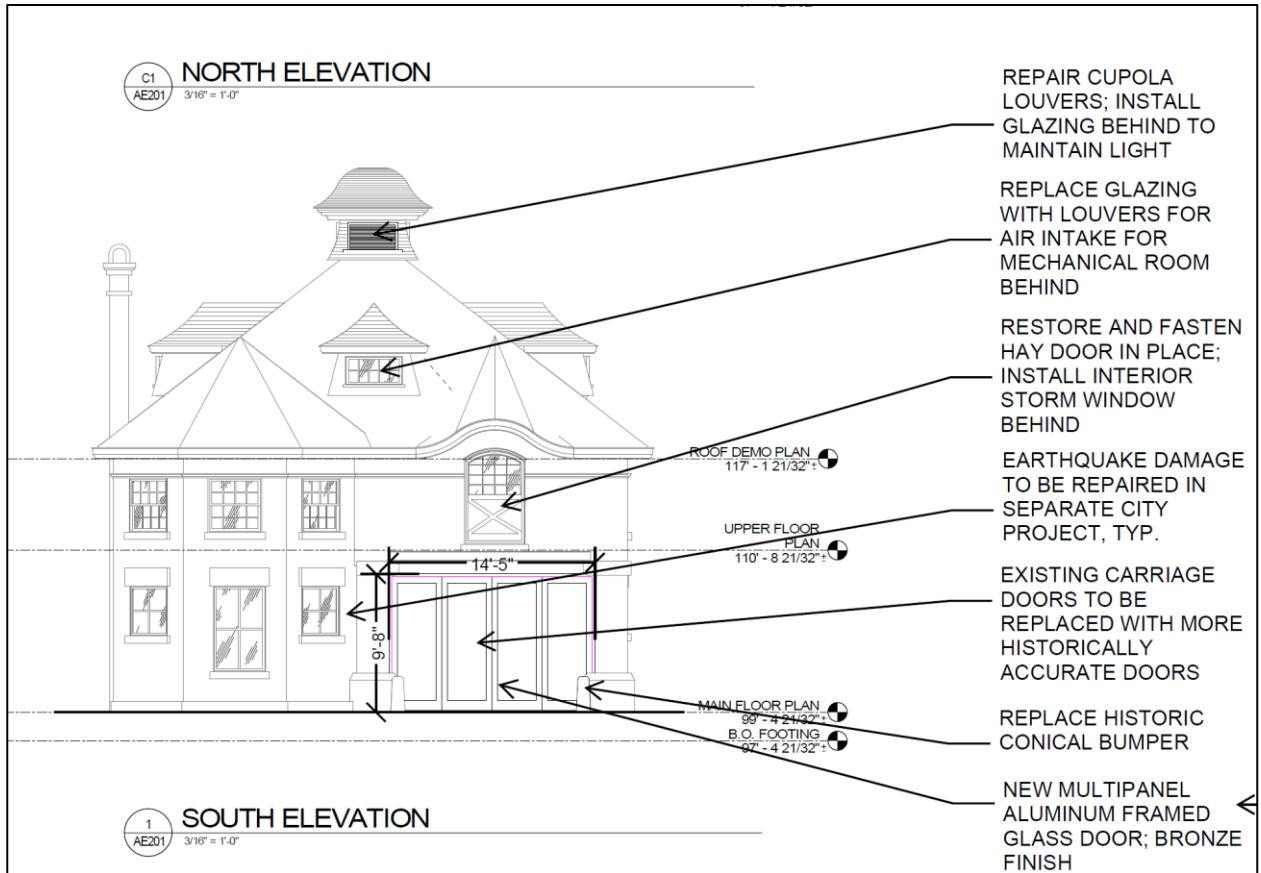
### **South Elevation (Front)**

The south elevation of the carriage house will be the primary entrance for the River Recreation and Community Engagement Hub. The most extensive proposed alterations will occur to this elevation and include the following:

- The installation of a new multi-paneled aluminum framed transparent glass door in the vestibule
- The new multi-paneled aluminum framed glass door will be track mounted, flush with the bead board ceiling under the canopy
- The replacement of the existing carriage doors with more historically accurate doors
- Replacement of historic conical bumper
- Replace the glazing within the dormer with louvers for the purposes of air intake
- Brick cleaning
- Potential anti-graffiti coating
- Restore damaged sills
- Restore the historic windows



**South Elevation**



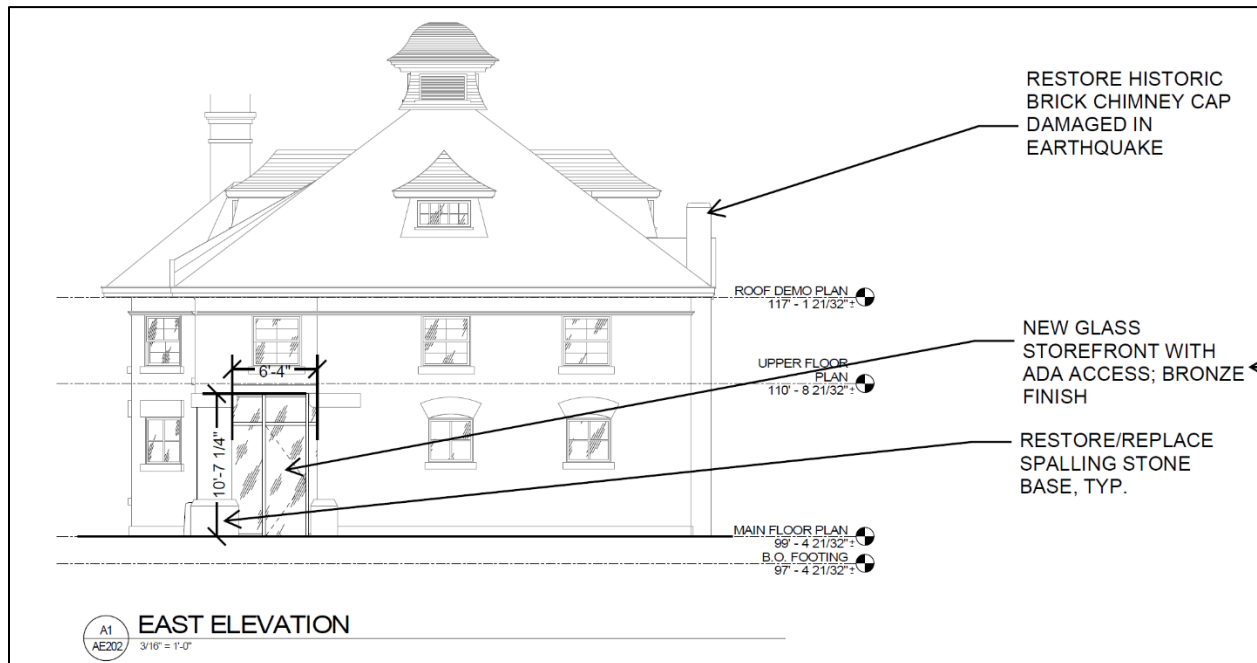
### East Elevation (Side)

The east elevation of the carriage house will also contain an entrance into the River Recreation and Community Engagement Hub. The proposed alterations include the following:

- New glass storefront in the vestibule
- The storefront will be mounted to the top of top frame to be flush with the soffit
- The replacement or restoration of the spalling stone base
- Restore and cap damaged chimney
- Restore damaged sills
- Brick cleaning
- Potential anti-graffiti coating



**East Elevation**



**West Elevation (Side)**

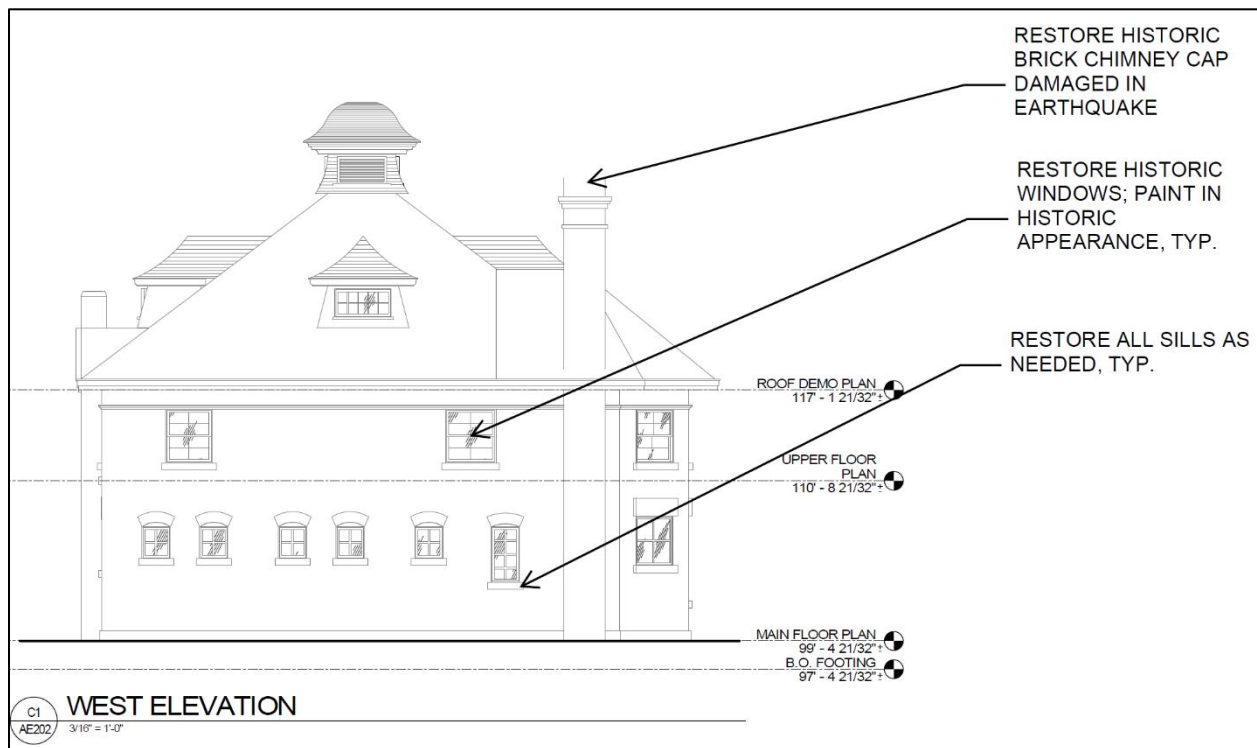
The west elevation of the carriage house fronts onto the Jordan River and contains minor damage, as well as proposed alterations. The proposed alterations to this elevation include the following:

- Restore and cap the damaged chimney
- Restore the historic windows
- Restore and repair damaged sills
- Brick cleaning
- Potential anti-graffiti coating



**West Elevation**





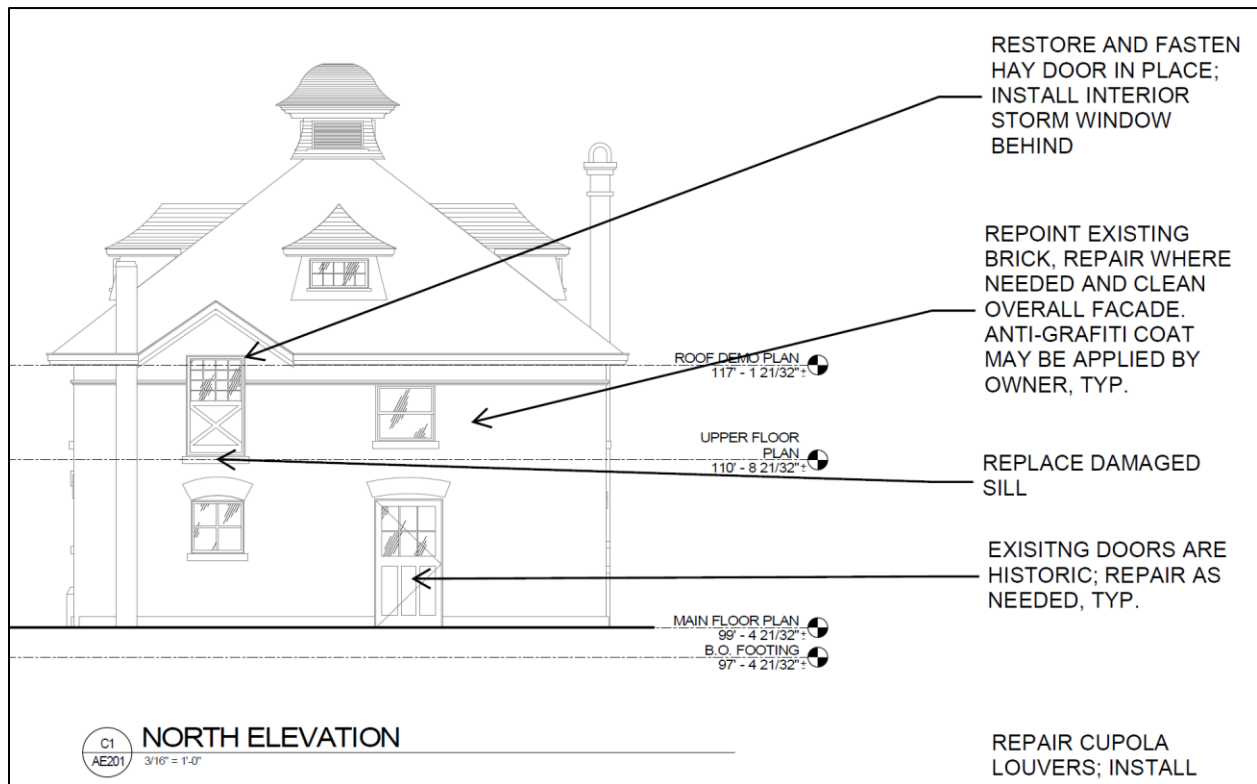
### North Elevation (Rear)

The north elevation of the carriage house contains significant damage to the masonry. The proposed alterations to this elevation include the following:

- Replacement of the sill under the upper day door
- Repointing of existing brick
- Brick cleaning
- Potential anti-graffiti coating



**North Elevation**



## **Key Considerations & Issues**

While this Historic Landmark Commission work session is intended to introduce the adaptive reuse of the Fisher Mansion Carriage House, and to provide the Commissioners the opportunity to explore and to discuss the proposal with the applicant. Recommendations from the Historic Landmark Commission will be used to finalize the design, which will be presented back to the HLC for a public hearing and decision. The main points of focus for this initial review and consideration, include:

### **Consideration 1: Adaptive Reuse of the Fisher Mansion Carriage House**

Even though, the adaptive reuse of the Fisher Mansion Carriage House includes extensive alterations to the primary elevation, the project approach minimizes altering and modifying the character defining features of the structure. The proposed alterations leave the majority of the exterior structure intact and introduces door features with a less invasive placement. The proposed doors are transparent and provide visual continuity to the public and the employees. Generally, the proposed alterations are the least invasive means and measures to alter the existing use of the structure.

### **Consideration 2: The Use of Anti-Graffiti Coating on the Historic Masonry**

Salt Lake City Parks and Public Lands is requesting to utilize an anti-graffiti coating on each elevation of the historic masonry and sandstone. SLC Parks and Public Lands will often coat structures within Salt Lake City Parks with the anti-graffiti coating to ensure that graffiti can be easily removed, if necessary. Staff is concerned and raising the issue with the proposed chemical coating. Chemical coatings that “protect” against graffiti often create a permanent sheen on the historic masonry. The proposed coating is in direct conflict with the following standard: 21A.34.020.G.7: *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.* Staff does not administratively approve any chemical coatings and generally recommends against utilizing any coating on historic masonry.

### **Consideration 3: Enclosing the Historic Carriage House Opening**

The adaptive reuse of the historic carriage house requires alterations to the two primary elevations, which include the south and east elevations. The south elevation is proposed to be enclosed with new multi-paneled aluminum framed doors. The proposed doors are setback just behind the existing stone bollard and more or less in line with the columns. Staff is concerned that the proposed door installation on the south elevation is not inset enough to preserve the historic carriage house opening. The proposed door structure on the east elevation is further recessed from the columns.

### **Consideration 4: The Fisher Mansion Carriage House and the Jordan River**

As discussed above under the Proposed Project heading, the adaptive reuse of the Fisher Mansion Carriage House is associated with a broader investment and proposal that will encourage more recreation and activity along the Jordan River and the Jordan River Trail. The proposed use is one of several proposals to activate the trail and recreation along the Jordan River.

## **Certificate of Appropriateness Review**

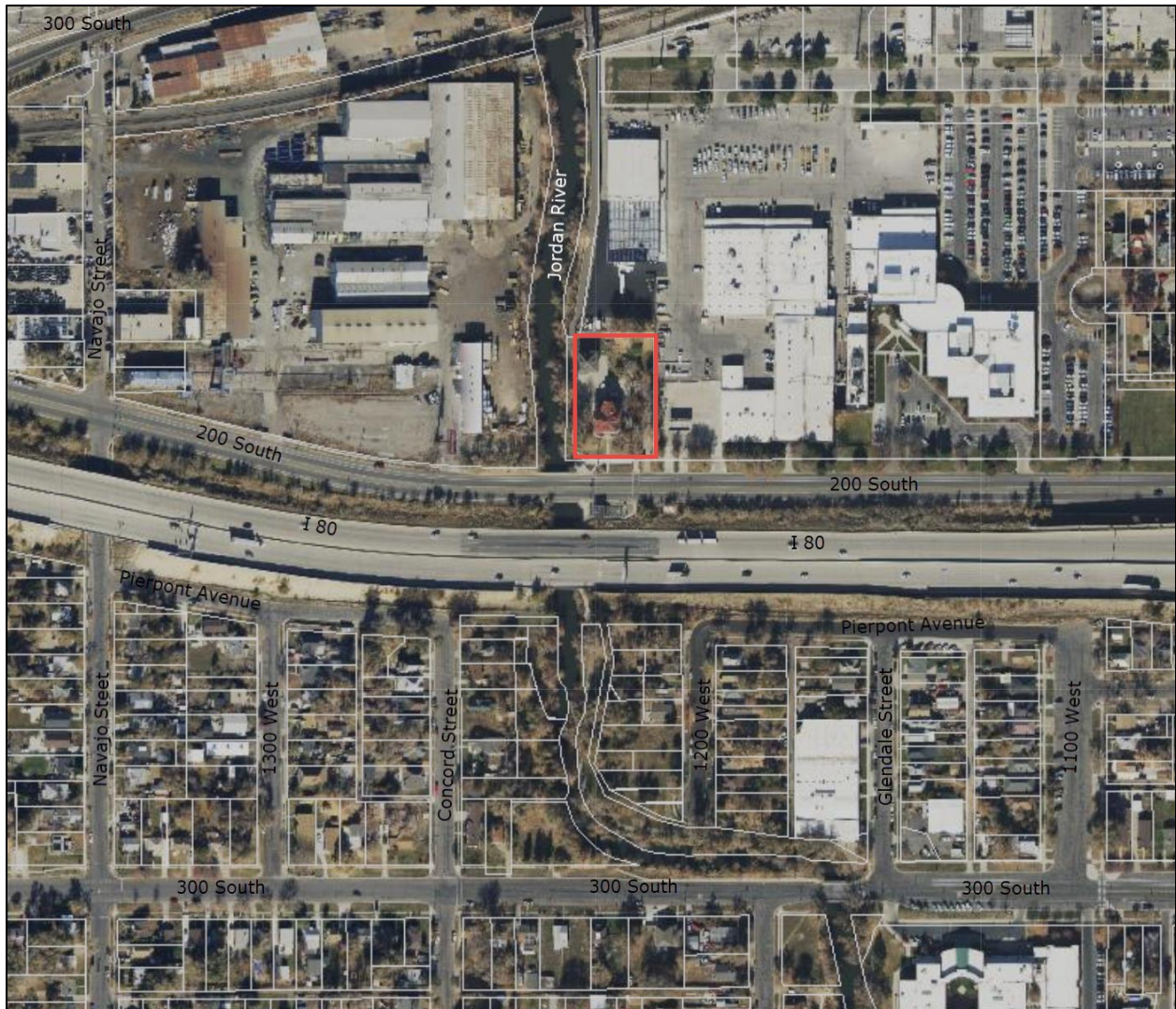
The proposal is evaluated in the context of the design standards and guidelines in Attachment D to this memorandum. Commissioners should consider this proposal in the light of the considerations identified and other points raised by the Commission to inform future review, revisions and/or decision. Staff makes no recommendation at this stage.

**ATTACHMENTS:**

- A.** Vicinity Map
- B.** Designation Information
- C.** Application Materials
- D.** Design Standards & Guidelines



## ATTACHMENT A: Vicinity Map





## **ATTACHMENT B: Designation Information**

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 5

Fisher, Albert, Mansion and Carriage House, Salt Lake City, Salt Lake County, UT

### Narrative Description

The Albert Fisher Mansion and Carriage House, located at 1206 West 200 South, in Salt Lake City, Utah, was determined eligible for listing in the National Register of Historic Places on August 9, 1983, after the owner objected to listing in the Register. The current owner, Salt Lake City Corporation, wishes to have the objection removed and the building listed in the Register.

In the intervening twenty-five years since the original determination of eligibility, the Fisher Mansion has undergone some alterations. The interior remains primarily intact, retaining all of its original architectural detail. According to records at Salt Lake City Corporation, electrical work was done on the house in 1992, as well as bathroom work done in 1994; however, details are marginal.

Most of the work has occurred on the exterior on the shed-roof porches off the east and west elevations of the cross wing. These were extended to increase interior space and add office and other rooms. They were historically partially enclosed porches and are now extended out and fully enclosed with stuccoed panel construction. The east addition incorporates the original shed roof and extends it several feet to cover the larger room. There are vinyl slider windows on both the east and north elevations and an entrance incorporating an historic door on the east. The west addition also incorporates the shed roof of the original porch but extends out farther with a flat roof. This addition has no windows, but does have an exterior entrance that is accessed by a large wheelchair ramp. There is no record of when the additions were made, but they appear to be within the past ten to fifteen years. Both additions are constructed on formed concrete foundations and excavated under for more interior room.

No alterations have occurred on the carriage house other than the windows have been covered with plywood to secure the interior. Although the exterior alterations on the mansion are fairly recent they are not on prominent elevations and are not noticeable from the street. Their size in relationship to the overall massing of the house is minimal and therefore they do not impact the integrity or architectural significance of the house.

Salt Lake City Corporation, which now owns the property, is maintaining the Albert Fisher Mansion and is in the process of exploring options for a public use that will be sensitive to the historical and architectural qualities of this important resource.

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1 Fisher, Albert, Mansion and Carriage House, Salt Lake City, Salt Lake County, UT

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### Common Label Information:

1. Albert Fisher Mansion and Carriage House
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: J. Cory Jensen
4. Date: July 2008
5. Digital images on file at Utah SHPO.

Images were printed using approved archival paper and ink at the Utah SHPO

### Photo No. 1:

6. South elevation of building. Camera facing north.

### Photo No. 2:

6. South & east elevations of building. Camera facing northwest.

### Photo No. 3:

6. East elevation of building. Camera facing northwest.

### Photo No. 4:

6. South & west elevations of building. Camera facing northeast.

### Photo No. 5:

6. North & east elevations of building. Camera facing southwest.

### Photo No. 6:

6. North & west elevations of building. Camera facing southeast.

### Photo No. 7:

6. South & east elevations of carriage house. Camera facing northwest.



Albert Fisher Carriage House  
Salt Lake City, Salt Lake County, Utah  
Southeast Corner  
Photo by Roger Roper, April 1983  
Neg. Utah State Historical Society

4 of 4 photos







Albert Fisher Carriage House  
Salt Lake City, Salt Lake County, Utah  
South Facade  
Photo by Roger Roper, April 1983  
Neg. Utah State Historical Society

3 of 4 photos







Albert Fisher Mansion  
Salt Lake City, Salt Lake County, Utah  
South Facade  
Photo by Roger Roper, April 1983  
Neg. Utah State Historical Society

1 of 4 photos







Albert Fisher Mansion  
Salt Lake City, Salt Lake County, Utah  
East Facade  
Photo by Roger Roper, April 1983  
Neg. Utah State Historical Society

2 of 4 photos









## 9. Major Bibliographical References

Obituary Index, Utah State Historical Society

Letter from James W. Fisher, great-grandson of Albert Fisher, July 4, 1976, Utah State Historical Society

## 10. Geographical Data

Acreeage of nominated property 1.03

Quadrangle name Salt Lake City

Quadrangle scale 1:24000

UMT References

A 

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Zone Easting Northing

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### Verbal boundary description and justification

Commencing 262 feet West of the Southwest corner of Block 43, Plat C, Salt Lake City Survey, East 163 feet, North 247.5 feet, West to the Jordan River, southerly along the river to beginning.

### List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
state	N/A	code	county	N/A	code

state	N/A	code	county	N/A	code
state	N/A	code	county	N/A	code

## 11. Form Prepared By

name/title Roger V. Roper/Historian

organization Utah State Historical Society

date Spring 1983

street & number 300 Rio Grande

telephone (801) 533-6017

city or town Salt Lake City

state Utah

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

   national   X   state    local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*A. Kent Powell*

title A. Kent Powell, Deputy State Historic Preservation Officer date 6-17-83

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

Chief of Registration

date

July 30, 2020



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
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for a desired aesthetic effect. In the vernacular tradition, Eclecticism surfaces as the inventive decorative treatment found on the eaves, openings, and porches of a standardized set of house plans. On larger, more prestigious dwellings, the Eclectic architect fashioned a unique design by juxtaposing and blending various ideas from competing historical styles. Kletting's Fisher Mansion is Eclecticism at perhaps its best, with the architect here successfully employing a wide range of stylistic elements. The rectilinear massing of the house suggests the resurgent symmetry of the Box Style, a design scheme which is betrayed by the subdued tower and projecting bay on the facade. These features harken back to the Queen Anne, as does the sweeping wrap-around porch. The stylized classicalism of the cornice and modillions is played off against the stamped metal frieze foliage, Eastlake porch spindling, and the heavy, almost Romanesque, rusticated porch posts and balustrade. The competing elements provide the Fisher Mansion design with an internal tension which allows the various styles to work together here as a functioning whole.



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Sweden, May 17, 1861 to Andreas S. and Olivia Youngberg. Mrs. Fisher, too, was active in business affairs, particularly real estate, as owner of Alma Fisher Properties, holders of much real estate in Salt Lake City. Five children were born to Albert and Alma: Alice Edwina (1882), Frank Alma (1885), Otto Albert (1888), Albert Bernhart (1895), and Carl Alvin (1897).

The Fishers lived in this house after the time it was built until their deaths. Albert died on June 28, 1917 in Hot Lake, Oregon, where he had gone for treatment of his rheumatism. His funeral was held at the family home in Salt Lake City. Alma Fisher continued to live in this house after her husband's death, and beginning around 1918 her daughter and son-in-law, Alice E. and Frederic B. Davidson, moved in with her. Alma died on May 22, 1940 in this house. The Davidsons continued to live there until 1944, then moved into an apartment at 63 S. 400 East. Frederic Davidson was a druggist.

After Alma's death, title to the property was transferred to Alice Fisher Davidson, who retained it until 1973, when she sold the house to the Roman Catholic Bishop of Salt Lake City. The Catholic Church had apparently been leasing the property since 1945, operating the house under the name of Our Lady Queen of Peace Covenant and Our Lady of Victory Missionary Sisters. In 1970 the house became St. Mary's Home, a home for single men, which it has continued to be to the present.

Richard K. A. Kletting, architect of this house and carriage house, was probably the most prominent architect in Utah's history. Born in Germany in 1858, he received architectural and engineering training and experience in both Germany and France before coming to the United States in 1883. He settled first in Denver, Colorado, but, unable to find work there, continued on the Salt Lake City after hearing reports of growing business activity there. He was employed by architect John Burton soon after arriving in Salt Lake City, but several months later opened his own office. He remained in Salt Lake City until his death in 1943.

Kletting is best known for his designs of numerous commercial and institutional buildings throughout the state, including the Saltair Beach Pavilion, the University of Utah campus and buildings, and the Utah State Capitol. He designed residential buildings as well, although far fewer in number than his commercial and institutional buildings, many of which were homes for businessmen who had hired him to design their commercial buildings also. Notable examples of his residential designs, in addition the the Fisher House, include the Henry Dinwoodey House, 411 E. 100 South, listed in the National Register in 1974, and the Enos A. Wall Mansion, 411 E. South Temple Street, listed in the National Register in 1980 as part of the South Temple Historic District. Kletting's houses all display a stylistic eclecticism which is characteristic of much of late 19th Century architecture in Utah.

As an architectural style, Victorian Eclecticism remains a poorly defined and often misunderstood phenomenon. Generally it connotes the mixing of stylistic elements within a single design. Such a fusion is neither random nor mysterious, but draws its legitimacy from the blending of dissimilar features.



## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1893 **Builder/Architect** Unknown /Richard K. A. Kletting

### Statement of Significance (in one paragraph)

The Albert Fisher Mansion, built in 1893, is architecturally significant as an excellent example of the Victorian Eclectic style in Utah and as one of the relatively few residential designs by Richard K. A. Kletting. Kletting was one of Utah's most prominent architects and is best known for his design of the Utah State Capitol Building (1912–15). The Fisher Mansion exhibits the large scale and Victorian detailing common to the Victorian Eclectic style, but also incorporates into its design some unusual features such as a box-like shape, stamped metal frieze foliage, and a Queen Anne inspired wrap-around porch with Eastlake and Romanesque appointments, which combine to create a distinctively unique example of the style. The two-story brick carriage house located behind the mansion is also significant, reflecting the massing and styling of the house. The Fisher Mansion is also historically significant as the only house associated with Albert Fisher, a pioneer in the brewing industry in Salt Lake City. Fisher was founder of Fisher Brewing Company, the most enduring of the several breweries established in Utah in the late 1800s, and the only one of those to return to operation after the repeal of Prohibition.

The Albert Fisher Mansion was built in 1893 for Albert Fisher, president of the Fisher Brewing Company. The two-story, twelve-room house was designed by Richard Kletting and was built at an estimated cost of \$13,000. Fisher, who had been living nearby at the brewery (138 S. 1100 West), apparently wished to live near his brewery, although the site the house was built on was attractive in its own right, located on the banks of the Jordan River, away from the crowds of the city, and commanding an excellent view of the Wasatch Mountains to the east.

Albert Fisher was born in Seebach, Baden, Germany on October 30, 1852. He emigrated to the United States as a young man, settling first in Springfield, Illinois. He moved from there to San Francisco before coming to Salt Lake City around 1881, at which time he changed the spelling of his last name from Fischer to Fisher. Soon after his arrival, he apparently worked for a time as foreman of the Salt Lake Brewing Company located at 1000 East and 500 South. He established Fisher Brewing Company in 1884 in the northwest section of town on 1100 West between 100 South and 200 South. In addition to his brewery interests, Albert Fisher was heavily involved in real estate and other business enterprises, including the Orem Railroad, Mutual Creamery, and Baden Investments Company. Fisher Brewery continued to operate under the direction of the Fisher family up until 1972. During the Prohibition years the brewery closed down completely and the Fishers confined themselves to business and investment activities.

On January 29, 1882 Albert married Alma Younger, a Swedish emigrant who had come to Salt Lake City in 1871 with her parents. She was born in Malmo, July 30, 2020



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A one-story, screened-in frame porch with paired square columns is located on the rear, northeast corner of the house.

A few minor alterations and additions have been made on the house, including the addition of exterior fire escapes from upper story windows on the rear and sides, and a small frame enclosed porch at the northwest corner, built on c. 1920. The interior of the house has remained basically intact on the main floor but the basement and upper floors have been altered to accommodate the thirty-to-forty men living in the house.

The carriage house is a two-story brick structure with a pyramidal roof over the main block capped with a hip-roofed cupola. Projecting from the front of the building is a large, two-story, three-sided bay. The eyebrow curve in the roofline on the facade echoes the curved head of the hayloft door that projects above the standard level of the roofline. The wide eaves of the carriage house, like those on the house, are decorated with long, thin modillions with notched ends. Hip-roofed dormers are centered on the front and side roof pitches. The foundation is brick and the lintels and sills are rough-faced sandstone. Spanning the carriage openings are metal I-beams decorated with rosettes. All windows are multi-pane and double hung. Only minor alterations have been made to the carriage house such as the covering over of some windows with plywood. Water damage is evident in some sections of the eaves. Measured drawings of the carriage house were made by the Historic American Buildings Survey in 1968.



## 7. Description

### Condition

☒ excellent  
☐ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The Albert Fisher Mansion is a two-and-one-half story brick and stone house designed in the Victorian Eclectic style. Its large scale, integrity, and overall stylistic and decorative qualities make it one of the best examples in the city of the more elaborate Victorian Eclectic residences that were built in the late 1880s and 1890s. The house, designed by architect Richard Kletting, is located on a large, one-acre parcel of land bordering the Jordan River. Behind the house is a two-story brick carriage house, also designed by Kletting, which imitates the styling of the house.

The facade and other elevations of the house, though asymmetrically composed, incorporate symmetry in the alignment of first and second story openings. The massing of the house itself hints at symmetry with its block-like shape, centered dormer window and curved two-story bays at the front corners, which, though different, balance the facade. The bay on the east half of the facade forms a circular corner tower with a low-pitched conical roof, while the bay on the west half is confined to the front wall surface, leaving the square corner intact. Glass in the windows of the curved bays is also curved.

The house features a wealth of Victorian design elements, although the low-pitched hipped roof with wide eaves is atypical of Victorian architecture in Utah, except in the Italianate style. The wide eaves follow the contour of the various bays and are decorated with long, thin modillions with notched ends. The broad, stamped metal frieze beneath the eaves is highlighted with elaborate cast foliation above each of the projecting bays. Hip-roofed dormers on the front and west side roof pitches have flared cheeks sided in wood shingles and simple modillions on the eaves. The large projecting corner porch curves around the southeast corner of the facade, reinforcing the lines of the semicircular bay at that corner. The porch features squared, rough-faced sandstone columns, smooth sandstone railing and balusters, notched-end modillions on the eaves, and round-arched openings between the columns formed by spindle brackets connected by a semicircular frame. The sandstone porch base has gently arched openings which provide ventilation under the porch. Sandstone is also used in the retaining wall in front of the house, in the wide front sidewalk, and in the railing wall framing the steps.

The brick exterior walls are accented by the use of rough-faced sandstone in the wide belt courses girding the house at the lintel level of both first and second story openings, and in the narrower window sills. Smoothed and rounded sandstone colonettes form the mullions of the three-part windows in the curved bay on the west half of the facade. These mullions are decoratively carved on their upper portions which coincide with the transoms above each window. Transoms are located above each door and window on the house, and elaborate leaded-glass transoms are used above the first-story windows of the rounded corner bay. Transom bars are made of smooth, square-cornered sandstone. Cut, rough-faced sandstone forms the foundation of the house. Other important features of the house include the two-story, three-sided bay on the east side with overlapping brick at the corners, four corbeled chimneys, the sandstone plaque bearing Albert Fisher's initials on the upper facade, and a similar plaque on the west facade bearing the construction date of the house, "1893."



EXP. 12/31/84

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For NPS use only

received

date entered

## 1. Name

historic Fisher, Albert, Mansion and Carriage House

and/or common

## 2. Location

street &amp; number 1206 West 200 South

not for publication

city, town Salt Lake City

vicinity of

~~congressional district~~

state Utah

code

049

county

Salt Lake

code

035

## 3. Classification

## Category

☐ district☒ building(s)☐ structure☐ site☐ object N/A

## Ownership

☐ public☒ private☐ both

## Public Acquisition

☐ in process☐ being considered

## Status

☒ occupied☐ unoccupied☐ work in progress

## Accessible

☒ yes: restricted☐ yes: unrestricted☐ no

## Present Use

☐ agriculture☐ commercial☐ educational☐ entertainment☐ government☐ industrial☐ military☐ museum☐ park☐ private residence☐ religious☐ scientific☐ transportation☒ other: home for men

## 4. Owner of Property

name Roman Catholic Bishop of Salt Lake City

street &amp; number 331 East South Temple

city, town Salt Lake City

vicinity of

state Utah

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Salt Lake City and County Building

street &amp; number 400 South State Street

city, town Salt Lake City

state Utah

## 6. Representation in Existing Surveys

title Historic American Buildings Survey  
(Carriage House)has this property been determined eligible? ☐ yes ☒ no

date 1968

☒ federal ☐ state ☐ county ☐ local

depository for survey records Utah Heritage Foundation

PLNHLC2020-00509

31

July 30, 2020

city, town Salt Lake City

state Utah

















## 10. Geographical Data

Acreage of Property 1 acre(s)

### UTM References

(Place additional boundaries of the property on a continuation sheet.)

A 1/2 4/2/1/9/2/0 4/5/1/2/8/9/0  
Zone Easting Northing

B / / / / / / / / / / /  
Zone Easting Northing

C / / / / / / / / / / /  
Zone Easting Northing

D / / / / / / / / / / /  
Zone Easting Northing

### Verbal Boundary Description

(Describe the boundaries of the property.)

Commencing 262 feet West of the Southwest corner of Block 43, Plat C, Salt Lake City Survey, East 163 feet, North 247.5 feet, West to the Jordan River, southerly along the river to the beginning

Property Tax No. 15-02-152-001

### Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are the same as those that were associated with the building when it was determined eligible in 1983, and a portion of those historically associated with the property.

☐ See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title J. Cory Jensen

organization Utah State Historic Preservation Office date 28 August 2008

street & number 300 Rio Grande telephone 801/533-3559

city or town Salt Lake City state UT zip code 84101

### 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 Salt Lake City Corporation

street & number 451 S State Street telephone 801-535-7280

city or town Salt Lake City state UT zip code 84111

**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.



## 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 # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

### Areas of Significance

(enter categories from instructions)

ARCHITECTURE

INDUSTRY

### Period of Significance

1893-1917

### Significant Dates

1893

### Significant Persons

(Complete if Criterion B is marked above)

Albert Fisher

### Cultural Affiliation

### Architect/Builder

Richard Kletting

☒ See continuation sheet(s) for Section No. 8

### Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other Name of repository: \_\_\_\_\_

☒ See continuation sheet(s) for Section No. 9

## 5. Classification

### Ownership of Property

(check as many boxes as apply)

- ☐ private  
☒ public-local  
☐ public-State  
☐ public-Federal

### Category of Property

(check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2	0	Total

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

### Number of contributing resources previously listed in the National Register

## 6. Function or Use

### Historic Function

(Enter categories from instructions)

DOMESTIC: single dwelling

### Current Function

(Enter categories from instructions)

WORK IN PROGRESS

## 7. Description

### Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Victorian Eclectic

### Materials

(Enter categories from instructions)

foundation STONE: Sandstone; WOOD: shingle  
walls BRICK  
roof ASPHALT shingle  
other Sandstone details

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 7



United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

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 name Fisher, Albert, Mansion and Carriage House (amendment)

other name/site number \_\_\_\_\_

2. Location

street name 1206 West 200 South ☐ not for publication

city or town Salt Lake City ☐ vicinity

state Utah code UT county Salt Lake code 049 zip code 84104

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally, ☒ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Walter S. Munt  
Signature of certifying official/Title

9/2/2008  
Date

Utah Division of State History, Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

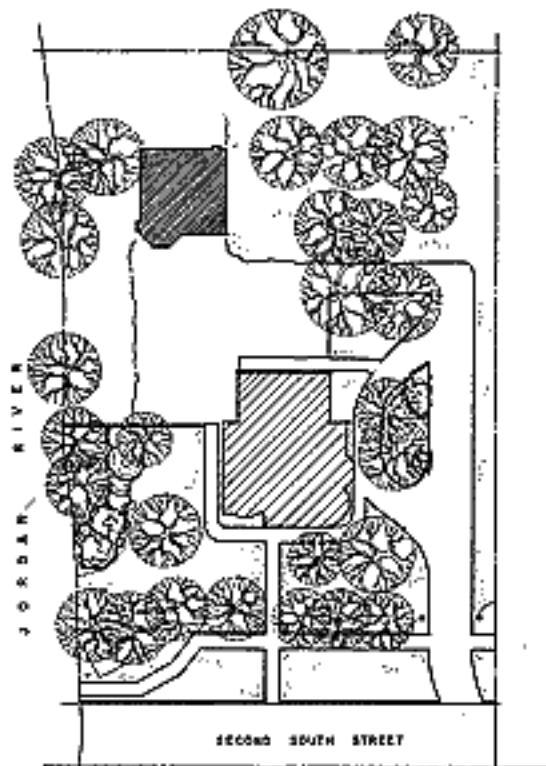
Signature of the Keeper

Date of Action

- ☐ entered in the National Register.  
☐ See continuation sheet.
- ☐ determined eligible for the  
National Register  
☐ See continuation sheet.
- ☐ determined not eligible for the  
National Register.
- ☐ removed from the National  
Register.
- ☐ other, (explain:) \_\_\_\_\_

# ALBERT FISHER CARRIAGE HOUSE

FROM HIS ARRIVAL IN SALT LAKE CITY IN 1862 UNTIL HIS DEATH AT AGE 84 IN 1943, RICHARD K. A. RICEY MADE A SIGNIFICANT AND DIVERSE CONTRIBUTION TO THE ARCHITECTURE OF UTAH WHICH INCLUDES THE STATE CAPITOL. THIS CARRIAGE HOUSE IS AN EXAMPLE OF ONE OF HIS MINOR WORKS AND WAS BUILT FOR ALBERT FISHER, A WEALTHY BREWER WHOSE HOUSE WAS BUILT BESIDE THE JORDAN RIVER IN 1880.



0 25 50 100  
SCALE IN FEET

SITE PLAN



## LOCATION MAP SALT LAKE CITY, UTAH

THIS PROJECT WAS FINANCED FROM JOINT FUNDS OF THE NATIONAL PARK SERVICE AND THE UTAH HERITAGE FOUNDATION. MEASURED AND DRAWN UNDER THE DIRECTION OF JAMES C. MASSEY, CHIEF, HISTORIC AMERICAN BUILDINGS SURVEY, UNDER THE SUPERVISION OF PAUL GOELZNER, ARCHITECT & C.A., TEXAS TECHNOLOGICAL COLLEGE, BY STUDENT ARCHITECTS CHARLES D. HANKE, ROBERT A. SCHREYER AND M. KEITH SCHENCK. UNIVERSITY OF UTAH AND DONALD G. PRICE, TEXAS A&M UNIVERSITY.

DESIGNED BY: R. A. SCHREYER  
UTAH PROJECT - OFFICE OF  
ARCHAEOLOGY AND HISTORIC PRESERVATION  
UNIVERSITY OF UTAH  
SALT LAKE CITY, UTAH

## ALBERT FISHER CARRIAGE HOUSE

1206 WEST SECOND SOUTH

SALT LAKE CITY

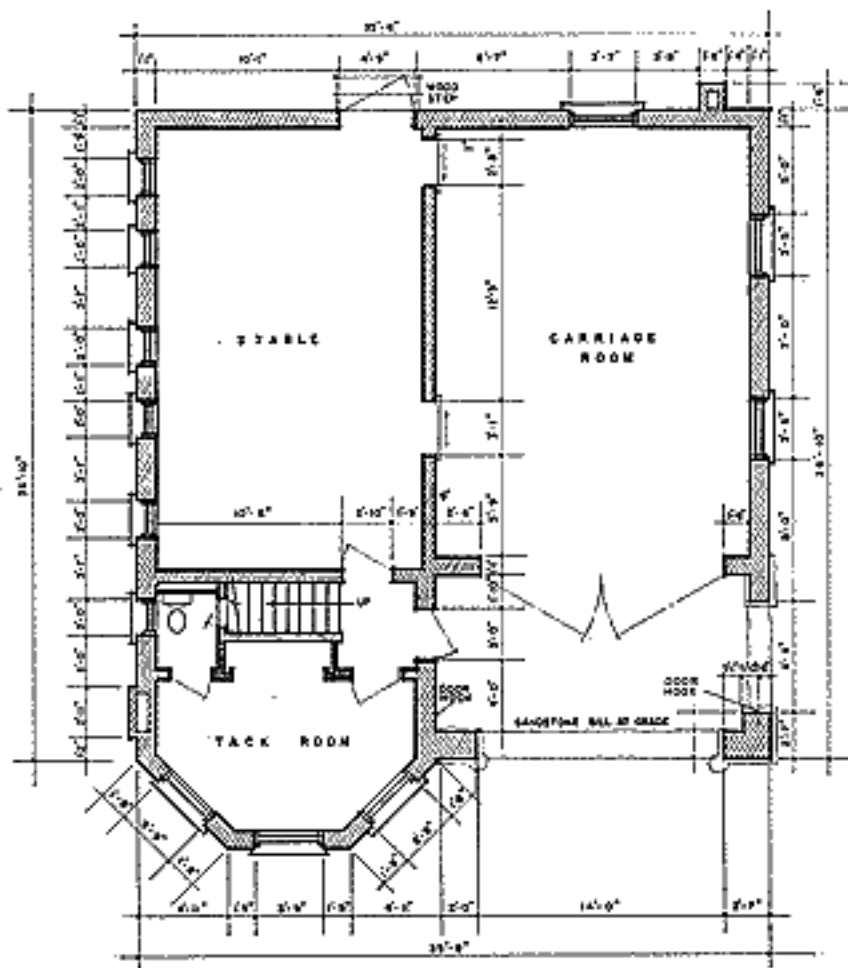
SALT LAKE COUNTY

UTAH

MAP NO.  
U-50

HISTORIC AMERICAN  
BUILDINGS SURVEY  
SHEET 1 OF 2





**MAIN FLOOR PLAN**



Drawn by: S. S. KENNEDY  
DATE: 1948  
UPRA PROJECT - OFFICE OF  
ARCHAEOLOGY AND HISTORIC PRESERVATION  
UNIVERSITY OF UTAH  
SCHOOL OF ARCHITECTURE  
SCHOOL OF ARCHITECTURE

**ALBERT FISHER CARRIAGE HOUSE**

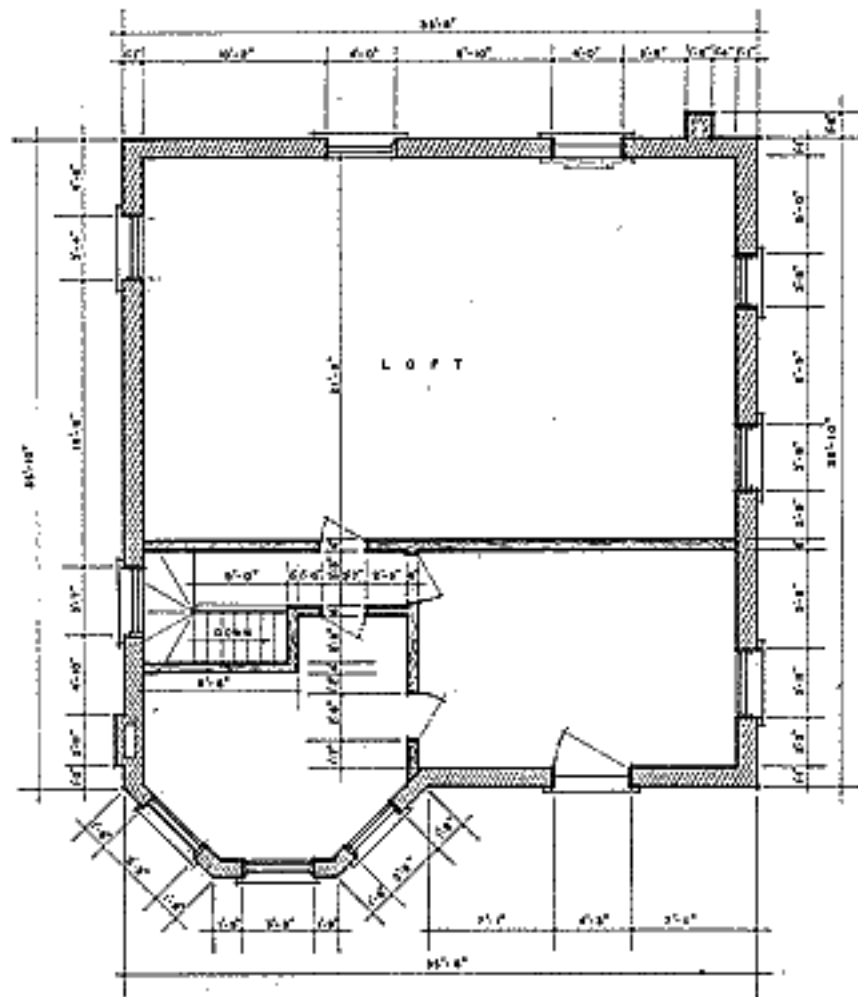
1206 WEST SECOND SOUTH SALT LAKE CITY SALT LAKE COUNTY

UTAH

UPRA NO.  
**U-50**

HISTORIC AMERICAN  
BUILDINGS SURVEY  
SHEET 2 OF 3 SHEETS

PLNHLC2020-00509



UPPER FLOOR PLAN



DESIGNED BY: R.A. SCHUCHTER  
DATE: 1988  
STATE PROJECT - OFFICE OF  
ARCHAEOLOGY AND HISTORIC PRESERVATION  
MAJOR DIVISION OF THE UTAHIAN PLANNING  
ADMINISTRATIVE DEPARTMENT OF THE STATE

ALBERT FISHER CARRIAGE HOUSE  
1204 WEST SECOND SOUTH SALT LAKE CITY SALT LAKE COUNTY

UTAH

SHEET NO.  
**U-50**

HISTORIC AMERICAN  
BUILDINGS SURVEY  
SHEET 5 OF 5 SHEETS

PLNHLC2020-00509

42

July 30, 2020







EAST ELEVATION



DRAWN BY: CHARLES D. HARRIS JUNE 1966

TEAM PROJECT - OFFICE OF  
ARCHITECTURE AND HISTORIC PRESERVATION  
UNIVERSITY OF UTAH  
SALT LAKE CITY, UTAH

# ALBERT FISHER CARRIAGE HOUSE

NAME AND LOCATION OF STRUCTURE

1205 WEST SECOND SOUTH

SALT LAKE CITY

SALT LAKE COUNTY

UTAH

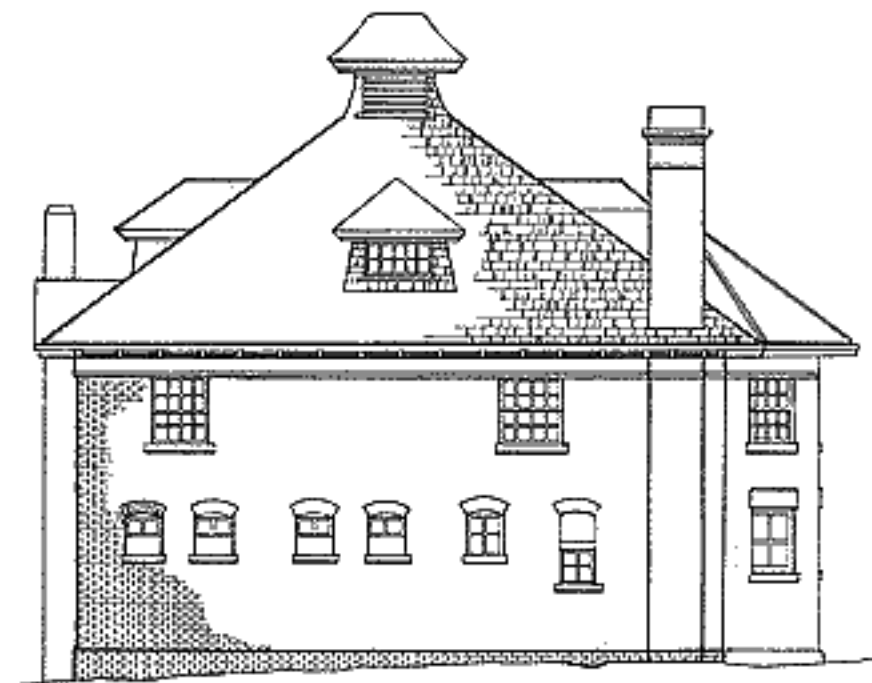
SHEET NO.  
**U-50**

HISTORIC AMERICAN  
BUILDINGS SURVEY  
WEST 2 OF 2 SOUTH

DATE OF SURVEY  
1966

PLNHLC2020-00509





WEST ELEVATION



DESIGNED BY: CHARLES E. BOWEN DATE: 1988

STATE PROJECT - OFFICE OF  
ARCHAEOLOGY AND HISTORIC PRESERVATION  
UNIVERSITY OF UTAH  
SOUTH EASTERN DEPARTMENT OF THE INTERIOR

# ALBERT FISHER CARRIAGE HOUSE

1206 WEST SECOND SOUTH

SALT LAKE CITY

SALT LAKE COUNTY

UTAH

SHEET NO.  
U-50

HISTORIC AMERICAN  
BUILDINGS SURVEY  
SHEET 2 OF 3 SHEETS

DATE OF RECORD  
1988

PLNHLC2020-00509

45

July 30, 2020







HA85#0-50 Photo #1







Albert Fisher Carriage House  
Near of 1206 West Second South Street  
Salt Lake City  
Salt Lake County  
Utah

HABS No. U-50

HABS

UTAH

12. SAIC

19 A-

PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
Office of Archeology and Historic Preservation  
National Park Service  
Department of the Interior  
Washington, D.C. 20240



## ALBERT FISHER CARRIAGE HOUSE

Location: Rear of 1206 West Second South Street, Salt Lake City, Salt Lake County, Utah  
Latitude: 40° 45' 56" N Longitude: 111° 55' 30" W

Present Owner: Alice E. Davidson

Present Occupant: Missionary Sisters

Present Use: Garage and Storage

Statement of Significance: This is one of the few remaining carriage houses in Salt Lake City, and one of the better designed structures of its type. The mansion, still intact, was the residence of one of Utah's pioneer brewers, founder of the Fisher Brewing Company.

PART I. HISTORICAL INFORMATION

## A. Physical History:

## 1. Original and subsequent owners:

James Alma Cunningham (by patent) pre-1871  
Joseph R. Walker & Mary A. Walker June 22, 1871  
Albert Fisher & Aaron Keyser October 28, 1892  
Albert Fisher November 4, 1892  
Alma Fisher July 2, 1917  
Alice E. Davidson March 3, 1928

## 2. Date of erection: 1893

## 3. Architect: Richard K. A. Kletting, Salt Lake City

## 4. Builder, suppliers, etc.: Not known

## B. Historical Events and Persons Associated with the Building:

This carriage house is part of the estate of Albert Fisher, pioneer brewer and founder of the Fisher Brewing Company of Salt Lake City, Fisher established the brewery in 1884, immediately to the east of his estate. The plant still exists and is operating today. Albert Fisher married Alma Youngberg on June 29, 1882. They had four children: Frank A. Fisher (died August 31, 1965), Albert B. Fisher (died May 25, 1944), Carl A. Fisher & Mrs. Fred A. Davidson. Mr. Fisher died on June 28, 1917 and Mrs. Fisher died in 1940.

This property was conveyed to daughter Alice E. Davidson in 1948 and is presently being used as a residence for the Missionary Sisters, an order of Catholic nuns.

UTAH

18-5A1C1

14A

C. Sources of Information:

1. Primary and unpublished:

Salt Lake County Abstracts of Title, City & County Building., Salt Lake City, Utah.

2. Bibliography:

Sanborn Maps of Salt Lake City, 1898, University of Utah Library, Salt Lake City, Utah.

Salt Lake City Directory, 1890.

Salt Lake Telegram, May 22, 1940.

Prepared by John L. Giusti, AIA  
August 20, 1968

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural interest: A minor work of Richard K. A. Kletting, architect of the Utah State Capitol.
2. Condition of fabric: Much settling at northwest corner. Broken windows.

B. Description of Exterior:

1. Over-all dimensions: This two-story rectangular structure is 35' 8" x 41' 9" including a large projecting bay.
2. Foundations: Brick, Water table about two feet above grade.
3. Wall construction, finish, and color: Gray-red brick. Stone sills and lintels.
4. Structural system, framing: Masonry bearing wall. Wood framed roof.
5. Porches: Recessed carriage entrance.
6. Chimneys: Brick original at southwest corner has ornamental roof brace and brick arched cap. Brick addition at northeast corner.



7. Openings:

- a. Doorways and doors: Swing-up garage door replaces original hinged carriage doors. Red sandstone sills. Large glazed hay doors at front and rear of second floor.
- b. Windows and shutters: Double-hung eight-over-eight, second floor. Two-over-two, first floor. Fixed ten-light dormer windows.

8. Roof:

- a. Shape, covering: Hip with hipped dormers, ornamental curved eave above hay door and cupola vent at peak. Original wood shingles covered with red composition shingles.
- b. Cornice, eaves: Modified modillion cornice with built-in gutter.
- c. Dormers and cupolas: Hipped dormer on each side with sides sloped and shingled to match roof. Roof pitch steepens at top and louvers set in to form cupola.

C. Description of Interior:

1. Floor plans: The first floor has the carriage room at the east, the stables in the large northwest room. A tackroom at the southwest is separated from the stables by the stairs to the second floor. The north half of the second floor is an unfinished hay loft. The south half is divided into two finished rooms.
2. Stairway: With winders. Open rail at second floor.
3. Flooring: Concrete, first floor; tongue and groove.
4. Wall and ceiling finish: Exposed joists and masonry. Tongue and groove partitions, first floor. Lath and plaster, second floor.
5. Doorways and doors: Hinged doors: five-panel, two vertical panels above and below central horizontal panel. Sliding doors built up of vertical boards with 'X' bracing. Rectangular frames in segmental arches.
6. Heating: Stoves have been removed.

D. Site and Surroundings:

1. Orientation: Faces south. Jordan River runs along west side.

UTAH

2. Outbuildings: Carriage House is behind the Albert Fisher House (1893).
3. Landscaping and walks, enclosures: Orchard trees and lawn to east. Drive and parking at south.

15.06.101

1974.

Prepared by Paul Goeldner, AIA  
Supervisory Architect  
Utah Project 1968  
June 13, 1968

### PART III. PROJECT INFORMATION

This record is part of a Utah Survey conducted in the summers of 1967 and 1968 under joint sponsorship of the Historic American Buildings Survey of the Office of Archeology and Historic Preservation of the National Park Service and the Utah Heritage Foundation.

Field work, Historic research and record drawings were done under the direction of Project Supervisor Paul Goeldner, AIA (Texas Tech University) assisted by Project Historian John Giusti, AIA (University of Utah). Photographs were made by P. Kent Fairbanks of Salt Lake City.

Student Assistant Architects on the 1967 team were Robert M. Swanson and Charles W. Barrow, (University of Texas) and Kenneth L. Lambert and Keith Sorenson, (University of Utah). 1968 Student Assistant Architects were Keith Sorenson, Charles D. Harker and Robert Schriever, (University of Utah) and Donald G. Prycer, (Texas A. & M. University).



## **ATTACHMENT C: Application Materials**



# HP: Major Alteration & New Construction

## OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
------------	--------------	----------------	---------

Project Name:

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:

Certificate of Appropriateness, Major Alteration

Address of Subject Property:  
1206 W. 200 South

Name of Applicant: CRSA, c/o John Ewanowski	Phone: (801)746-6820
--	-------------------------

Address of Applicant:  
175 S. Main Street, Ste. 300

E-mail of Applicant: jewanowski@crsa-us.com	Cell/Fax: (608)333-2133 (cell)
--	-----------------------------------

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☒ Architect ☐ Other:

Name of Property Owner (if different from applicant):  
Salt Lake City Corporation, c/o Dat Phan

E-mail of Property Owner: dat.phan@slcgov.com	Phone: (801)535-6666
--	-------------------------

**Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

## AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

## WHERE TO FILE THE COMPLETE APPLICATION

<b>Mailing Address:</b> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<b>In Person:</b> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
---	---

## REQUIRED FEE

**Major Alteration:** Filing fee of **\$32**, plus additional cost of postage for mailing notice.  
**New Construction:** Filing fee of **\$259**, plus additional cost of postage for mailing

## SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.



Signature of Owner or Agent:

Date:

## SUBMITTAL REQUIREMENTS

Staff Review

### 1. Project Description (please attach additional sheet)

☐ Written description of your proposal and any Special Exception requested

See attached page for project description.

### 2. Drawings to Scale

☐ One paper copy (24" x 36")

☐ A digital (PDF) copy

☐ One 11 x 17 inch reduced copy of each of the following

#### a. Site Plan

☐ Site plan with dimensions, property lines, north arrow, existing and proposed building locations on the property. (see *Site Plan Requirements* flyer for further details)

#### b. Elevation Drawing

☐ Detailed elevation, sections and profile drawings with dimensions drawn to scale

☐ Show type of construction, materials

☐ Design and dimension for details such as railings, posts, roofing, siding, porch, windows, etc

☐ Show section drawings of windows and doors if new windows and doors are proposed

#### c. Streetscape Drawings (for new construction)

☐ Streetscape drawn to scale at a minimum 1: 80

Drawing should include 100 feet on both sides of the subject property and show height, width, and building separation of the existing surrounding buildings and how it relates to the proposed work (if access to properties is limited, a photographic streetscape is allowed)

☐ If the new construction does not meet the front yard setback, graphically show the front yard setbacks of the block face (all buildings on one side of block between two intersecting streets)

### 3. Photographs

Updated 7/1/19

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Historic photographs of existing building(s) if available<br>(contact the Salt Lake County Archives at (385) 468-0820 for historic photographs) |
| <input type="checkbox"/> | <input type="checkbox"/> | Current photographs of each side of the building  |
| <input type="checkbox"/> | <input type="checkbox"/> | Close up images of details that are proposed to be altered  |



**4. Materials**☐☐

List of proposed building materials

☐☐

Provide samples and/or manufactures brochures were applicable

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

\_\_\_\_\_ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

---



## **River Recreation and Community Engagement Hub Fisher Mansion Carriage House**

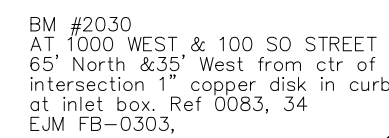
### Project Description

This is a major alteration to the historic Carriage House at the Albert Fisher Mansion, designed by Richard Kletting and constructed in 1893. The Carriage House will be adapted into the River Recreation and Community Engagement Hub, operated by the Trails and Natural Lands Division of the Salt Lake City Parks Department. The planned use includes an exhibition space for Jordan River nature displays and site/local history. These displays will be mobile to allow the space to be used for a variety of functions, including lectures and meetings. A small meeting room will support this main exhibition space. The ground floor also includes public restrooms, and an accessible office. The second floor will contain two private staff offices and an open central office for six staff. No historic interior walls will be demolished to accommodate this plan, while walls will be added to house the restrooms.

The exterior of the building will be restored, including gently cleaning the brick masonry to facilitate spot repointing (with historically appropriate lime mortar). The windows will be restored, repairing wood pieces and replacing glazing (most of which is broken); interior storm windows will be added to address modern energy codes. Damaged exterior swinging doors will be repaired. The current overhead garage door is not historic, so we plan on replacing it with a historically sensitive swinging door that is hinged in the middle to provide interior flexibility in the main exhibition space. The most noticeable change to the exterior is the addition of a retractable glass wall on the south façade and a storefront on the east façade, which together capture the space under the canopy above. This interior space is essential for the function of the building, providing flexibility in the interiors and an additional layer of security.

We are not seeking any special exceptions in this project.






200 South Street

---

1" = 20'-0"

PREPARER CONSULTANT:PROFESSIONAL SEAL:

**PROJECT IDENTIFICATION:**

**FISHER CARRIAGE  
HOUSE RIVER  
RECREATION  
COMMUNITY  
ENGAGEMENT HUB**

1206 WEST 200 SOUTH  
SALT LAKE CITY, UT 84104

Job No. 652603

## REVISIONS

[illegible]

LC PROJECT#:	652603
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CHECKED BY:

RAWN BY:

CURRENT/BID DATE:

PROJECT OWNER:

**SALT LAKE CITY CORPORATION**  
**DEPT. OF PUBLIC SERVICES**  
**ENGINEERING DIVISION**  
349 SOUTH 200 EAST  
SALT LAKE CITY, UT 84111  
Phone: 801-535-7961  
Fax: 801-535-6093

WAVEL NO.:

**SHEET TITLE:**

## SITE PLAN

**SHEET IDENTIFIER:**

# AS101

SHEET NO. \_\_\_\_ OF \_\_\_\_ SHEETS

JOB NO. 652603

FISHER CARRIAGE HOUSE RIVER RECREATION COMMUNITY ENGAGEMENT HUB


$$1/4'' = 1'-0''$$

62

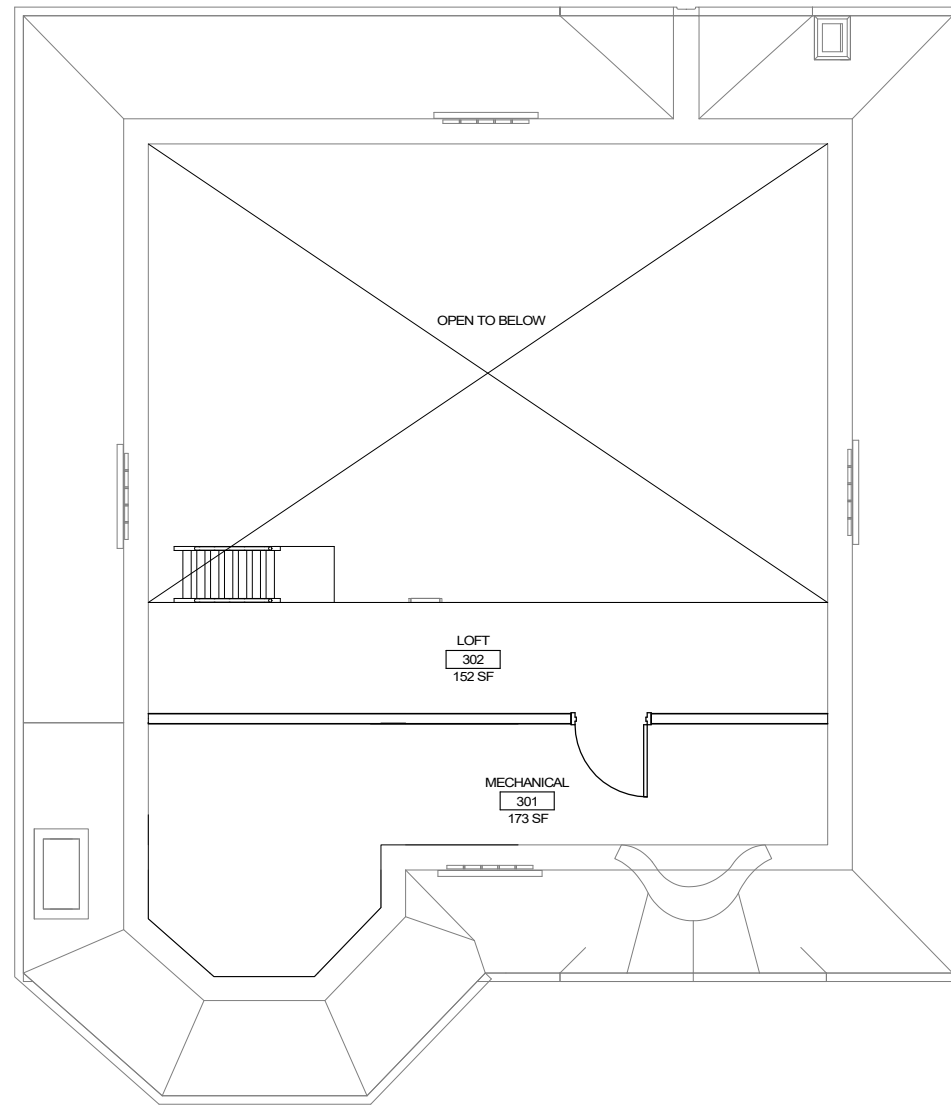
July 30, 2020  
SHEET NO. \_\_\_\_ OF \_\_\_\_ SHEETS

FISHER CARRIAGE HOUSE RIVER RECREATION COMMUNITY ENGAGEMENT HUB





FISHER CARRIAGE HOUSE RIVER RECREATION COMMUNITY ENGAGEMENT HUB



1  
AE103

LOFT PLAN

1/4" = 1'-0"

PLNHLC2020-00509

64

PREPARER:



ARCHITECTURE • PLANNING • INTERIORS  
176 S MAIN STREET, STE 300 • SLC, UTAH 84111  
801-355-8915 [www.crc4sl.com](http://www.crc4sl.com)

PREPARER CONSULTANT:

PROFESSIONAL SEAL:

---

**PROJECT IDENTIFICATION:**

**FISHER CARRIAGE  
HOUSE RIVER  
RECREATION  
COMMUNITY  
ENGAGEMENT HUB**

1206 WEST 200 SOUTH  
SALT LAKE CITY, UT 84104

Job No. 652603

## REVISIONS

[illegible]

SLC PROJECT#: 652603

CHECKED BY: \_\_\_\_\_ Checker

DRAWN BY: ZC

CURRENT/BID DATE:	06/26/2020
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PROJECT OWNER:



VAULT NO.:

SHEET TITLE:

**LOFT PLAN**

SHEET IDENTIFIER:

# AE103

July 30, 2020  
SHEET NO. \_\_\_\_ OF \_\_\_\_ SHEETS

JOB NO. 652603

FISHER CARRIAGE HOUSE RIVER RECREATION COMMUNITY ENGAGEMENT HUB





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PROFESSIONAL SEAL:

**FISHER CARRIAGE  
HOUSE RIVER  
RECREATION  
COMMUNITY  
ENGAGEMENT HUB**

1206 WEST 200 SOUTH  
SALT LAKE CITY, UT 84104

**Job No. 652603**[illegible]

CURRENT/BID DATE:	06/26/2020
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**SALT LAKE CITY CORPORATION**  
**DEPT. OF PUBLIC SERVICES**  
**ENGINEERING DIVISION**  
349 SOUTH 200 EAST  
SALT LAKE CITY, UT 84111  
Phone: 801-535-7961  
Fax: 801-535-6093

SHEET TITLE:

### ROOF PLAN

**AE104**

SHEET NO. \_\_\_\_ OF \_\_\_\_ SHEETS

JOB NO. 652603

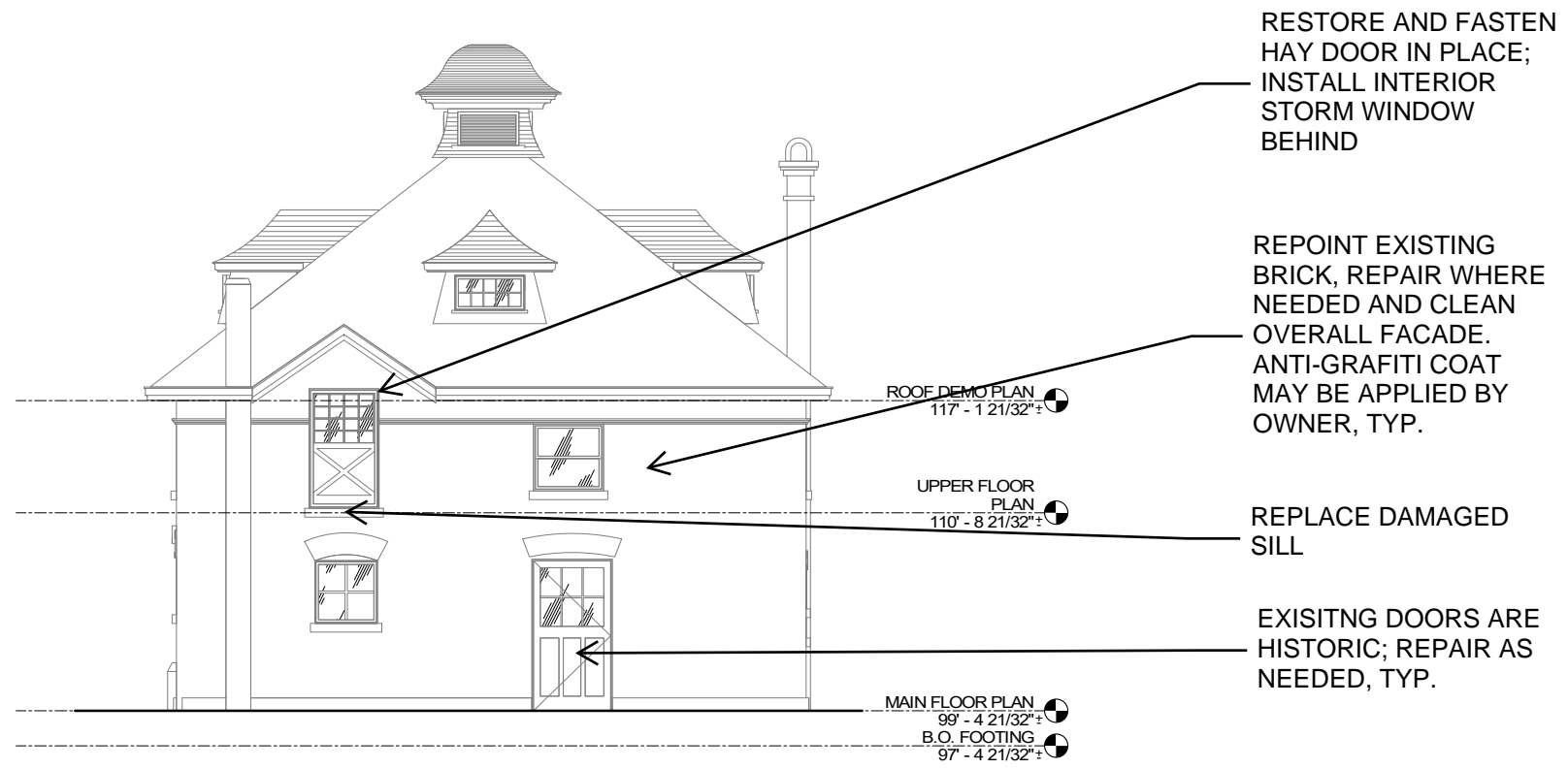
FISHER CARRIAGE HOUSE RIVER RECREATION COMMUNITY ENGAGEMENT HUB



1  
AE104

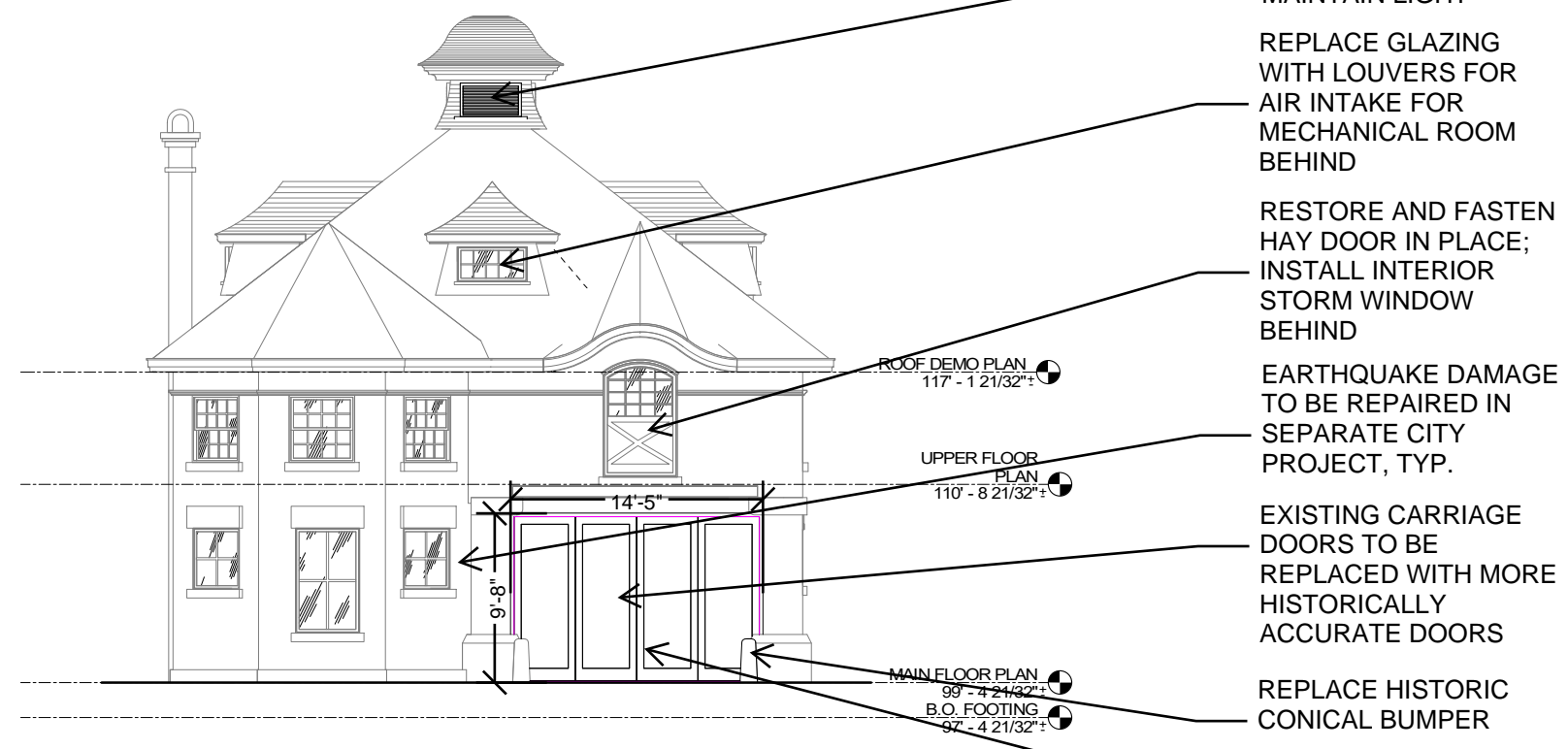
## ROOF PLAN

$$1/4'' = 1'-0''$$



C1  
AE201  
3/16" = 1'-0"

**NORTH ELEVATION**



1  
AE201  
3/16" = 1'-0"

**SOUTH ELEVATION**

PLNHLC2020-00509



PREPARER:  

CRSA

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176 S MAIN STREET STE 300 • SLC, UTAH 84111  
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PREPARER CONSULTANT:

PROFESSIONAL SEAL:

PROJECT IDENTIFICATION:  

FISHER CARRIAGE  
HOUSE RIVER  
RECREATION  
COMMUNITY  
ENGAGEMENT HUB

1206 WEST 200 SOUTH  
SALT LAKE CITY, UT 84104

Job No. 652603

REVISIONS  

NO.	DESCRIPTION	DATE

S.L.C. PROJECT#: 652603  
CHECKED BY:  
DRAWN BY:  
CURRENT/ISSUE DATE: 05/08/19  
PROJECT OWNER:  

SALT LAKE CITY CORPORATION  
DEPT. OF PUBLIC SERVICES  
ENGINEERING DIVISION  
349 SOUTH 200 EAST  
SALT LAKE CITY, UT 84111  
Phone: 801-535-7961  
Fax: 801-535-6093

Vault No.:

SHEET TITLE:  

ELEVATIONS

SHEET IDENTIFIER:  

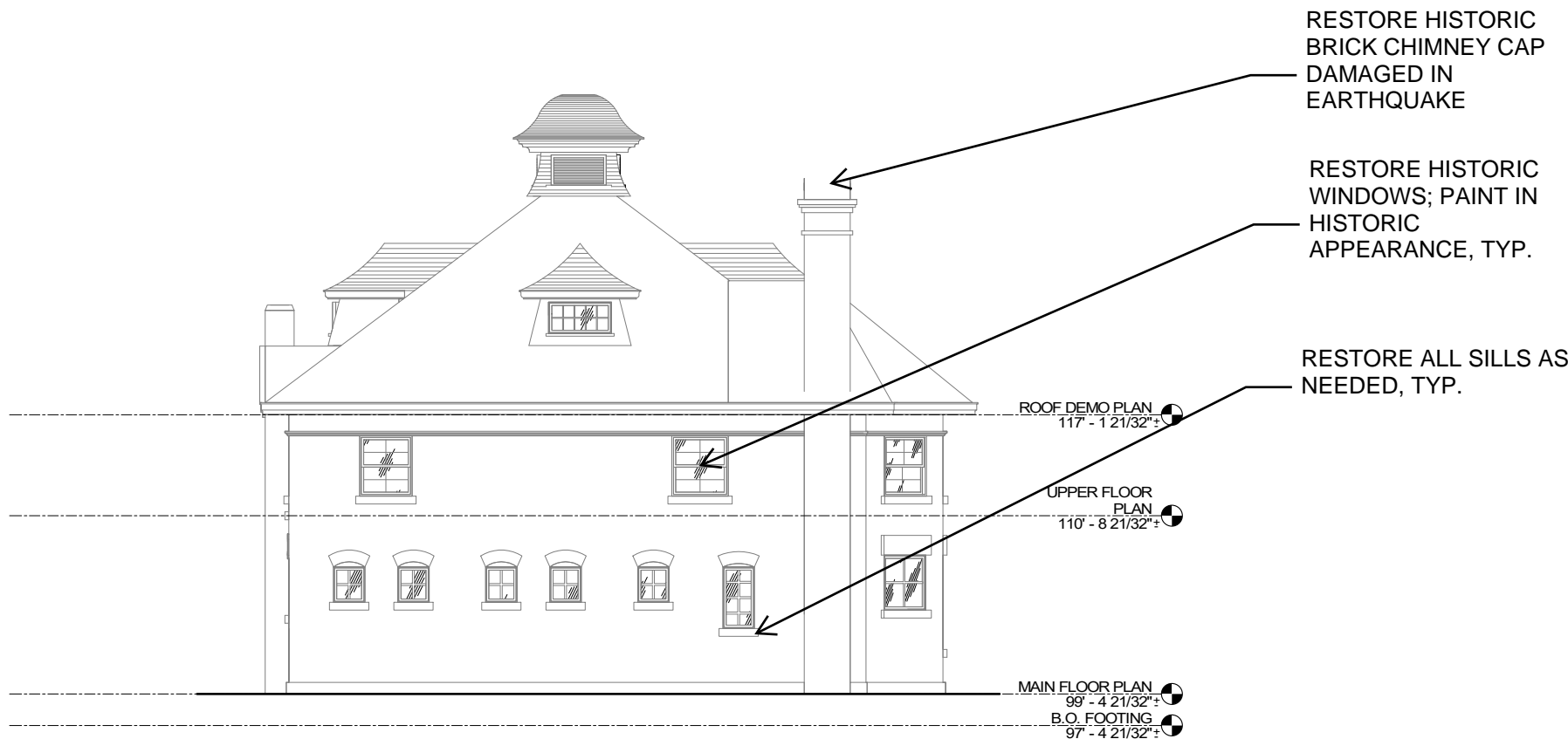
AE201

July 30, 2020  
SHEET NO. \_\_\_\_ OF \_\_\_\_ SHEETS

66

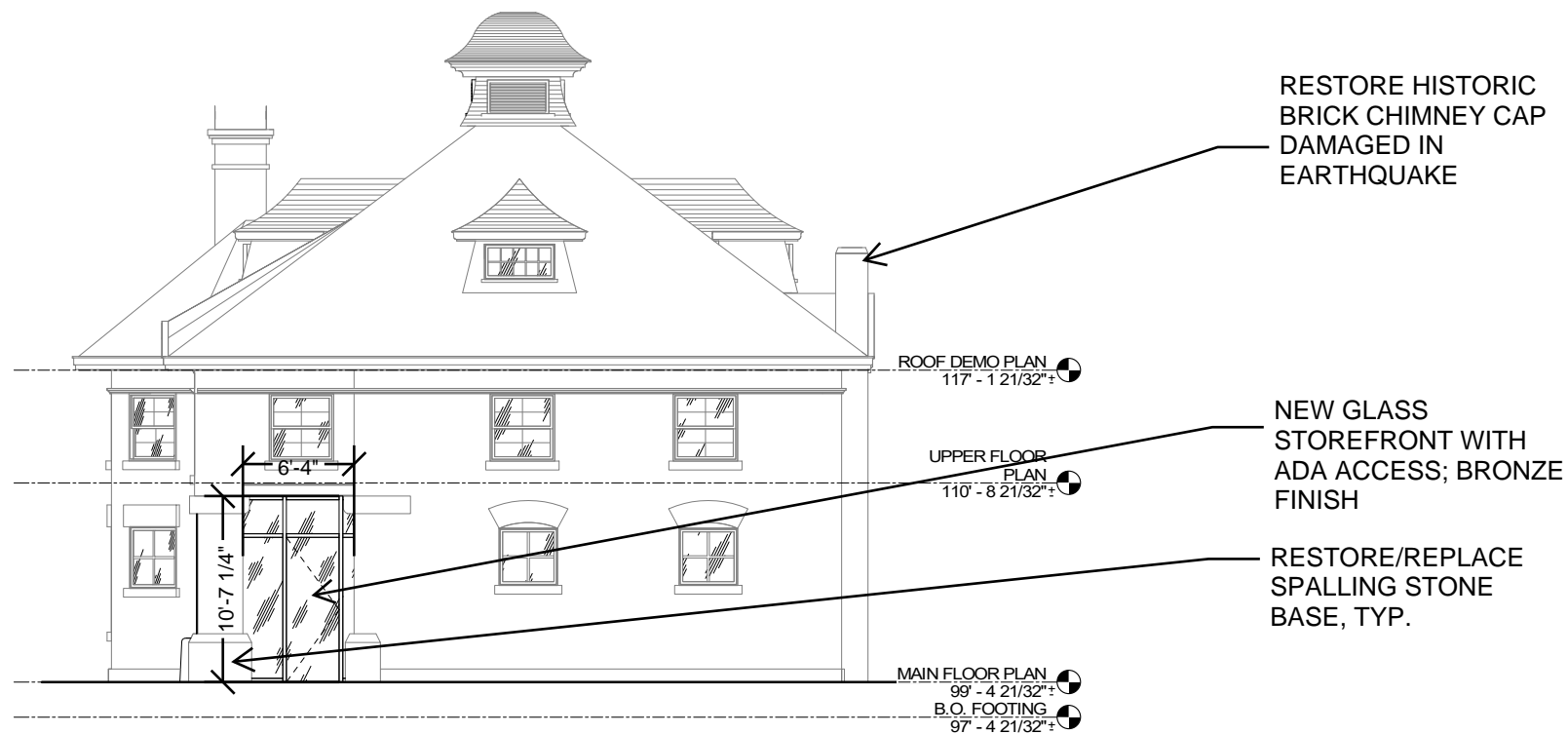
FISHER CARRIAGE HOUSE RIVER RECREATION COMMUNITY ENGAGEMENT HUB

JOB NO. 652603



C1  
AE202  
3/16" = 1'-0"

**WEST ELEVATION**



A1  
AE202  
3/16" = 1'-0"

**EAST ELEVATION**



PREPARER:



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801-535-9916 www.crsa-utah.com

PREPARER CONSULTANT:

PROFESSIONAL SEAL:

PROJECT IDENTIFICATION:

**FISHER CARRIAGE  
HOUSE RIVER  
RECREATION  
COMMUNITY  
ENGAGEMENT HUB**

**1206 WEST 200 SOUTH  
SALT LAKE CITY, UT 84104**

**Job No. 652603**

REVISIONS

NO.	DESCRIPTION	DATE

S.L.C. PROJECT#: 652603

CHECKED BY:

DRAWN BY:

CURRENT/BIID DATE: 05/08/19

PROJECT OWNER:



**SALT LAKE CITY CORPORATION  
DEPT. OF PUBLIC SERVICES  
ENGINEERING DIVISION  
349 SOUTH 200 EAST  
SALT LAKE CITY, UT 84111  
Phone: 801-535-7961  
Fax: 801-535-6093**

VAULT NO.:

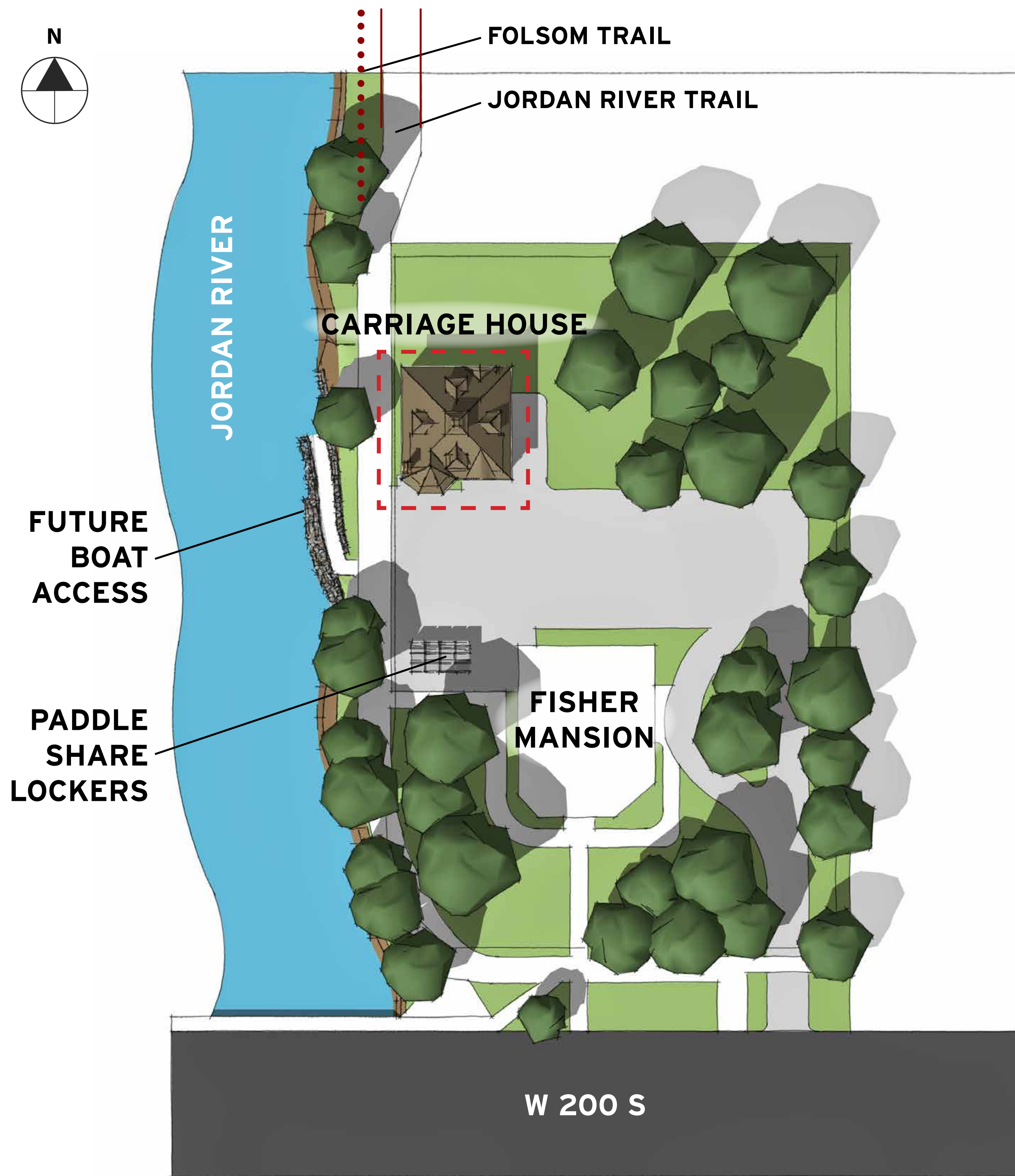
SHEET TITLE:

**ELEVATIONS**

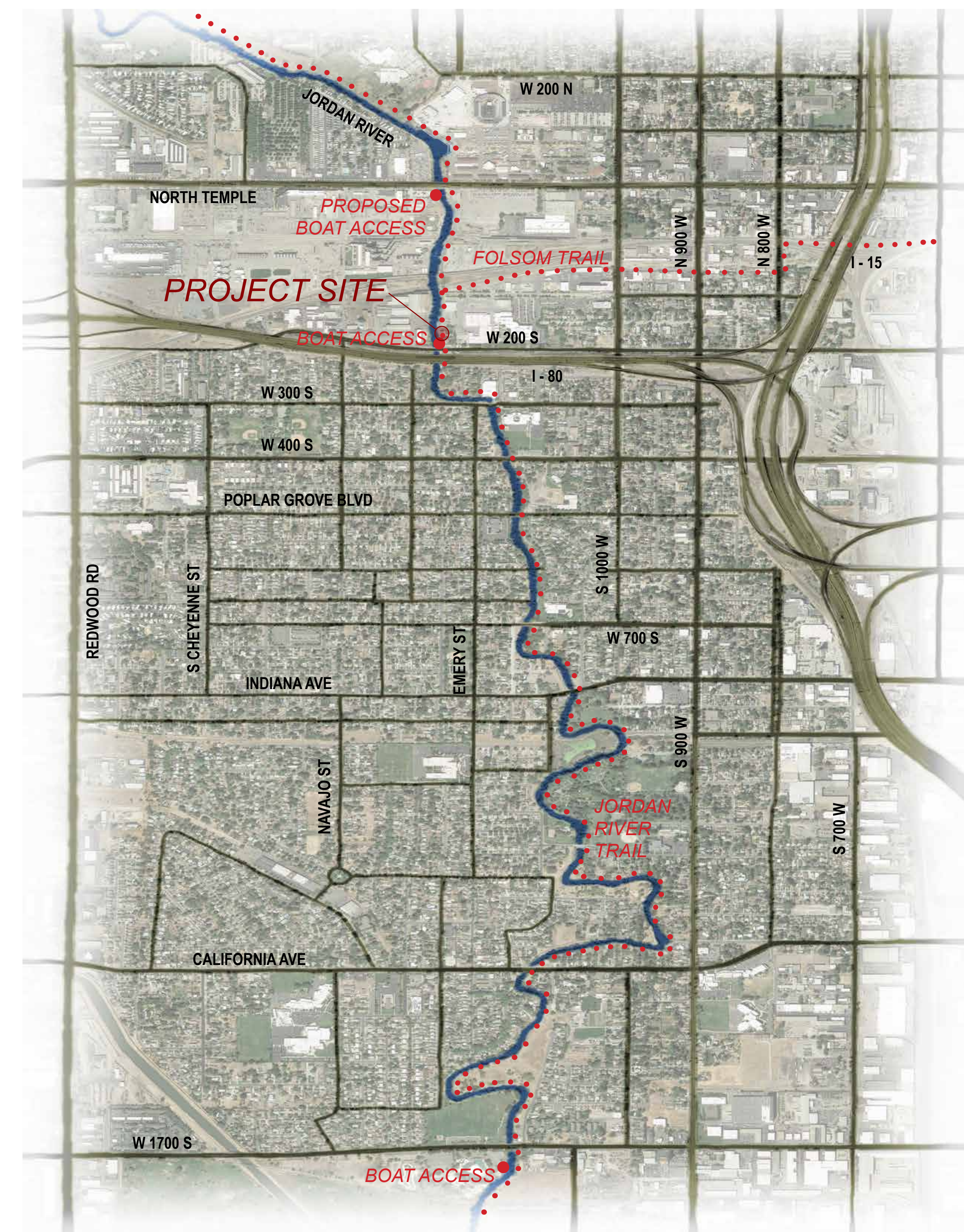
SHEET IDENTIFIER:

**AE202**





— SITE PLAN —



— LOCATION MAP —

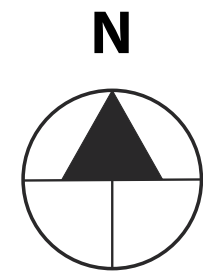
# Fisher Mansion Carriage House Improvements

JORDAN RIVER TRAILSIDE EXPLORATION CENTER

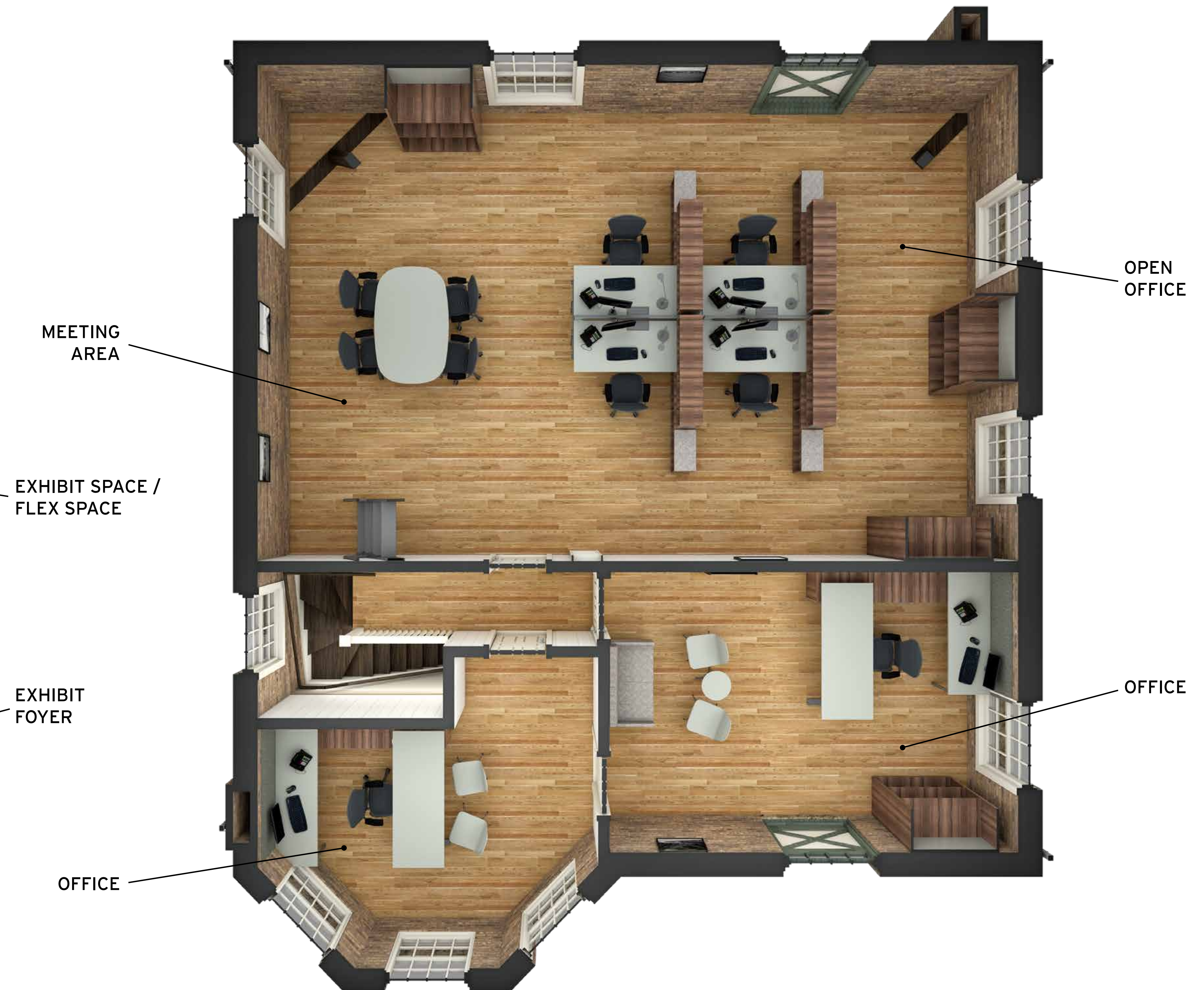


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MAIN LEVEL PLAN



UPPER LEVEL PLAN

# Fisher Mansion Carriage House Improvements

JORDAN RIVER TRAILSIDE EXPLORATION CENTER



Parks &  
Public Lands

CRSA





———— SOUTH ELEVATION ————

———— EAST ELEVATION ————

# Fisher Mansion Carriage House Improvements

JORDAN RIVER TRAILSIDE EXPLORATION CENTER



CRSA





———— NORTH ELEVATION ————



———— WEST ELEVATION ————

# Fisher Mansion Carriage House Improvements

JORDAN RIVER TRAILSIDE EXPLORATION CENTER



CRSA





SECTION LOOKING WEST



SECTION LOOKING NORTH

# Fisher Mansion Carriage House Improvements

JORDAN RIVER TRAILSIDE EXPLORATION CENTER





PERSPECTIVE LOOKING NORTHWEST

# Fisher Mansion Carriage House Improvements

JORDAN RIVER TRAILSIDE EXPLORATION CENTER







PERSPECTIVE LOOKING NORTHEAST

# Fisher Mansion Carriage House Improvements

JORDAN RIVER TRAILSIDE EXPLORATION CENTER







PERSPECTIVE LOOKING SOUTH

# Fisher Mansion Carriage House Improvements

JORDAN RIVER TRAILSIDE EXPLORATION CENTER





# FISHER MANSION CARRIAGE HOUSE

---

HISTORIC PHOTOS:



IMAGE 1: historic photo of south facade





IMAGE 2: historic aerial photo of mansion property (bottom left) and historic brewery



IMAGE 3: historic photo of east facade





IMAGE 4: historic photo of south and east facades



IMAGE 5: historic photo of west and south facades





IMAGE 6: historic photo of south chimney



CURRENT PHOTOS:



IMAGE 7: current phot of south facade, pre earthquake



IMAGE 8: closeup of carriage entrance portico, where folding glass wall will be located, pre earthquake





IMAGE 9: current photo of SE corner with carriage entrance portico, pre earthquake



IMAGE 10: closeup photo of east carriage entrance portico, where storefront will be located, pre earthquake





IMAGE 11: current photo of NE corner, pre earthquake



IMAGE 12: current photo of north facade, pre earthquake





IMAGE 13: current photo of west facade, pre earthquake



IMAGE 14: current photo of SW facade, pre earthquake





IMAGE 14: current photo of west facade, pre earthquake



IMAGE 15: current photo of NW corner, pre earthquake





IMAGE 15: current photo of south dormer proposed to have its glazing replaced with louvers, post earthquake



IMAGE 16: current drone aerial photo, post earthquake



NanaWall HSW60 - Thermally Broken Aluminum Framed Single Track Sliding System

Introduction .....1

Technical Description.....2

Engineering Details.....4

Performance and Testing Results .....5

Maximum Frame Size Chart .....8

Possible Stacking Options and Configurations .....9

Section Details .....13

Suggested Typical Installation .....20

Design Windload Chart .....23

Specifications Guide .....25







## NanaWall HSW60 The Thermally Broken Aluminum Framed Single Track Sliding System

### Unique Features

The thermally broken aluminum framed NanaWall HSW60 is an exterior, weather-resistant single track sliding system that provides the ultimate in versatility and flexibility. This is a storefront and entrance system that can easily and efficiently slide with a minimum of force completely out-of-sight when desired, offering designers new possibilities for large, exterior opening glass walls. To see these operable wall concepts in action, please visit [www.nanawall.com](http://www.nanawall.com) and click on the “Animations” link on the HSW60 page.

For benefits of all NanaWall systems, see the “General Introduction” section. For common features and a comparison between aluminum individual panel systems, see the “Aluminum Single Track Sliding Systems” Introduction.

### Sizes

Unit Heights of up to 12' (3650 mm) and panel widths of up to 5' (1525 mm) are possible.

No horizontal mullion needed for unit heights of up to 10'6" (3050 mm).

Incorporated swing panel with panel heights of up to 9'2" (2800 mm) possible, with many choices on position of incorporated swing panels in the opening and designed for use as a “normal” commercial egress door.

### Single Hand Easy Operation In/Out of Stacking Bay

With an intelligent guide system, most panels self-guide through the switches for easy operation and stacking using sintered Bronze Carrier rollers and guided switches.

### Incorporated Swing Entry/Exit Panel(s)

If desired, almost every sliding panel in the closed position can be converted and be used as an incorporated single acting swing panel. A pair of incorporated swing panels allows the possibility that either panel can be opened first. Swing panels can open inward or outward. The incorporated entrance doors have been engineered for “normal” commercial traffic and have been independently tested to half a million opening and closing cycles per AAMA 920.

### High Weather Resistance

The SL70 is engineered to provide high weather resistance and structural performance. Excellent independent testing

results were achieved per AAMA/WDMA/ESA 101.15.2/A440 standards with a unit height of 10' and panel width of 3' achieved a DP rating per ASTM E 331 of +/- 45 psf. See “Performance and Testing Results” for further details.

### Florida Approval

The HSW60 has received statewide Florida approval with Product Approval number 25540. This information with limitations can be viewed at [www.floridabuilding.org](http://www.floridabuilding.org).

### Floor Track Optional

For certain applications, sills can be eliminated completely – providing seamless transition between two spaces. Locking rods in panels engage in adjustable floor sockets.

### Multiple Stacking Options

The sliding storefront can be completely out-of-sight during business hours. The tracks can be laid out beyond the frame in a variety of configurations, and the stacking bays can be positioned anywhere along the track. The two carrier suspension system permits the use of track with right-angle turns and segmented curves, allowing multiple options for space set-up and remote storage.

### Multiple Space Set-up

Using the same panels with additional parallel and perpendicular tracks will expand or reduce heated or air conditioned spaces with ease and convenience.

### Right Turns and Segmented Curved Walls

With an ingenious, variable angle astragal profile, systems can be supplied with any segmented angle between 0° and 90° between panels, allowing the designer to create completely open corners or bays. Panels can turn corners.

### Design Flexibility

Individual panels can be designed with different widths, glazing choices (double and triple insulated glass, laminated glass, etc.) and muntin layouts (horizontal mullions, SDLs, solid panels, higher bottom rails, etc.).



## NFRC Rated Thermal Performance

The HSW60 has been rated, certified and labeled in accordance with NFRC 100 and NFRC 200; see the “Performance and Testing Results” section for more details.

## Superior Thermal Break

Panels thermally broken with a 7/8” (22 mm) polyamide plastic reinforced with glass fibers. This thermal barrier provides increased strength, superior humidity control, improved acoustics, and energy savings with better U values.

## Acoustical Performance

The HSW60 system has been tested by an independent acoustic lab for acoustical performance. A standard unit (no incorporated swing panel) with STC 45 special laminated glass achieved STC and Rw values of 43 with the head track recessed and 41 with the head track exposed. The same unit with STC 32 insulated glass achieved STC and Rw values of 32 with the head track recessed and STC of 32 and Rw values of 31 with the head track exposed.

## General Description

The HSW60 is a thermally broken, aluminum framed single track sliding system, designed to provide an opening glass wall or storefront with any custom panel size within the limitation of the Maximum Size Chart. Different panel widths are possible with additional tracks in the stacking bay for the different widths. Sliding panels convertible to incorporated swing entry/exit panel(s) are possible. An end panel can be a swing panel hinged to a side jamb. Swing panels are single acting but can be either inward or outward opening. Possible configurations and stacking bay options are virtually limitless (see drawings for some possibilities).

## Frames

The nominal head jamb thickness is 2 9/16” (65 mm). Optional cover plates on both sides can be provided. The nominal side jamb thickness is 2 3/8” (60 mm) extruded aluminum thermally broken with a 7/8” (22 mm) wide polyamide plastic. All pins and screws to assemble the frame are provided. Various sill options, including a no sill option with floor sockets only, are available. The stacking bay and the upper track leading to the stacking bay are the same profile as the head jamb.

## Panels

The stiles and rails of all panels are extruded aluminum, 2 3/8” (60 mm) thick and thermally broken with a 7/8” (22 mm) wide polyamide plastic; see cross-section drawings. Standard finishes available are 50 powder coated finishes as shown in the NanaWall Color Chart and in clear anodized. 25 of these colors are available in both glossy and semi-glossy (matte) finishes. Other various custom finishes are also available. Different finishes are also possible on interior and exterior sides; see “Aluminum Finish Options” in the General Introduction.

Panels are pre-assembled and panel stiles and rails are connected by special zinc die cast alloy, thermally broken corner fittings that incorporate carriers, hinge components, and male and female locking receptacles. The finish for corner connectors is the closest powder coat match to the finish of frame and panels.

Incorporated swing panel pivot side stiles utilize a special circular profile that also doubles as storage for a crank handle that is used to convert panel from sliding panel to swing panel and vice versa.

## Glazing

Units can be supplied glazed with 15/16”-1 1/8” clear double insulating safety, 15/16”-1 1/8” double insulating Low-E safety, 1 1/2” triple insulating glass, 1/4” single tempered, other high performing safety glass such as Heat Mirror, special tint, etc. or other glass on request.

See “Glazing” in the General Introduction for other glass thickness possible.

## Weatherstripping

Double APTK weatherstripping is provided for vertical sealing between panels and between panels and frames; brush seals with flexible plastic web are provided for all horizontal sealing and for vertical sealing at pivot stiles of incorporated swing panels; see cross-section drawings.

## Sliding Hardware

For sliding panels, two load-bearing unidirectional carriers are attached to the upper corners of each panel. Each carrier has one glide-roller and two-three horizontal counter-rotating wheels that roll in the track. Each wheel is made from sintered bronze (oil impregnated) that is self-lubricating and is attached to the panels with stainless steel rods. Carriers can easily negotiate square or angled corners.



## Swing Panel Hardware

For Incorporated swing panels, the top rail consists of two parts - an upper arm with similar unidirectional carriers as on sliding panels and the actual top rail of the swing panel. This top rail can be detached from the upper arm for conversion from a sliding panel function to a swing panel function and vice versa. Conversion from a sliding panel to a swing panel and vice versa is accomplished by turning the flat handle 180 degrees and by operation with a crank handle of the Conversion box located on the upper arm.

For swing panels that are attached to a side jamb, a commercial grade clear or dark bronze anodized hinges are attached.

## Locking Hardware and Handle Options

On sliding panels and swing panels attached to a side jamb, a two point locking hardware is provided as needed, consisting of top and bottom locking rods operated by a 180° turn of a flat handle on the inside only. The top rod interlocks the male locking receptacle with the female receptacle of the adjacent panel or engages into the head track. The lower rod is thrown into a designated striker plate. The pivot side of incorporated swing panels are provided with the same locking with the lower rod engaging into a designated strike plate.

For incorporated swing panels and swing panel(s) attached to the side jamb, there are the following additional hardware options:

**1. Lever Handle Operation.** Consisting of standard lever handles on the inside and outside, a lockset, a lockable latch, deadbolt and rods at the top and bottom. After unlocking with turn of key or thumbturn, depression of handles withdraws all locking points and latch. Lifting of handles engages rods and turn of key or thumbturn engages deadbolt and locks. Available with profile cylinder or with SFIC adapter.

**2. Push/Pull Handle Operation.** Consisting of push/pull handles on both sides with deadbolt(s) operated by a lockset. Turn of key or thumb turn operates lock. Lockset option of having key operation on both sides. To keep the panel closed when unlocked, a door closer can be supplied.

**3. Panic Hardware Operation.** For panic hardware to be supplied and installed by others, outward opening swing panels can be supplied with no locking hardware, but as support for the panic bar and to hide the back side of the panic bar, a horizontal mullion is provided.

For a unit with no swing panel, an option to enable a unit to be opened from the outside is to provide on the sliding panel to be opened first: Two point locking hardware consisting of

top and bottom Polyamide capped locking rods operated by a 180° turn of a L-shaped handle on the inside and lockable with a thumbturn or a flat handle on the inside and lockable with a key. In both cases, there will be an L-shaped/flat handle on the outside that is lockable with a key. Please note that locking from the inside with a key may not meet egress requirements.

## Handle Finish Schemes:

Standard - Stainless steel lever, flat, and L-shaped handles in brushed satin or black titanium finish.

Optional - Brass lever handles in oil rubbed, satin nickel or white finish and flat handles closest powdercoat match to panel aluminum finish.

Push/pull handles are in brushed stainless steel finish.

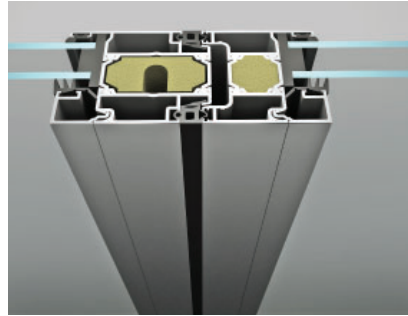


## HSW60 Engineering Details



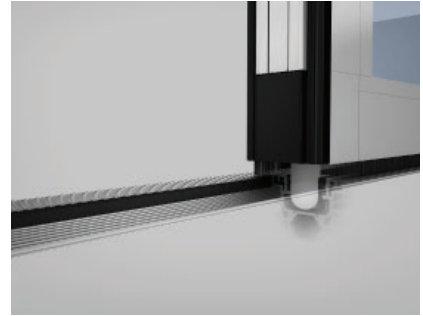
### Tight Weather Seal

End to end closure with interlocking profiles and heavy duty double siliconized EPDM gaskets provide a tight, draft and rattle-free weather seal.



### Superior Energy Performance

Multi-chamber thermally efficient aluminum profiles include a foam core. This 15/16" (24 mm) polyamide thermal barrier provides increased strength, superior humidity control and acoustic attenuation. The thermally efficient sills minimize inside condensation.



### Security

Concealed multipoint locking operates with the turn of a handle. Convenient one-handed operation shoots the concealed lockbolt up to engage the hook receiver of the adjacent panel and down to secure the panel to the floor track for a multipoint secure connection. The bottom shoot bolt has a full one-inch throw for maximum security.



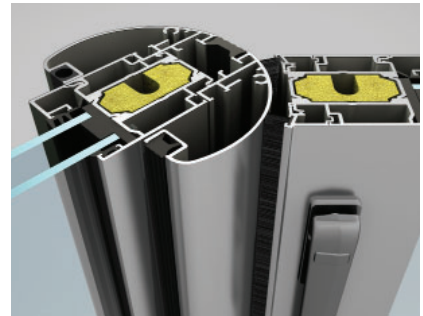
### Trouble-Free Operation

The unique "intelligent" rollers and guide technology ensures easy, single hand trouble-free operation of panels into the stacking bays. The self-lubricated, oil-infused, bronze rollers with ball bearings and stainless steel axles are engineered for longevity.



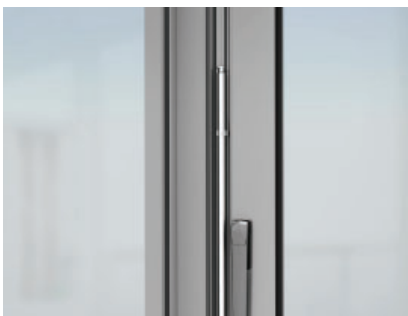
### Main Entrance Doors Can Move Away

If desired, every sliding panel can include an incorporated single acting swing panel with an overhead door closer.



### Patented Pinch Protection

The entrance doors are equipped with rounded profiles to provide pinch protection during opening and closing.



### Clean Lines

The innovative profile conceals the entrance door conversion locking rods. All accessories are integrated into the system for clean lines. The locking system is easy to operate with broadhead.







### Elegant and Durable Hardware



The stainless steel lever handles and pull handles are durable and ensure easy operation of the entry/exit panel. Other handle shapes and finishes are available.



## HSW60

TYPE OF TEST	RESULTS	
<div></div> <div><b>Air Infiltration</b> ①</div> <div>ASTM E-283, cfm/ft2</div>	<div>@ <b>1.6</b> psf (75 Pa): <b>0.30</b> (1.5 L/s/m2)</div> <div><b>A2</b> ②</div>	
<div></div> <div><b>Water Penetration</b> ①</div> <div>ASTM E-547 and ASTM E-331</div> <div>(With low profile saddle sill only.)</div>	<div><b>#1</b></div> <div>Unit with weep holes from middle channel:</div> <div><b>No uncontrolled water entry</b></div> <div>@ <b>2.92</b> psf (140 Pa)</div> <div>subject to the following adaptations of the sill in the field by others:</div> <div><div>1. Remove the gasket covering the middle channel.</div><div>2. Drill weep holes through the outer bottom wall in middle channel (3/8" weep hole per panel).</div><div>3. Drill weep holes through the lower front face of sill (3/8" weep hole per panel).</div></div>	<div><b>#2</b></div> <div>Unit with weep holes from inner channel:</div> <div><b>No uncontrolled water entry</b></div> <div>@ <b>6</b> psf (290 Pa)</div> <div>subject to the following adaptations of the sill in the field by others:</div> <div><div>1. Remove the gaskets covering the inner channel.</div><div>2. Drill weep holes through the bottom of this channel (about one 3/8" weep hole per panel).</div><div>3. Drill weep holes through the lower front face of the sill to the inner channel bottom (about 3/8" weep hole per panel).</div></div>
	<div>Please note that due to varying site requirements and conditions, these sills will not be prepared for drainage by NanaWall Systems, Inc. If this drainage system is desired, we recommend that a qualified professional construct this system on the project site that is strictly in accordance with instructions provided by NanaWall Systems, Inc. and in accordance with good waterproofing techniques. If drain connections are not made, or are not possible, unit may leak with wind driven rain.</div>	
<div></div> <div><b>Structural Load Deflection</b></div> <div>ASTM E-330: pass</div> <div>See Design Windload Charts for other sized panels</div> <div>Note that the structural test pressures were 50% higher than the design pressures.</div>	<div><b>DESIGN PRESSURE</b></div> <div><div><div>Positive</div><div>@ <b>45</b> psf</div><div>(2160 Pa)</div></div><div><div>Negative</div><div>@ <b>45</b> psf</div><div>(2160 Pa)</div></div></div> <div>For saddle sill specimen #2 above, class SP-PG40 (weep holes by others), panel size - 3' 1" x 9' 5" (940 mm x 2870 mm) ②</div>	
<div></div> <div><b>Forced Entry Resistance</b> ①</div> <div>ASTM F842</div>	<div>Type A. Grade: 40 Pass</div>	



HSW60	
 Life Cycle Performance AAMA 920	For incorporated swing panel 500,000 cycles - pass
 Acoustical Performance <sup>③</sup>	STC 45 special insulated laminated glass achieved STC and Rw values of 43 with head track recessed and 41 with head track exposed and with STC 32 insulated glass achieved STC of 32 with headtrack recessed or exposed.

① Excerpts of results of a 6 panel unit tested by Architectural Testing, Inc., an independent testing laboratory, in October 2010 per AAMA/WD MA/CSA 101/I.S.2/A440 Fenestration Standard. Unit was 18'0 1/2" W x 10' H with a total of 6 panels consisting of a half swing panel attached to the side jamb, 3 sliding panels and 2 incorporated swing panels. All locking was standard and sill was low profile saddle sill.

② For Canada, tested to NAFS-08 or equivalent and CSA A44051-09.

③ Excerpts of results of 13'7" W x 8'8" H 4 panel unit with swing panel attached to the side jamb tested by Nusing Mobile Trennwandtechnile, Munster, Germany, an independent testing laboratory in december 2011.

**Check [www.NanaWall.com](http://www.NanaWall.com) for the latest updates.**



## HSW60

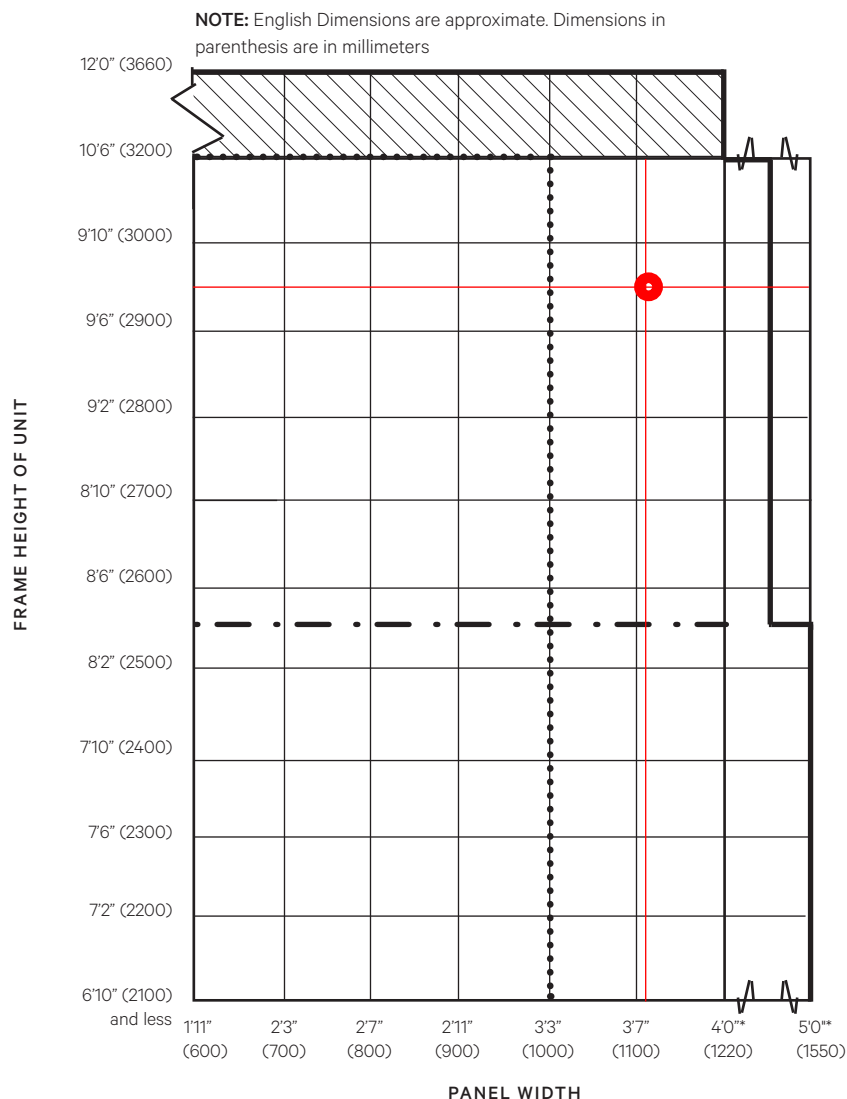


## Thermal Performance

Rated, certified and labeled in accordance with NFRC 100 and NFRC 200

			STANDARD SILL				LOW PROFILE SADDLE SILL				SOCKETS ONLY			
TYPE OF GLASS (1 LITE) ④	CENTER OF GLASS U-FACTOR	GLASS THICKNESS	UNIT U-FACTOR	SHGC ⑤	VT ⑥	2015 ENERGY STAR	UNIT U-FACTOR	SHGC ⑤	VT ⑥	2015 ENERGY STAR	UNIT U-FACTOR	SHGC ⑤	VT ⑥	2015 ENERGY STAR
Double IG Clear (air filled)	.48	15/16" (24 mm)	.50	.47	.49	–	.50	.47	.49	–	.49	.46	.49	–
Double IG Standard Low E (argon filled)	.26	15/16" (24 mm)	.34	.21	.42	–	.34	.21	.42	–	.34	.21	.42	–
Double IG Standard Low E (air filled)	.30	15/16" (24 mm)	.37	.22	.42	–	.37	.21	.42	–	.37	.22	.42	–
Triple IG Low E x 2 (argon filled)	.13	1 7/16" (38 mm)	.26	.18	.33	*	.26	.18	.33	*	.26	.18	.33	*
Triple IG Low E x 2 (air filled)	.16	1 7/16" (38 mm)	.27	.18	.33	*	.28	.18	.33	*	.28	.18	.33	*
1/4" single clear	1.02	1/4" (6 mm)	.81	.52	.54	–	.81	.51	.54	–	.81	.51	.54	–
NOTES														
④ NFRC simulated U factors of units with a horizontal mullion will have values of .01 to .03 higher than units with no horizontal mullion. Please contact NanaWall for details.										⑤ SHGC = Solar Heat Gain Coefficient ⑥ VT = Visible Transmittance				
* A 2015 Energy Star Qualification Criteria: U-Factor for doors in all climate zones <.30, Shgc <.25 in South/South central zones and <.40 in North/North Central zones. (For guidance only. NanaWall is not a participant of the Energy Star program.)														
Call NanaWall for U-Factor & SHGC for other glass types														





\* For panel widths wider than 4'0" (1220 mm) and less than 5'0" (1550 mm), there are the following limitations:

1. Only certain stacking concepts are possible. Please check with NanaWall.
2. A horizontal mullion is needed for unit heights greater than 8'4" (2550 mm).
3. Triple glazed panels are not possible.

**The number of panels possible in a system is unlimited.**

**Any custom panel size is possible up to the maximum size shown.**

————— : Indicates maximum unit height and width of a **sliding panel**. Note the chart shows maximum unit height, not panel height.

..... : Indicates maximum unit height and width of a **swing panel**

— . — . — : For triple glazed panels for heights above 8'4" (2550 mm) a horizontal mullion is needed, located such that no glass pane height is more than 7'10" (2400 mm.) 10' (3050 mm) is also maximum height for triple glazed units.

On chart indicates that for single and double glazed panels a horizontal mullion is needed located such that no glass panel height is more than 7'10" (2400 mm).

The total number of panels in a unit is only restricted by structural steel consideration.

The maximum size limits are based on the weight of a panel that has a net glass thickness of 1/2" or 12 mm for heights up to 10'6" (3200 mm) and panel widths up to 4' (1220 mm) and net glass thickness of 5/16" (8 mm) for heights above 10'6" (3200 mm) or panel widths of more than 4'. If thicker net glass is used on a panel, this maximum size chart will not apply. Please consult with NanaWall.

Each application is different so please consult with NanaWall on possibilities.

The unit width is the panel width multiplied by the number of panels.

Generally, the minimum width of each sliding panel is 1'11" (600 mm) and the minimum incorporated swing panel width is 2'7" (800 mm).



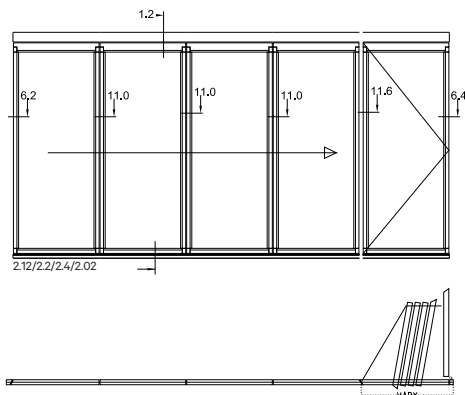
Elevation drawings and plan views of typical possible stacking concepts. Please see referenced cross-section details. As there can be many other stacking possibilities, please submit your ideas and sketches to NanaWall Systems, Inc. for evaluation. If needed, NanaWall Systems can provide a 3D Conceptual Drawing to help in the design / development process. **Please note that the number of panels in a system are unlimited.**

**Incorporated swing panels can be placed almost anywhere in the opening. Only a few examples are shown below.**

**A switch is defined as a break in the upper track at the head jamb to lead panels away from the opening to the stacking bay.**

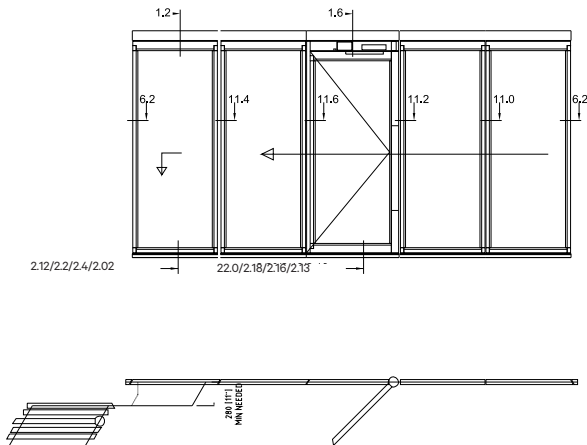
#### Concept 1

Perpendicular stacking in opening with Swing Panel attached to the side jamb



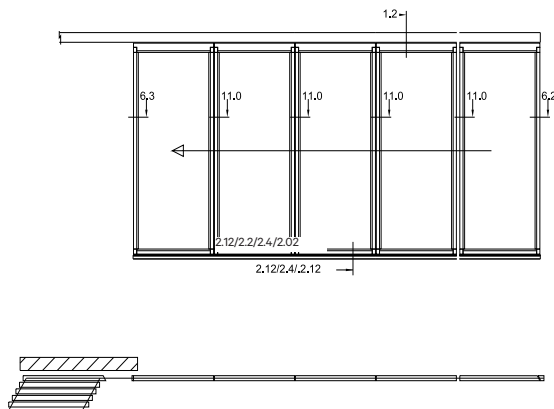
#### Concept 2

Parallel stacking outside the opening.



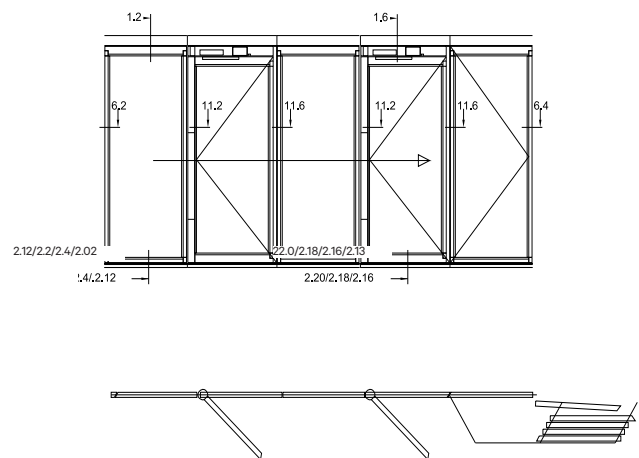
#### Concept 3

Parallel stacking with extended track. Unit is offset from wall opening.



#### Concept 4

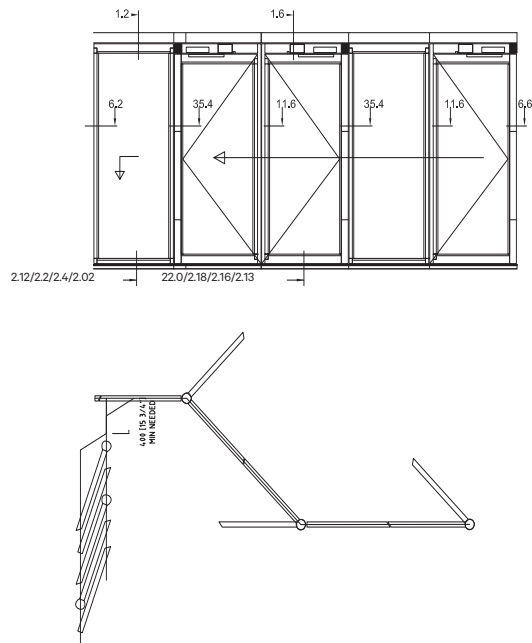
Parallel stacking outside the opening with swing panel attached to the side jamb.





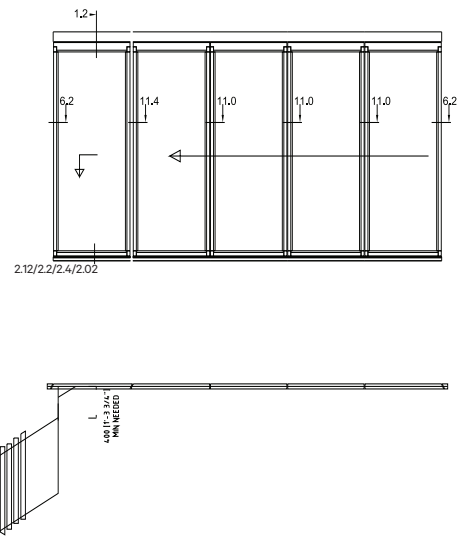
### Concept 5

Angled stacking outside the opening.



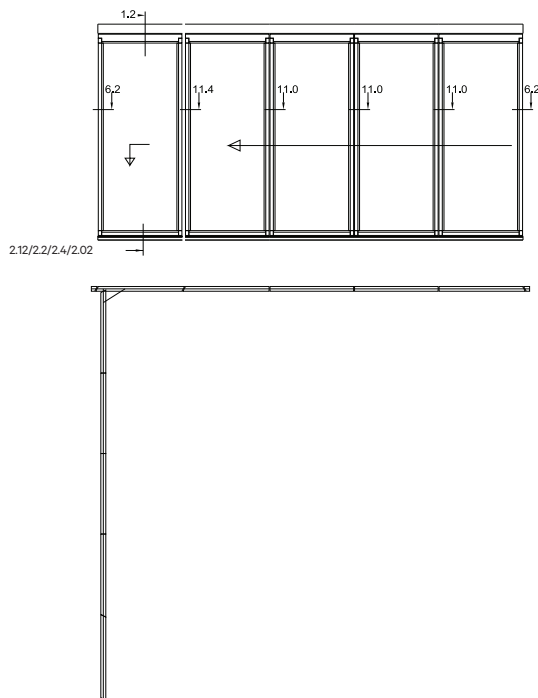
### Concept 6

Perpendicular stacking outside the opening.



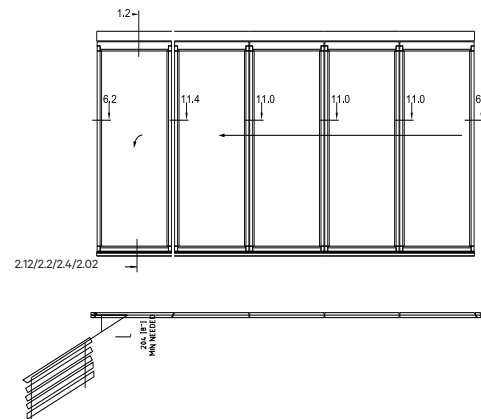
### Concept 8

In tandem stacking of panels along adjacent wall.



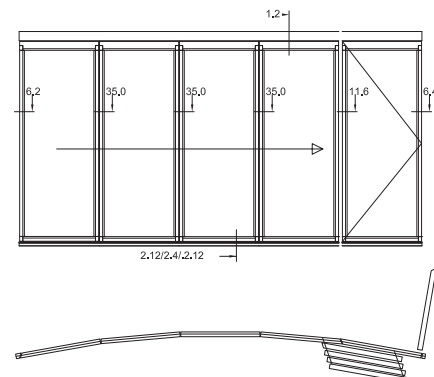
### Concept 9

Stacking outside the opening at an angle.



### Concept 10

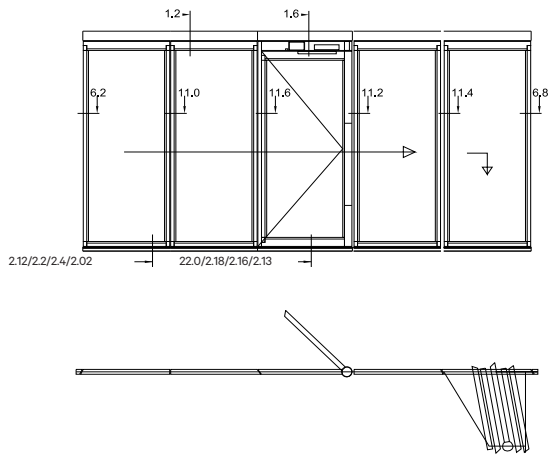
Parallel stacking within the opening with swing panel attached to the side jamb.





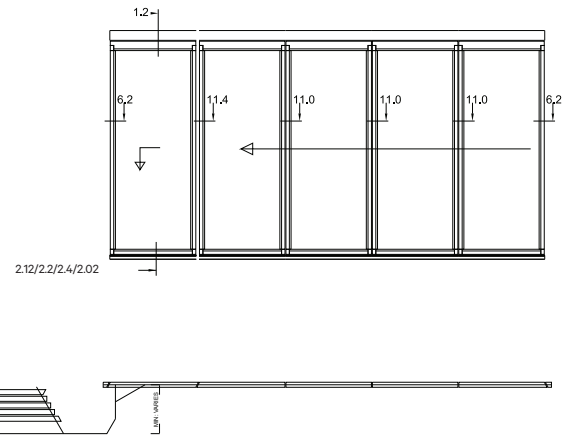
### Concept 11

Perpendicular stacking within the opening with 90° switch for first panel only.



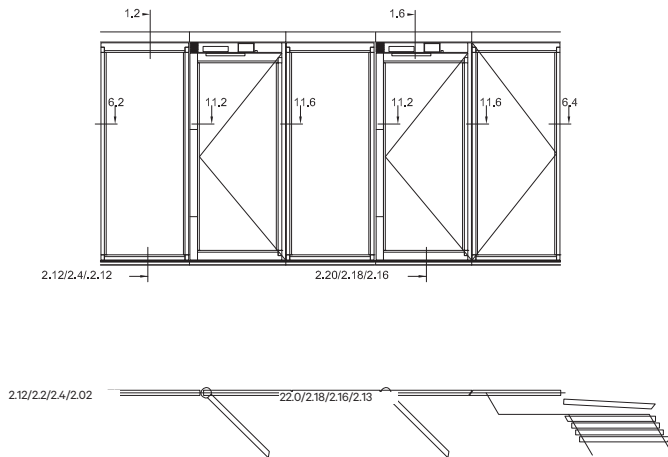
### Concept 12

Parallel stacking outside the opening.



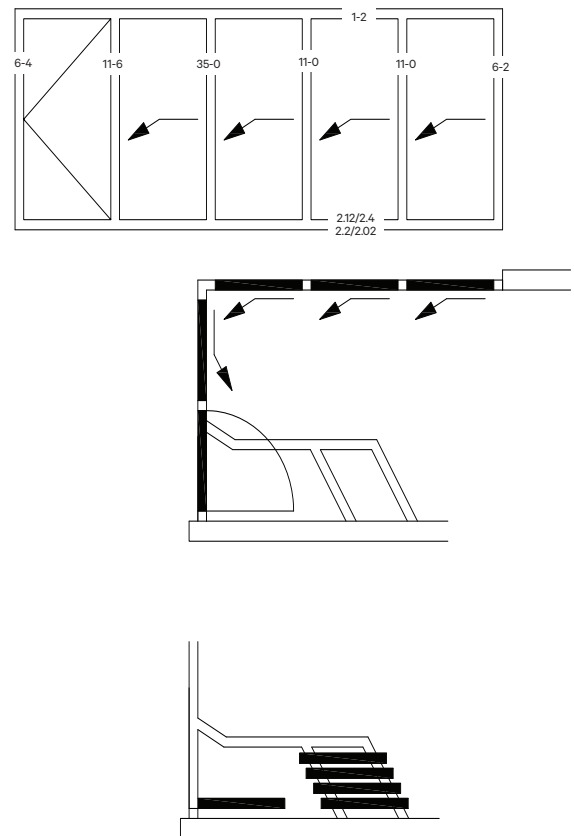
### Concept 14

Parallel stacking outside the opening. Swing panel attached to the side jamb



### Concept 15

Perpendicular stacking away from opening with Swing Panel attached to the side jamb





### Single Track Sliding Door / Window Combination in One Unit - Without a Fixed Post Separating the Doors from the Windows (NanaWall Kitchen Transition)

The Single Track Sliding Door / Window combination opens wide, seamlessly turning a kitchen into an indoor / outdoor space. It can also be used in other types of applications. If needed, NanaWall Systems can provide a 3D Conceptual Drawing to help in the design / development process. Please note that below are examples with just three of the HSW stacking concepts. Door / Window combinations are also possible with other stacking concepts.

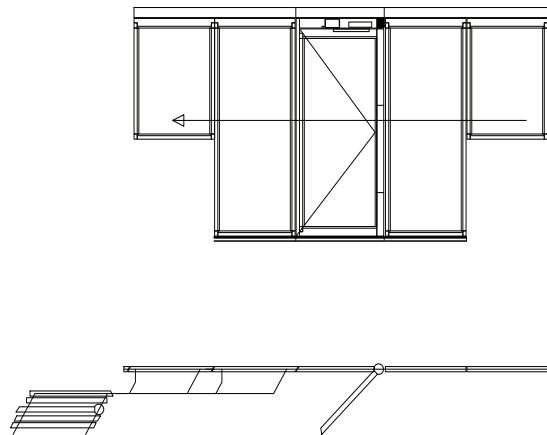
Please note some limitations as follows:

1. Is only possible with certain configurations and sills.
2. Lower corner where window meets door will not be as weather resistant as compared to a unit with all panels equal in height.
3. Handle heights of the door unit and window unit may be different.

#### Elevations looking from Inside.

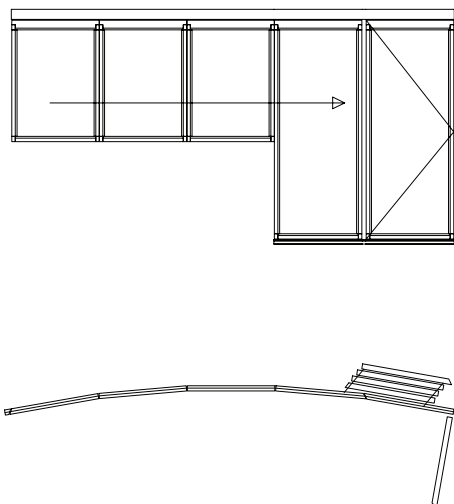
##### Concept 2DW

Door / Window Combination Unit with parallel stacking outside the opening.



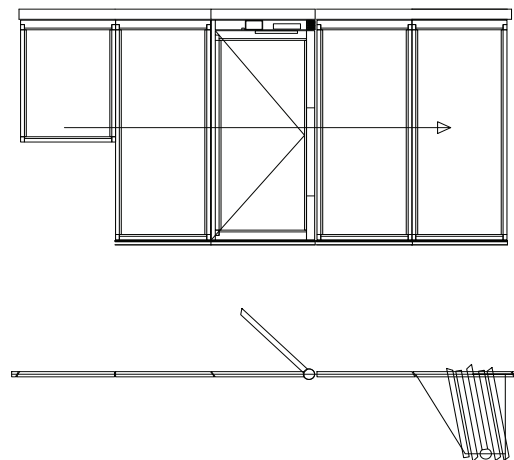
##### Concept 10DW

Door / Window Combination Unit with parallel stacking within the opening with swing panel attached to the side jamb.



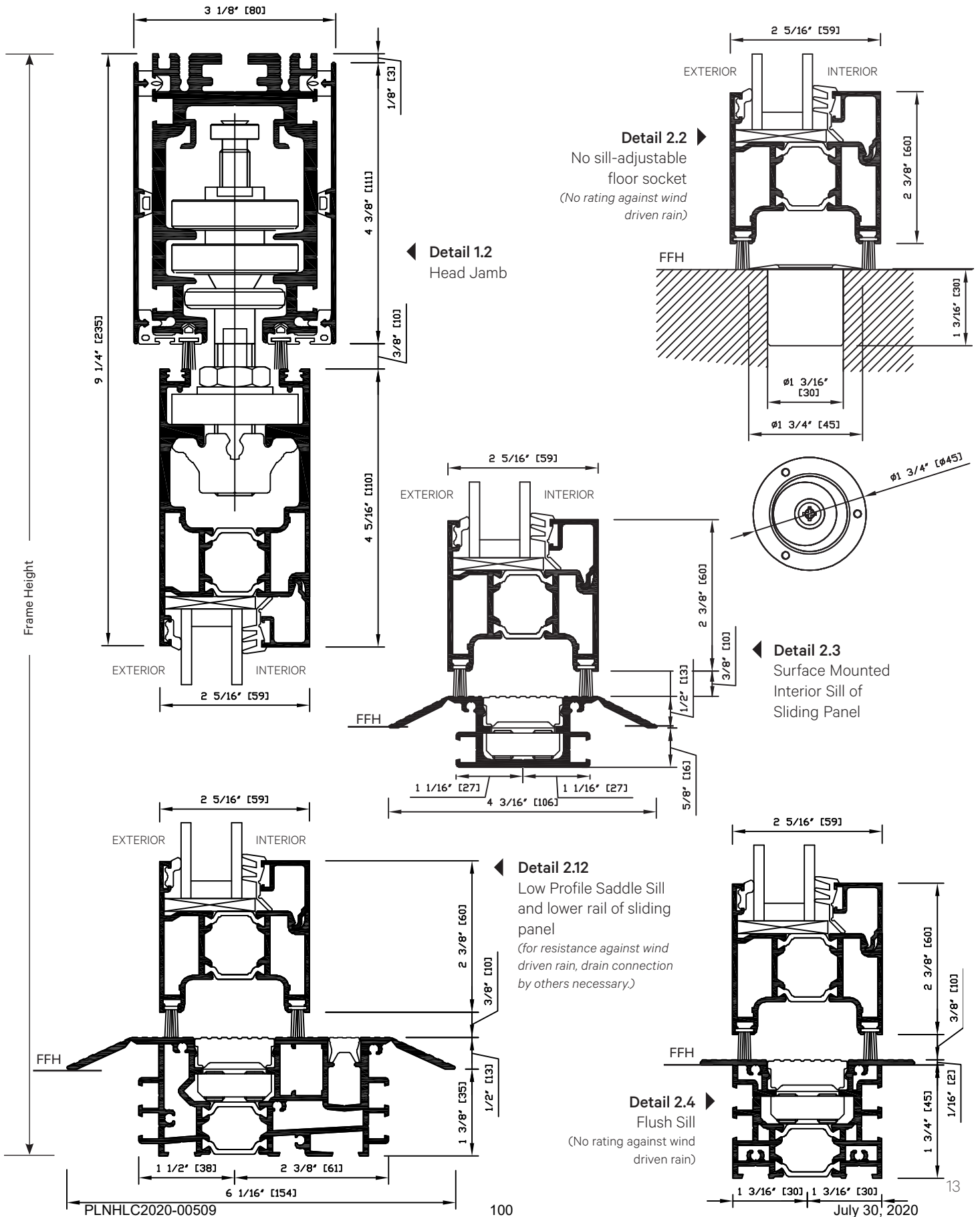
##### Concept 11DW

Door / Window Combination Unit with perpendicular stacking within the opening with 90° switch for first panel only.



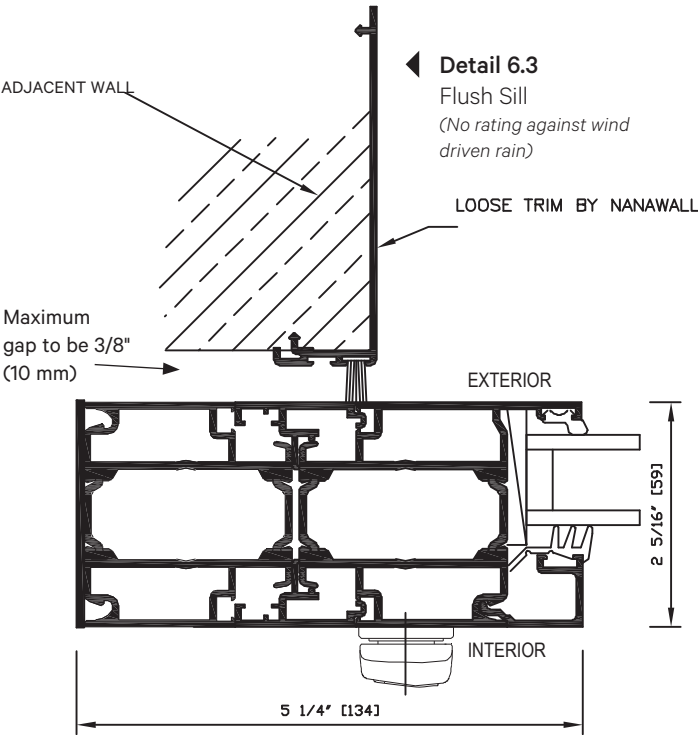
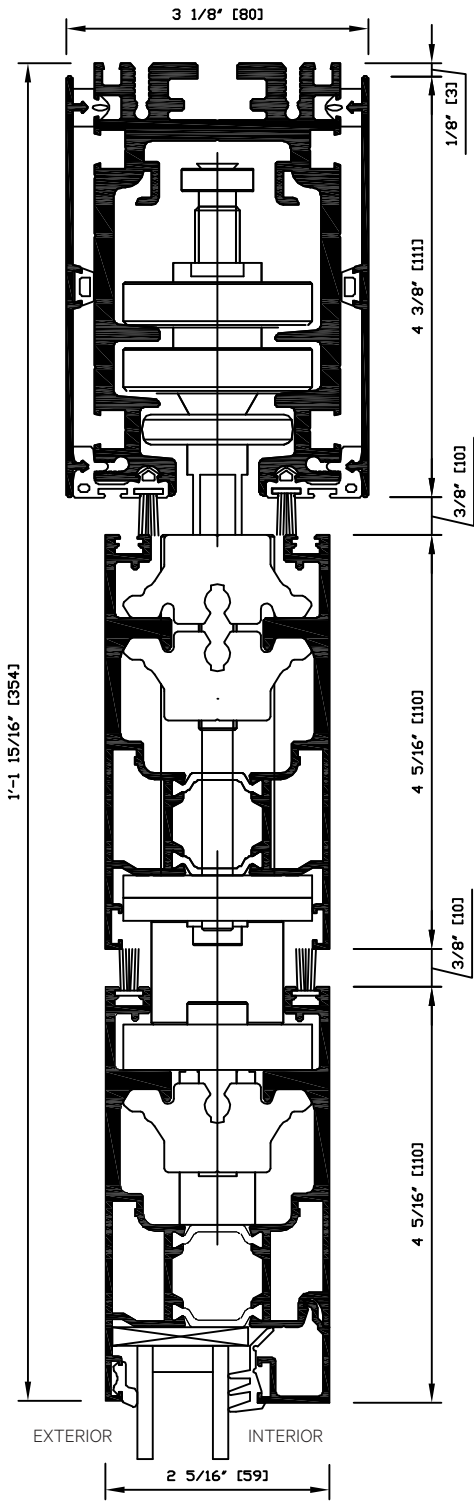


All Cross Sectional Views Are Half Size



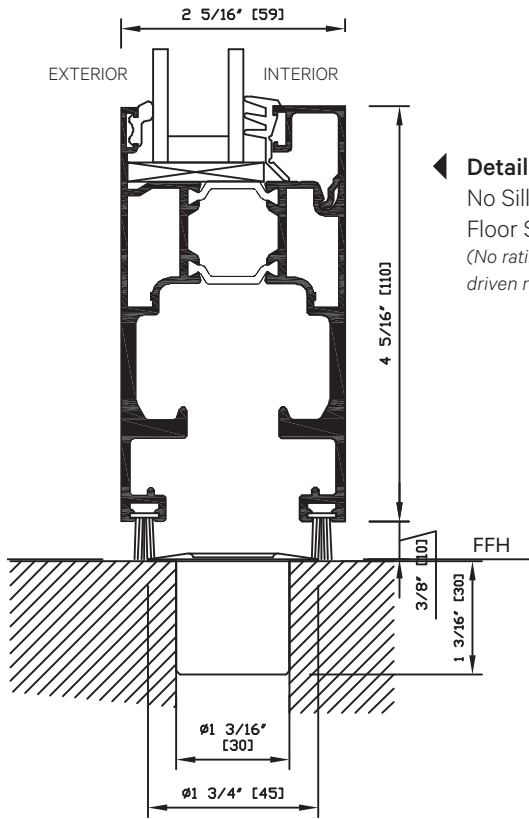


Detail 1.6 Head Jamb of Incorporated Swing Panel

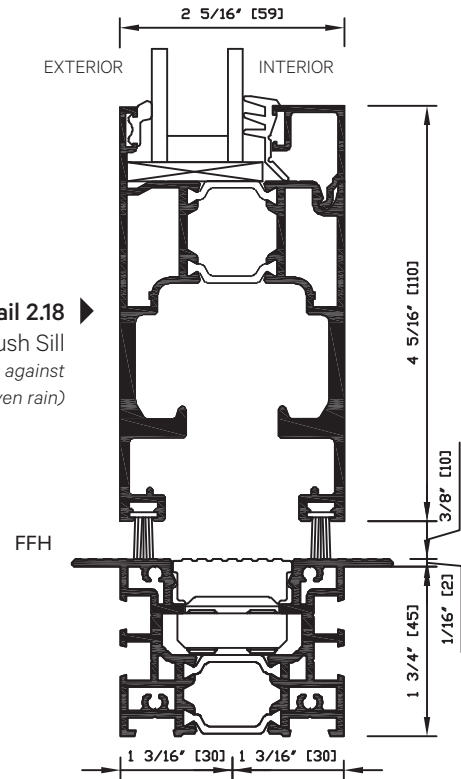




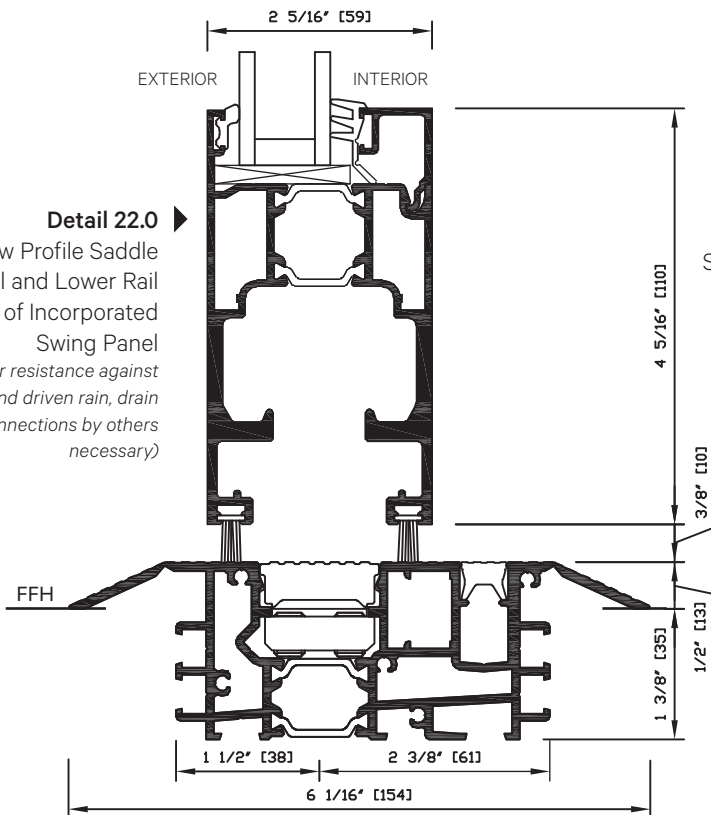
# Vertical Sections for Sliding Panel with Incorporated Swing Panel



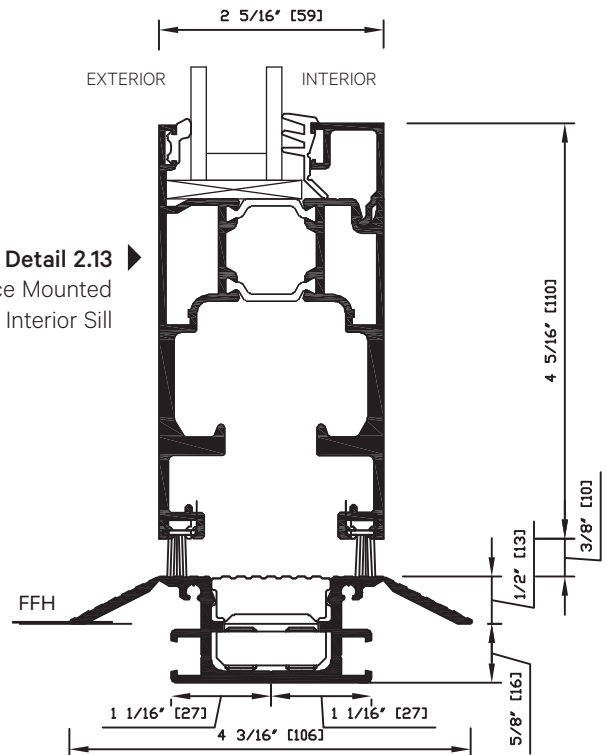
**Detail 2.16**  
No Sill - adjustable  
Floor Socket  
(No rating against wind  
driven rain)



**Detail 2.18**  
Flush Sill  
(No rating against  
wind driven rain)



**Detail 22.0**  
Low Profile Saddle  
Sill and Lower Rail  
of Incorporated  
Swing Panel  
(for resistance against  
wind driven rain, drain  
connections by others  
necessary)

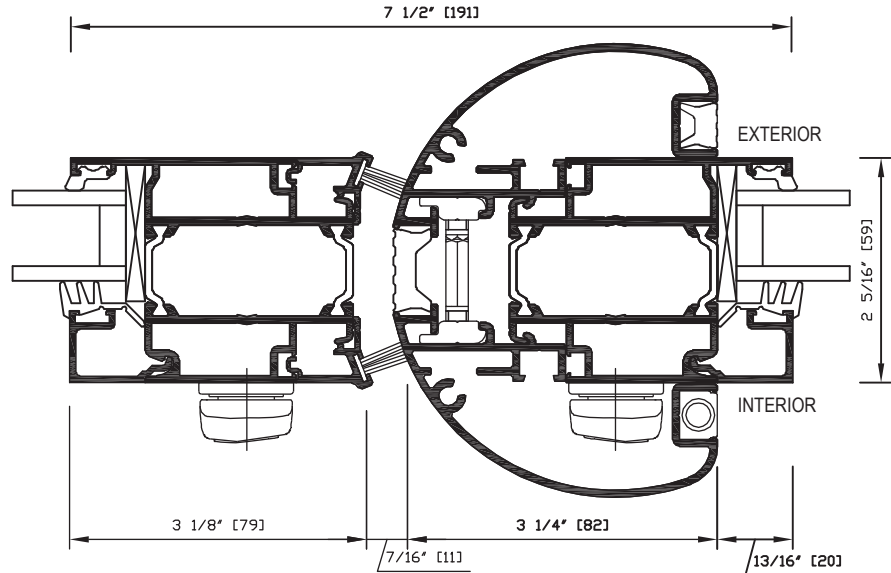


**Detail 2.13**  
Surface Mounted  
Interior Sill

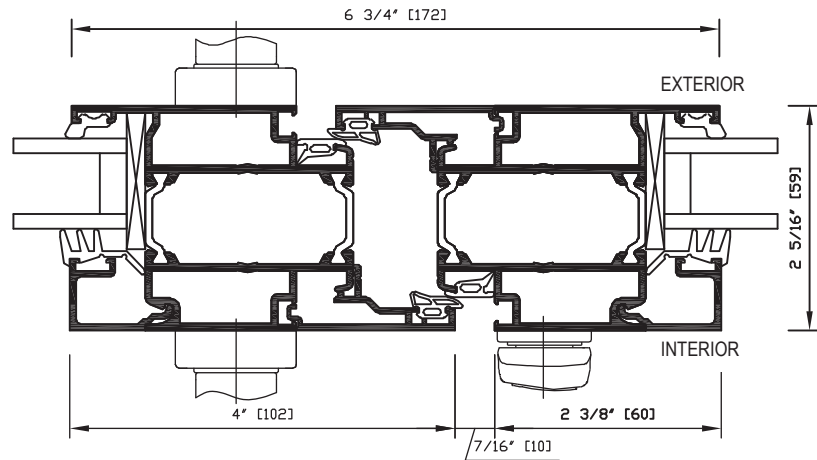


**Detail 11.2**

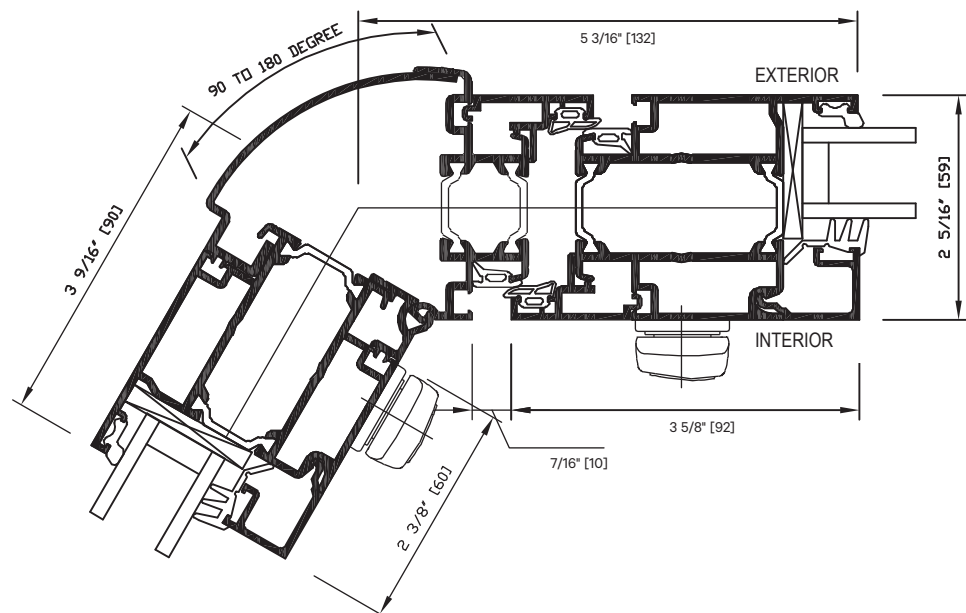
Sliding Panel meeting with hinged side of incorporated swing panel

**Detail 11.6**

Strike side of swing panel meeting sliding panel or strike sides of a pair of swing panels meeting

**Detail 35.0**

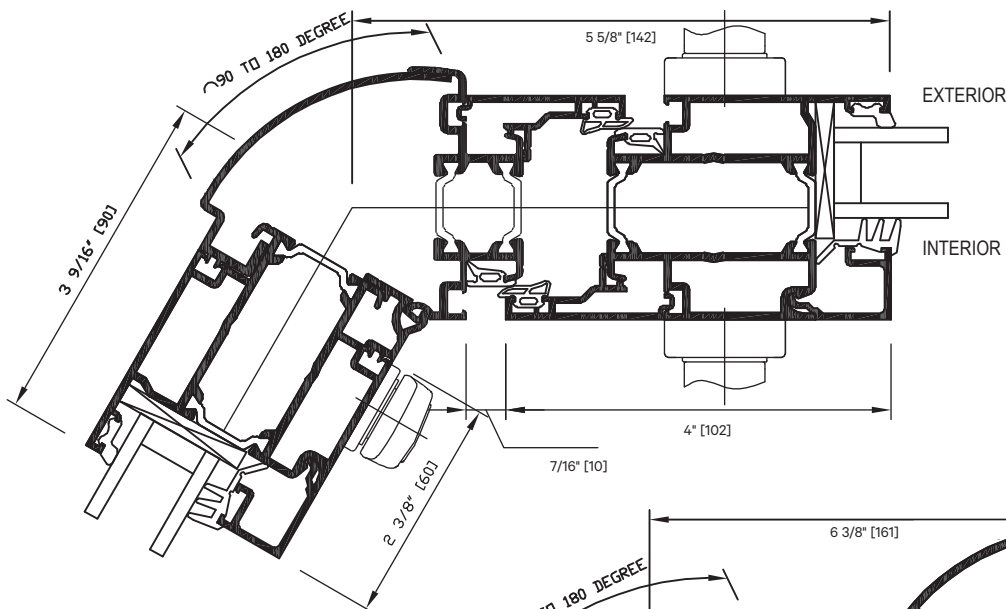
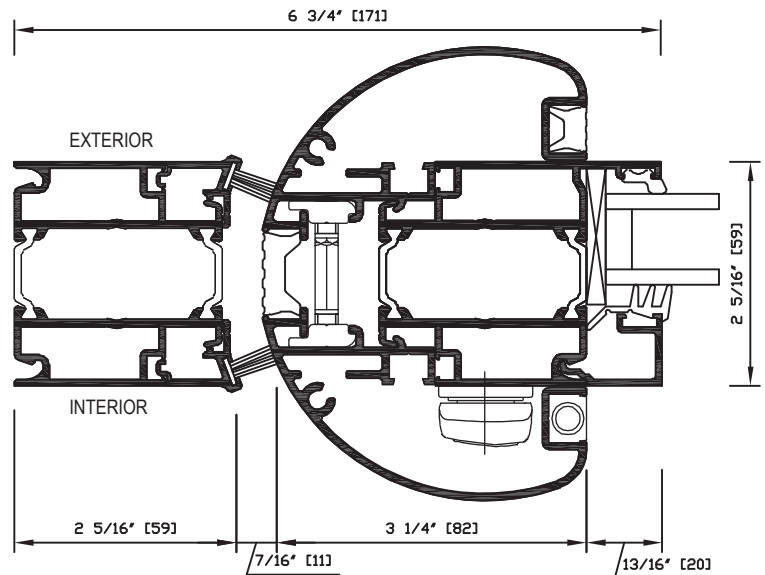
Two Sliding Panels meet at segmented angle (90° to 180°)





**Detail 6.6**

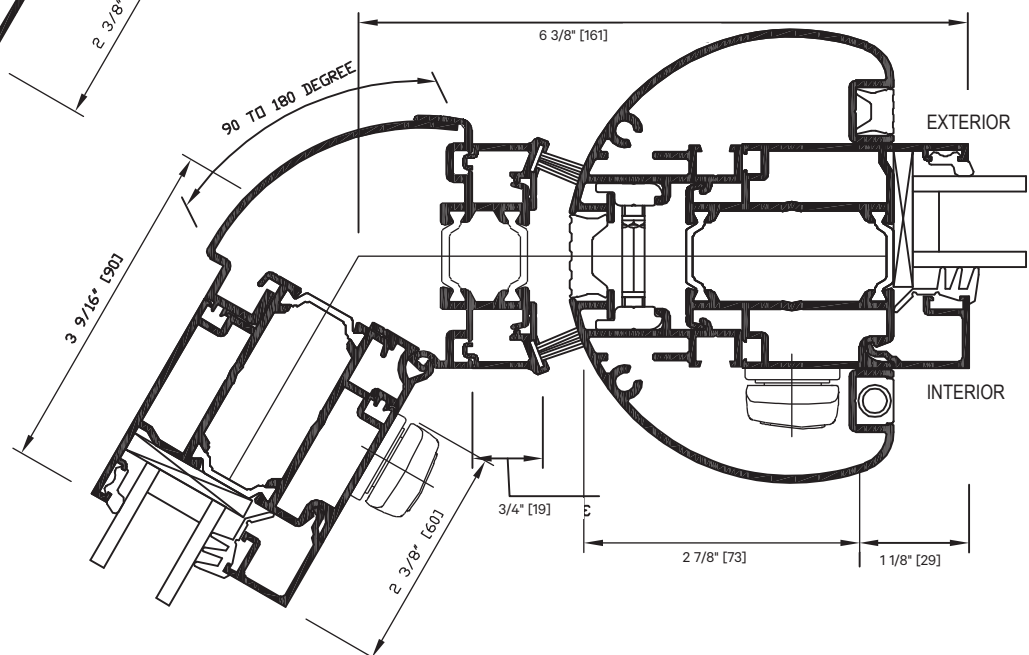
Hinge side of incorporated swing panel meeting side jamb

**Detail 35.4**

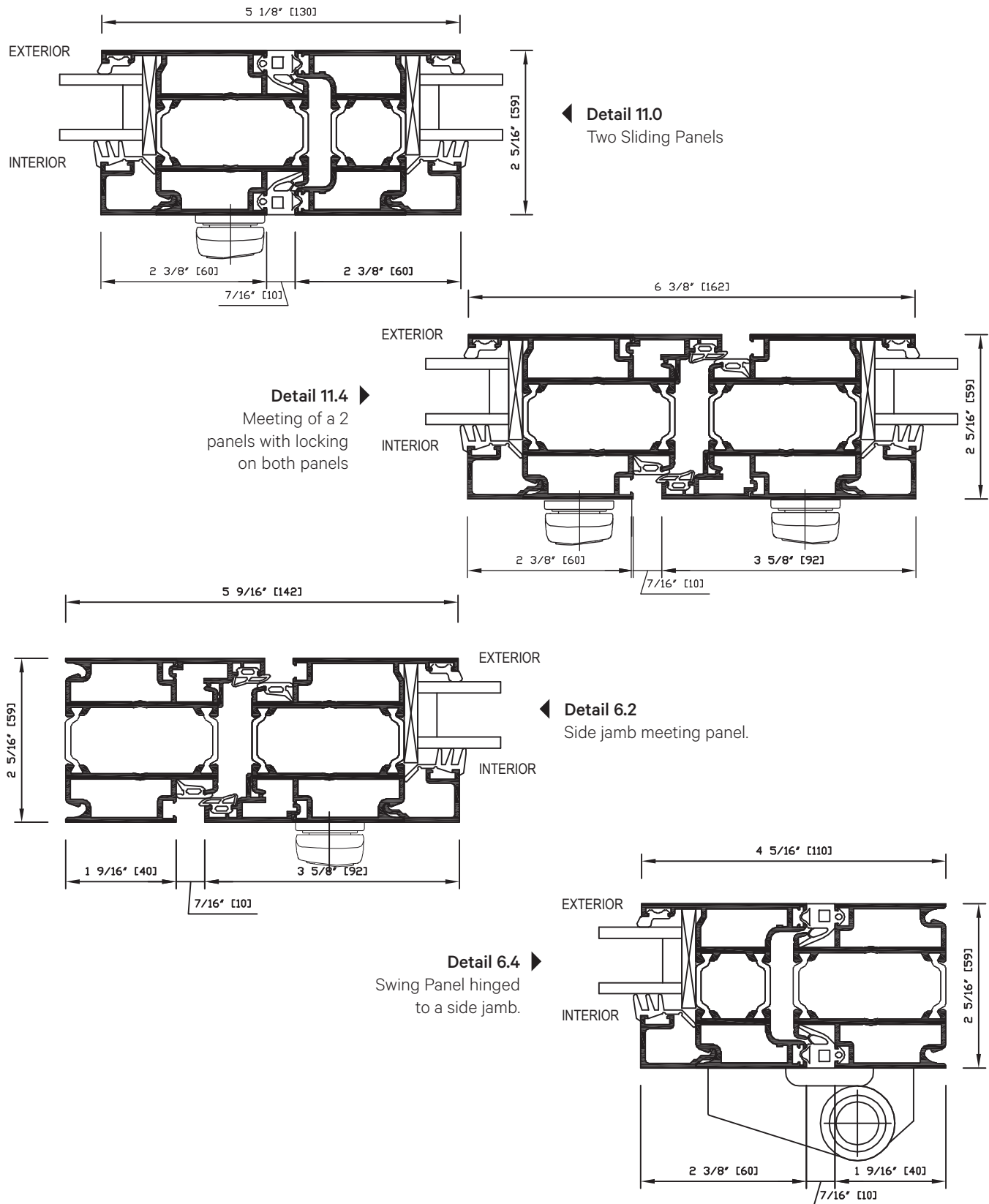
Sliding Panel meeting hinge side of incorporated swing panel at segmented angle (90° to 180°). Any angle between 90° and 180° is possible.

**Detail 35.8**

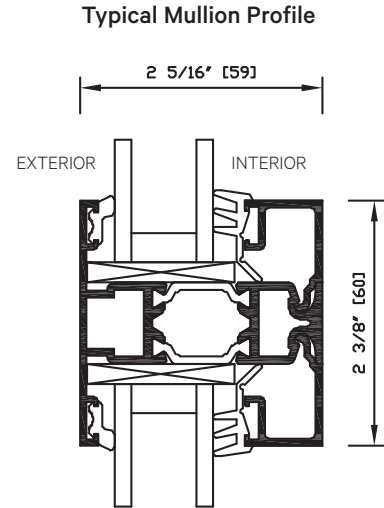
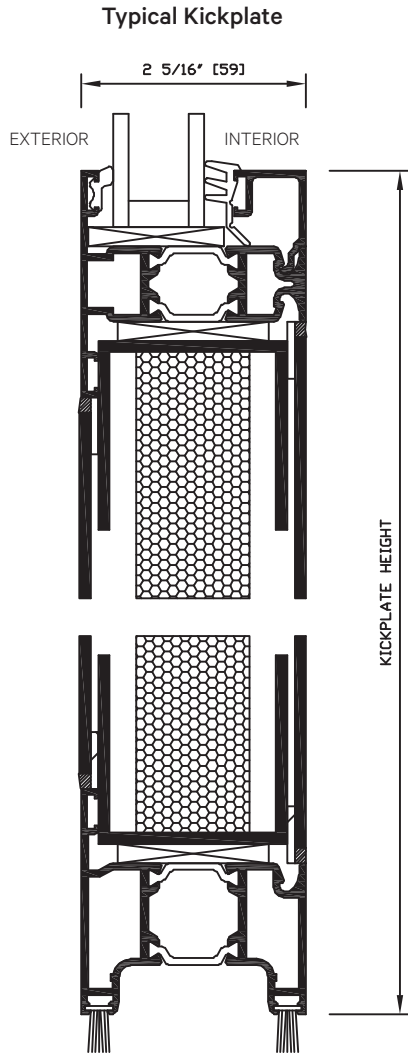
Sliding Panel meeting strike side of incorporated swing panel at segmented angle (90° to 180°). Any angle between 90° and 180° is possible.



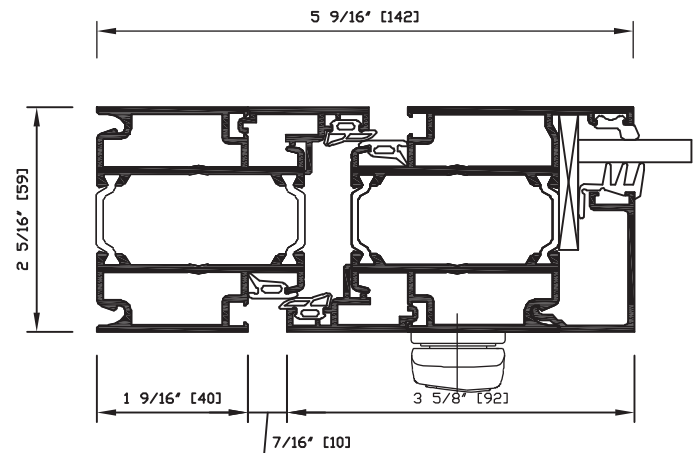
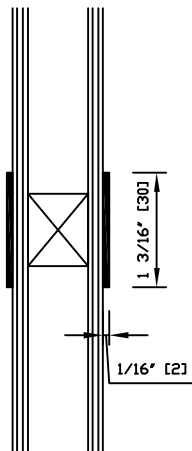
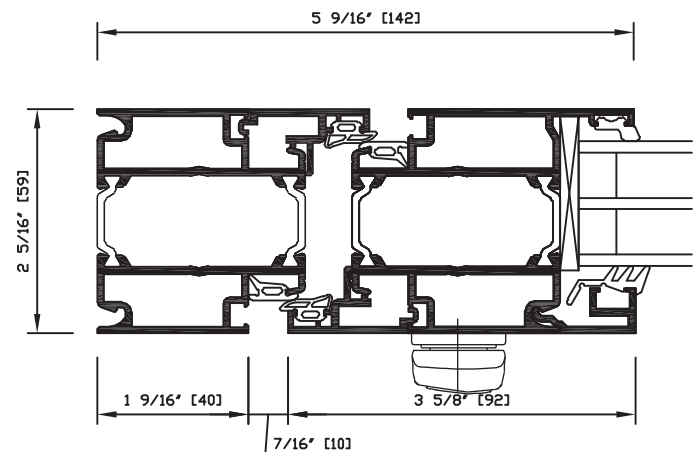




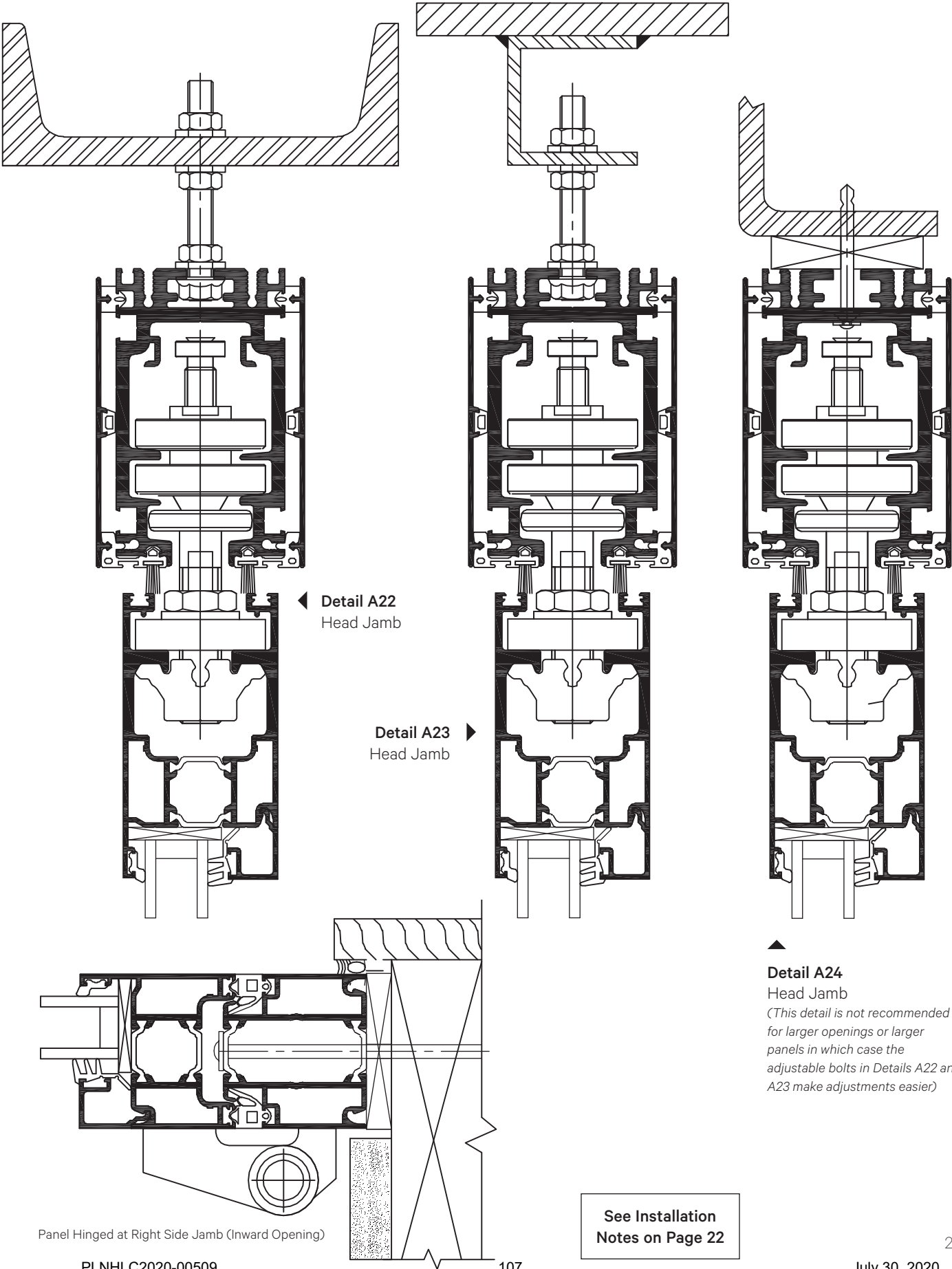


**Detail 6.2**

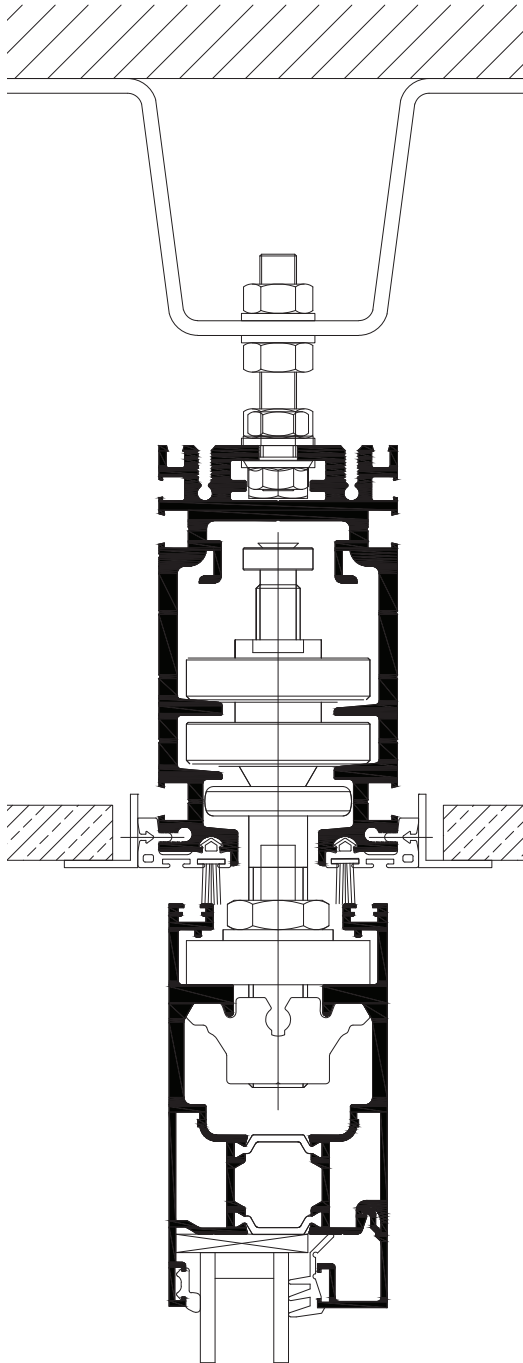
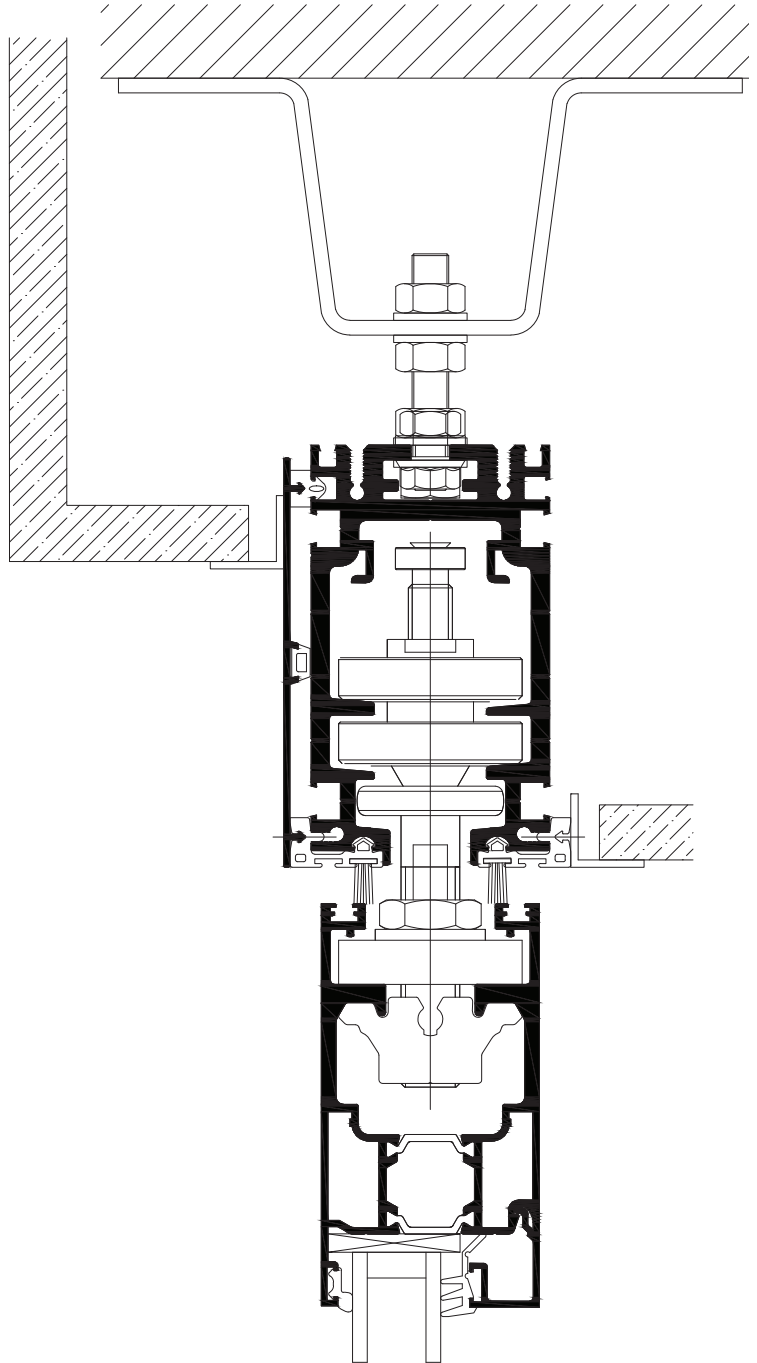
Typical Panel Profile with Single Glazing

**Typical Simulated Divided Lites Muntins with Spacer Between Insulated Glass (SDL)****Detail 6.2** Typical Panel Profile with Triple Insulated Glazing







**Detail A25** Head jamb recessed**Detail A26** Head jamb recessed on one side

See Installation Notes on Next Page



## INSTALLATION NOTES

Suggested Typical Installation drawings shown are very general and may not be suitable for any particular installation. Product placement, fasteners, flashing, waterproofing, sealant, trim and other details for specific surrounding conditions must be properly designed and provided by others.

## INSTALLATION CONSIDERATIONS

The approximate weight of a panel with single glazing is 4.5 lbs/sq ft<sup>2</sup> (22 kg/m<sup>2</sup>), double-glazing is 5.5 lbs - 8 lbs/sq ft<sup>2</sup> (27 kg/m<sup>2</sup> - 39 kg/m<sup>2</sup>) and triple glazing is 8 lbs/sq ft<sup>2</sup> (39 kg/m<sup>2</sup>) respectively. The maximum vertical structural deflection of the header should be the lesser of L/720 of the span and 1/4" (6 mm) under full live and dead loads. The structural support for lateral loads must also be provided. An adjustable anchorage system (see Detail A23) is highly recommended at the head jamb. See "Pre-Installation Preparation and Installation Guidelines" in the General Introduction. An owner's manual with installation instructions is available upon request. NOTE: Overhead structural steel support must be provided for the entire length of the track and stacking bays.

It is recommended that all building dead loads be applied to the header prior to installing the NanaWall. If so and if a reasonable amount of time has been allowed for the effect of this dead load on the header, then only the building's live load can be used to meet the above requirements of L/720 or 1/4" (6 mm). If not, both the dead and live loads need to be considered.

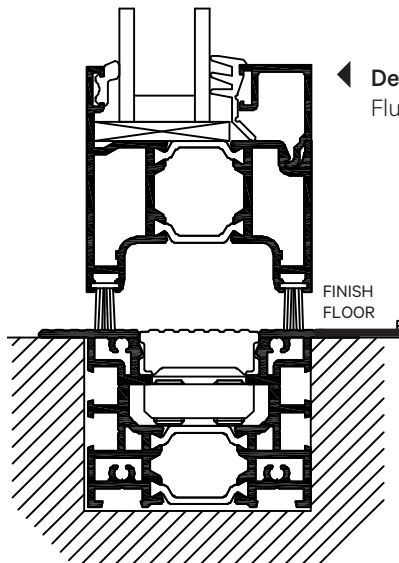
**\*Low Profile Saddle Sill for Inward or Outward Opening**

For resistance against wind driven rain, the following is recommended by others:

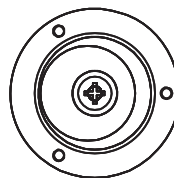
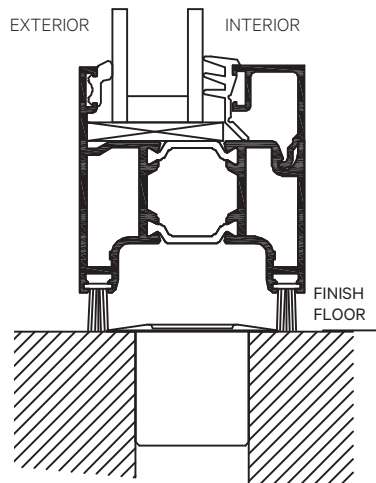
1. Remove the gasket covering the inner channel.
2. Provide necessary weepholes at the bottom of channels and on the outside face of the sill.
3. Make necessary drain connections.

Ask NanaWall for a detailed drawing.

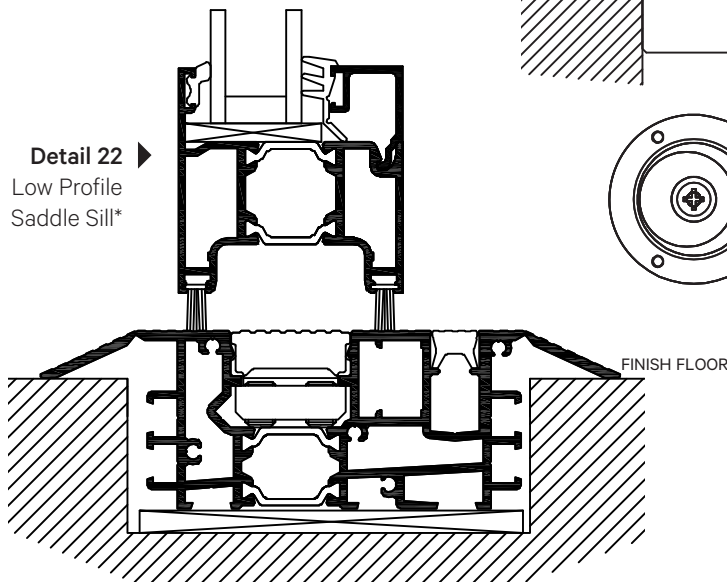
◀ **Detail 20**  
Flush Sill



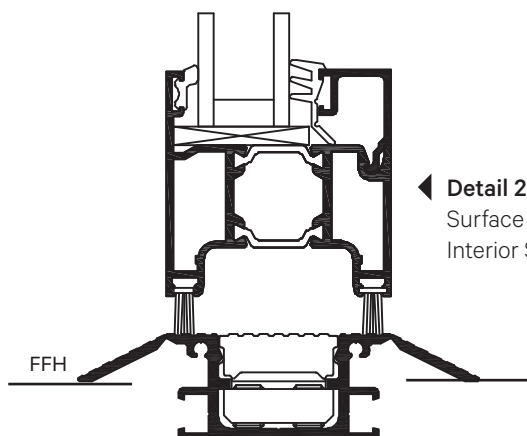
**Detail 21**  
Adjustable Floor Socket



**Detail 22** ▶  
Low Profile  
Saddle Sill\*



◀ **Detail 23**  
Surface Mounted  
Interior Sill





**Design Windload Chart**

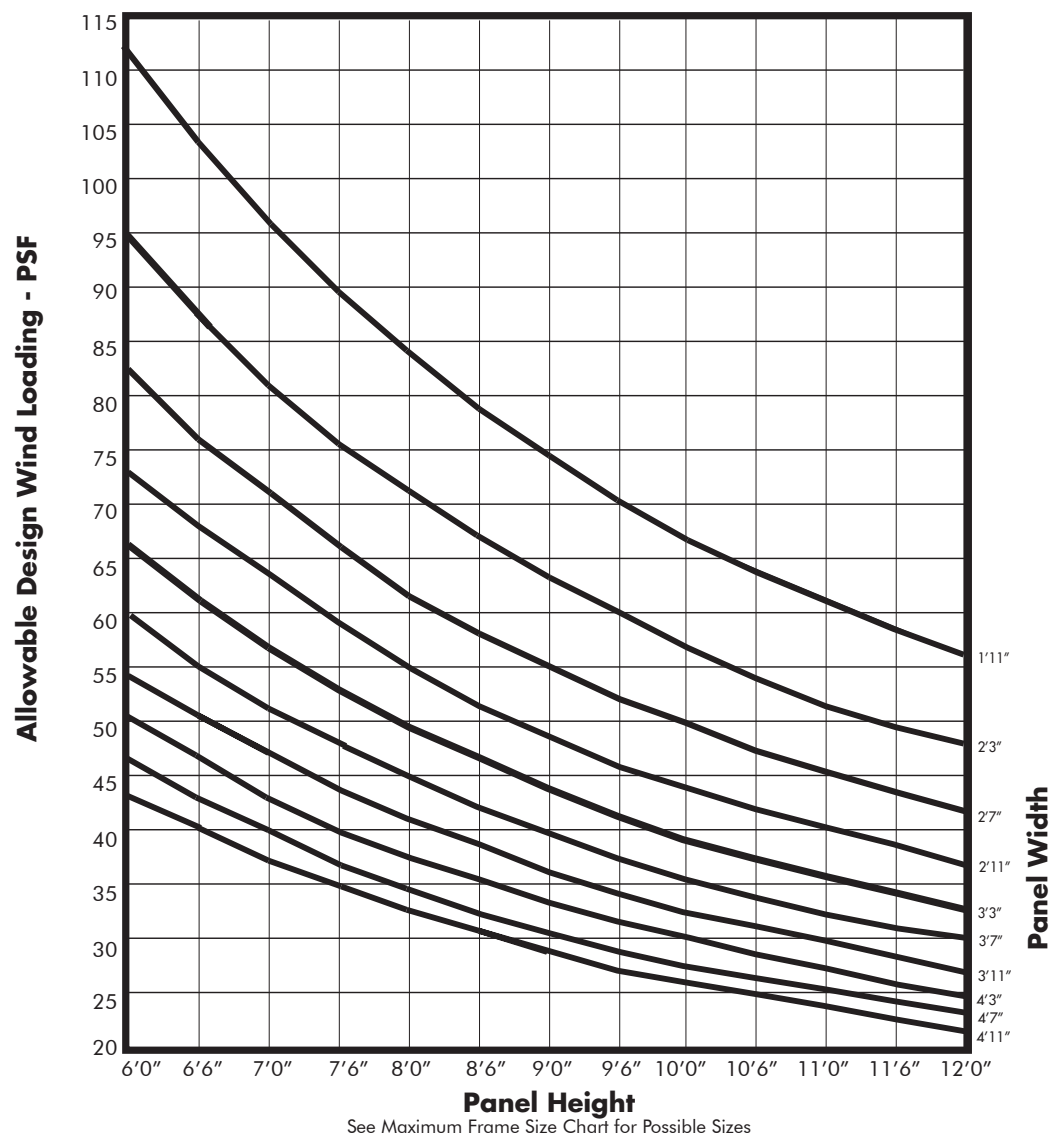
(Derived From Comparative Analysis)

**Both positive and negative design pressures.**


Test Panel Size: 37" W x 113" H

Please note that some jurisdictions may limit the use of these charts or may not accept them at all. Design pressures and/or sizes may be restricted to what was tested.

Please also note that chart is only applicable for units with referenced Nana Wall supplied locking.





 An official website of the United States government



# Patching Weathered, Exfoliated, Or Blistering Sandstone

**Procedure code:**

447001S

**Source:**

Developed For Hspg (Nps - Sero)

**Division:**

Masonry

**Section:**

Sandstone

**Last Modified:**

02/28/2017

## PART 1---GENERAL

### 1.01 SUMMARY

- A. This procedure includes guidance on composite patching of sandstone. Composite patching is required when portions of the stone surface are lost and must be replaced. For retaining sandstone that is delaminating internally, see 04470-02-R "Repairing Sandstone by Through Surface Repair".
- B. Composite patching is the process whereby cement and sand mixtures are applied as a series of stucco-like coats to reconstruct missing stone surfaces. Three types of stone deterioration that warrant composite patching include weathering, exfoliation, and blistering.
- C. See 01100-07-S for general project guidelines to be reviewed along with this procedure. These guidelines cover the following sections:
  - 1. Safety Precautions
  - 2. Historic Structures Precautions
  - 3. Submittals
  - 4. Quality Assurance
  - 5. Delivery, Storage and Handling
  - 6. Project/Site Conditions
  - 7. Sequencing and Scheduling
  - 8. General Protection (Surface and Surrounding)These guidelines should be reviewed prior to performing this procedure and should be followed, when applicable, along with recommendations from the Regional Historic Preservation Officer (RHPO).
- D. For general information on the characteristics, uses and problems associated with sandstone, see 04470-01-S.

### 1.02 REFERENCES

- A. American Society for Testing and Materials (ASTM) [www.astm.org](http://www.astm.org)

### 1.03 SUBMITTALS

- A. Samples: Routine testing of materials, of proposed mortar mix, and of final work for compliance with this procedure will be carried out by the RHPO or his\her appointed representative.  
PLNHLC2020-00509 111

July 30, 2020



1. Select sand and aggregate resembling a crushed sample of the stone to be matched; Blend different sands and pigments with crushed stone as necessary.
  2. Keep track of the amounts added to each sample; The color of the dry mix is a good indication of the final repair color.
  3. Add water and an acrylic latex admixture to make a paste sample large enough to fill a 3 inch pie tin.
  4. Cure the sample in a pie tin or similar container for at least 48 hours.
  5. Treat half of each sample with appropriate surface finishing.
  6. Compare samples to actual stone, and make new samples as necessary to achieve a color match.
- B. Mock-up: Apply a test patch to a small area.
1. Check to see that the composite patch matches the stone in color, texture and surface treatment.
  2. See that the patch adheres well to the adjacent stone and does not shrink, crack or fall away.
  3. See that the composite patch does not cause deterioration of the old stone by differing too greatly in hardness, moisture transmission, or thermal expansion and contraction.

## PART 2---PRODUCTS

### 2.01 MANUFACTURERS

A. Thoro System Products [www.thorosystems.com](http://www.thorosystems.com)

### 2.02 MATERIALS

- A. Cement: Portland cement ASTM C 150, Type II, white.  
NOTE: DO NOT use gray cement; It is more difficult to color and work, shrinks more in curing, and may cause staining.
- B. Lime: ASTM C 207, Type S, high plasticity: Increases cohesion during mixing, slows down the rate of cure, and moderates the qualities which could cause an excessively strong and moisture-resistant cement repair to fail and damage old stone.
- C. Sand:
1. Local natural sand, graded or masonry mortar conforming to ASTM C 144.
  2. Sand color, size, and texture should match the original as closely as possible to provide the proper visual characteristics without other additives. A sample of the sand is necessary for comparison to the original, and should be approved by the RHPO before beginning repointing work.
  3. The color of the sand shall be the primary factor used to make mortars which match existing adjacent fabrics.
- D. Crushed Sandstone:
1. Best repairs contain actual sandstone; Use stone removed from the area to be repaired, or other old stone with the same qualities.
  2. Grind it fine enough to pass through a 16-mesh screen, and wash thoroughly.
- E. Dry Pigments:
1. Use when available crushed stone is not sufficient to give a color match.
  2. Use stable fade-proof mineral oxide pigments either natural- or synthetic-fade.

NOTE: DO NOT exceed recommended manufacturer's suggested maximum amounts; Too much pigment reduces strength and gives unstable color. Maximum pigment/cement ratio to be 1/10 (verify with manufacturer).

F. Clean, potable water

G. Additives:

1. ACRYL-60 (Thoro System Products), or approved equal: Use only latex admixtures that are labeled nonreemulsifiable like ACRYL-60; Do not use bonding agents that may break down in the presence of moisture.

CAUTION: ADMIXTURE ABOVE RECOMMENDED AMOUNTS GIVES A GLOSSY, ARTIFICIAL LOOK, AND CAUSES A GREENISH TINT.

H. Hydrochloric Acid:

NOTE: Chemical products are sometimes sold under a common name. This usually means that the substance is not as pure as the same chemical sold under its chemical name. The grade of purity of common name substances, however, is usually adequate for stain removal work, and these products should be purchased when available, as they tend to be less expensive. Common names are indicated below by an asterisk (\*).

1. A strong corrosive irritating acid.
2. Other chemical or common names include Chlorhydric acid; Hydrogen chloride; Muriatic acid\* (generally available in 18 degree and 20 degree Baume solutions); Marine acid\*; Spirit of salt\*; Spirit of sea salt\*.
3. Potential Hazards: TOXIC, CORROSIVE TO FLESH; CORROSIVE TO CONCRETE, STEEL, WOOD OR GLASS, FLAMMABLE.
4. Available from chemical supply house, drugstore or pharmaceutical supply distributor, or hardware store.

### 2.03 EQUIPMENT

- A. Trowels
- B. Hawks
- C. Stiff natural bristle brushes
- D. Hammer and cold chisel
- E. Wood screeds



## 2.04 MIXES

- A. Slurry Coat:
  1. 1 part white Portland cement
  2. 2 parts Type S lime
  3. 6 parts sand
  4. Mix with water and ACRYL-60 in 3:1 ratio
- B. . Scratch Coat:
  1. 1 part white Portland cement
  2. 1 part Type S lime
  3. 6 parts sand
  4. Mix with water and ACRYL-60 in 5:1 ratio
- C. Finish Coat:
  1. 1 part white Portland cement
  2. 1 part Type S lime
  3. 2-3 parts sand
  4. 3-4 parts crushed sandstone
  5. Dry pigments (maximum 10% by weight)
  6. Mix with water and ACRYL-60 (or equivalent) in 5:1 ratio

## PART 3---EXECUTION

### 3.01 EXAMINATION

- A. Deterioration of sandstone due to moisture is evident as spalling, erosion, cracking, flaking and deteriorated mortar joints.
- B. . Before proceeding with any type of repair, examine the sandstone to determine the extent and the cause of the damage. Compare undamaged stone with areas of suspected decay. Use a magnifying glass if necessary. Look closely at the following:
  1. Color: What color is the stone? Is there variation in color within individual stones? Is there variation between stones?
  2. Pattern: Are there swirls, bands, or veins of color within the individual stones?
  3. Texture: Is the stone surface rough or smooth? Is it hard or crumbly? Is the texture uniform or varied?
  4. Surface Tooling: Is the face of the stone rough or smooth? Are there any chiseled grooves? Are there any decorative surface patterns? Are any parts damaged or missing?
  5. Sand Grains: Is the grain size large or small? Are the grain shapes regular or irregular, uniform or varied? Does the grain structure appear densely or loosely packed together? Are there mica flakes present in the stone (these will often appear to glitter on the surface)?
  6. Cementing Material: What color is the material between the grains? Do the grains project from the stone surface, giving the surface a rough texture?
  7. Decay and Old Repairs: Is there evidence of erosion, crumbling, spalling or other types of deterioration? Is there evidence of previous patching or repairs?

### 3.02 ERECTION/INSTALLATION/APPLICATION

- A. Cut or chip out all loose stone with a hammer and cold chisel to a minimum thickness of 1/2"; Undercut the stone so the patch will lock firmly.
- B. Drill holes approximately 1/2 inch deep by 1/4 inch in diameter at varying angles about 2 inches apart along the newly exposed surface.
- C. Remove stone dust from the patch area with bristle brushes and lightly spray the area with water.
- D. Apply a thin slurry coat of approximately 1 part white Portland cement, 2 parts lime and 6 parts sand and any additives as required. Final mix will depend on field testing of mix to get correct color and texture match.
- E. Build the scratch coat layers up to within 3/16 inch of the surface; Each layer should be no less than 3/4 inch and no more than 3 inches thick. Do not feather the edges.
- F. Use a trowel to gouge many scratches into the surface of each layer in order to provide keying; Allow 2-4 hours for each coat to cure, but apply each layer while the previous layer is still damp.
- G. Use wood screeds set in adjacent mortar joints to prevent repairs from extending continuously between separate blocks of stone and remove when the mortar is partly set; Repoint the joint after the patch has cured.
- H. Trowel on a final coat of brownstone stucco.
- I. Work a straight edge back and forth across the width of the patch to strike it off flush.
- J. Execute resurfacing carefully. Finish the surface repair by one of the following:
  1. Acid etching: After the surface has cured 48 hours, brush on Technical Grade hydrochloric acid, diluted 1:5 with water; Rinse the surface thoroughly with clean, clear water.
  2. Rubbing stones: Coarse or fine grade (grits #60, 80, 100, 120); Use dry or with water to hone the surface of well cured repairs.
  3. Stipple with a damp sponge or dry-towel with a wooden float.
  4. Score partially cured repair with stone tools to match original tool marks and patterns.





PROSOCO®

# Sure Klean® Weather Seal

PROTECTIVE TREATMENTS



INDOOR ADVANTAGE GOLD  
BUILDING MATERIALS

## Blok-Guard® & Graffiti Control II

Sure Klean® Weather Seal Blok-Guard® & Graffiti Control II is a clear-drying, water-based silicone emulsion for weatherproofing concrete block and other porous masonry materials. Blok-Guard® & Graffiti Control II protects interior and exterior masonry surfaces from graffiti attacks without altering the natural appearance.

Blok-Guard® & Graffiti Control II also protects exterior walls exposed to normal weathering. Graffiti removal from treated surfaces is fast and easy using Defacer Eraser® Graffiti Remover. Blok-Guard® & Graffiti Control II is easy to apply with low-pressure spray.

### TYPICAL TECHNICAL DATA

FORM	White liquid, slight odor
SPECIFIC GRAVITY	1.00
pH	not applicable
WT/GAL	8.32 lbs
ACTIVE CONTENT	6%
TOTAL SOLIDS	6% ASTM D 2369
VOC CONTENT	<20 g/L Low Solids Coating
FLASH POINT	>212° F (>100° C) ASTM D 3278
FREEZE POINT	32° F (0° C)
SHELF LIFE	1 year in tightly sealed, unopened container

### REGULATORY COMPLIANCE

#### VOC Compliance

Sure Klean® Weather Seal Blok-Guard® & Graffiti Control II is compliant with the US Environmental Protection Agency's AIM VOC regulations. Visit [www.prosoco.com/voccompliance](http://www.prosoco.com/voccompliance) to confirm compliance with individual district or state regulations.

### ADVANTAGES

- Treated surfaces resist penetration of most types of graffiti.
- Low odor. Excellent UV stability.
- Simplifies graffiti removal.
- Effectively protects hard-to-seal surfaces.
- Suitable for exterior and interior use.
- Controls rainwater penetration through exterior block walls.
- Helps control efflorescence, mildew and other moisture-related stains.
- Treated surfaces exhibit excellent surface beading.
- Treated surfaces “breathe” – does not trap moisture.

### Limitations

- May darken or enhance the natural color of some surfaces. Always test to ensure desired results.
- Not suitable for extremely dense or polished surfaces.
- Not appropriate for application to asphaltic or painted surfaces.
- Not suitable for application to synthetic resin paints, gypsum, plaster or other non-masonry surfaces.
- Not recommended for below-grade applications.
- Will not prevent water penetration through structural cracks, defects or open joints.
- May be difficult to remove from adjacent surfaces. Always protect.
- Not recommended for horizontal surfaces.

### SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

**24-Hour Emergency Information:**  
**INFOTRAC at 800-535-5053**



# Product Data Sheet

## Weather Seal Blok-Guard® & Graffiti Control II

### PREPARATION

Protect people, vehicles, property, plants, windows and all non-masonry surfaces from product, splash, residue, fumes and wind drift. Protect and/ or divert foot and auto traffic.

Surface should be clean, dry and absorbent. If cleaning is necessary, use the appropriate PROSOCO cleaner. Do not use raw acids. Let cleaned surfaces dry completely.

Newly constructed surfaces and re-pointed surfaces should cure for 28 days before application. Sealant and caulking compounds should be in place and cured before application.

The top of walls should be capped and made watertight prior to application.

### Surface and Air Temperatures

Best surface and air temperatures are 40–95°F (4–35°C) during use and for 8 hours after. If freezing conditions exist before application, let masonry thaw.

Blok-Guard® & Graffiti Control II's water carrier may freeze at low temperatures or evaporate in high temperatures. Both conditions impair penetration and results.

### Equipment

Recommended application is by high volume, low-pressure (<50 psi) spray. Fan spray tips are recommended to avoid atomization of the material.

For small scale application, or when spray application is not appropriate, product may be applied using brush or roller. Contact Customer Care or your local PROSOCO representative for more information.

### Storage and Handling

Store in a cool, dry place. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100°F (7–38°C). Do not double stack pallets. Dispose of unused product and container in accordance with local, state and federal regulations.

### APPLICATION

Read “Preparation” and the Safety Data Sheet before use.

**ALWAYS TEST** a small area of each surface to confirm suitability, coverage rates and desired results before starting overall application. Test with the same equipment, recommended surface preparation and application procedures planned for general application.

Include any previous repairs and patches, including aesthetic cementitious finishes, in the test area. Different surface compositions may result in absorption and/or appearance differences.

### Dilution & Mixing

Do not dilute or alter. Apply as packaged.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon.			
Substrate	Type	Use?	Coverage
Architectural Concrete Block	Burnished	yes	30–100 sq.ft. 3–9 sq.m.
	Smooth	yes	
	Split-faced	yes	
	Ribbed	yes	
Concrete	Brick	yes	75–175 sq.ft. 7–16 sq.m.
	Tile	yes	
	Precast Panels	yes	
	Pavers	no	
	Cast-in-place	yes	
Fired Clay	Brick	yes	50–125 sq.ft. 5–12 sq.m.
	Tile	yes	
	Terra Cotta (unglazed)	yes	
	Pavers	no	
Marble, Travertine, Limestone	Polished	no	N/A
	Unpolished*	no	N/A
Granite	Polished	no	N/A
	Unpolished	no	N/A
Sandstone	Unpolished	yes	100–150 sq.ft. 9–14 sq.m.
Slate	Unpolished	no	N/A
May darken or enhance the natural color of some surfaces. *Weather Seal Blok-Guard® & Graffiti Control Ultra or Natural Stone Treatment WB Plus may be more suitable products. <b>Always test to ensure desired results.</b> <b>Coverage estimates depend on surface texture and porosity.</b>			



# Product Data Sheet

## Weather Seal Blok-Guard® & Graffiti Control II

### Application Instructions

Lightweight block and porous masonry will need 2 coats. See “Second Coat Application.”

#### Spray Application

1. Saturate, “wet-on-wet” spraying from the bottom up. Avoid excessive overlapping.

*For textured and porous surfaces*, apply enough material to create 6–8” rundown below the contact point.

**NOTE:** When spray applying to fluted architectural block, spray in an “overlapping X pattern” for complete coverage of recessed surfaces.

2. Let first application penetrate masonry surface for 2 to 3 minutes.

*For textured and porous surfaces*, reapply in same saturating manner to ensure complete coverage of recessed surfaces.

3. Immediately brush out runs and drips to prevent build up.

#### Brush or Roller Application

*Recommended for small scale application or when spray application is not appropriate.*

*Contact PROSOCO for more information.* Saturate uniformly. Let product penetrate for 2–3 minutes. Re-saturate. Brush out heavy runs and drips that don’t penetrate.

#### Dense, Smooth Surface Application

Apply in a single coat using enough to completely wet the surface without creating drips, puddles or rundown. Brush out or back roll all runs and drips for uniform appearance. **DO NOT OVER APPLY.** Over application may cause unacceptable color change. One application is normally enough. Always Test for application rate.

#### Second Coat/Porous Surfaces Application

Some surfaces will need an additional coat of Blok-Guard® & Graffiti Control II for maximum protection. Apply the second wet-on-wet coat as soon as the first application is dry to the touch or within one hour. Immediately back roll or brush out runs and drips for a uniform appearance and to prevent build up.

Allowing more than one hour between coats could reduce the effectiveness of the second coat or cause darkening.

#### Drying Time

In normal weather (60–80°F; [16–27°C] 50% humidity), Blok-Guard® & Graffiti Control II dries to the touch in about 1 hour. Drying takes longer at lower temperatures.

Blok-Guard® & Graffiti II Control gains its water-repellency properties in 24 hours. Graffiti resistance properties fully develop in 3 to 5 days, depending upon climate conditions. Protect treated surfaces from rain for at least 6 hours after application.

#### Cleanup

Clean tools, equipment, and over spray with soap and warm water. Cleanup is more difficult from surfaces hotter than 95°F (35°C).

#### Graffiti Removal

Remove most types of graffiti with PROSOCO’s Defacer Eraser® Graffiti Remover or Enviro Klean® SafStrip®. See product literature or call Customer Care at 800-255-4255.

### BEST PRACTICES

Surface should be clean, dry and absorbent before application. Clean soiled surfaces with the appropriate Sure Klean® or Enviro Klean® cleaner before application. Call Customer Care toll-free at 800-255-4255 for recommendations.

Recommended application for PROSOCO protective treatments is high volume, low-pressure (<50 psi) spray equipment with a fan-type spray tip and adjustable pressure to avoid atomization of the material. For small scale application, or when spray application is not appropriate, brushes or roller may be used. Contact Customer Care or your local representative for more information on brush/roller application.

Apply evenly. Saturate the surface, but do not over apply. Brush out or back roll runs and drips. On dense surfaces, follow the “Dense, Smooth Surface Application” instructions on this page.

A second application may be needed on highly porous surfaces such as some concrete block. Apply the second coat within one hour or as soon as the first coat is dry to the touch.

**ALWAYS TEST** for best coverage rates and to confirm results before overall application. Test using the application instructions included herein. Let the test area dry thoroughly before inspection.

Never go it alone. If you have problems or questions, contact your local PROSOCO distributor or field representative. Or call PROSOCO technical Customer Care, toll-free at 800-255-4255.



## Product Data Sheet

### Weather Seal Blok-Guard® & Graffiti Control II

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#### WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose.** The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective

product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

#### CUSTOMER CARE

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care – technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our web site at [www.prosoco.com](http://www.prosoco.com), for the name of the PROSOCO representative in your area.



## **ATTACHMENT D: Design Standards and Guidelines**

### **H Historic Preservation Overlay District – Standards for a Certificate of Appropriateness for Alteration of a Contributing Structure in a Historic District (21A.34.020.G)**

In considering an application for a Certificate of Appropriateness for alteration of a Salt Lake City Landmark Site, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City. This proposal is reviewed in relation to the design standards that pertain in the following table.

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City is the most applicable design guideline manual for the adaptive reuse of the Fisher Mansion Carriage House. Appendix A, Chapter 2 Building Materials & Finishes, Chapter 3 Windows, Chapter 4 Doors, Chapter 6 Architectural Details, Chapter 8 Additions and Chapter 9 Accessory Structures provide historic design guidelines pertinent to this design review. Design Guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for Alteration of a Contributing Structure (21A.34.020.G).

Standard	Applicable Design Guideline	Finding
Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	Appendix A Part II. B1 Standards for Preservation: A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.	No specific recommendation findings are made in this review.
Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	Chapter 2 Design Objective: Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary building materials should never be covered or subjected to harsh cleaning treatments. 2.1 Primary historic building materials should be retained in place whenever feasible. 2.2 Traditional masonry surfaces, features, details and textures should be retained. 2.3 The traditional scale and character of masonry surfaces and architectural	No specific recommendation findings are made in this review.



	<p>features should be retained.</p> <p>2.5 The existing mortar mix should be retained if it was designed for the physical qualities of the masonry.</p> <p>2.14 Cleaning original building materials should be avoided in most circumstances.</p> <p>2.15 Use the gentlest cleaning method possible to achieve the desired result, if cleaning is needed.</p> <p>2.16 Repair deteriorated primary building materials.</p> <p>Chapter 3 Windows Design Objective: The character-defining features of historic windows and their distinct arrangement should be preserved. In addition, new windows should be in character with the historic building. This is especially important on primary facades.</p> <p>3.3 To enhance energy efficiency, a storm window should be used to supplement rather than replace a historic window.</p> <p>Chapter 6 Architectural Details Design Objective: The architectural details associated with a historic building are essential to its character, style and integrity, and should be retained and preserved.</p> <p>Chapter 9 Design Objective: Significant historic accessory structures should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or identifying an adaptive use so that the accessory structure provides new functions.</p> <p>9.1 Preserve a historic accessory building when feasible.</p>	
Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which	Chapter 2 Design Objective: Primary historic building materials should be preserved in place	No specific recommendation findings are made in this review.



<p>seek to create a false sense of history or architecture are not allowed.</p>	<p>whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary building materials should never be covered or subjected to harsh cleaning treatments.</p> <p>2.1 Primary historic building materials should be retained in place whenever feasible.</p> <p>2.2 Traditional masonry surfaces, features, details and textures should be retained.</p> <p>2.3 The traditional scale and character of masonry surfaces and architectural features should be retained.</p> <p>2.5 The existing mortar mix should be retained if it was designed for the physical qualities of the masonry.</p> <p>2.14 Cleaning original building materials should be avoided in most circumstances.</p> <p>2.15 Use the gentlest cleaning method possible to achieve the desired result, if cleaning is needed.</p> <p>2.16 Repair deteriorated primary building materials.</p> <p>Chapter 3 Windows Design Objective: The character-defining features of historic windows and their distinct arrangement should be preserved. In addition, new windows should be in character with the historic building. This is especially important on primary facades.</p> <p>3.3 To enhance energy efficiency, a storm window should be used to supplement rather than replace a historic window.</p> <p>Chapter 6 Architectural Details Design Objective: The architectural details associated with a historic building are essential to its character, style and integrity, and should be retained and preserved.</p>	
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	<p>Chapter 9 Design Objective: Significant historic accessory structures should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or identifying an adaptive use so that the accessory structure provides new functions.</p> <p>9.1 Preserve a historic accessory building when feasible.</p>	
<p>Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.</p>	<p>Chapter 2 Design Objective: Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary building materials should never be covered or subjected to harsh cleaning treatments.</p> <p>2.1 Primary historic building materials should be retained in place whenever feasible.</p> <p>2.2 Traditional masonry surfaces, features, details and textures should be retained.</p> <p>2.3 The traditional scale and character of masonry surfaces and architectural features should be retained.</p> <p>2.5 The existing mortar mix should be retained if it was designed for the physical qualities of the masonry.</p> <p>2.14 Cleaning original building materials should be avoided in most circumstances.</p> <p>2.15 Use the gentlest cleaning method possible to achieve the desired result, if cleaning is needed.</p> <p>2.16 Repair deteriorated primary building materials.</p> <p>Chapter 3 Windows Design Objective: The character-defining features of historic windows and their distinct arrangement should be</p>	<p>No specific recommendation findings are made in this review.</p>



	<p>preserved. In addition, new windows should be in character with the historic building. This is especially important on primary facades.</p> <p>3.3 To enhance energy efficiency, a storm window should be used to supplement rather than replace a historic window.</p> <p>Chapter 6 Architectural Details Design Objective: The architectural details associated with a historic building are essential to its character, style and integrity, and should be retained and preserved.</p> <p>Chapter 9 Design Objective: Significant historic accessory structures should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or identifying an adaptive use so that the accessory structure provides new functions.</p> <p>9.1 Preserve a historic accessory building when feasible.</p>	
Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	<p>Preservation of Distinctive Features, Finishes and Construction</p> <ul style="list-style-type: none"> <li>• The proposal would alter the distinctive features, finishes and craftsmanship that contribute to the architectural significance of the subject property.</li> <li>• If the roof of the historic building is symmetrically proportioned, the roof of</li> </ul>	No specific recommendation findings are made in this review.
Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural	<p>Chapter 2 Design Objective: Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary building materials should never be covered or subjected to harsh cleaning treatments.</p>	No specific recommendation findings are made in this review.



<p>designs or the availability of different architectural elements from other structures or objects.</p>	<p>2.1 Primary historic building materials should be retained in place whenever feasible.</p> <p>2.2 Traditional masonry surfaces, features, details and textures should be retained.</p> <p>2.3 The traditional scale and character of masonry surfaces and architectural features should be retained.</p> <p>2.5 The existing mortar mix should be retained if it was designed for the physical qualities of the masonry.</p> <p>2.14 Cleaning original building materials should be avoided in most circumstances.</p> <p>2.15 Use the gentlest cleaning method possible to achieve the desired result, if cleaning is needed.</p> <p>2.16 Repair deteriorated primary building materials.</p> <p>Chapter 3 Windows Design Objective: The character-defining features of historic windows and their distinct arrangement should be preserved. In addition, new windows should be in character with the historic building. This is especially important on primary facades.</p> <p>3.3 To enhance energy efficiency, a storm window should be used to supplement rather than replace a historic window.</p> <p>Chapter 6 Architectural Details Design Objective: The architectural details associated with a historic building are essential to its character, style and integrity, and should be retained and preserved.</p> <p>Chapter 9 Design Objective: Significant historic accessory structures should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or identifying an adaptive use</p>	
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	<p>so that the accessory structure provides new functions.</p> <p>9.1 Preserve a historic accessory building when feasible.</p>	
<p>Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</p>	<p>Chapter 2 Design</p> <p>Objective: Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary building materials should never be covered or subjected to harsh cleaning treatments.</p> <p>2.1 Primary historic building materials should be retained in place whenever feasible.</p> <p>2.2 Traditional masonry surfaces, features, details and textures should be retained.</p> <p>2.3 The traditional scale and character of masonry surfaces and architectural features should be retained.</p> <p>2.5 The existing mortar mix should be retained if it was designed for the physical qualities of the masonry.</p> <p>2.14 Cleaning original building materials should be avoided in most circumstances.</p> <p>2.15 Use the gentlest cleaning method possible to achieve the desired result, if cleaning is needed.</p> <p>2.16 Repair deteriorated primary building materials.</p>	<p>No specific recommendation findings are made in this review.</p>
<p>Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.</p>	<p>Chapter 8 Additions Design Objective: The design of the new addition to a historic building should ensure that the building's early character is maintained.</p> <p>8.4 A new addition should be designed to be recognized as a product of its own time.</p> <p>8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.</p> <p>8.6 A new addition or alteration should not hinder one's ability to</p>	<p>No specific recommendation findings are made in this review.</p>



	interpret the historic character of the building or structure. 8.9 Original features should be maintained wherever possible when designing an addition.	
Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.	Chapter 8 Additions Design Objective: The design of the new addition to a historic building should ensure that the building's early character is maintained. 8.4 A new addition should be designed to be recognized as a product of its own time. 8.5 A new addition should be designed to preserve the established massing and orientation of the historic building. 8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure. 8.9 Original features should be maintained wherever possible when designing an addition.	No specific recommendation findings are made in this review.
Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.	NA	
Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, Chapter 21A.46 of this title.	NA	