



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Kelsey Lindquist (801) 535-7930
Date: August 27, 2020
Re: PLNHLC2020-00509

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)

REQUEST: 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 Major Alteration is requested to accommodate the adaptive reuse of the carriage house as a River Recreation and Community Engagement Hub. 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 subject property is located within the I (Institutional) zoning district and within Council District 2, represented by Andrew Johnston.

RECOMMENDATION: As outlined in the analysis and findings in this Staff Report, it is Planning **Staff's opinion that the proposed alterations to the landmark site located at 1206 W. 200 S.,** generally meets all applicable standards of approval and Staff recommends that the Historic Landmark Commission approves the request with the following conditions:

1. Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff.

ATTACHMENTS:

- A. Vicinity Map
- B. Designation Information
- C. Application Materials
- D. Analysis of Standards for Altering a Contributing Structure
- E. Residential Design Guidelines
- F. Public Process and Comments

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 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 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-pane 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
- Restore damaged sills
- Restore the historic windows



South Elevation



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

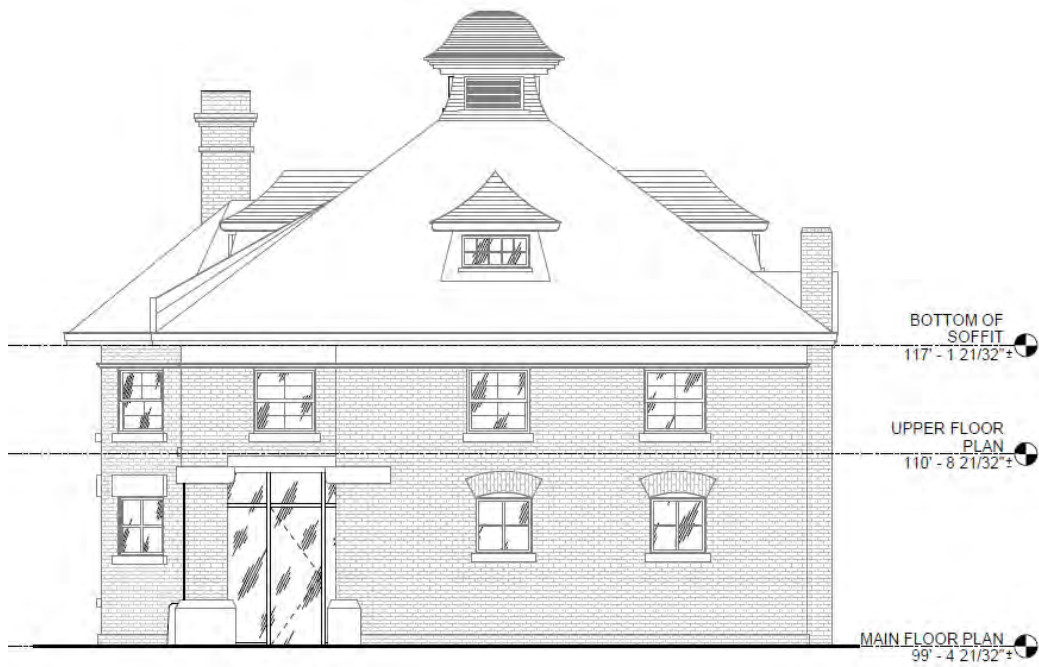
East Elevation (Side)

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



East Elevation



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

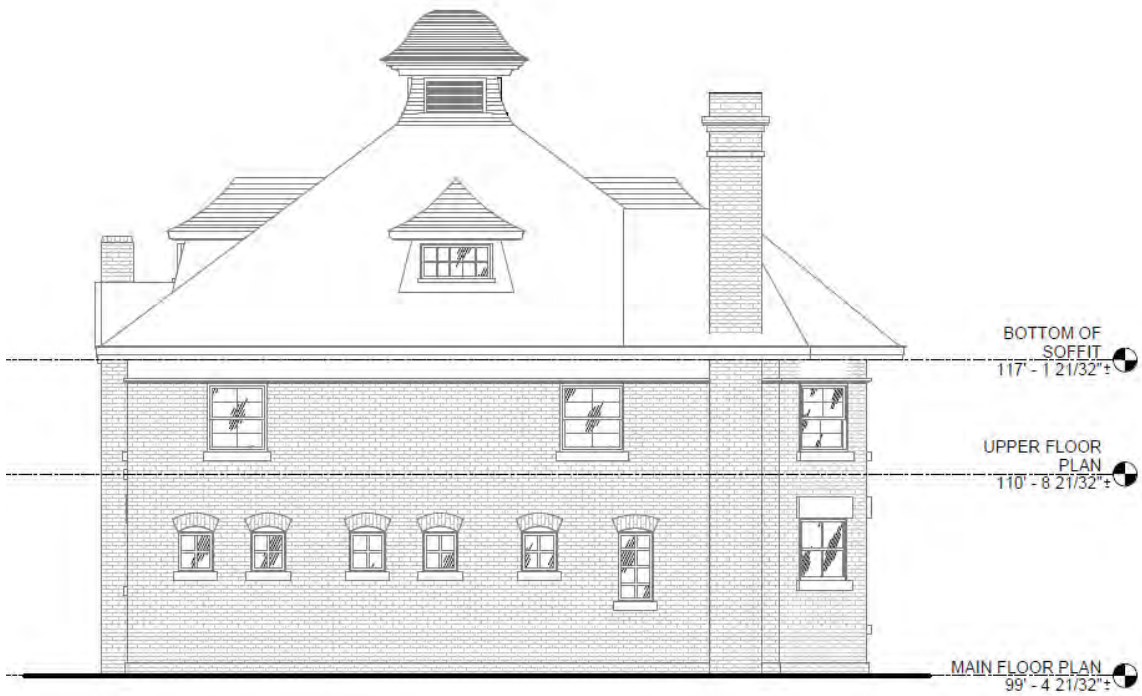
West Elevation (Side)

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



West Elevation



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

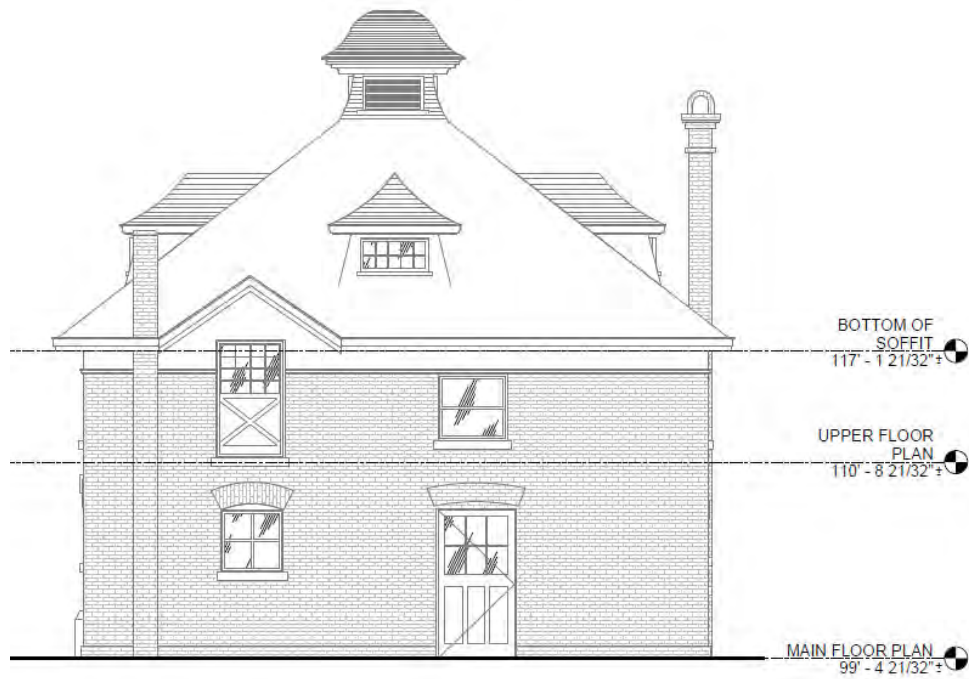
North Elevation (Rear)

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



North Elevation



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

Key Considerations & Issues

The applicant and application attended a Work Session with the Historic Landmark Commission on August 6, 2020. The Historic Landmark Commission provided comments and guidance on the proposed alterations. Due to concerns raised by staff and the discussion with the Historic Landmark Commission, the applicant has removed the anti-graffiti coating at this time. If the applicant pursues the coating, a public hearing with the Historic Landmark Commission will be scheduled for a decision.

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: 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. The proposed door structure on the east elevation is further recessed from the columns.

Consideration 3: 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.

HISTORIC LANDMARK COMMISSION REVIEW

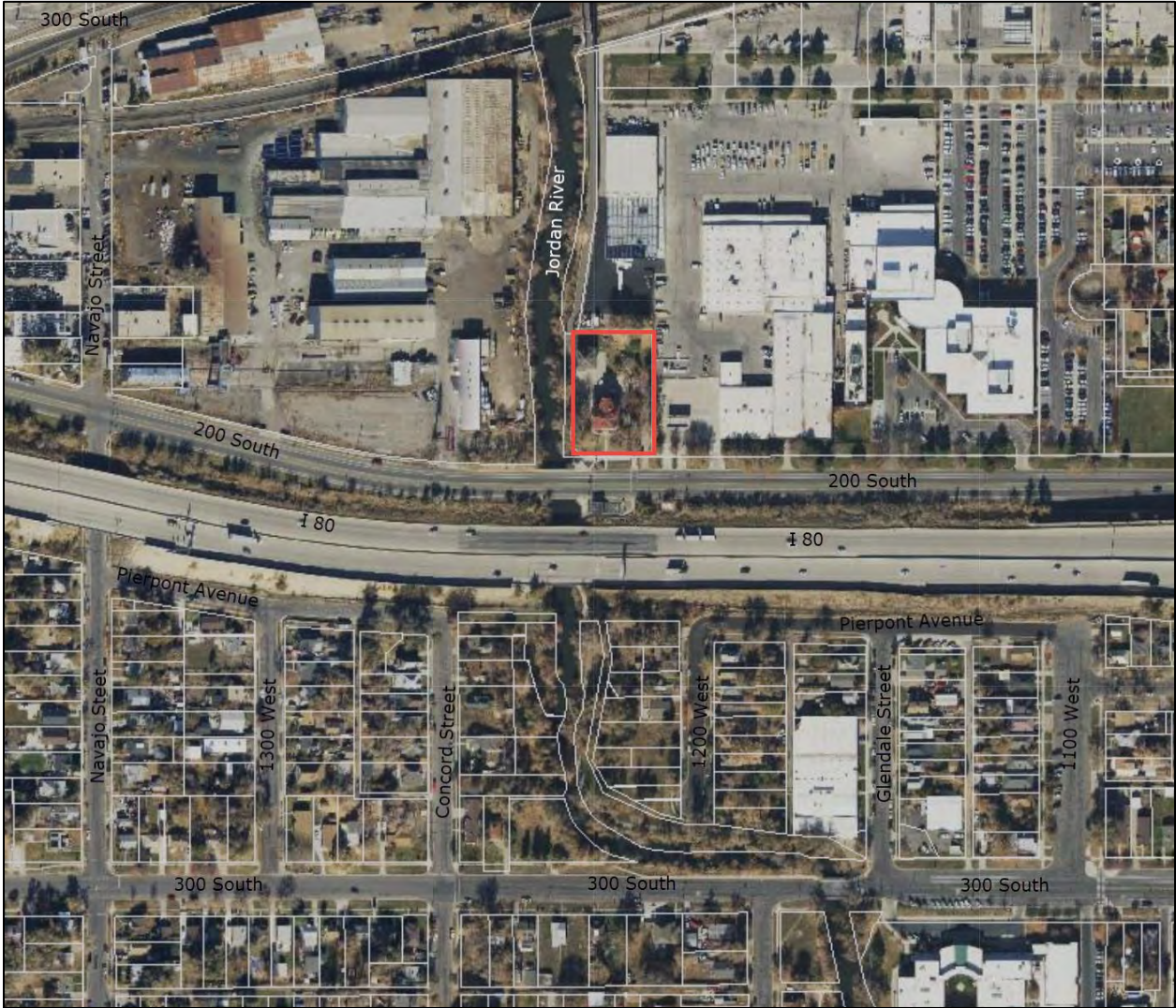
The Historic Landmark Commission is tasked with the review of the Major Alteration to the contributing structure. The alteration includes the proposed alteration to the south and east of the carriage house structure. Chapter 21A.34.020.G are the subject standards applicable to the proposal. For the full analysis of the standards for altering a contributing structure, please refer to Attachment E.

NEXT STEPS:

If the request for a COA for Major Alteration is granted by the Historic Landmark Commission, the applicant may proceed with the project as represented in this Staff Report and will be required to obtain all necessary approvals and permits for the proposed addition.

If the Historic Landmark Commission disagrees with Staff's recommendation and the project is denied, the applicant would not be issued a COA for the request and any new proposal would require submittal of a new application.

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

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:

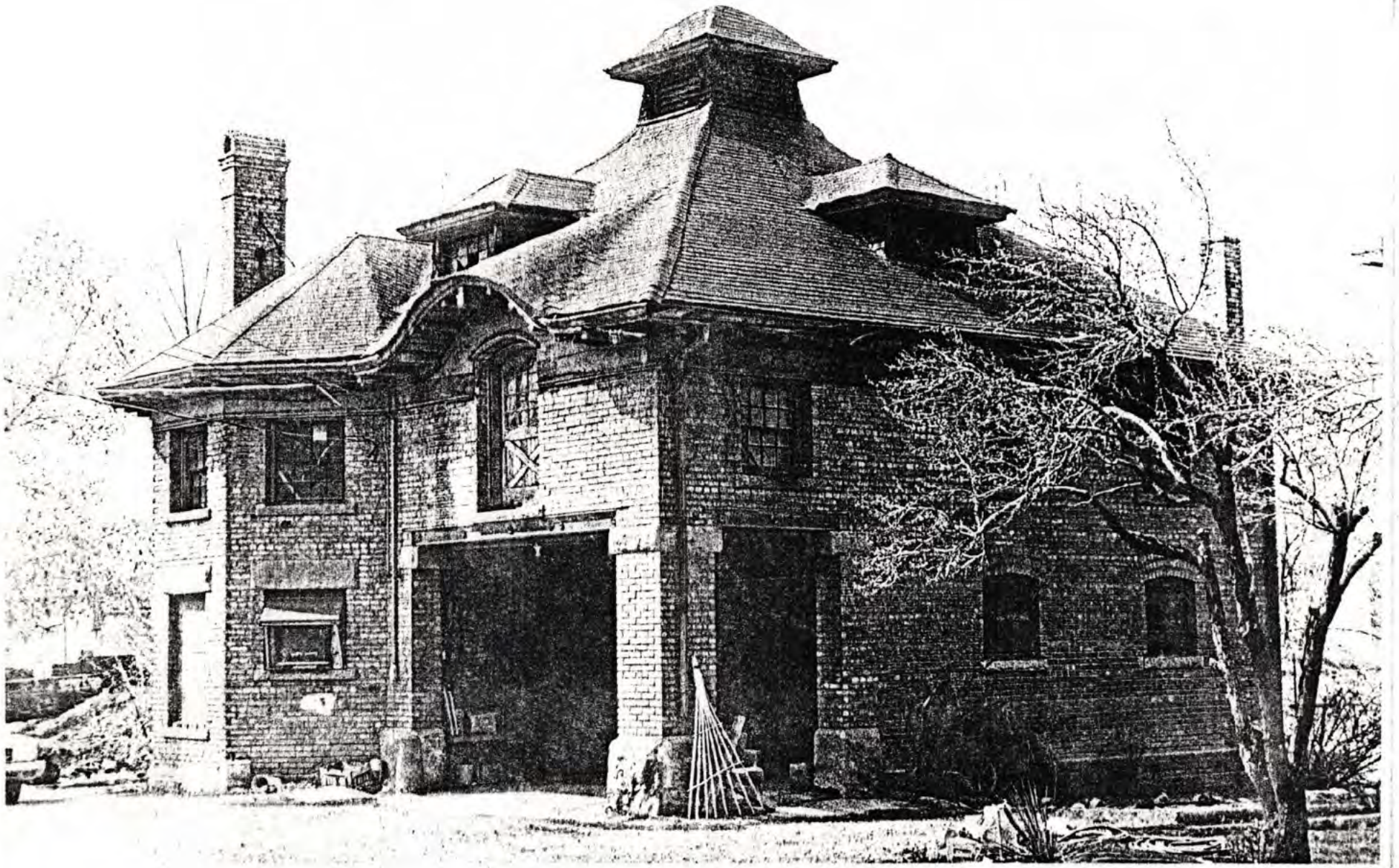
6. North & west elevations of building. Camera facing southeast.

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	1 2	4 2 1 9 2 0	4 5 1 2 8 9 0
	Zone	Easting	Northing
C			
E			
G			

B			
	Zone	Easting	Northing
D			
F			
H			

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

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

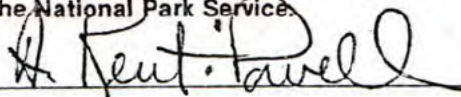
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national 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



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

August 27, 2020

**United States Department of the Interior
National Park Service**

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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. It 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, August 27, 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

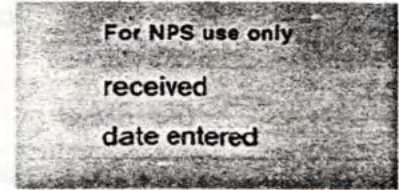
The Albert Fisher Mansion is a two-and-one-half story brick and stone house designed in the Victorian Eclectic style. Its large scale, integrity, and overall stylistic and decorative qualities make it one of the best examples in the city of the more elaborate Victorian Eclectic residences that were built 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 foliage 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."

United States Department of the Interior
National Park Service



National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Fisher, Albert, Mansion and Carriage House

and/or common

2. Location

street & 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	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object N/A	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: home for men

4. Owner of Property

name Roman Catholic Bishop of Salt Lake City

street & 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 & 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

city, town Salt Lake City state Utah









10. Geographical Data

Acreege 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

Date Listed
10/08/08

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. Martin 9/2/2008
Signature of certifying official/Title 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:) _____

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:

[REDACTED]

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

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: 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.



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.

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

SALT LAKE CITY CORPORATION

CONSTRUCTION PLANS FOR:
**FISHER CARRIAGE HOUSE
 RIVER RECREATION
 COMMUNITY ENGAGEMENT HUB**

1206 WEST 200 SOUTH
 SALT LAKE CITY, UT 84104

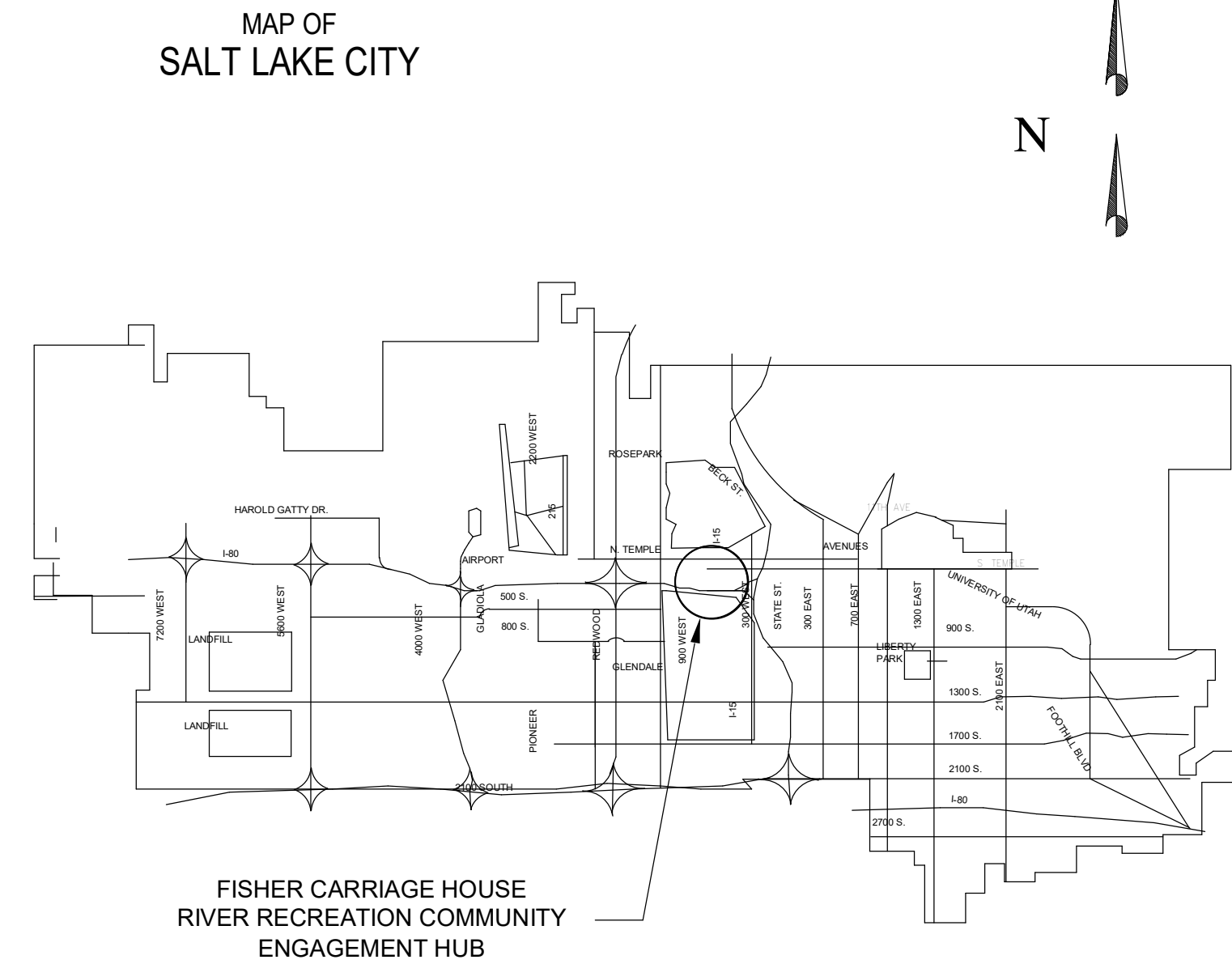
JOB NO: 652603

PROJECT TABULATION

FISHER CARRIAGE HOUSE
 RIVE RECREATION
COMMUNITY ENGAGEMENT HUB
 BUILDING CODE: IBC 2018
 CONSTRUCTION TYPE:
 OCCUPANCY:
 ZONING:
 SEISMIC ZONE:
 WIND: 115 MPH EXPOSURE C
 BUILDING AREA:

NOTE

CONTRACTOR IS TO ABIDE BY THE FOLLOWING UTAH STATE RULES OF THE UTAH DIVISION OF AIR QUALITY:
 R307-309 FOR DUST CONTROL
<http://www.rules.utah.gov/publicat/code/r307/r307-309.htm#18>
 TO CONTACT THE UTAH DIVISION OF AIR QUALITY, (801) 536-4000.



VICINITY MAP

SUMMARY SCOPE OF WORK

BASE BID :

ALTERNATE 1 :

SHEET INDEX

00 GENERAL INFORMATION	
GI000	COVER SHEET
GI001	CODE ANALYSIS
GI002	SYMBOLS AND LEGENDS
GI003	CODE & ADA MOUNTING HEIGHTS
01 ARCHITECTURAL	
ASD100	ARCHITECTURAL SITE DEMO PLAN
ASP101	ARCHITECTURAL SITE PLAN
AD101	MAIN FLOOR DEMO PLAN
AD102	UPPER FLOOR DEMO PLAN
AD103	ROOF DEMO PLAN
AD111	MAIN FLOOR DEMO RCP
AD112	UPPER FLOOR DEMO RCP
AE101	MAIN FLOOR PLAN
AE102	UPPER FLOOR PLAN
AE103	LOFT PLAN
AE104	ROOF PLAN
AE111	MAIN FLOOR RCP
AE112	UPPER FLOOR RCP
AE201	ELEVATIONS
AE202	ELEVATIONS
AE301	BUILDING SECTIONS
AE302	WALL SECTIONS
AE401	ENLARGED PLANS & ELEVATIONS
AE430	STAIR FLOOR PLANS & SECTIONS
AE431	ENLARGED ELEVATOR AND RAMP PLANS & SECTIONS
AE501	WALL AND PARTITION TYPE SCHEDULE
AE502	BUILDING DETAILS
AE601	DOOR SCHEDULE
AE602	WINDOW SCHEDULE
AF101	MAIN FLOOR FINISH PLAN
AF102	UPPER FLOOR FINISH PLAN

SITE LOCATION MAP

NO SCALE

NORTH



DESIGNED BY:

ARCHITECTURAL:

STRUCTURAL:

MAYOR: ERIN MENDENHALL

CITY COUNCIL DISTRICT 1: JAMES ROGERS
 DISTRICT 2: ANDREW JOHNSON
 DISTRICT 3: CHRIS WHARTON
 DISTRICT 4: ANA VALDEMOROS
 DISTRICT 5: DARIN MANO
 DISTRICT 6: DANNIEL E. DUGAN
 DISTRICT 7: AMY FOWLER

DEPT. OF CAN INTERIM DIRECTOR: MARCIA WHITE

CITY ENGINEER: MATTHEW CASSEL, PE, ENV-SP

CITY ENGINEER

CITY ARCHITECT

SLC PROJECT MANAGER

PROJECT ARCHITECT

PARKS & PUBLIC LANDS

MATTHEW CASSEL, PE, ENV-SP

DATE

SEAN FYFE A.I.A.

DATE

DAT Q. PHAN, A.I.A.

DATE

JOHN EWANOWSKI

DATE

KRISTIN RIKER

DATE

VAULT NO. _____
 JOB NO. _____
 SHEET NO. ____ OF ____ SHEETS
 DRAWING NO. _____

FISHER CARRIAGE HOUSE RIVER RECREATION COMMUNITY ENGAGEMENT HUB JOB NO. 652603

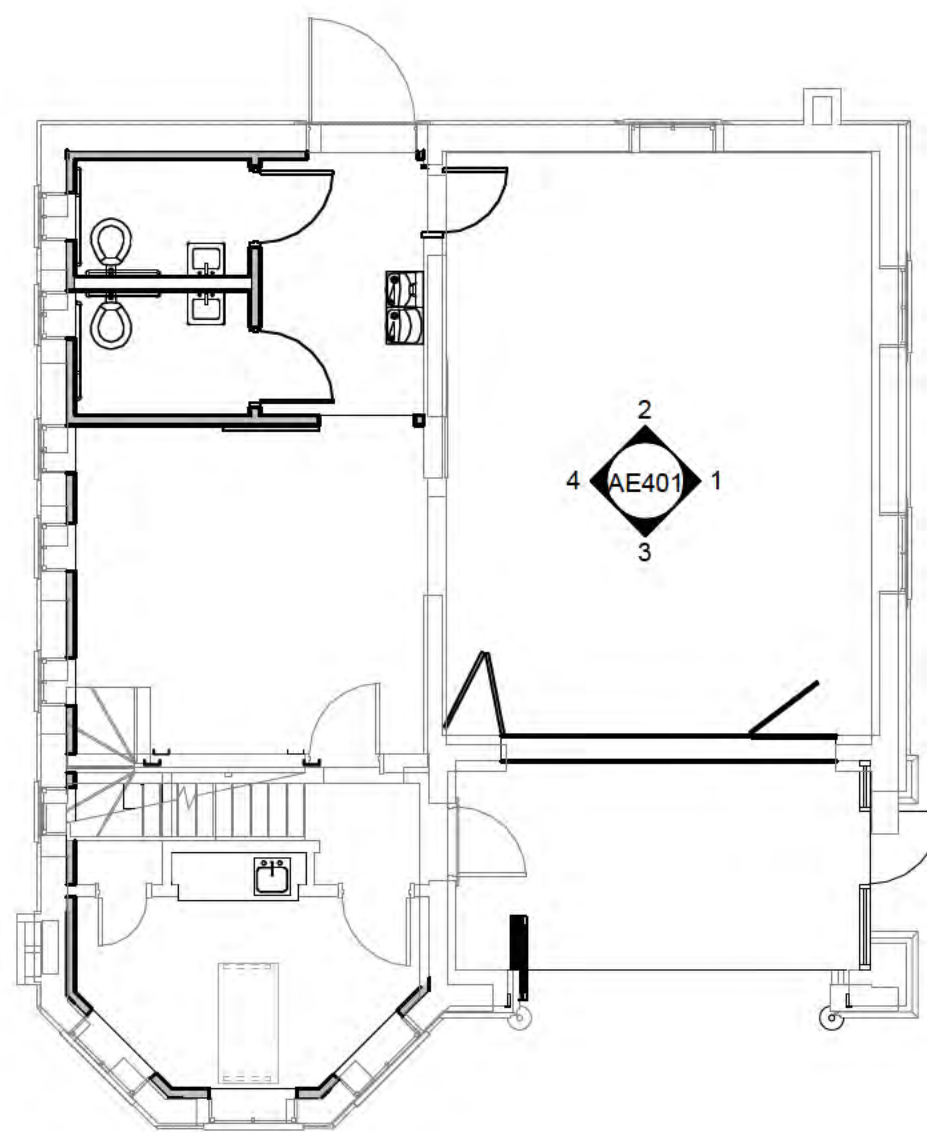
- FOOTNOTES:**
- In case of conflict with the ADA Accessibility Standards and specific reference to the International Building Code Accessibility Chapters, the more restrictive requirement shall govern.
 - Additional Code Information shall be provided at the discretion of the Building Official for Complex Buildings. Including, but not limited to:
 - High Rise Requirements.
 - Atriums.
 - Performance Based Criteria.
 - Means or Egress Analysis.
 - Fire Assembly Locator Sheet.
 - Exterior and Interior Accessibility Route.
 - Fire Stopping, Including Tested Design Number.

EGRESS PATH - LEVEL 1

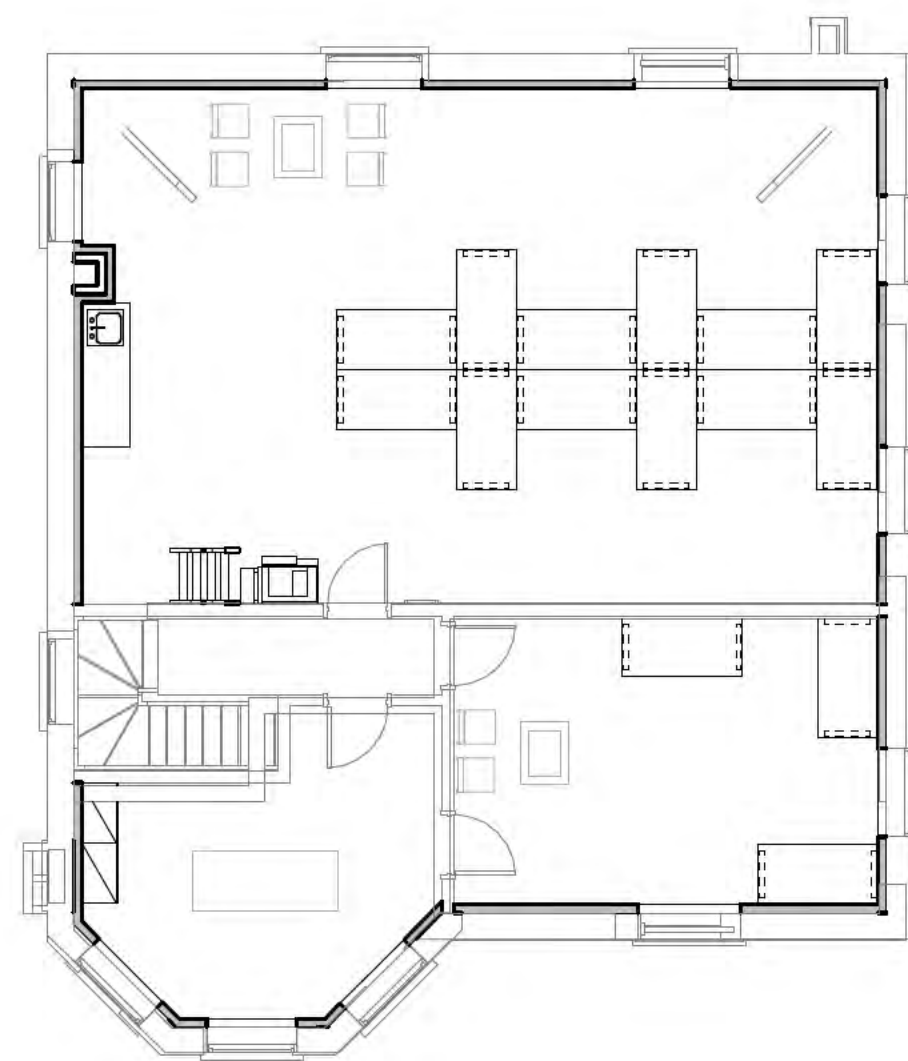
Type	Common Path Length	Exit Access Length
Family1	0' - 0"	0' - 0"

OCCUPANT LOAD - LEVEL 1

Number	Name	Classification Group (Table 302)	Occupant Load Factor	AREA	Occupant Load
101	EXHIBITION/FLEX	(none)			
102	FOYER	(none)			
103	OFFICE	(none)			
104	UTILITY	(none)			
105	STAIR	(none)			
106	WORK ROOM	(none)			
107	RESTROOM	(none)			
108	RESTROOM	(none)			
109	HALL	(none)			
TOTAL OCCUPANT LOAD (PER LEVEL)					0



A1
G1001 1/8" = 1'-0"



A2
G1001 1/8" = 1'-0"

CODE ANALYSIS

APPLICABLE CODES

	Year		Year
International Building Code	2018	National Electrical Code	2017
International Mechanical Code	2018	Uniform Code for	
International Plumbing Code	2018	Building Conservation	N/A
International Fire Code	2018		
International Energy Conservation Code	2015	Accessibility Standard	
NFPA 101	2018	ICC-A117.1	2009

- A. Occupancy and Group: _____
 Change in Use: Yes _____ No _____ Mixed Occupancy: Yes _____ No _____
 Special Use and Occupancy (e.g. High Rise, Covered Mall): _____
- B. Seismic Design Category: _____ Design Wind Speed: _____ mph
 Design Snow Load: _____
- C. Type of Construction (circle one):
 I A I B II A II B III A III B IV HT V A V B
- D. Fire Resistance Rating Requirements for the Exterior Walls based on the fire separation distance (in hours):
 North: 0 South: 0 East: 0 West: 0
- E. Mixed Occupancies: _____ Nonseparated Uses: _____
- F. Sprinklers:
 Required: _____ Provided: _____ Type of Sprinkler System: _____
- G. Number of Stories: _____ Building Height: _____
- H. Actual Area per Floor (square feet): _____
- I. Tabular Area: _____
- J. Area Modifications:
 IBC 506.2.1: $A_a = A_t + (NS \times I_f)$ IBC 506.3.3: $I_f = [F/P - 0.25]W/30$
 $A_a = 0 + (0 \times 0) = 0$ $I_f = [0 - 0.25]0/30 = 0$
 b) Sum of the Ratio Calculations for Mixed Occupancies:
 $\frac{\text{Actual Area}}{\text{Allowable Area}} \leq 1$ $\frac{0}{0} \leq 1$ OK
- c) Total Allowable Area for:
 1) One Story: _____
 2) Two Story: $A_a(2)$ _____
 3) Three Story: $A_a(3)$ _____
- d) Unlimited Area Building: Yes _____ No _____ Code Section: _____
- K. Fire Resistance Rating Requirements for Building Elements (hours).
- | Element | Hours | Assembly Listing | Element | Hours | Assembly Listing |
|----------------------------|-------|------------------|----------------------------|-------|------------------|
| Exterior Bearing Walls | 0 | | Floors - Ceiling Floors | 0 | |
| Interior Bearing Walls | 0 | | Roofs - Ceiling Roofs | 0 | |
| Exterior Non-Bearing Walls | 0 | | Exterior Doors and Windows | 0 | |
| Structural Frame | 0 | | Shaft Enclosures | 1 | |
| Partitions - Permanent | 0 | | Fire Walls | N/A | |
| Fire Barriers | N/A | | Fire Partitions | N/A | |
| | | | Smoke Partitions | N/A | |
- L. Design Occupant Load: _____
 Exit Width Required: _____ Exit Width Provided: _____
- M. Minimum Number of Required Plumbing Facilities:
 a) Water Closets - Required (m) 0 (f) 0 Provided (m) 0 (f) 0
 b) Lavatories - Required (m) 0 (f) 0 Provided (m) 0 (f) 0
 c) Bath Tubs or Showers: Required 0 Provided 0
 d) Drinking Fountains: Req. 0 Prov 0 Service Sinks: 0

LINE TYPE LEGEND



PREPARED BY:



ARCHITECTURE - PLANNING - INTERIORS
 175 S MAIN STREET STE 300 - SLC, UT 84111
 801-535-9715 www.crsa-ut.com

PREPARED 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/LC PROJECT#: 652603

CHECKED BY:

DRAWN BY: ZC

CURRENT/BID DATE: 02/26/2020

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:

CODE ANALYSIS

SHEET IDENTIFIER:

G1001

SHEET NO. ____ OF ____ SHEETS

PREPARER:



ARCHITECTURE - PLANNING - INTERIORS
175 S MAIN STREET STE 300 - SLC, UT 84111
801-535-9715 www.crsa.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

SLC PROJECT#: 652603

CHECKED BY:

DRAWN BY: ZC

CURRENT BID DATE: 06/26/2020

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:

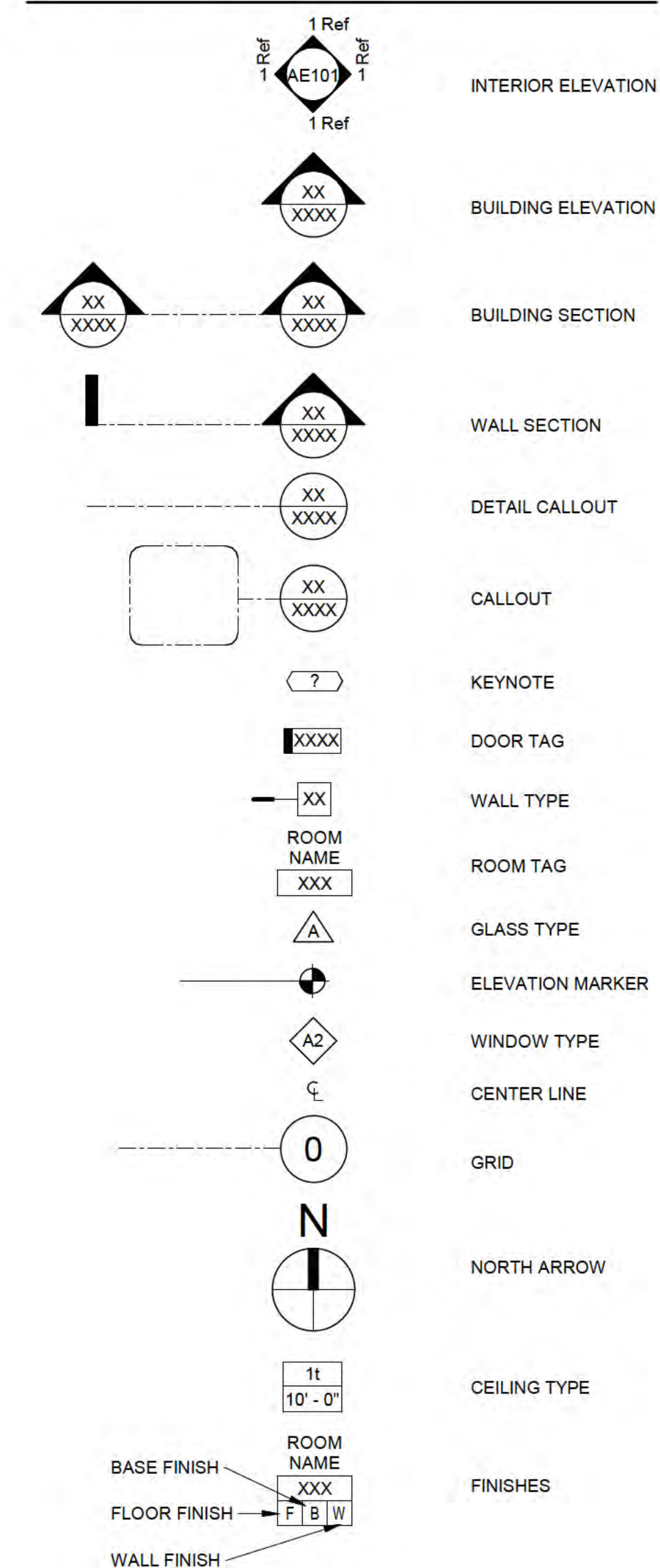
SYMBOLS AND
LEGENDS

SHEET IDENTIFIER:

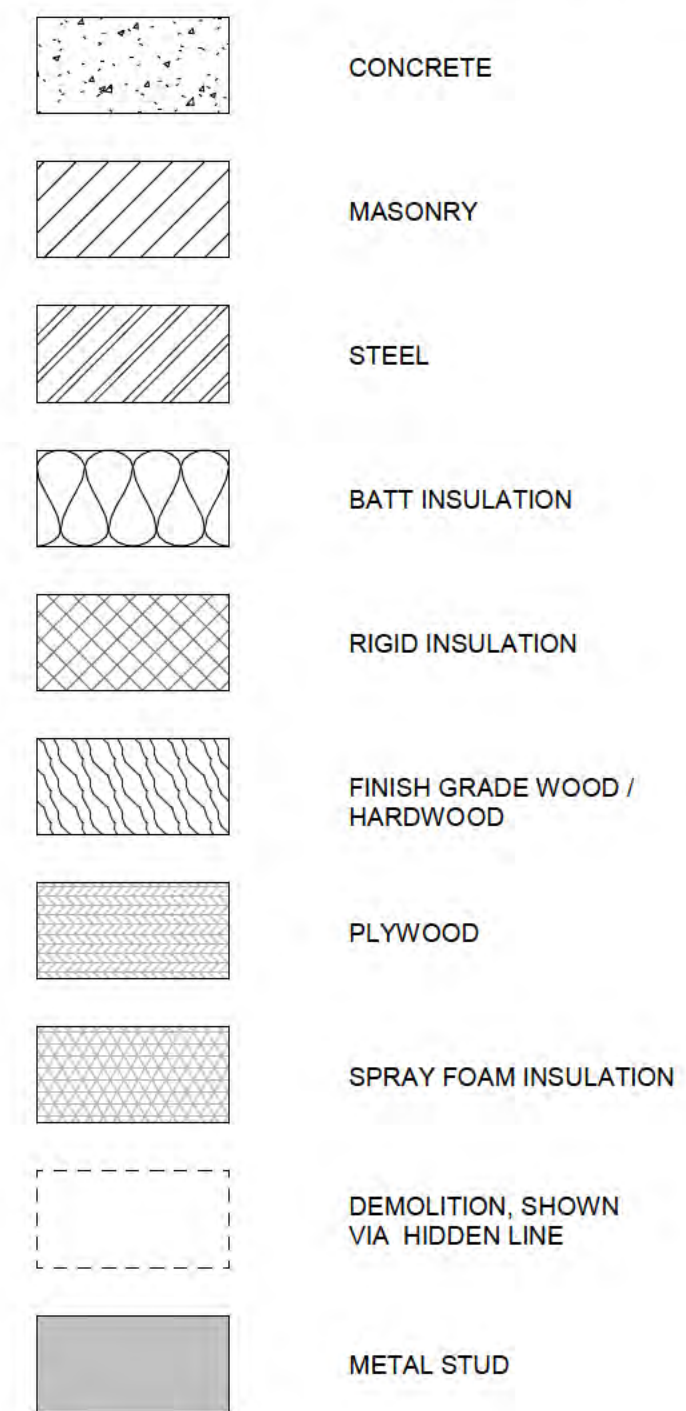
GI002

SHEET NO. ____ OF ____ SHEETS

SYMBOLS LEGEND

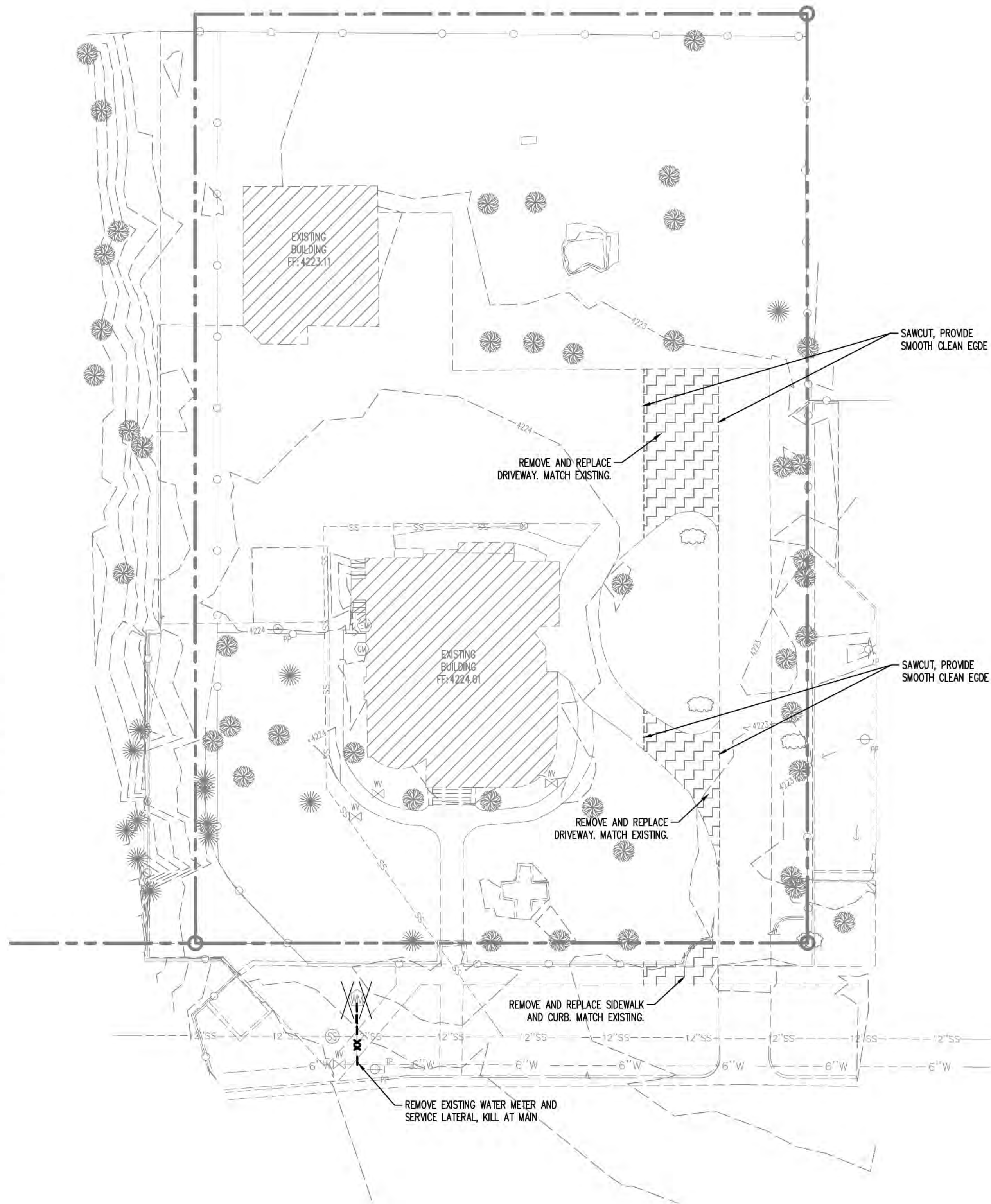


MATERIAL LEGEND



SITE DEMO PLAN NOTES:

1. COORDINATE ALL UTILITY INFORMATION WITH OWNER. THE COORDINATES SHOWN ON THE PLANS ARE BASED ON SURVEY CONTROL AND TOPO SURVEY COMPLETED BY OTHERS.
2. REFER TO SITE LAYOUT PLANS ON SHEET.
3. DRIVEWAY REMOVAL AND REPLACEMENT TO BE AS INDICATED ON THE SITE PLAN AND WILL MATCH EXISTING DRIVEWAY WIDTHS AND DEPTHS.
4. EXCAVATION ADJACENT TO TREES SHALL BE A MINIMUM OF 8' FROM THE CENTER OF THE TREE OR THE TREE DRIP LINE, AS DIRECTED BY THE OWNER'S REPRESENTATIVE. IF TREE ROOTS ARE ENCOUNTERED NEAR TREES TO REMAIN, COORDINATE TREE ROOT PRUNING WITH OWNER WHENEVER TREE ROOTS MAY BE ENCOUNTERED IN EXCAVATION. DO NOT COVER TREE ROOTS DAMAGED BY EXCAVATION NEAR TREE THAT ARE TO REMAIN. WHERE NECESSARY FOR EQUIPMENT OPERATION, TREE MAY BE TRIMMED. COORDINATE ANY TRIMMING OF TREES TO REMAIN WITHIN LANDSCAPE PLANS AND OWNER.
5. ALL WORK WITHIN CITY ROAD ROW SHALL MEET CITY STANDARDS AND SPECIFICATIONS. OBTAIN CITY PERMIT PRIOR TO ANY WORK WITHIN CITY ROAD RIGHT OF WAY. OBTAIN ALL NECESSARY EXCAVATION PERMITS AND PROVIDE NECESSARY TRAFFIC CONTROL MEASURES PER CITY REQUIREMENTS.
6. REMOVE AND SALVAGE ALL SIGNS, BENCHES, AND EXTERIOR LIGHTS WITHIN THE PROJECT LIMITS. AFTER REMOVAL COORDINATE OWNER FOR PICKUP OF SIGNAGE OR OTHER SALVAGED ITEMS.
7. DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. DAMAGE TO SOFT SUBGRADE AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED WITH UP TO 2' OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS.
8. PLACEMENT OF GRANULAR IMPORT MATERIALS MAY BE NECESSARY TO MAINTAIN CONSTRUCTION TRAFFIC PATHWAYS DURING WET PERIODS OF THE YEAR. CONTRACTOR IS REQUIRED TO MAINTAIN TRAFFIC PATHWAYS AT ALL TIMES DURING CONSTRUCTION AND REMOVE OR ADD TO THESE GRANULAR MATERIALS TO MEET THE GRADES NECESSARY TO OBTAIN THE GRADES SHOWN ON C400.
9. APPROXIMATE FOUNDATION EXCAVATION LIMIT LINE MAY BE EXTENDED WITH APPROVAL FROM THE OWNER. ANY AFFECTED IMPROVEMENTS IMPACTED SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. REFER TO BUILDING PLANS FOR APPLICABLE EXCAVATION LIMIT LINE FOR THE NEW BUILDING.



0 20 40
SCALE 1"=20'

DEMO LEGEND

- REMOVE STRUCTURES, LIGHTS ETC. SEE UTILITY DEMO NOTE 6: XX
- REMOVE UTILITY: - xx - - xx - - xx - -
- ABANDON UTILITY IN PLACE: ~~~~~~
- PLUG AND CAP:]
- SAWCUT: - - - - -
- REMOVE AND REPLACE EXISTING CONCRETE: [Pattern]
- PROJECT LIMIT LINE: - - - - -

PREPARER:
CRSA
ARCHITECTURE • PLANNING • INTERIORS
1784 MAIN STREET 4TH FLD. SLC, UT 84111
801-855-0915 www.crsa.com

PREPARER CONSULTANT:
MERIDIAN ENGINEERING, INC.
1628 WEST 1150 SOUTH SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE: (801) 569-1315 FAX: (801) 569-1319

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/LC PROJECT#: 652603
CHECKED BY:
DRAWN BY: KK
CURRENT/REV DATE: 06/26/2020

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: 801-535-8093

VAULT NO.:

SHEET TITLE:
DEMOLITION PLAN

SHEET IDENTIFIER:
CS202

SHEET NO. ___ OF ___ SHEETS
August 27, 2020

UTILITY PLAN:

- ALIGN ALL INTERIOR AND EXTERIOR UTILITIES. SITE UTILITY CONTRACTOR TO COORDINATE PLACEMENT HORIZONTALLY AND VERTICALLY WITH BUILDING PLUMBING CONTRACTOR. SITE "INTERFACE LINE" BETWEEN THE BUILDING PLUMBING CONTRACTOR AND THE SITE UTILITY CONTRACTOR WILL BE AT 5' FROM THE BUILDING AND A CLEAN OUT WILL BE INSTALLED BY THE PLUMBING CONTRACTOR APPROXIMATELY 5' FROM THE BUILDING FOR SEWER LINES. CONNECTION TO BUILDING PIPING AND ALL PIPING BEYOND THIS INTERFACE SHALL BE THE SITE UTILITY CONTRACTOR'S RESPONSIBILITY. PROVIDE REDUCERS, ADAPTERS, OR OTHER FITTINGS AS REQUIRED AT THE INTERFACE TO CONNECT TO BUILDING PIPE. COLLECT ROOF DRAIN LINES AS SHOWN AND ROUTE TO NEW CATCH BASINS OR CLEAN OUTS ON SITE. PREFERRED SLOPES, APPROXIMATE DISTANCES, AND INVERTS OF GRAVITY PIPING ARE SHOWN ON THE PLAN. MAINTAIN 2% SLOPE FOR 4" DIAMETER OR SMALLER PIPES, 1% FOR 6" AND 0.5% FOR 8" DIAMETER PIPES.
- SITE CONTRACTOR SHALL COORDINATE WITH SALT LAKE CITY WHEN COMPLETING THE SEWER CONNECTION.
- SITE CONTRACTOR SHALL COORDINATE WITH SALT LAKE CITY INSPECTOR WHEN COMPLETING WATER CONNECTIONS IN CITY STREETS OR ON SITE WHERE REQUIRED.
- ALL CONSTRUCTION IN THE CULINARY WATERLINE AND SANITARY SEWER LINE PIPE ZONE SHALL COMPLY WITH ALL SALT LAKE CITY SPECIFICATIONS AND REQUIREMENTS. SEE GENERAL NOTES ON SHEET C100. WHERE THRUST BLOCKING CANNOT BE COMPLETED DUE TO OTHER ADJACENT UTILITIES OR OTHER SITE CONSTRAINTS, RESTRAINED JOINTS WILL BE REQUIRED PER SALT LAKE CITY STANDARD SPEC'S. THRUST BLOCK ALL WATERLINE FITTINGS PER SALT LAKE CITY STANDARDS TYP.
- ALL VALVES, CLEAN OUTS, OR MANHOLES SHALL HAVE CONCRETE GRADE ADJUSTMENT COLLARS PLACED PER APWA.
- ALL CONSTRUCTION, PIPING MATERIALS AND INSTALLATION TO BE:

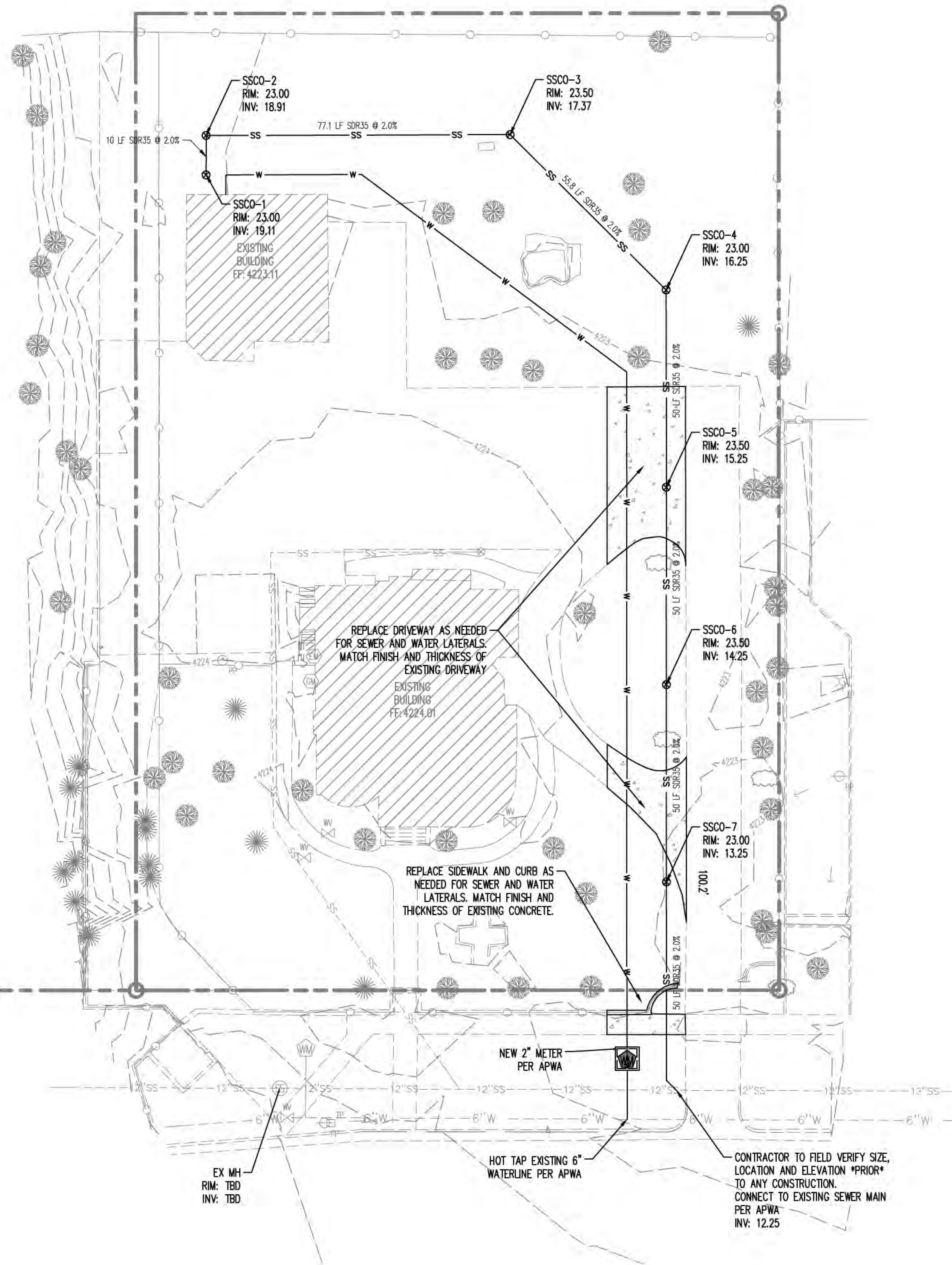
WATER LINES:

- 2" POLY CONFORM TO SALT LAKE CITY STANDARDS.
- 2" AND 3" POLY PIPE CONFORM TO SALT LAKE CITY STANDARD
- 1.5" COPPER PIPE TO CONFORM TO SALT LAKE CITY STANDARD PER SERVICE LINES.
- 2" AND 3" COPPER PIPE CONFORM TO CITY STANDARD PER SERVICE LINES.
- 1-1/2" POLY CONFORM TO APWA PER SERVICE LINES. SERVICE SADDLE TO MEET APWA
- 1-1/2" PIPE TO CONFORM TO SALT LAKE CITY STANDARD PER SERVICE LINE.
- 2.5" COPPER PIPE PER SALT LAKE CITY AND APWA STANDARD.

SEWER LINES, MANHOLES, AND CLEANOUTS:

- APWA AND SEWER DISTRICT STANDARDS WITH STANDARD FITTINGS AND CLEANOUTS.
- 4" PVC (SDR 35) WITH DISTRICT STANDARD FITTINGS AND CLEANOUTS.
- CLEANOUTS TO SALT LAKE CITY STANDARDS. PVC PIPING, PRECAST MANHOLES.

- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION. ANY NEW BACKFLOW DEVICES AND THE STOP AND WASTE VALVE ARE SHOWN ON THE LANDSCAPE DRAWINGS.
- INSPECTION AND APPROVAL FOR THE SEWER/WATER LINE CROSSINGS ON SITE SHALL BE REVIEWED AND APPROVED BY SALT LAKE CITY PRIOR TO CONSTRUCTION OF THE CROSSING.
- ALL UTILITIES OUTSIDE OF PUBLIC R.O.W. ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY OWNER UNLESS NOTED OTHERWISE.
- POT HOLE AND FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- TEMPORARY PUMPING OF SANITARY SEWER MAY BE REQUIRED AS PORTIONS OF THE SYSTEM ARE REPLACED. BACKUP PUMPS AND POWER WILL BE REQUIRED WHERE PUMPING IS NECESSARY TO MAINTAIN SERVICE TO THE EXISTING BUILDING AT ALL TIMES DURING CONSTRUCTION.
- USE FLOWABLE FILL BETWEEN UTILITY CROSSINGS THAT ARE LESS THAN 12" SEPARATION. ALL GRAVITY LINES MUST BE INSTALLED BEFORE PRESSURIZED LINES.
- PIPING LENGTHS ARE APPROXIMATE LENGTHS AND ARE ROUNDED TO THE NEAREST FOOT. LENGTHS ARE FROM CENTER TO CENTER OF INLETS OR CLEANOUTS. PIPE SLOPES ARE ALSO APPROXIMATE. USE INVERTS AT EACH BOX FOR CONTROL OF PIPE INSTALLATION.
- POTHOLE ALL EXISTING UTILITY CROSSINGS PRIOR TO ROUTING ANY NEW UTILITIES. ALL NEW SEWER, DRAINAGE, OR OTHER GRAVITY LINES SHALL BE COMPLETED PRIOR TO ROUTING ANY PRESSURE LINES. WHERE EXISTING UTILITIES CONFLICT WITH NEW GRAVITY LINES, RAISE OR LOWER EXISTING UTILITIES TO ACCOMMODATE NEW GRAVITY LINES. PROVIDE 12" MIN. CLEARANCE BETWEEN WATER AND OTHER UTILITIES. WATER LINES SHALL NOT BE PLACED UNDER SEWER LINES AND SHALL HAVE A MINIMUM OF 18" CLEARANCE OF SEWER.
- THRUST BLOCK ALL FITTINGS OR PROVIDE RESTRAINED JOINTS PER CITY STANDARDS. THE NEW 4" AND 6" CONNECTIONS TO THE NEW BUILDING WILL REQUIRE RESTRAINED JOINTS FOR MANY FITTINGS DUE TO LIMITED SPACE BETWEEN PIPES.
- COORDINATE WITH LANDSCAPE PLANS PRIOR TO COMPLETION OF PAVEMENT FOR INSTALLATION OF IRRIGATION SLEEVES ACROSS PAVING OR PARKING AREAS.
- WHERE UTILITY LINES CROSS SITE WALLS, WALL FOOTINGS, SHALL STEP BELOW UTILITIES FOR WATER AND STORM DRAIN LINES THAT DO NOT HAVE 3' OF FILL BETWEEN THE BOTTOM OF THE NORMAL WALL FOOTING DEPTH (30" DEPTH) AND THE TOP OF PIPE REFER TO DETAIL ON STRUCTURAL PLANS FOR TYPICAL FOOTING STEP DETAIL. WHERE UTILITY LINES HAVE A MINIMUM OF 3' OF FILL BETWEEN THE TOP OF PIPE AND BOTTOM WALL FOOTING THE WALL FOOTING DOES NOT NEED TO STEP BELOW THE NORMAL 30" DEPTH.
- REPAIR PAVEMENT, AS WELL AS CURB AND GUTTER, AND SIDEWALKS WHERE UTILITIES CROSS INTO PUBLIC R.O.W. TO MAINTAIN TRAFFIC THROUGH THESE AREAS. ALL REPAIR IN PUBLIC R.O.W. TO MEET APWA AND CITY STANDARDS.
- CONTRACTOR RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTIONS WHILE WORKING IN THE PUBLIC RIGHT OF WAY.
- PROJECT LOCATED IN FEMA FLOOD PLAIN ZONE X.
- VALVES ATTACH DIRECTLY TO TEE FITTINGS. "FL" INDICATES FLANGE FITTING AND "MJ" INDICATED MECHANICAL JOINT FITTING. ALL VALVING WILL CONNECT TO MAIN LINE PIPE WITH FLANGE FITTING. MAIN LINE FITTINGS CONNECTING TO VALVES WILL ALSO BE FLANGE FITTINGS. WRAP AND GREASE ALL FITTINGS PER SPECIFICATIONS AND NOTES.



PREPARER:

 ARCHITECTURE - PLANNING - INTERIORS
 1750 MAPLE BLVD. SUITE 200 - SLC, UT 84111
 801-535-9878 www.orsa.com

PREPARER CONSULTANT:

 MERIDIAN ENGINEERING, INC.
 1020 WEST 11010 SOUTH, SUITE 102
 SOUTH JORDAN, UT 84092
 PHONE (801) 566-1319 FAX (801) 569-9119

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/LC PROJECT#: 652603
 CHECKED BY:
 DRAWN BY: KK
 CURRENT/REV DATE: 06/26/2020

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

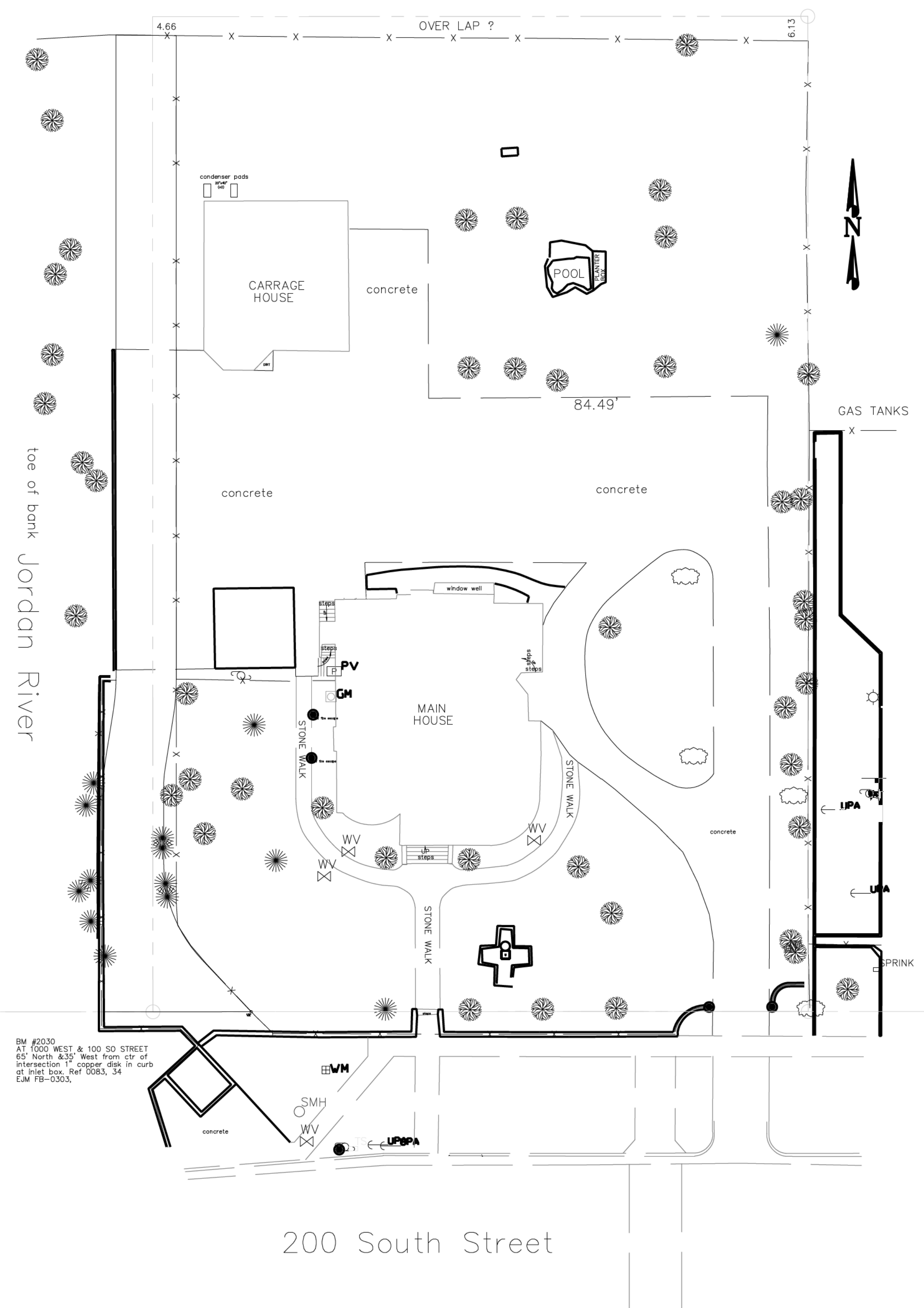
VAULT NO.:

SHEET TITLE:
SITE AND UTILITY PLAN

SHEET IDENTIFIER:
CU300

SHEET NO. ____ OF ____ SHEETS

JOB NO. 652603 FISHER CARRIAGE HOUSE RIVER RECREATION COMMUNITY ENGAGEMENT HUB



BM #2030
 AT 1000 WEST & 100 SO STREET
 65' North & 35' West from ctr of
 intersection 1/2 copper disk in curb
 at inlet box. Ref 0083, 34
 E.M. FB-0303.

1 FISHER MANSION SITE SURVEY
 AS101 1" = 20'-0"

PREPARER:

 ARCHITECTURE PLANNING DESIGN ENGINEERING CONSULTANTS
 8245-9103 www.apd.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/LC PROJECT#: 652603
 CHECKED BY:
 DRAWN 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

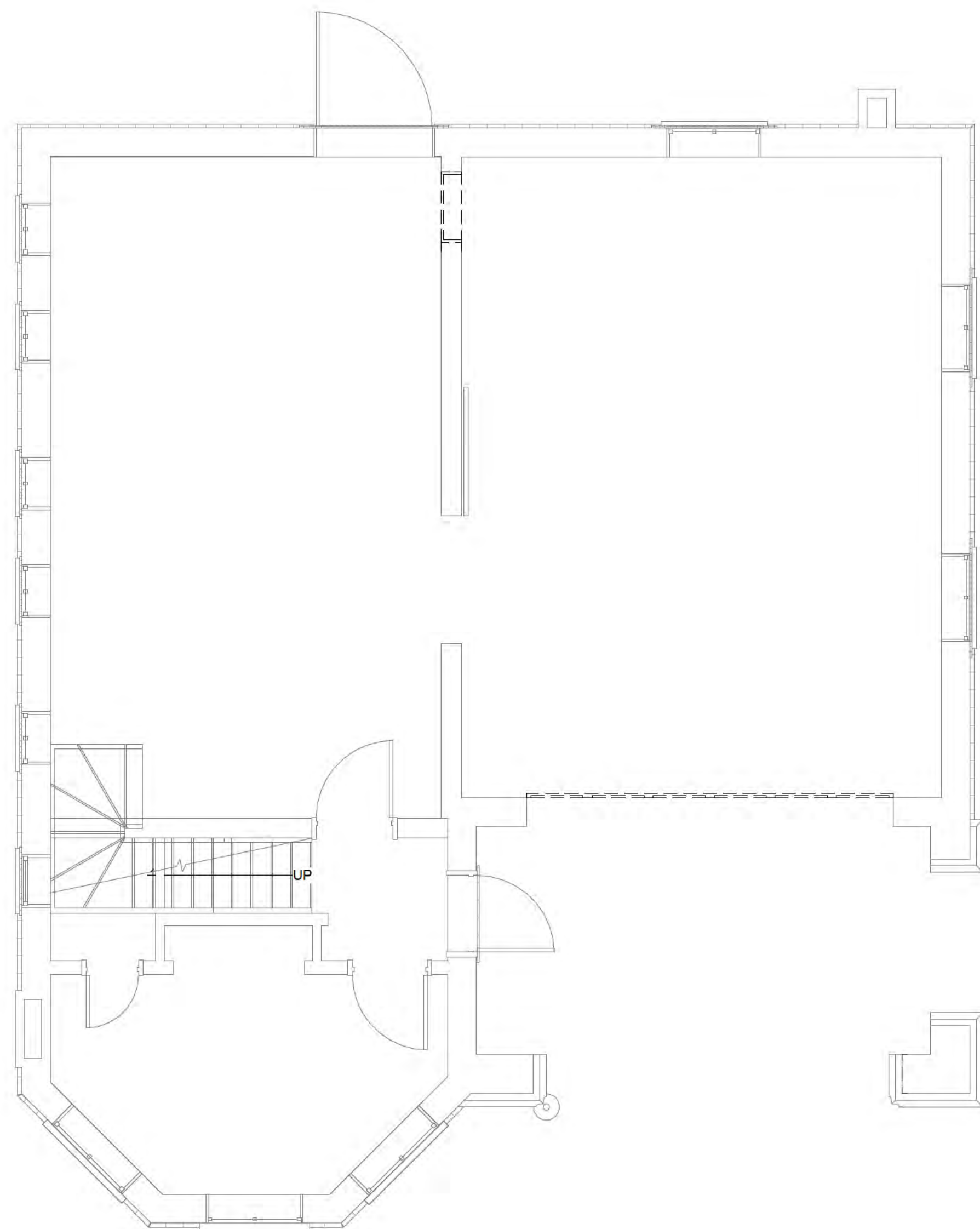
VAULT NO.:

SHEET TITLE:
SITE PLAN

SHEET IDENTIFIER:
AS101

SHEET NO. 1 OF 3 SHEETS

JOB NO. 652603
 FISHER CARRIAGE HOUSE RIVER RECREATION COMMUNITY ENGAGEMENT HUB



GENERAL NOTES

- A. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
- B. CONTRACTOR TO PROVIDE ANY REQUIRED SHORING OF CEILING, FLOOR, ROOF, FOUNDATION AND/OR WALL STRUCTURES UNTIL PERMANENT SUPPORT IS INSTALLED.
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- D. SALVAGED ITEMS BECOME PROPERTY OF THE OWNER, U.N.O.
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- G. CONTRACTOR TO PATCH ANY HOLES RESULTING FROM DEMOLITION WORK AND PATCH TO MATCH SURROUNDING FINISH MATERIAL.
- H. CONTRACTOR TO PROTECT ALL PAVING TO REMAIN.

PREPARER:



ARCHITECTURE - PLANNING - INTERIORS
175 S MAIN STREET STE 300 - SLC, UT 84111
801-535-9715 www.crsa-ut.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

SLC PROJECT#: 652603

CHECKED BY:

DRAWN BY: ZC

CURRENT BID DATE: 05/16/19

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:

**MAIN FLOOR DEMO
PLAN**

SHEET IDENTIFIER:

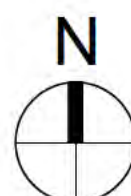
AD101

SHEET NO. ___ OF ___ SHEETS

August 27, 2020

LEGEND

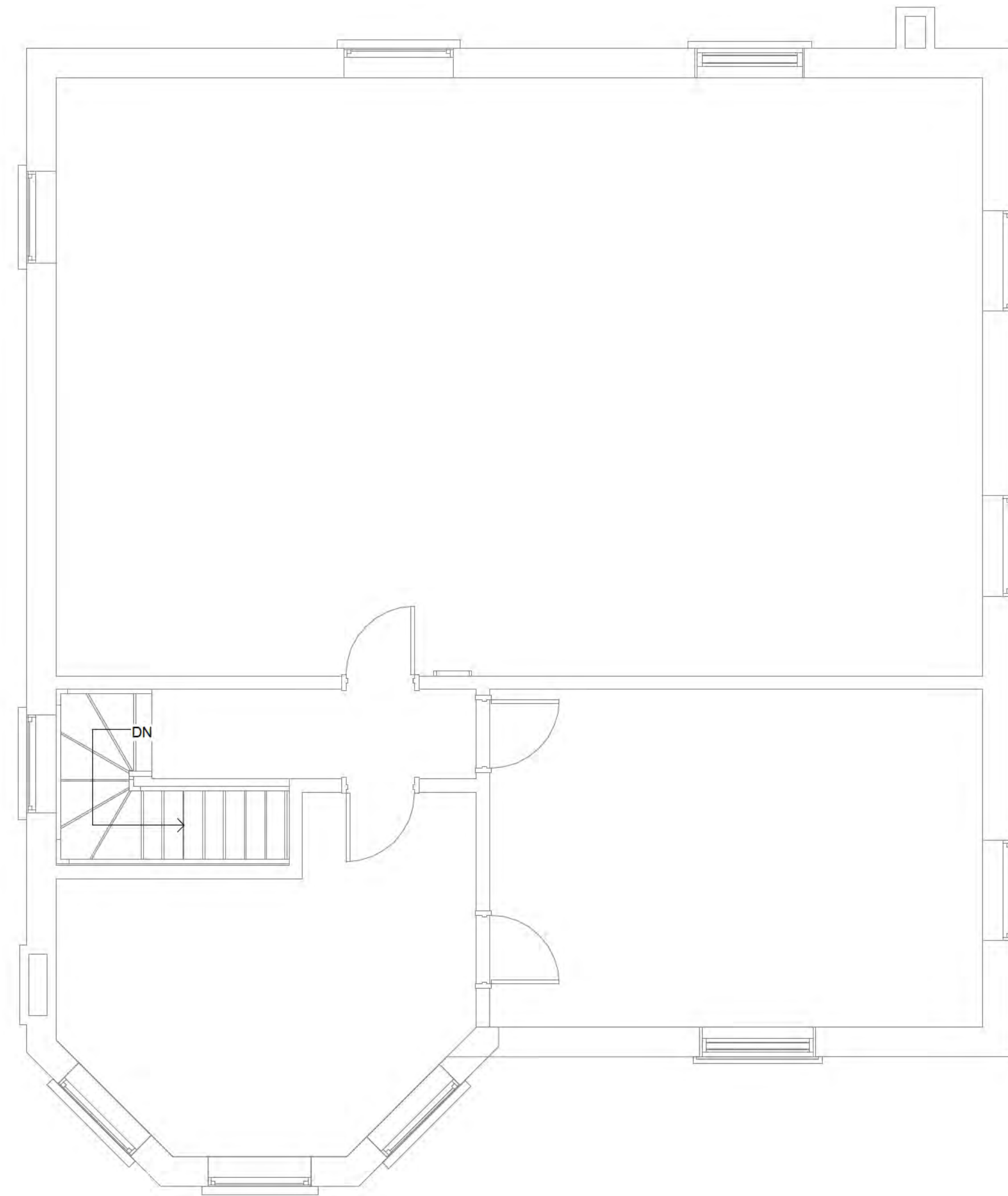
- DEMO -----
- EXISTING TO REMAIN _____
- SLAB TO BE DEMOLISHED [Cross-hatched pattern]



A1
AD101

MAIN FLOOR DEMO PLAN

1/4" = 1'-0"



A1
AD102

UPPER FLOOR DEMO PLAN

1/4" = 1'-0"

GENERAL NOTES

- A. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
- B. CONTRACTOR TO PROVIDE ANY REQUIRED SHORING OF CEILING, FLOOR, ROOF, FOUNDATION AND/OR WALL STRUCTURES UNTIL PERMANENT SUPPORT IS INSTALLED.
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- D. SALVAGED ITEMS BECOME PROPERTY OF THE OWNER, U.N.O.
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- G. CONTRACTOR TO PATCH ANY HOLES RESULTING FROM DEMOLITION WORK AND PATCH TO MATCH SURROUNDING FINISH MATERIAL.
- H. CONTRACTOR TO PROTECT ALL PAVING TO REMAIN.

PREPARER:



ARCHITECTURE - PLANNING - INTERIORS
175 S MAIN STREET STE 300 - SLC, UT 84111
801-535-9715 www.crsa-ut.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

SLC PROJECT#: 652603

CHECKED BY:

DRAWN BY: ZC

CURRENT BID DATE: 06/26/2020

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:

**UPPER FLOOR DEMO
PLAN**

SHEET IDENTIFIER:

AD102

SHEET NO. ___ OF ___ SHEETS

JOB NO. 652603
FISHER CARRIAGE HOUSE RIVER RECREATION COMMUNITY ENGAGEMENT HUB

PREPARER:



ARCHITECTURE - PLANNING - INTERIORS
175 S MAIN STREET STE 300 - BLDG UTM 84111
801-535-9715 www.crsa-ut.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

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SLC PROJECT#: 652603

CHECKED BY:

DRAWN BY: ZC

CURRENT BID DATE: 06/26/2020

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:

ROOF PLAN

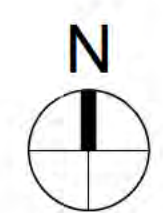
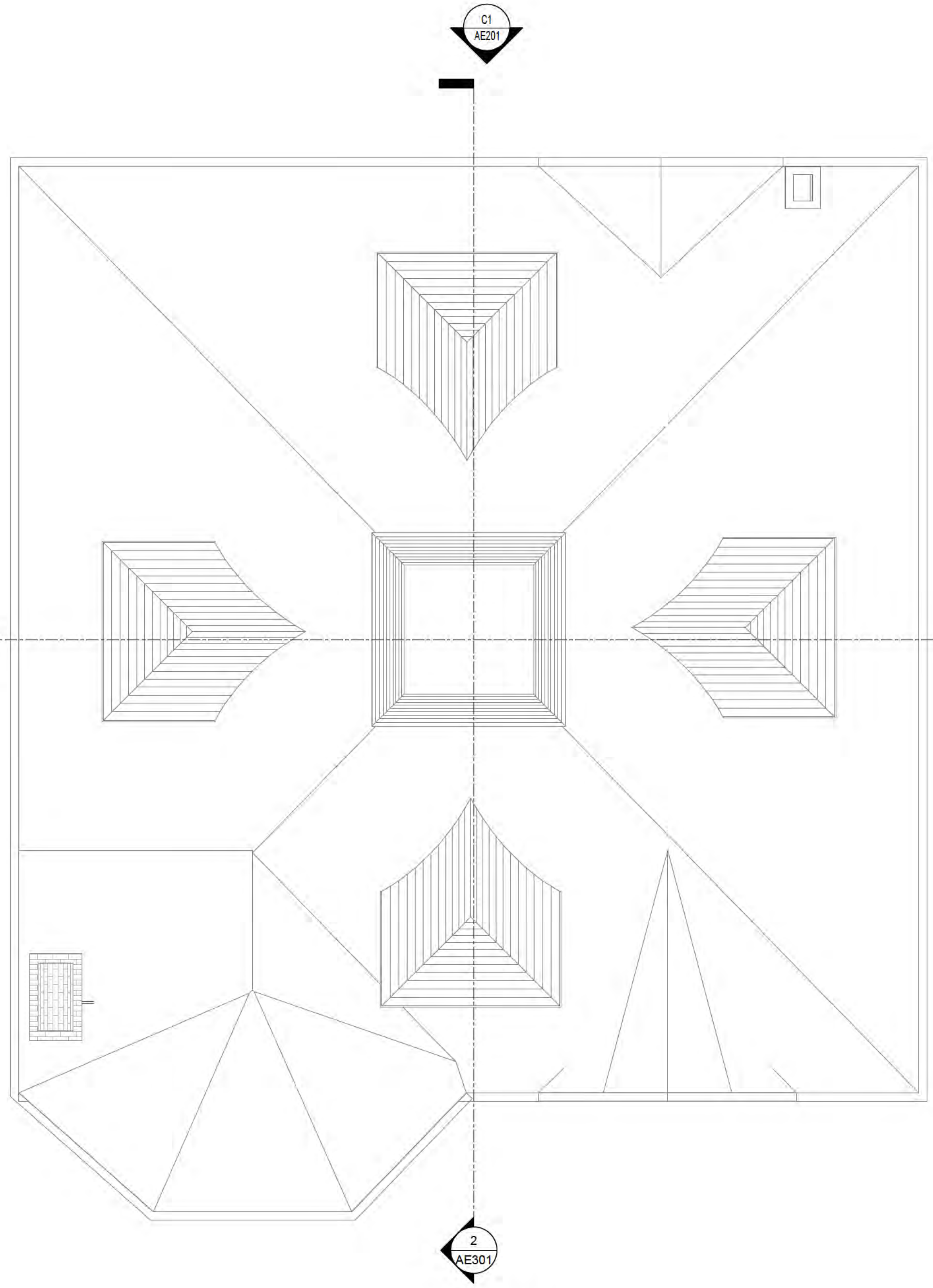
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AE104

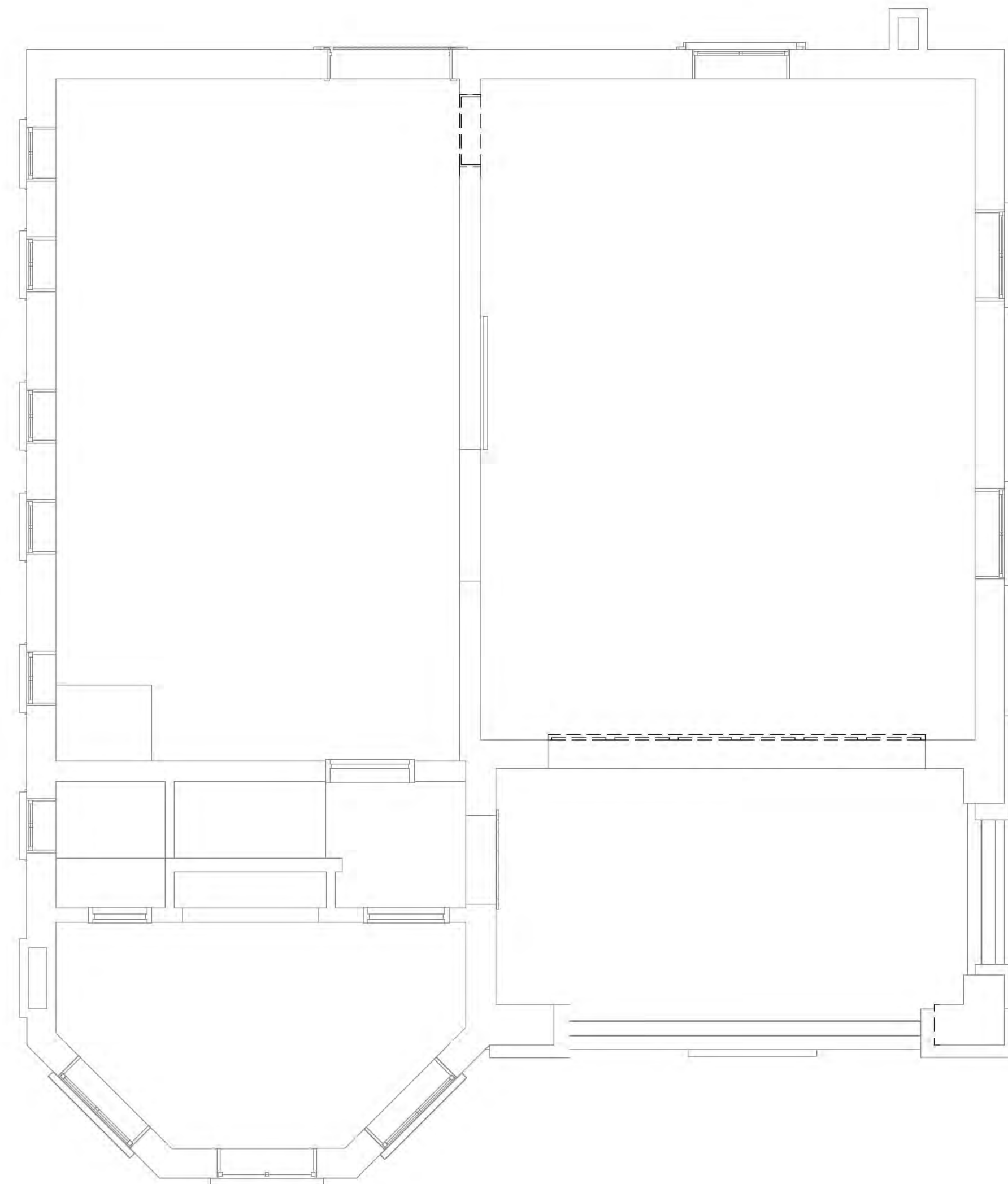
SHEET NO. ____ OF ____ SHEETS

August 27, 2020

JOB NO. 652603
FISHER CARRIAGE HOUSE RIVER RECREATION COMMUNITY ENGAGEMENT HUB



ROOF PLAN
1
AE104 1/4" = 1'-0"



GENERAL NOTES

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- H. CONTRACTOR TO PROTECT ALL PAVING TO REMAIN.

PREPARER:



ARCHITECTURE - PLANNING - INTERIORS
175 S MAIN STREET STE 300 - SLC, UT 84111
801-535-9715 www.crsa-ut.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

SLC PROJECT#: 652603

CHECKED BY:

DRAWN BY: ZC

CURRENT BID DATE: 06/26/2020

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:

**MAIN FLOOR DEMO
RCP**

SHEET IDENTIFIER:

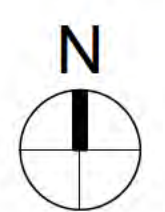
AD111

SHEET NO. ____ OF ____ SHEETS

August 27, 2020

LEGEND

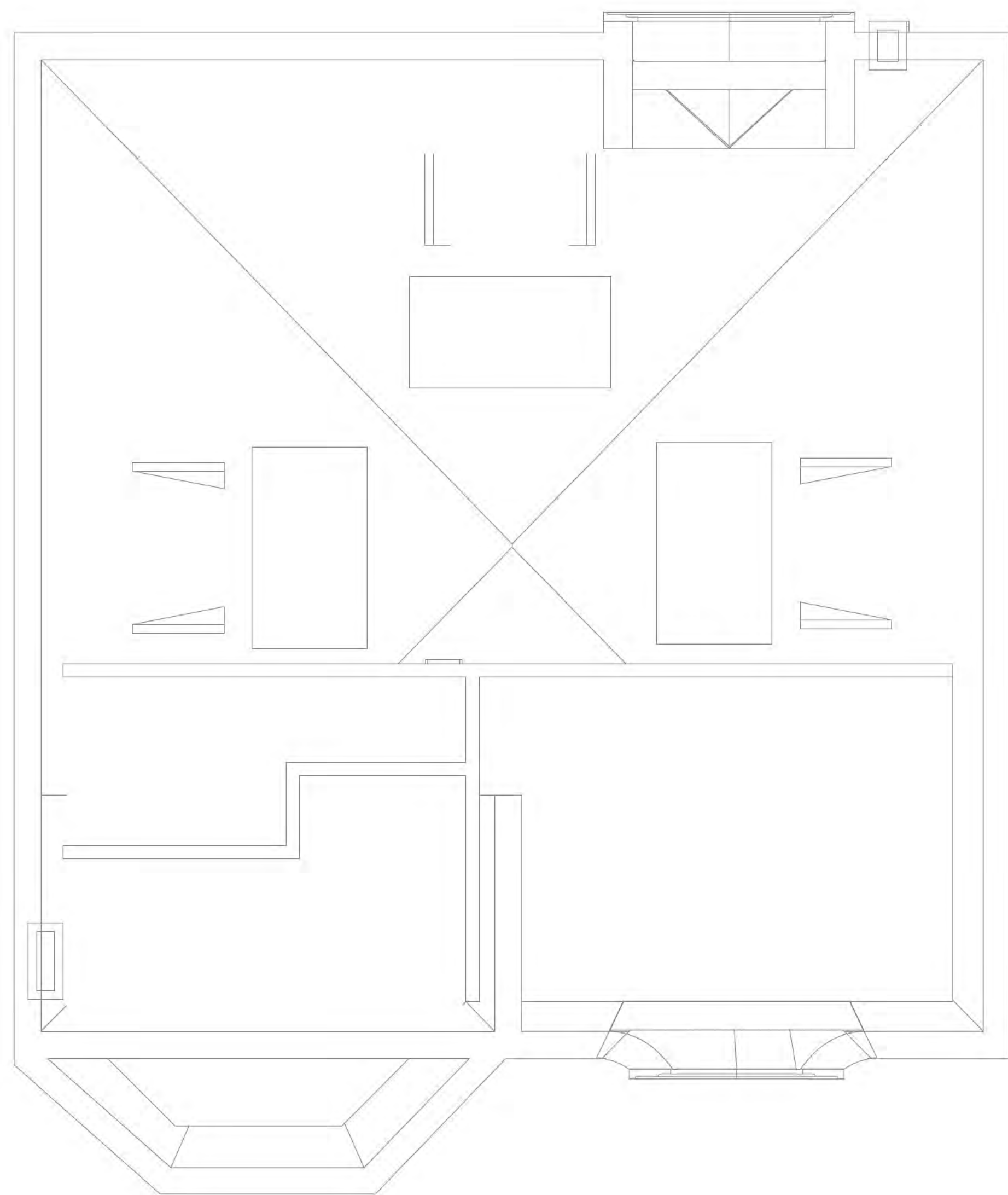
DEMO	-----
EXISTING TO REMAIN	_____
LAY-IN CEILING DEMO	
GYP. CEILING DEMO	



A1
AD111

MAIN FLOOR DEMO RCP

1/4" = 1'-0"



GENERAL NOTES

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PREPARER:



ARCHITECTURE - PLANNING - INTERIORS
175 S MAIN STREET STE 300 - SLC, UT 84111
801-535-9715 www.crsa-ut.com

PREPARER CONSULTANT:

PROFESSIONAL SEAL:

PROJECT IDENTIFICATION:

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HOUSE RIVER
RECREATION
COMMUNITY
ENGAGEMENT HUB**

1206 WEST 200 SOUTH
SALT LAKE CITY, UT 84104

Job No. 652603

REVISIONS

NO.	DESCRIPTION	DATE

SLC PROJECT#: 652603

CHECKED BY: JDE

DRAWN BY: ZC

CURRENT BID DATE: 06/26/2020

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:

**UPPER FLOOR DEMO
RCP**

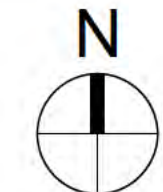
SHEET IDENTIFIER:

AD112

SHEET NO. ___ OF ___ SHEETS

LEGEND

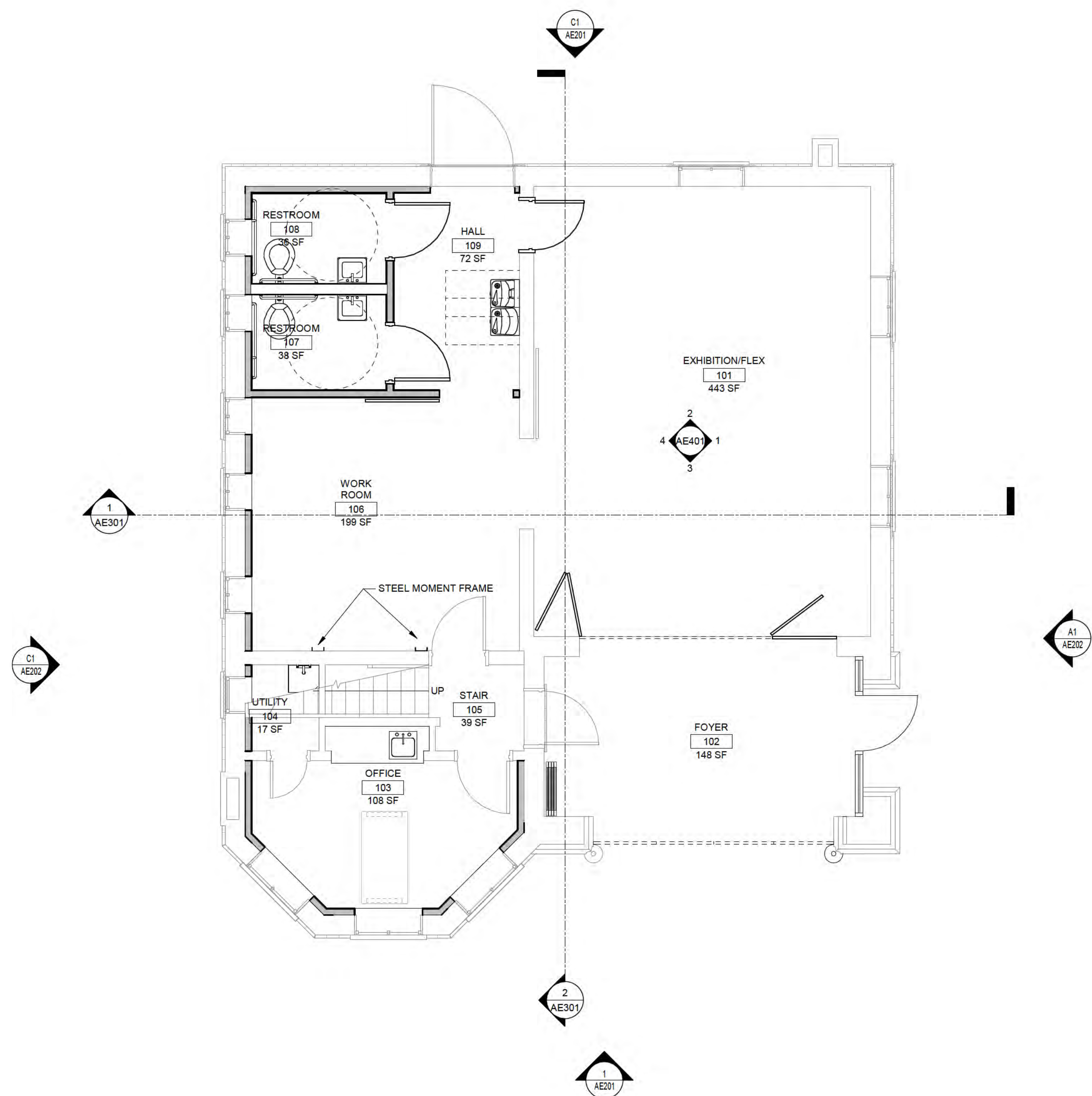
DEMO	
EXISTING TO REMAIN	
LAY-IN CEILING DEMO	
GYP. CEILING DEMO	



A1
AD112

UPPER FLOOR DEMO RCP

1/4" = 1'-0"



PREPARER:



ARCHITECTURE - PLANNING - INTERIORS
175 S MAIN STREET STE 300 - BLDG 100N 84111
801-535-9715 www.crsa-ut.com

PREPARER CONSULTANT:

PROFESSIONAL SEAL:

PROJECT IDENTIFICATION:

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

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VAULT NO.:

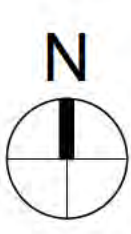
SHEET TITLE:

MAIN FLOOR PLAN

SHEET IDENTIFIER:

AE101

SHEET NO. ___ OF ___ SHEETS

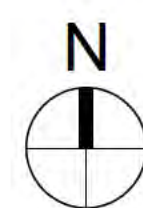
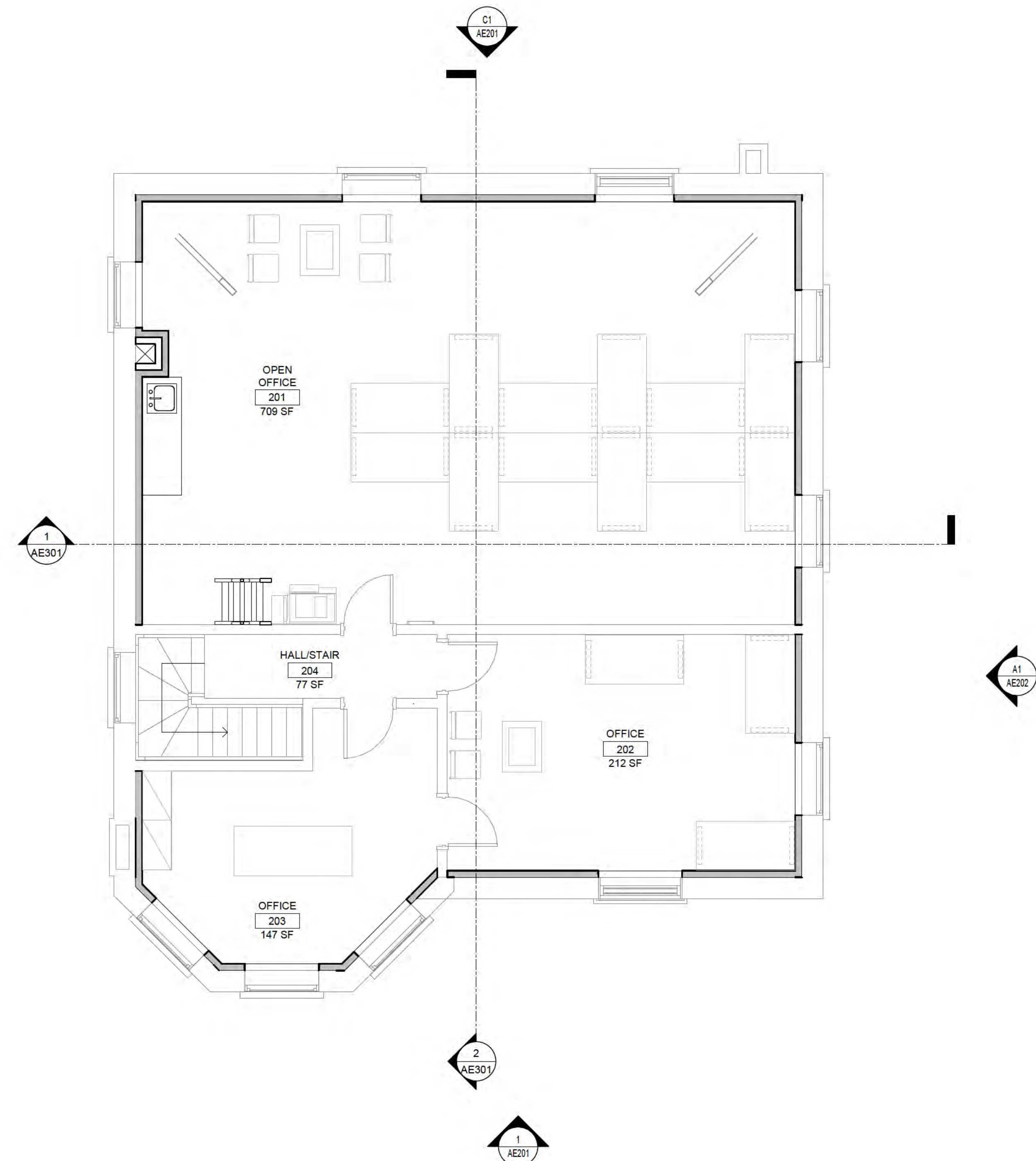


A1
AE101

MAIN FLOOR PLAN

1/4" = 1'-0"

JOB NO. 652603
FISHER CARRIAGE HOUSE RIVER RECREATION COMMUNITY ENGAGEMENT HUB



A1
AE102

UPPER FLOOR PLAN

1/4" = 1'-0"

PREPARER:

CRSA

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801-535-9715 www.crsa-ut.com

PREPARER CONSULTANT:

PROFESSIONAL SEAL:

PROJECT IDENTIFICATION:

**FISHER CARRIAGE
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RECREATION
COMMUNITY
ENGAGEMENT HUB**

1206 WEST 200 SOUTH
SALT LAKE CITY, UT 84104

Job No. 652603

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SLC PROJECT#: 652603

CHECKED BY:

DRAWN BY: ZC

CURRENT BID DATE: 06/26/2020

PROJECT OWNER:



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Fax: 801-535-6093

VAULT NO.:

SHEET TITLE:

UPPER FLOOR PLAN

SHEET IDENTIFIER:

AE102

SHEET NO. ___ OF ___ SHEETS

August 27, 2020

PREPARED BY:



ARCHITECTURE - PLANNING - INTERIORS
175 S MAIN STREET, STE 300 - BLDG. UTM 84111
801-535-9715 www.crsa-ut.com

PREPARED 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

SLC PROJECT#: 652603

CHECKED BY:

DRAWN BY: ZC

CURRENT BID DATE: 06/26/2020

PROJECT OWNER:



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DEPT. OF PUBLIC SERVICES
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SALT LAKE CITY, UT 84111
Phone: 801-535-7961
Fax: 801-535-6093

VAULT NO.:

SHEET TITLE:

ROOF PLAN

SHEET IDENTIFIER:

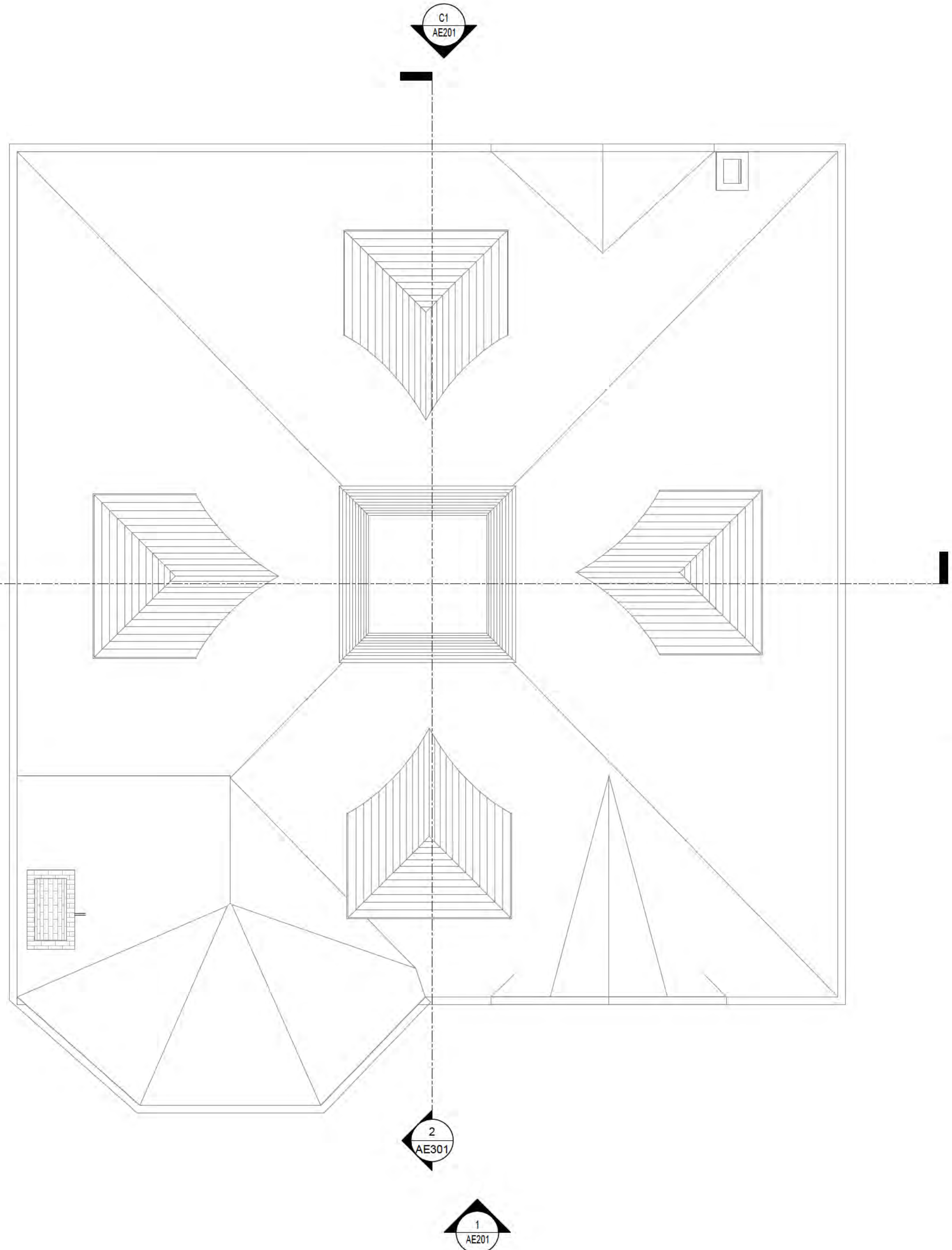
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SHEET NO. ___ OF ___ SHEETS

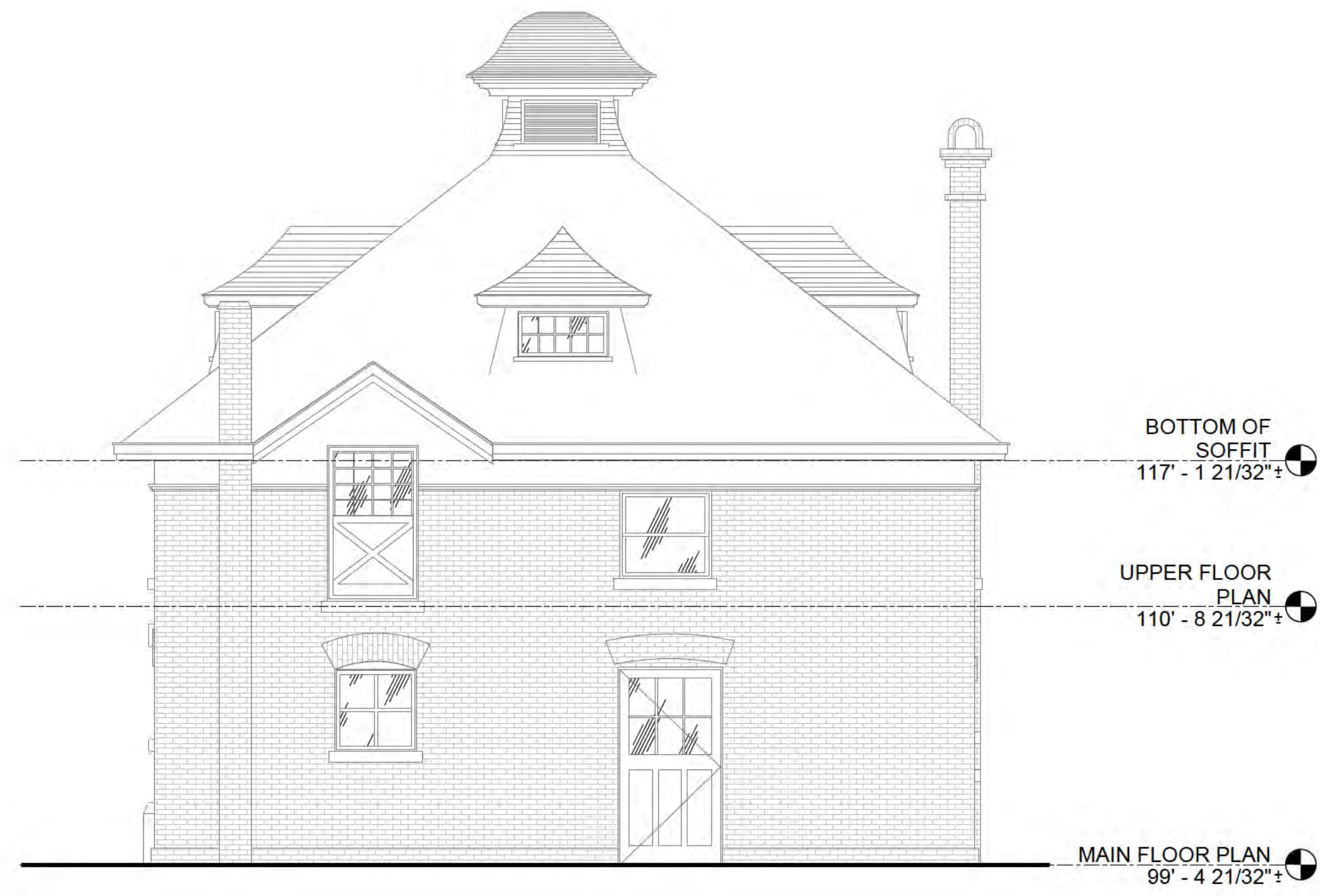
August 27, 2020

JOB NO. 652603

FISHER CARRIAGE HOUSE RIVER RECREATION COMMUNITY ENGAGEMENT HUB



ROOF PLAN
1/4" = 1'-0"



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

NORTH ELEVATION



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

SOUTH ELEVATION

PREPARER:



ARCHITECTURE - PLANNING - INTERIORS
175 S MAIN STREET STE 300 - BLDG UPRM 84111
801-535-9715 www.crsa-ut.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

SLC PROJECT#: 652603

CHECKED BY:

DRAWN BY:

CURRENT/BID 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:

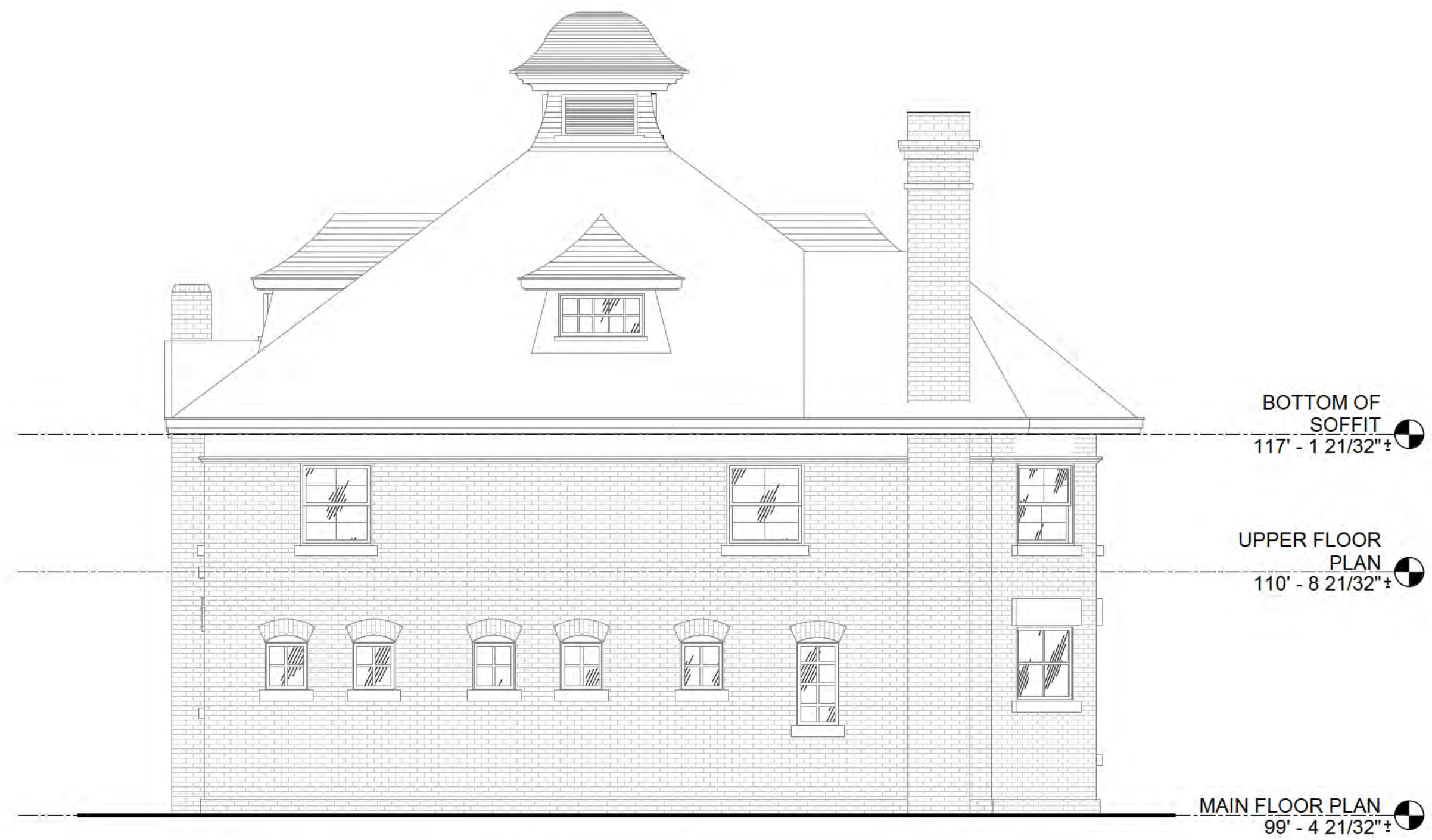
ELEVATIONS

SHEET IDENTIFIER:

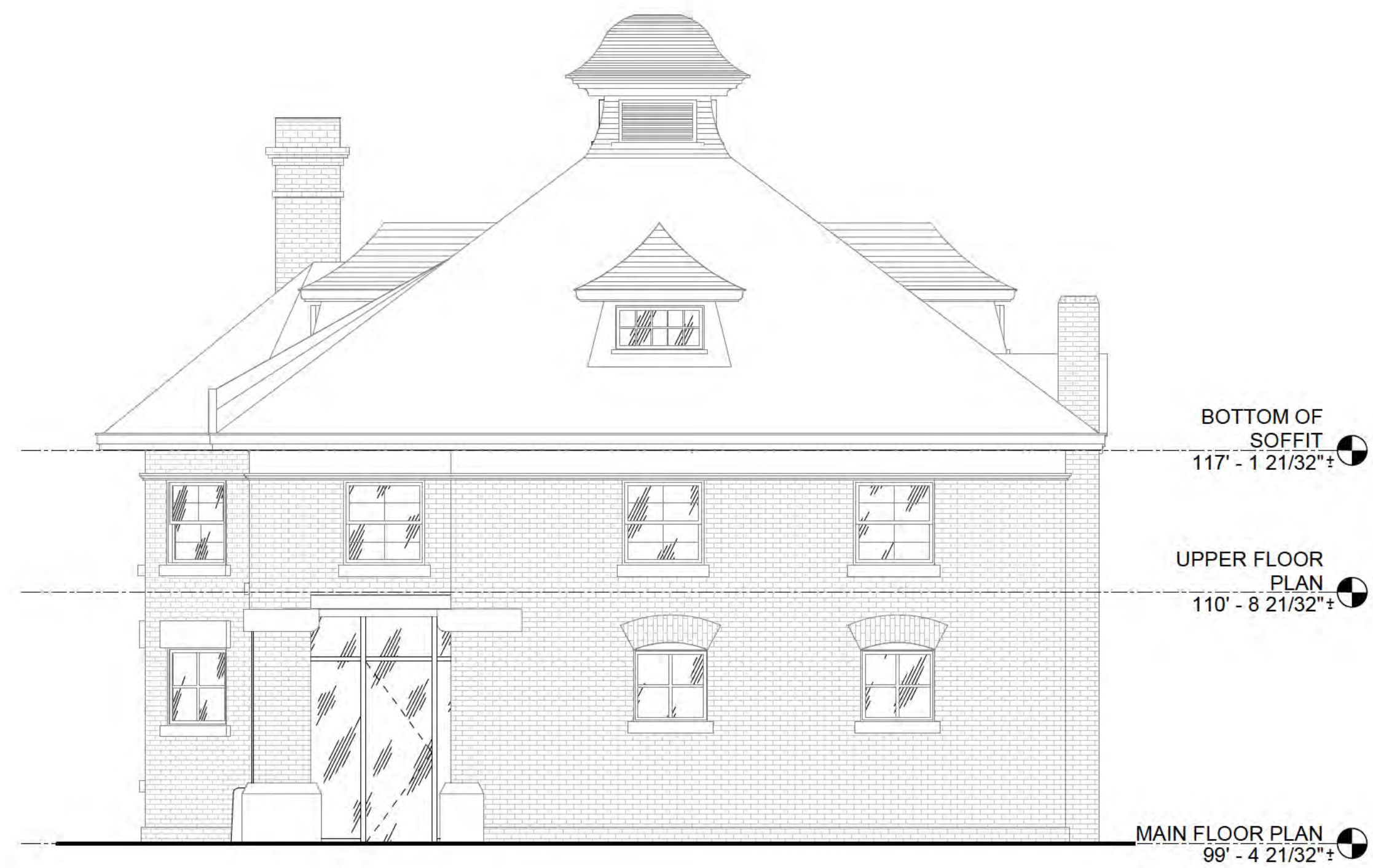
AE201

SHEET NO. ___ OF ___ SHEETS

August 27, 2020



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



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

PREPARER:



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175 S MAIN STREET STE 300 - SLC, UT 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

SLC PROJECT#: 652603

CHECKED BY:

DRAWN BY:

CURRENT BID 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:

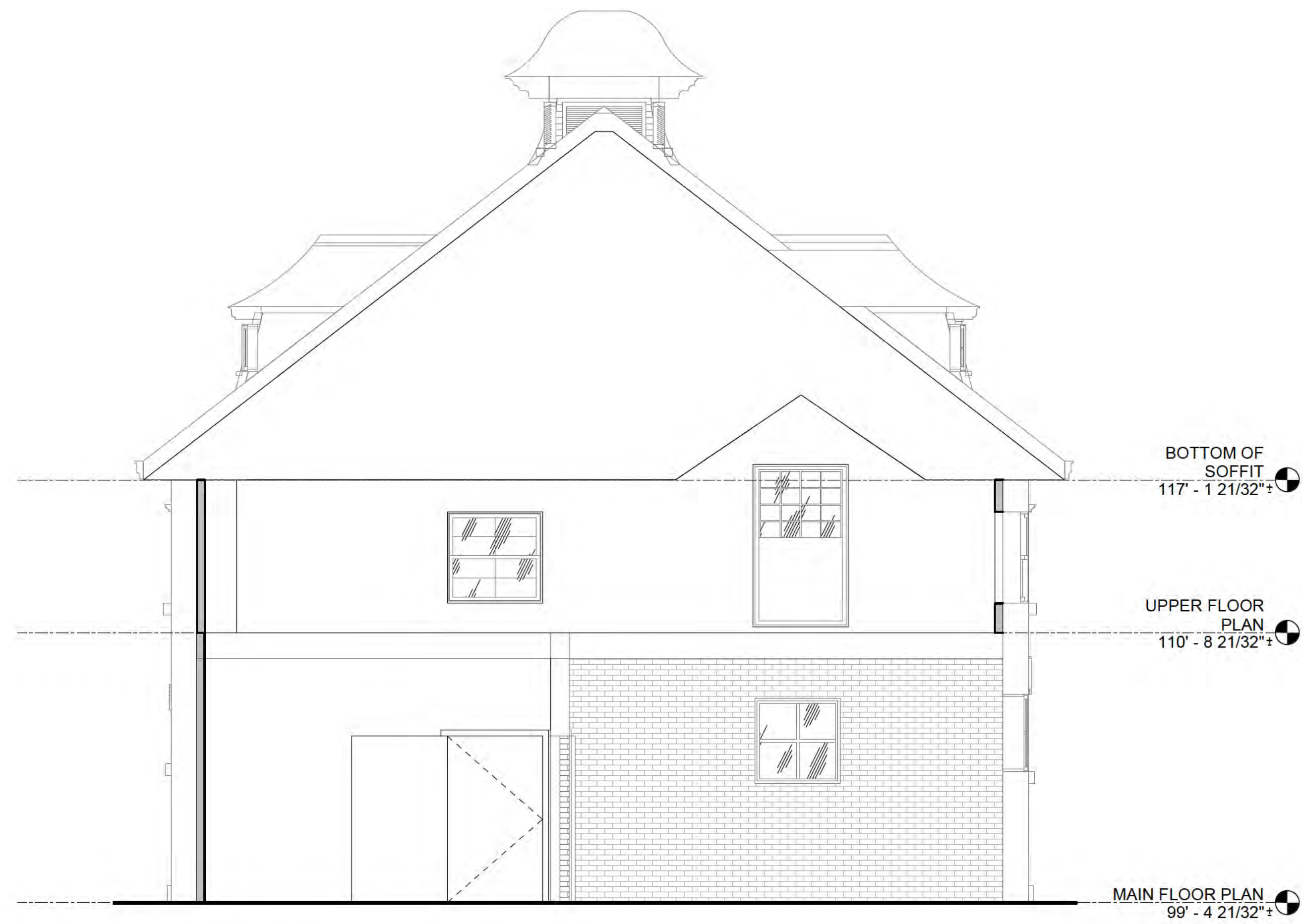
ELEVATIONS

SHEET IDENTIFIER:

AE202

SHEET NO. ___ OF ___ SHEETS

JOB NO. 652603
FISHER CARRIAGE HOUSE RIVER RECREATION COMMUNITY ENGAGEMENT HUB



1 BUILDING CROSS SECTION
1/4" = 1'-0"

2 BUILDING LONGITUDAL SECTION
1/4" = 1'-0"

PREPARER:

CRSA

ARCHITECTURE - PLANNING - INTERIORS
175 S MAIN STREET STE 300 - SLC, UT 84111
801-535-9715 www.crsa-ut.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

SLC PROJECT#: 652603
CHECKED BY:
DRAWN BY:
CURRENT BID DATE: 08/01/19

PROJECT OWNER:



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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:

BUILDING SECTIONS

SHEET IDENTIFIER:

AE301

SHEET NO. ___ OF ___ SHEETS

JOB NO. 652603

FISHER CARRIAGE HOUSE RIVER RECREATION COMMUNITY ENGAGEMENT HUB

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 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 101.1.5.2/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.

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.

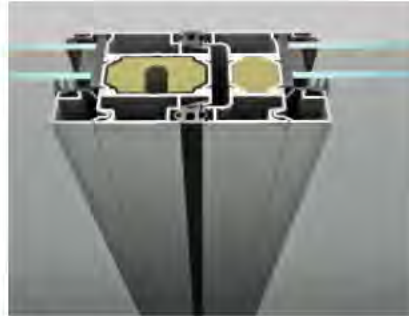
Push/pull handles are in brushed stainless steel finish.

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.



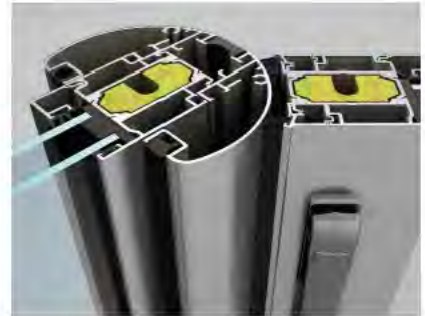
Trouble-Free Operation

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 one hand.



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										
 <p>Air Infiltration ① ASTM E-283, cfm/ft2</p>	<p>@ 1.6 psf (75 Pa); 0.30 (1.5 L/s/m2) A2 ②</p>										
 <p>Water Penetration ① ASTM E-547 and ASTM E-331 <i>(With low profile saddle sill only.)</i></p>	<p>#1 Unit with weep holes from middle channel: No uncontrolled water entry @ 2.92 psf (140 Pa) subject to the following adaptations of the sill in the field by others:</p> <ol style="list-style-type: none"> 1. Remove the gasket covering the middle channel. 2. Drill weep holes through the outer bottom wall in middle channel (3/8" weep hole per panel). 3. Drill weep holes through the lower front face of sill (3/8" weep hole per panel). 	<p>#2 Unit with weep holes from inner channel: No uncontrolled water entry @ 6 psf (290 Pa) subject to the following adaptations of the sill in the field by others:</p> <ol style="list-style-type: none"> 1. Remove the gaskets covering the inner channel. 2. Drill weep holes through the bottom of this channel (about one 3/8" weep hole per panel). 3. Drill weep holes through the lower front face of the sill to the inner channel bottom (about 3/8" weep hole per panel). 									
<p>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.</p>											
 <p>Structural Load Deflection ASTM E-330: pass See Design Windload Charts for other sized panels <i>Note that the structural test pressures were 50% higher than the design pressures.</i></p>	<p>DESIGN PRESSURE</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">Positive</td> <td style="width: 10%; border-left: 1px solid black;"></td> <td style="width: 40%;">Negative</td> </tr> <tr> <td>@ 45 psf</td> <td></td> <td>@ 45 psf</td> </tr> <tr> <td>(2160 Pa)</td> <td></td> <td>(2160 Pa)</td> </tr> </table> <p>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</p>		Positive		Negative	@ 45 psf		@ 45 psf	(2160 Pa)		(2160 Pa)
Positive		Negative									
@ 45 psf		@ 45 psf									
(2160 Pa)		(2160 Pa)									
 <p>Forced Entry Resistance ① ASTM F842</p>	<p>Type A. Grade: 40 Pass</p>										

HSW60



Life Cycle Performance
AAMA 920

For incorporated swing panel 500,000 cycles - pass



Acoustical Performance ③

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/LS2/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 Trennwandtechnik, Munster, Germany, an independent testing laboratory in december 2011.

Check www.NanaWall.com for the latest updates.

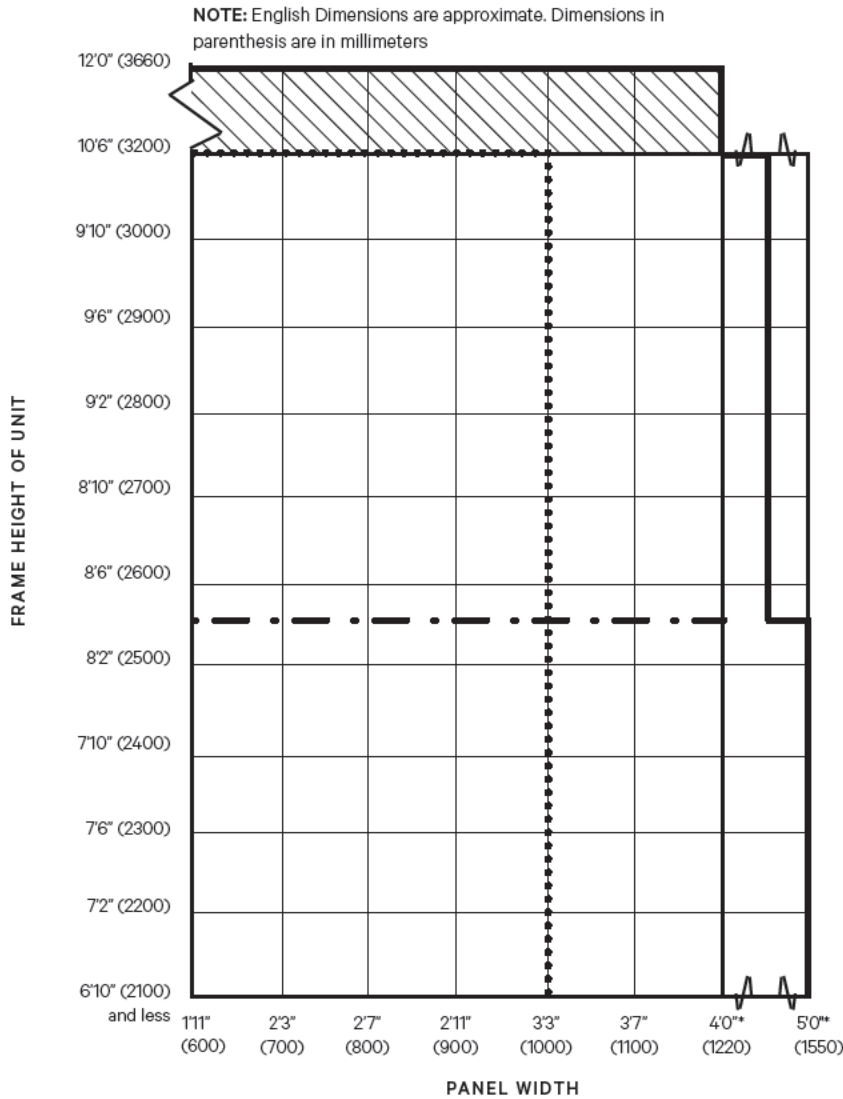
HSW60



Thermal Performance

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

TYPE OF GLASS (1 LITE) ④	CENTER OF GLASS U-FACTOR	GLASS THICKNESS	STANDARD SILL				LOW PROFILE SADDLE SILL				SOCKETS ONLY			
			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	17/16" (38 mm)	.26	.18	.33	*	.26	.18	.33	*	.26	.18	.33	*
Triple IG Low E x 2 (air filled)	.16	17/16" (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														



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).

* 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.

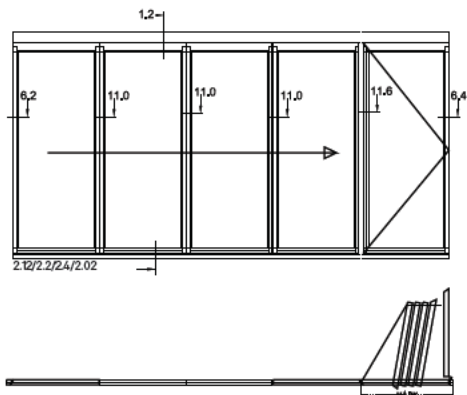
Elevation drawings and plan views of typical possible stacking concepts. Please see referenced cross-section details. As there can be many other stacking possibilities, please submit your ideas and sketches to NanaWall Systems, Inc. for evaluation. If needed, NanaWall Systems can provide a 3D Conceptual 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.

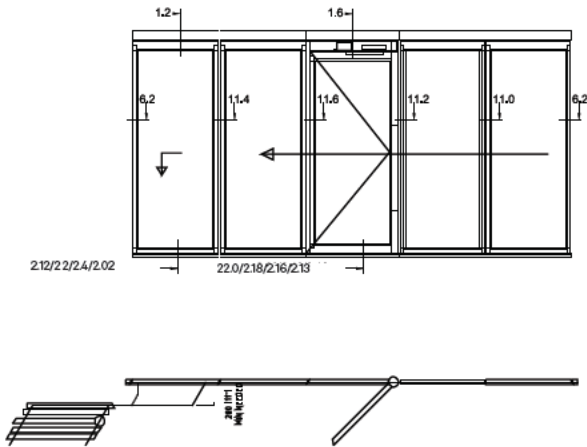
Concept 1

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



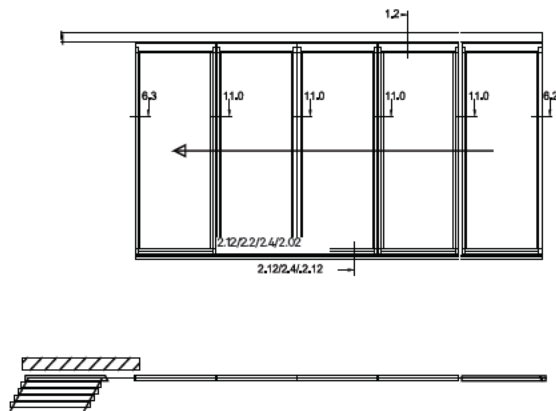
Concept 2

Parallel stacking outside the opening.



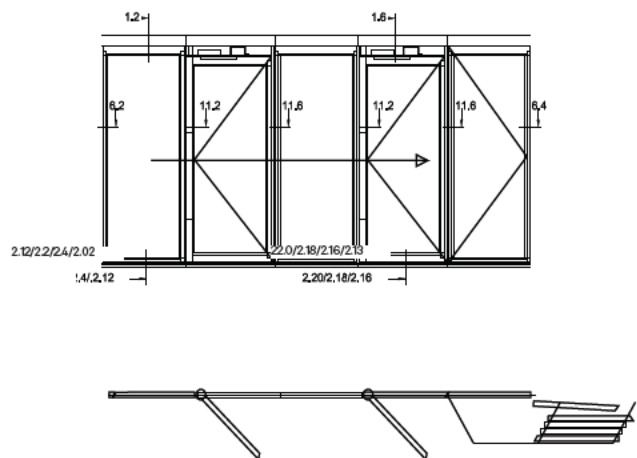
Concept 3

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



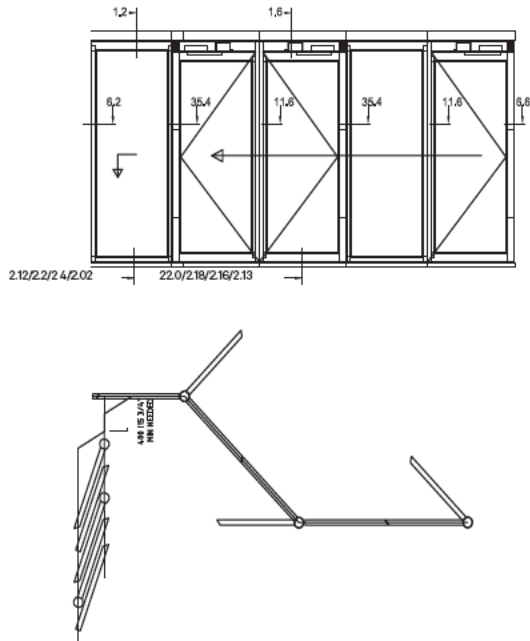
Concept 4

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



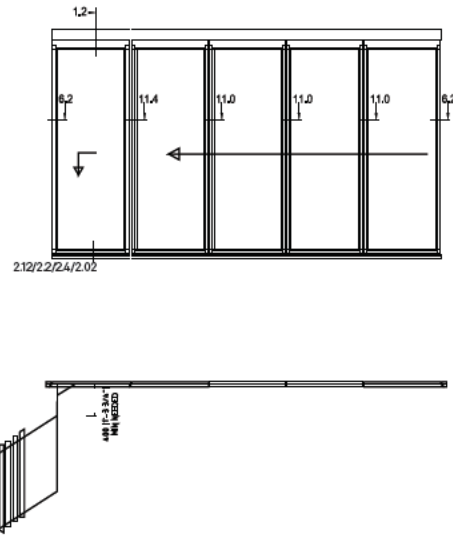
Concept 5

Angled stacking outside the opening.



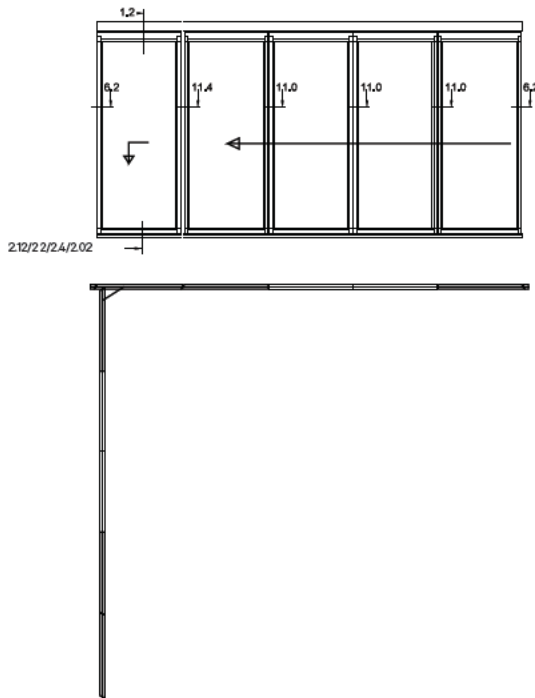
Concept 6

Perpendicular stacking outside the opening.



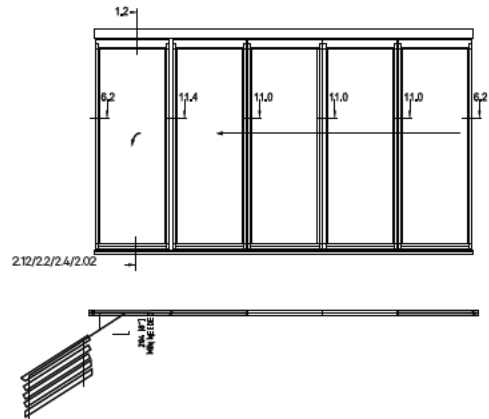
Concept 8

In tandem stacking of panels along adjacent wall.



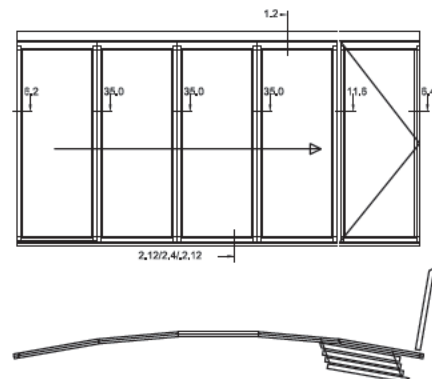
Concept 9

Stacking outside the opening at an angle.



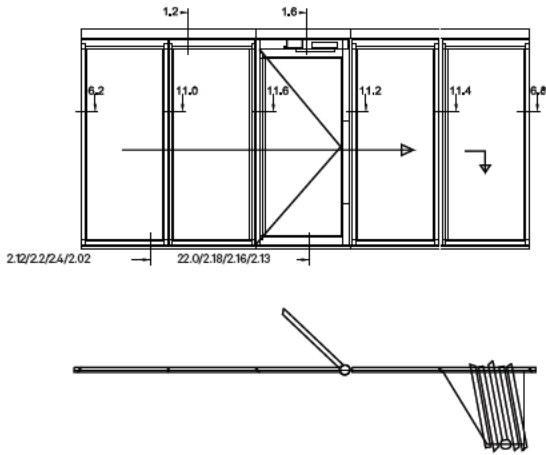
Concept 10

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



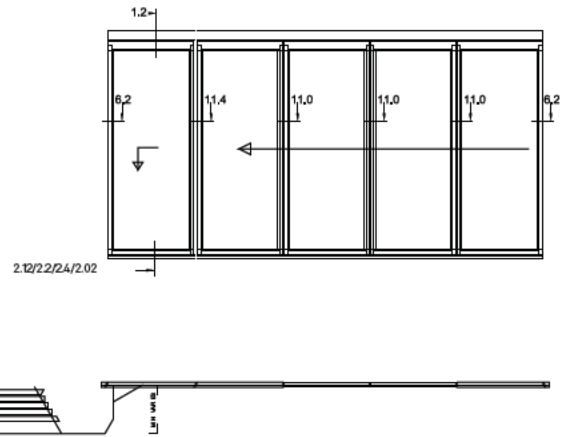
Concept 11

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



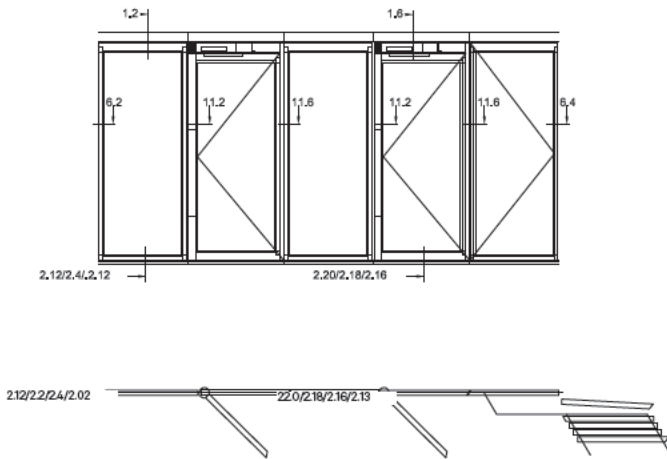
Concept 12

Parallel stacking outside the opening.



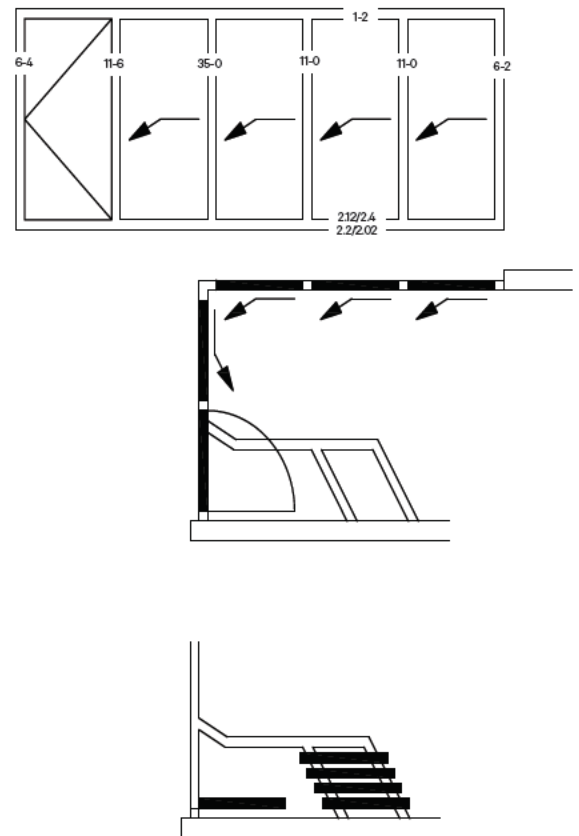
Concept 14

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.

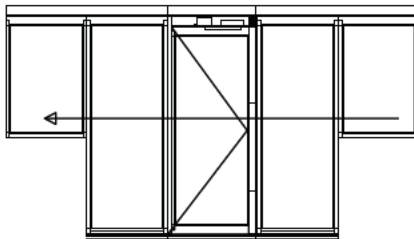
Please note some limitations as follows:

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.

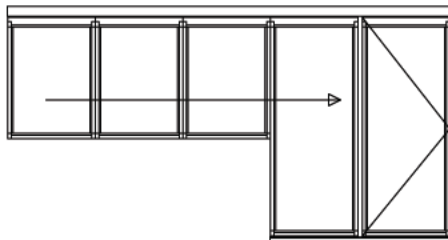
Concept 2DW

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



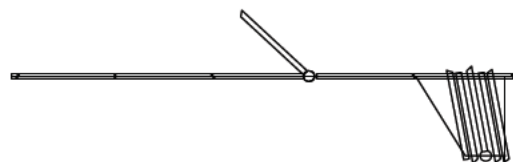
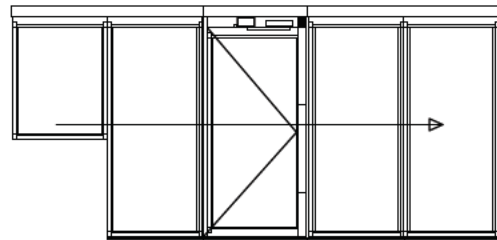
Concept 10DW

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

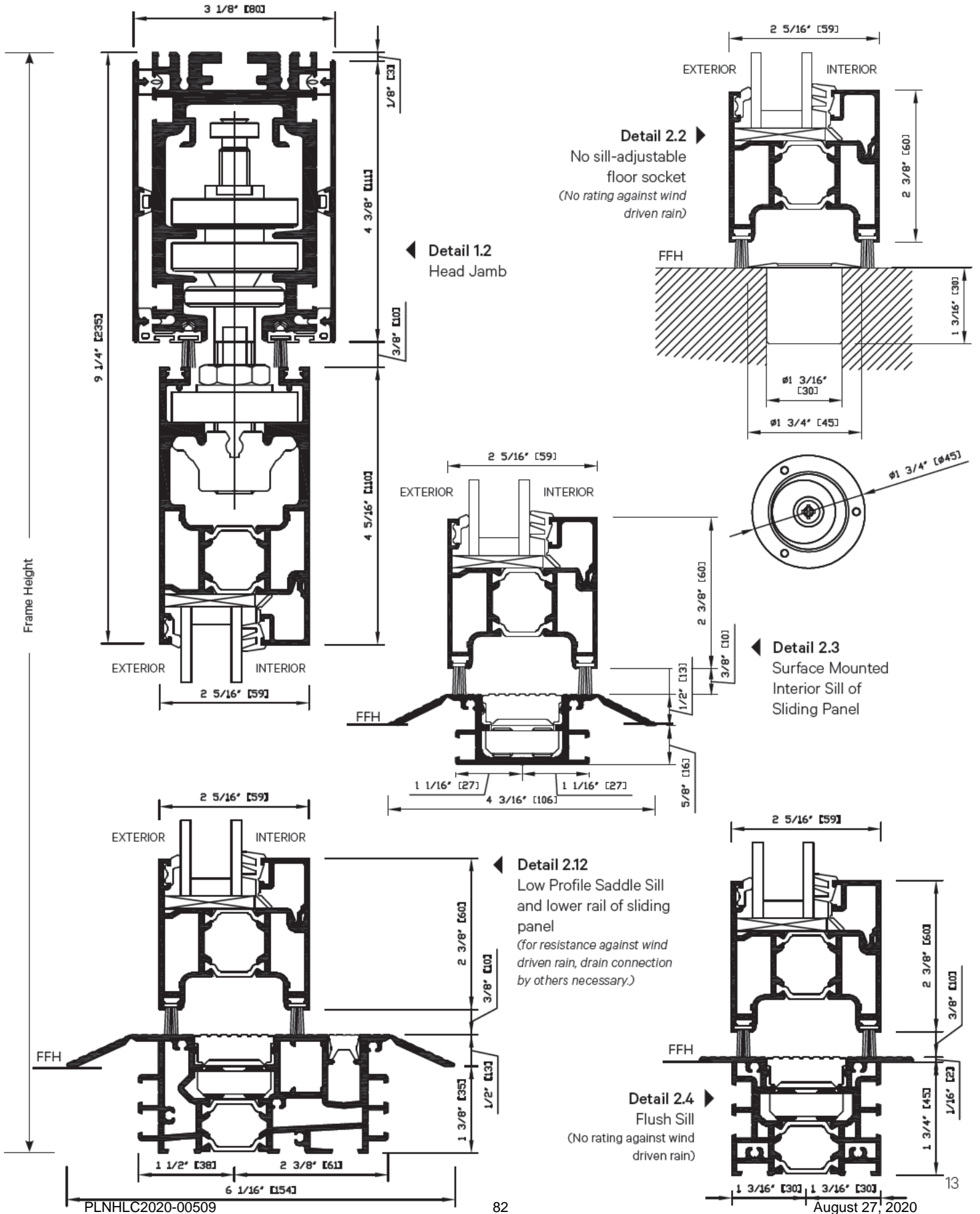


Concept 11DW

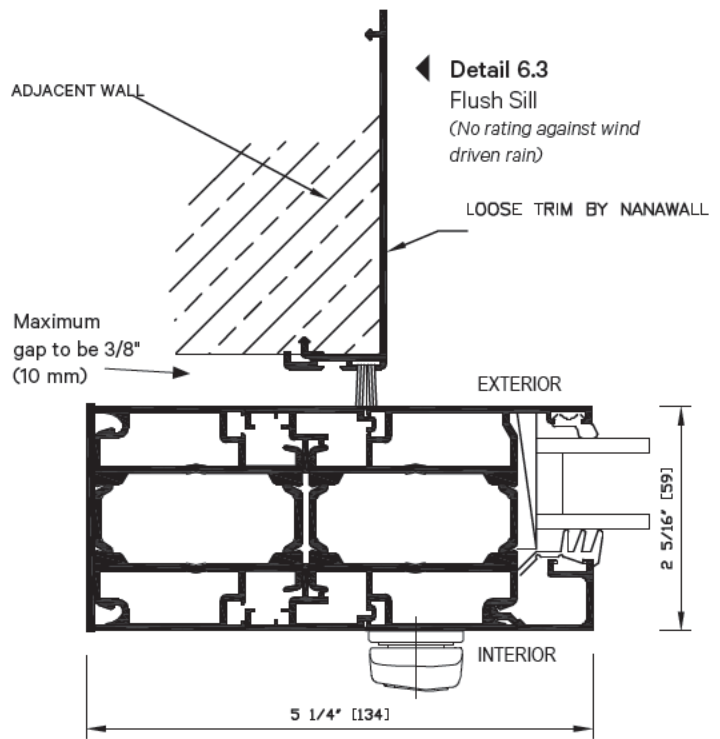
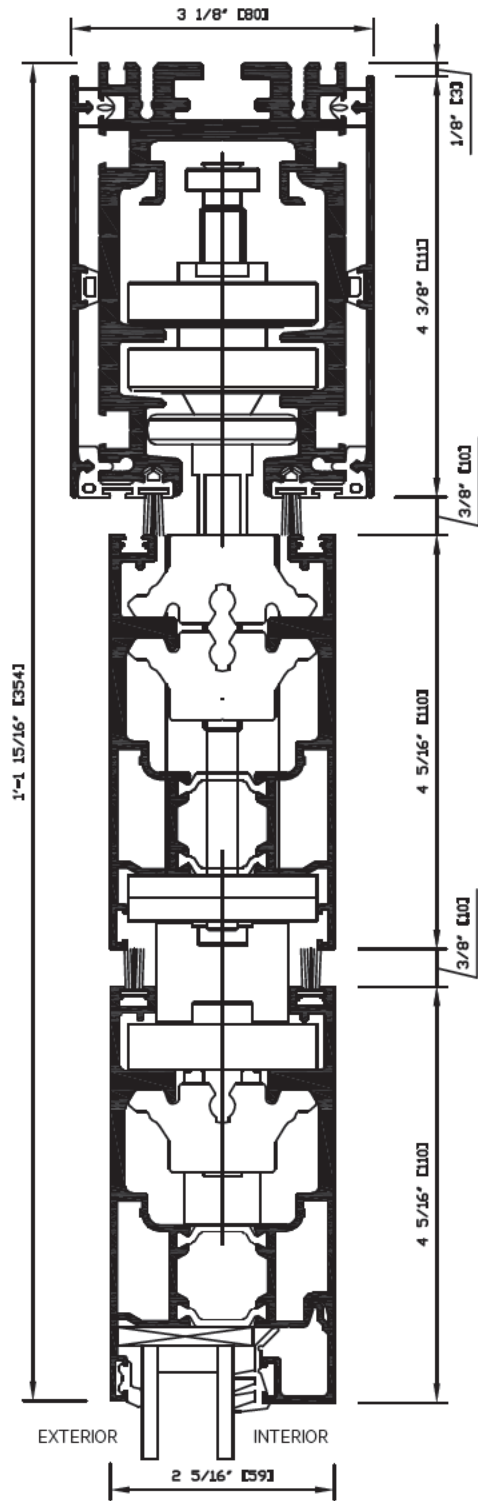
Door / Window Combination Unit with perpendicular stacking within the opening with 90° switch for first panel only.



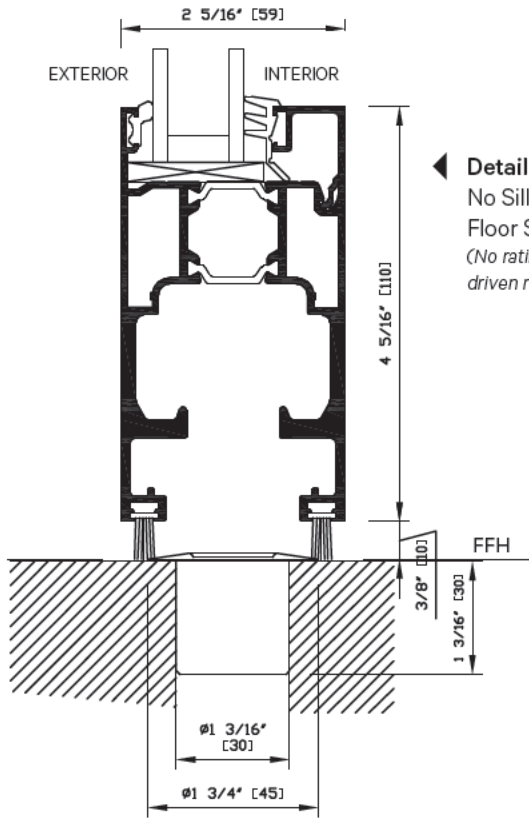
All Cross Sectional Views Are Half Size



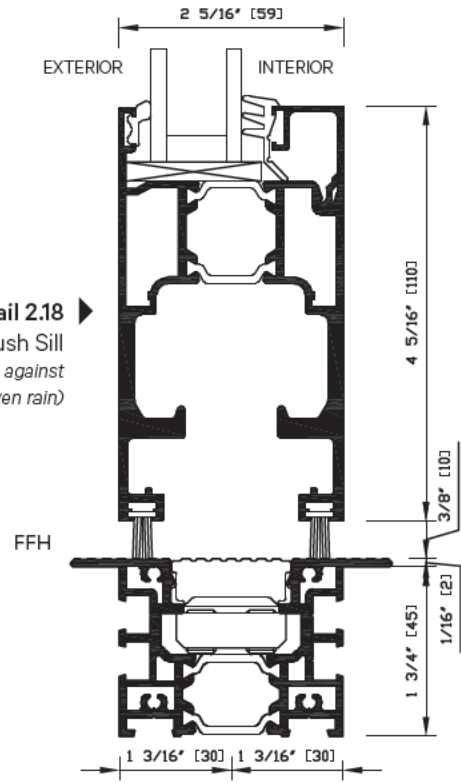
Detail 1.6 Head Jamb of Incorporated Swing Panel



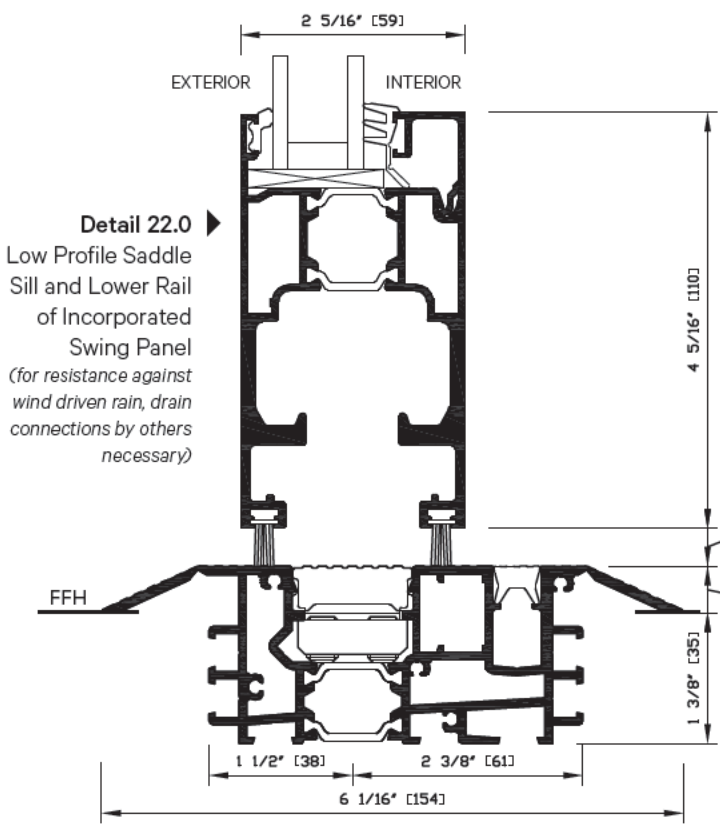
Vertical Sections for Sliding Panel with Incorporated Swing Panel



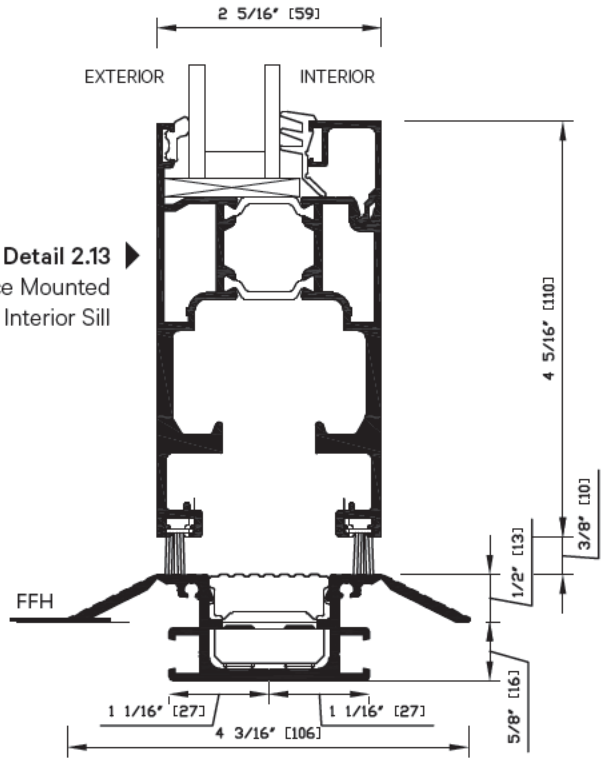
Detail 2.16
No Sill - adjustable
Floor Socket
(No rating against wind
driven rain)



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

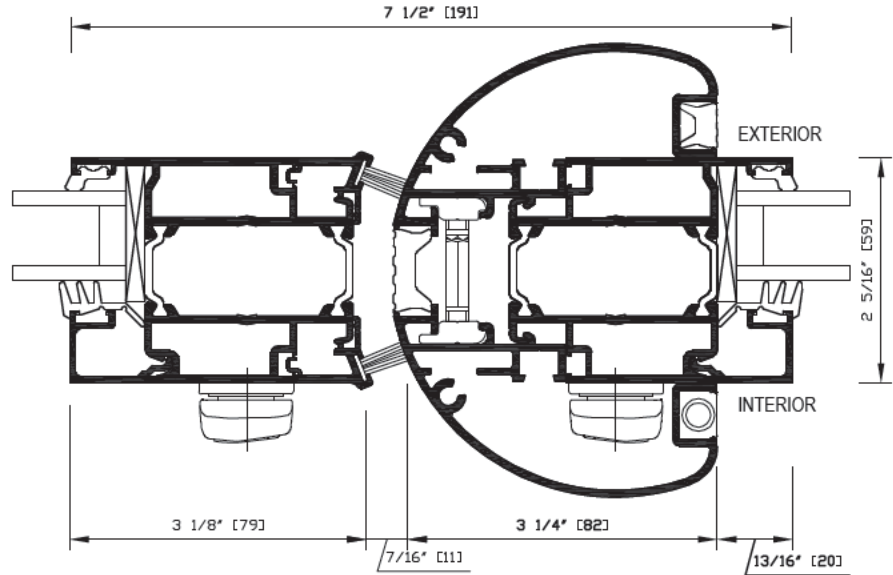


Detail 22.0
Low Profile Saddle
Sill and Lower Rail
of Incorporated
Swing Panel
(for resistance against
wind driven rain, drain
connections by others
necessary)

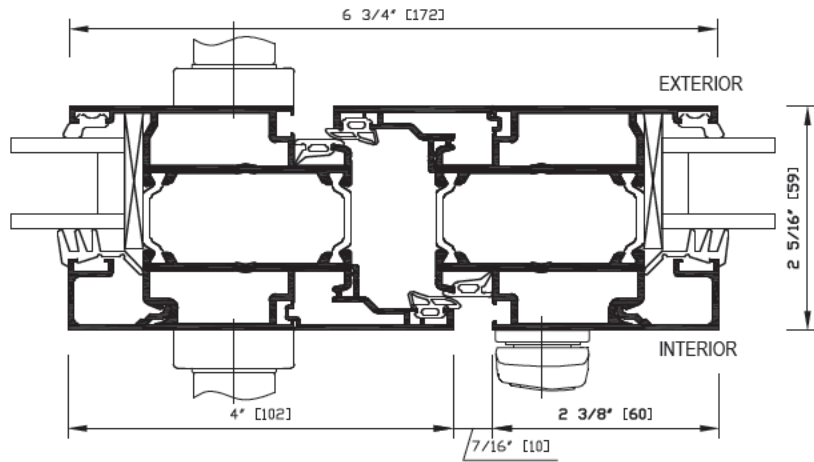


Detail 2.13
Surface Mounted
Interior Sill

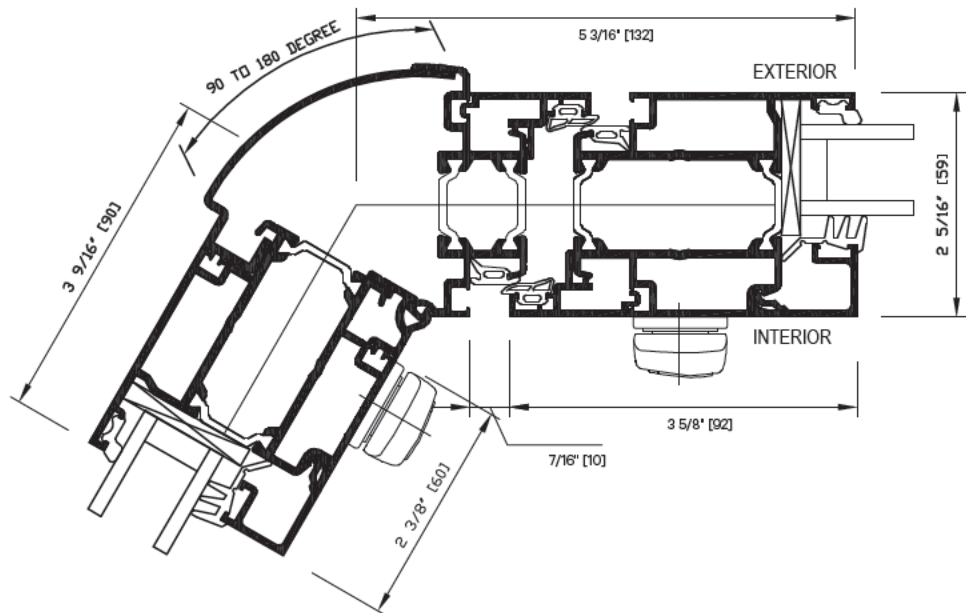
Detail 11.2
Sliding Panel meeting with hinged side of incorporated swing panel



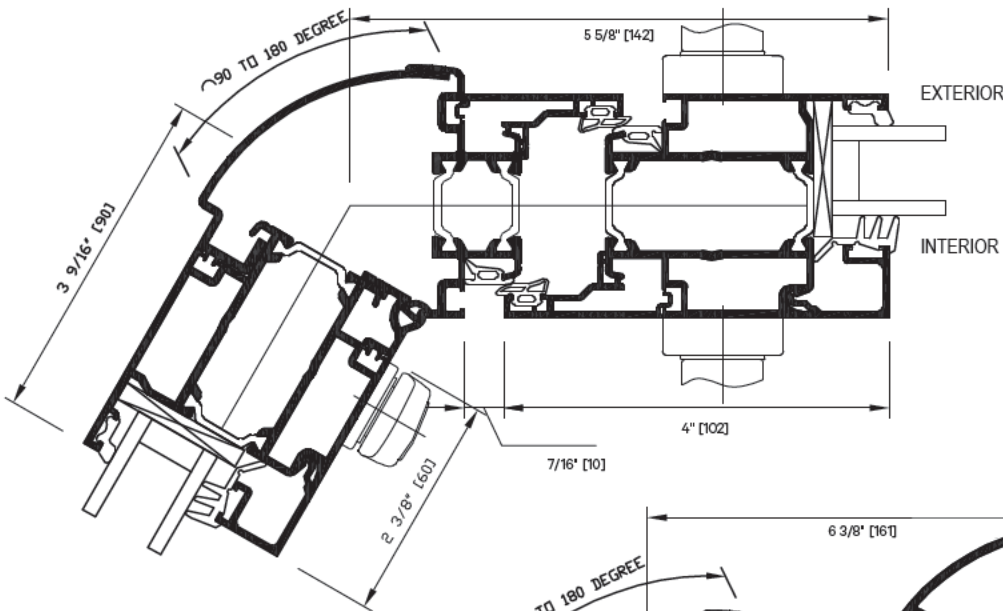
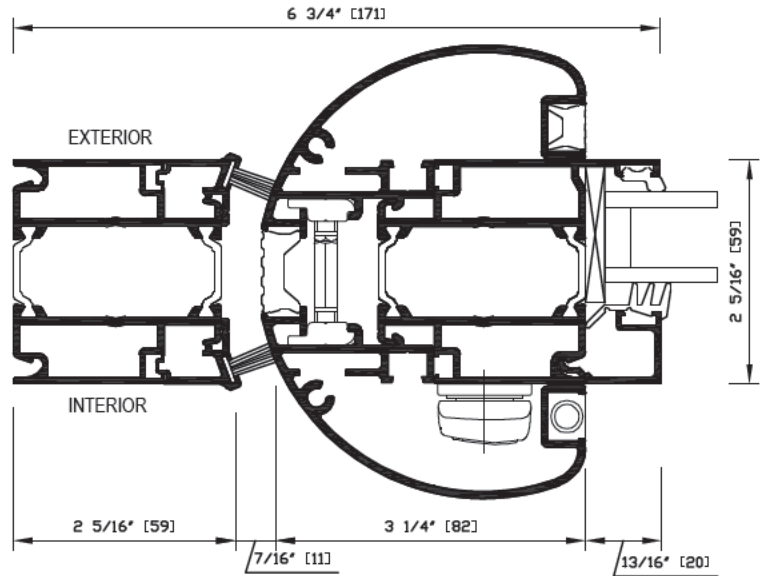
Detail 11.6
Strike side of swing panel meeting sliding panel or strike sides of a pair of swing panels meeting



Detail 35.0
Two Sliding Panels meet at segmented angle (90° to 180°)

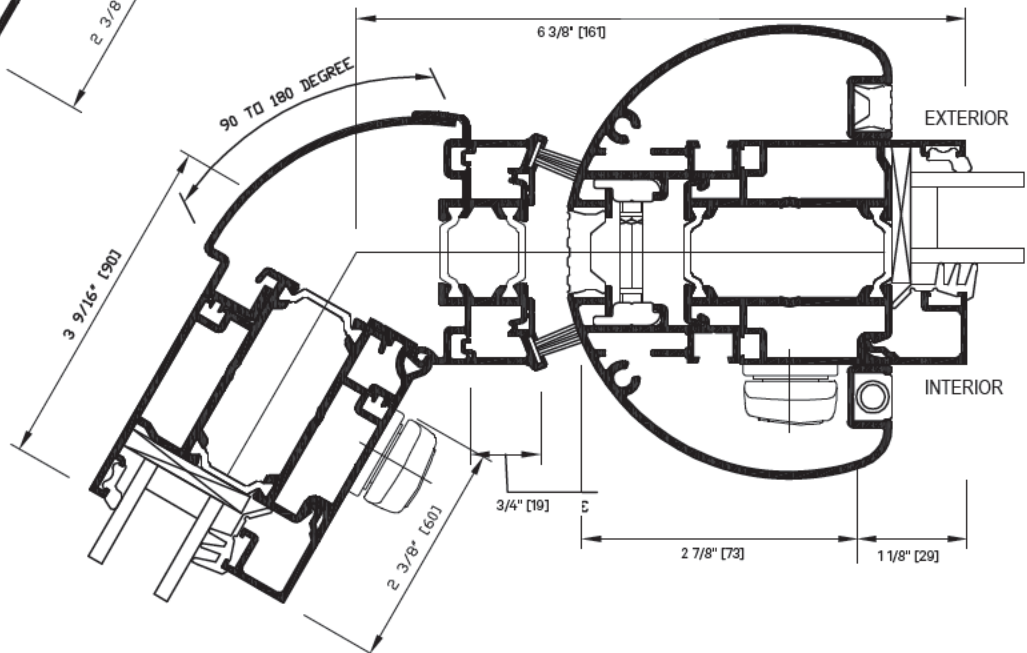


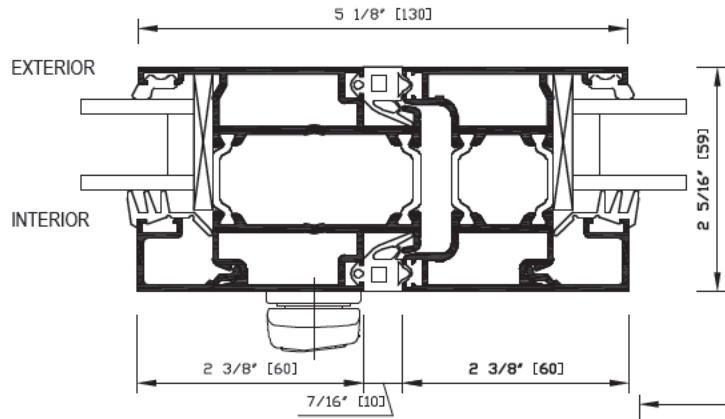
Detail 6.6
Hinge side of incorporated swing panel meeting side jamb



Detail 35.8
Sliding Panel meeting strike side of incorporated swing panel at segmented angle (90° to 180°). Any angle between 90° and 180° is possible.

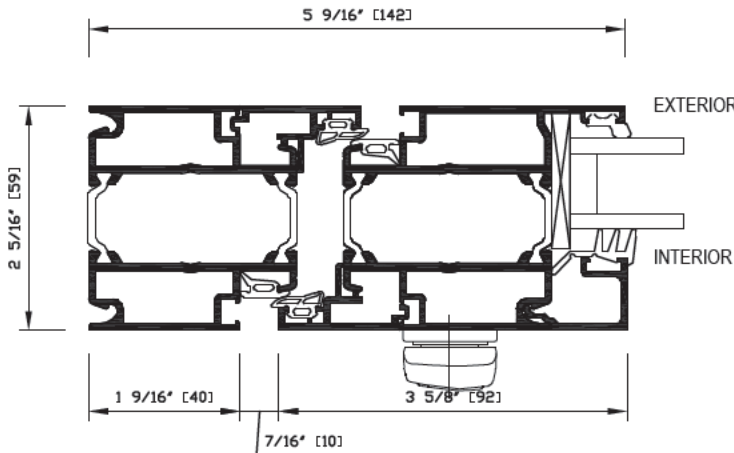
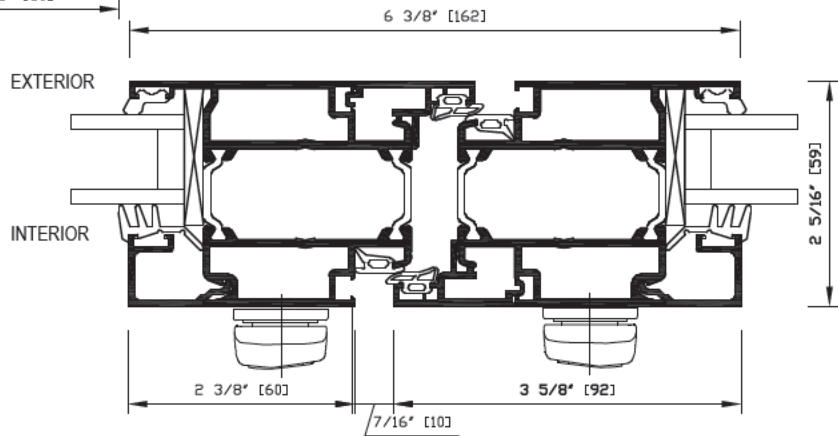
Detail 35.4
Sliding Panel meeting hinge side of incorporated swing panel at segmented angle (90° to 180°). Any angle between 90° and 180° is possible.





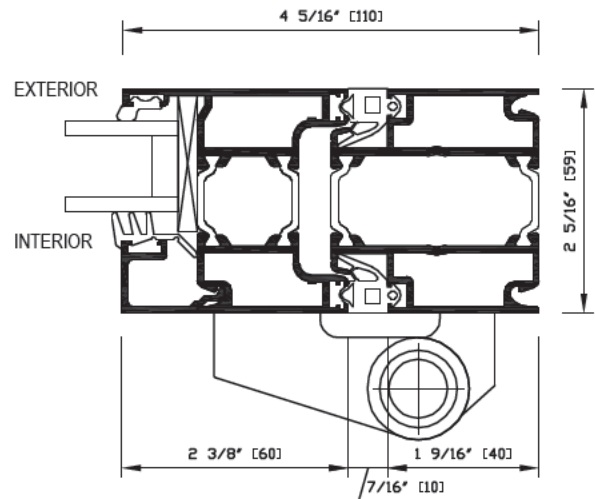
◀ **Detail 11.0**
Two Sliding Panels

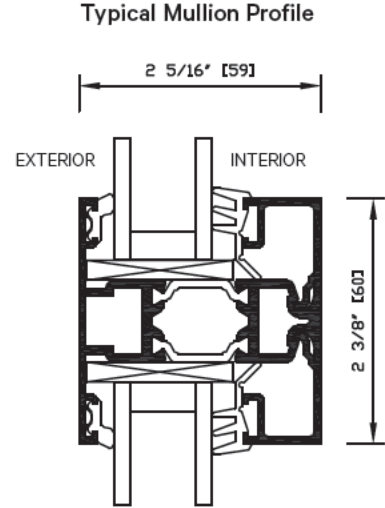
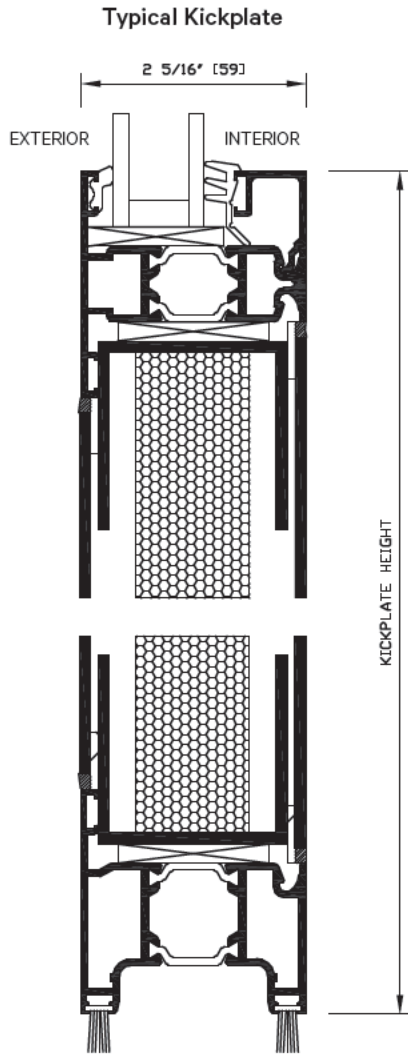
Detail 11.4 ▶
Meeting of a 2
panels with locking
on both panels



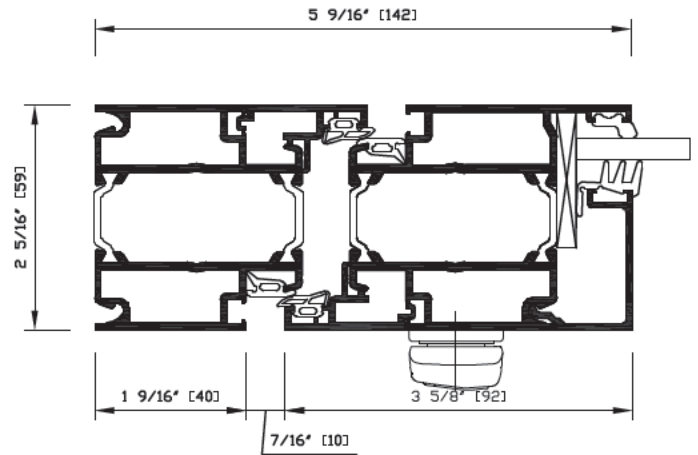
◀ **Detail 6.2**
Side jamb meeting panel.

Detail 6.4 ▶
Swing Panel hinged
to a side jamb.

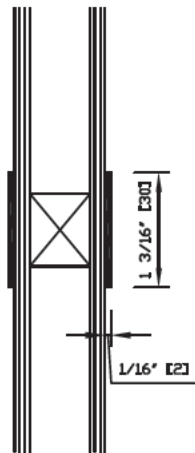




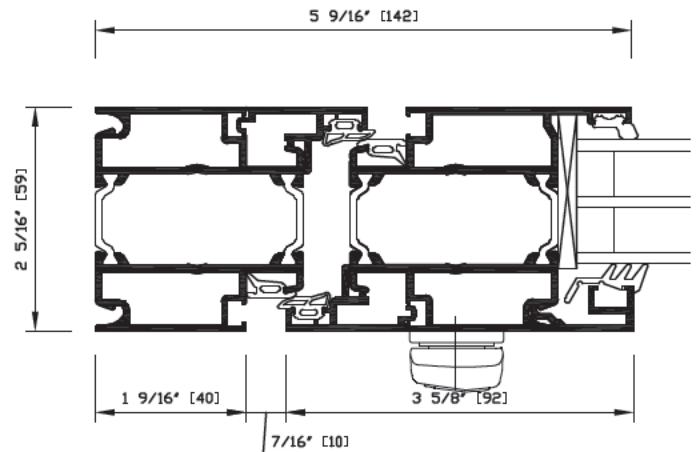
Detail 6.2
Typical Panel Profile with Single Glazing

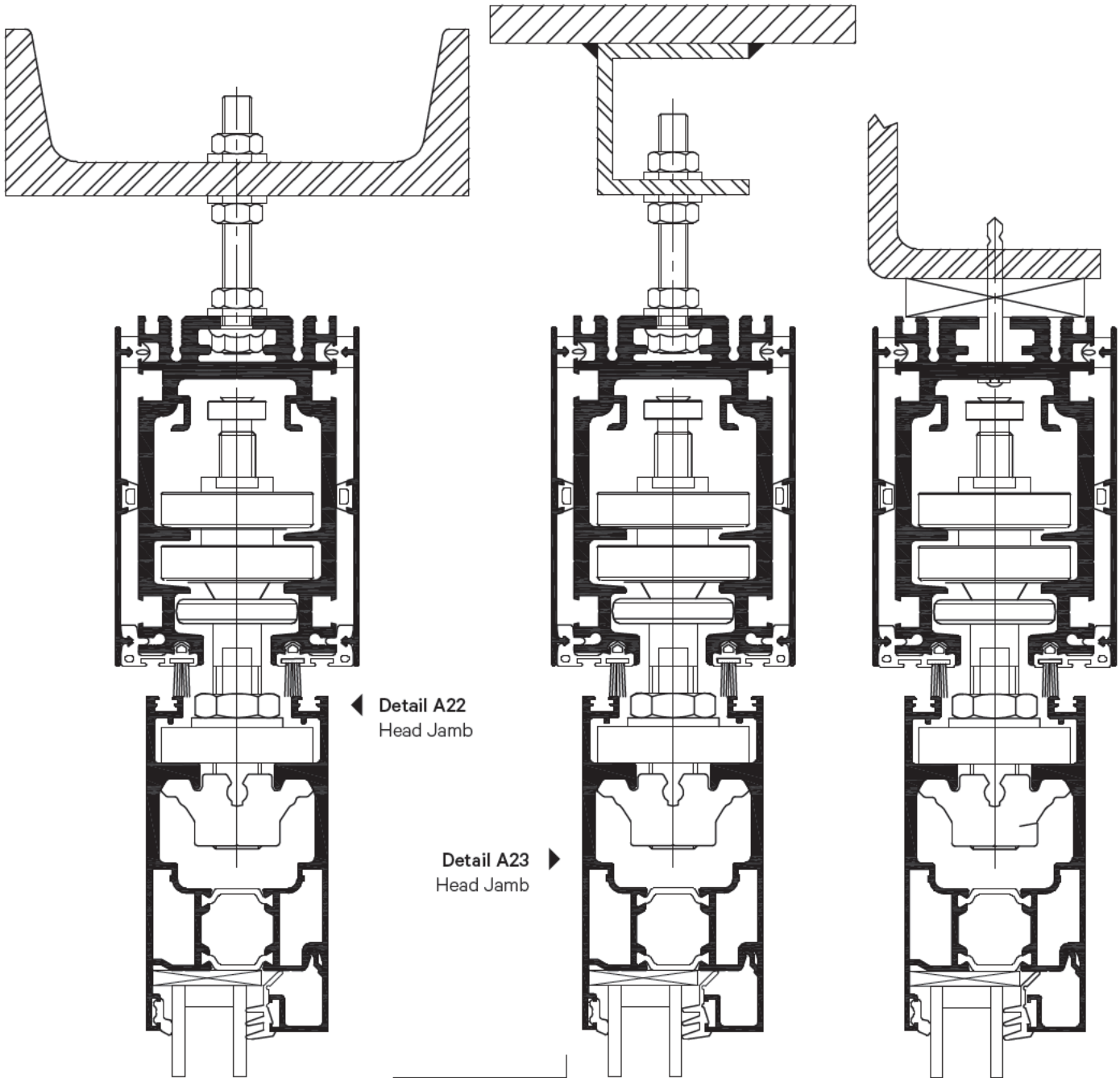


Typical Simulated Divided Lites Muntins with Spacer Between Insulated Glass (SDL)



Detail 6.2 Typical Panel Profile with Triple Insulated Glazing

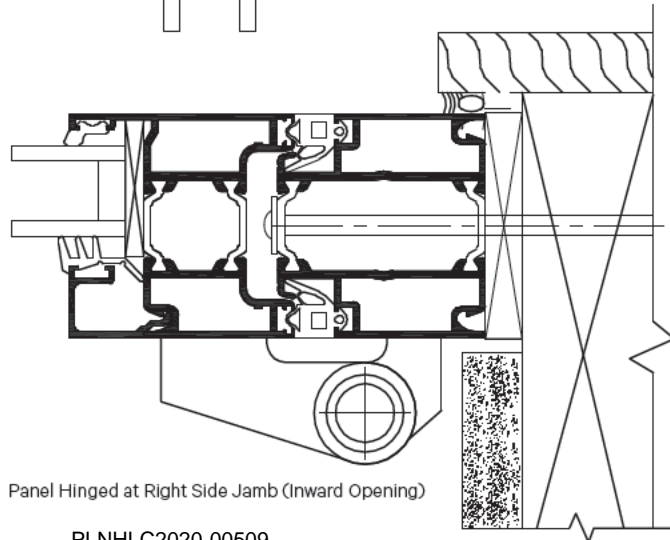




Detail A22
Head Jamb

Detail A23
Head Jamb

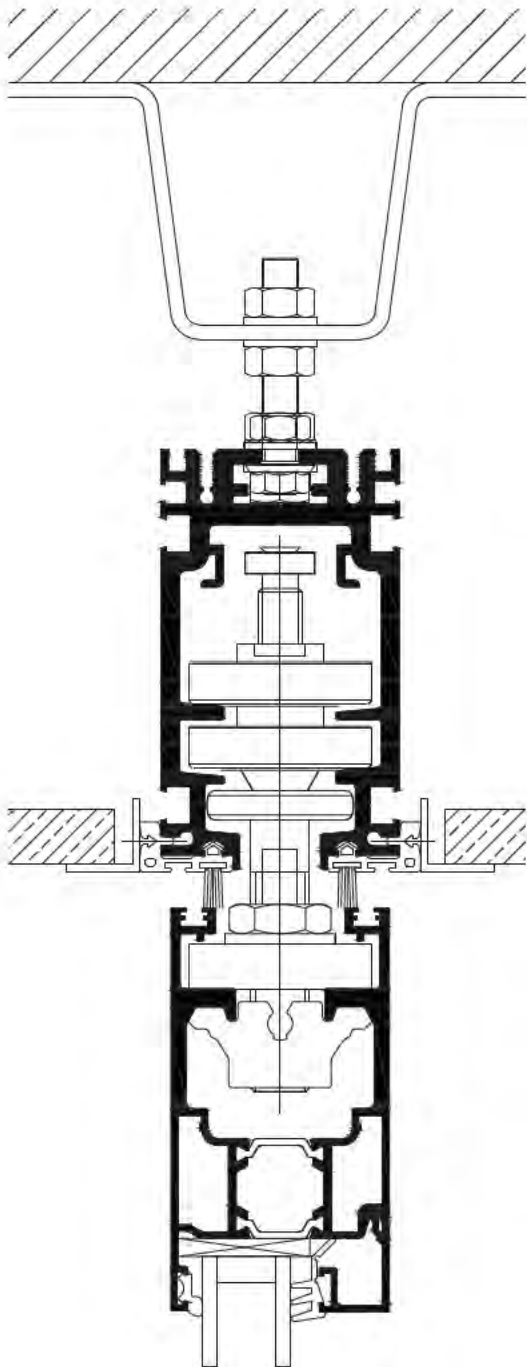
Detail A24
Head Jamb
(This detail is not recommended for larger openings or larger panels in which case the adjustable bolts in Details A22 and A23 make adjustments easier)



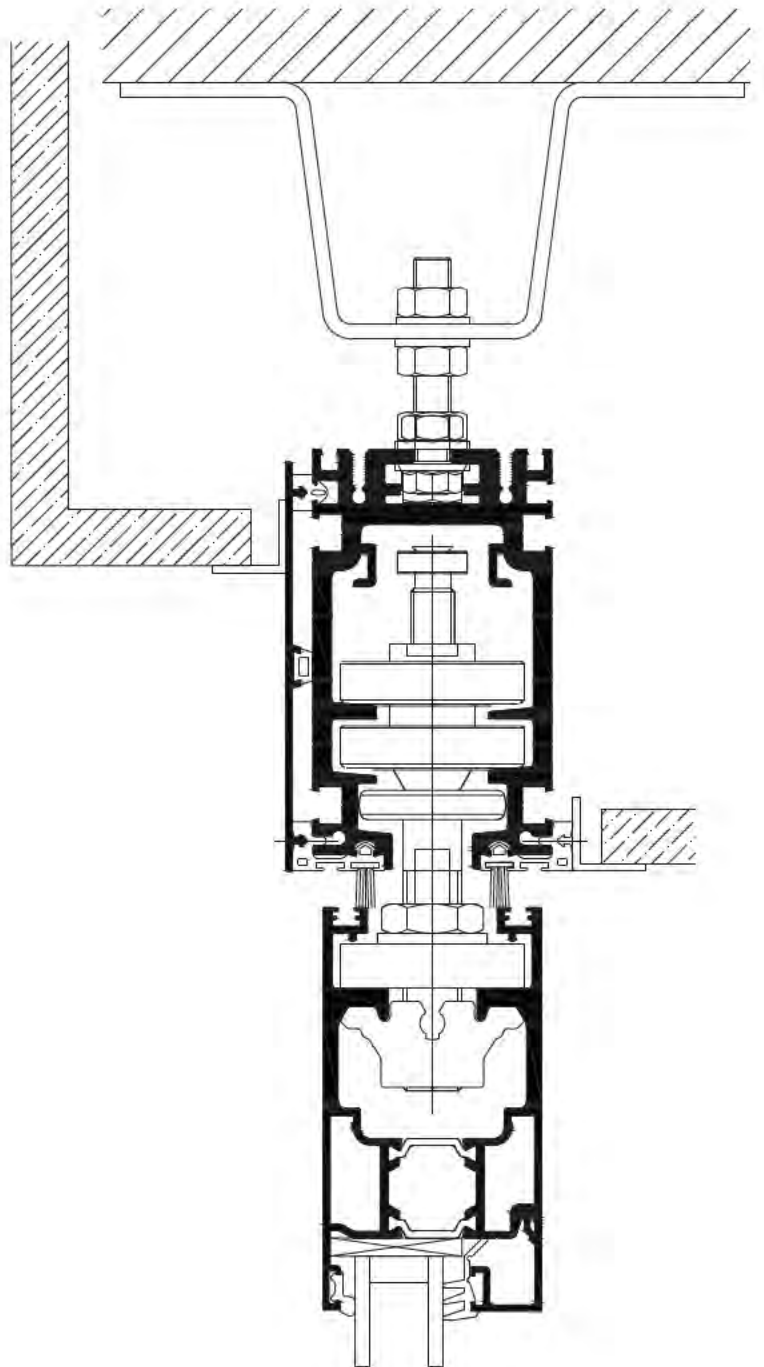
Panel Hinged at Right Side Jamb (Inward Opening)

See Installation Notes on Page 22

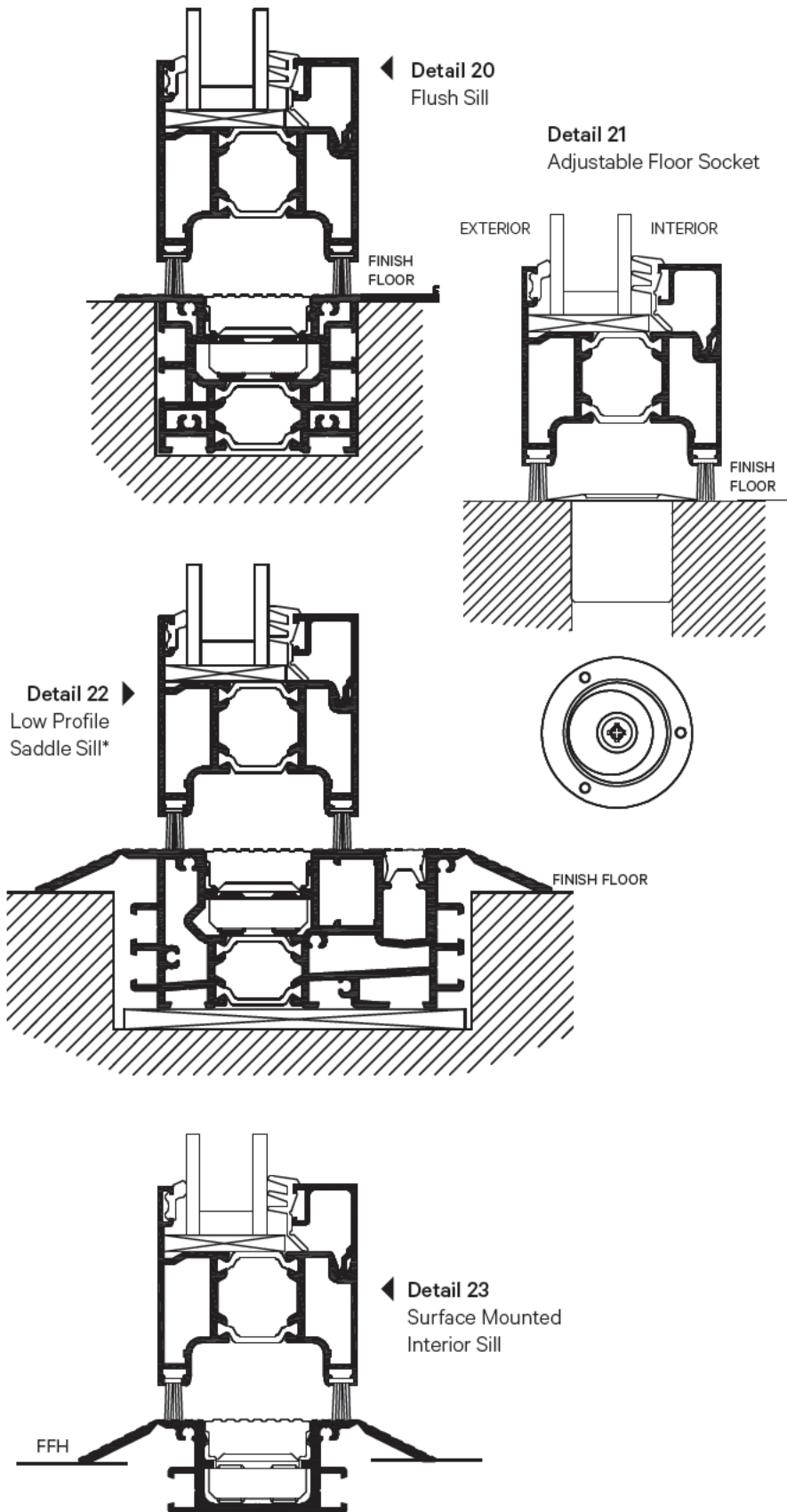
Detail A25 Head jamb recessed



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 ft² (22 kg/m²), double-glazing is 5.5 lbs - 8 lbs/sq ft² (27 kg/m² - 39 kg/m²) and triple glazing is 8 lbs/sq ft² (39 kg/m²) 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.

Design Windload Chart

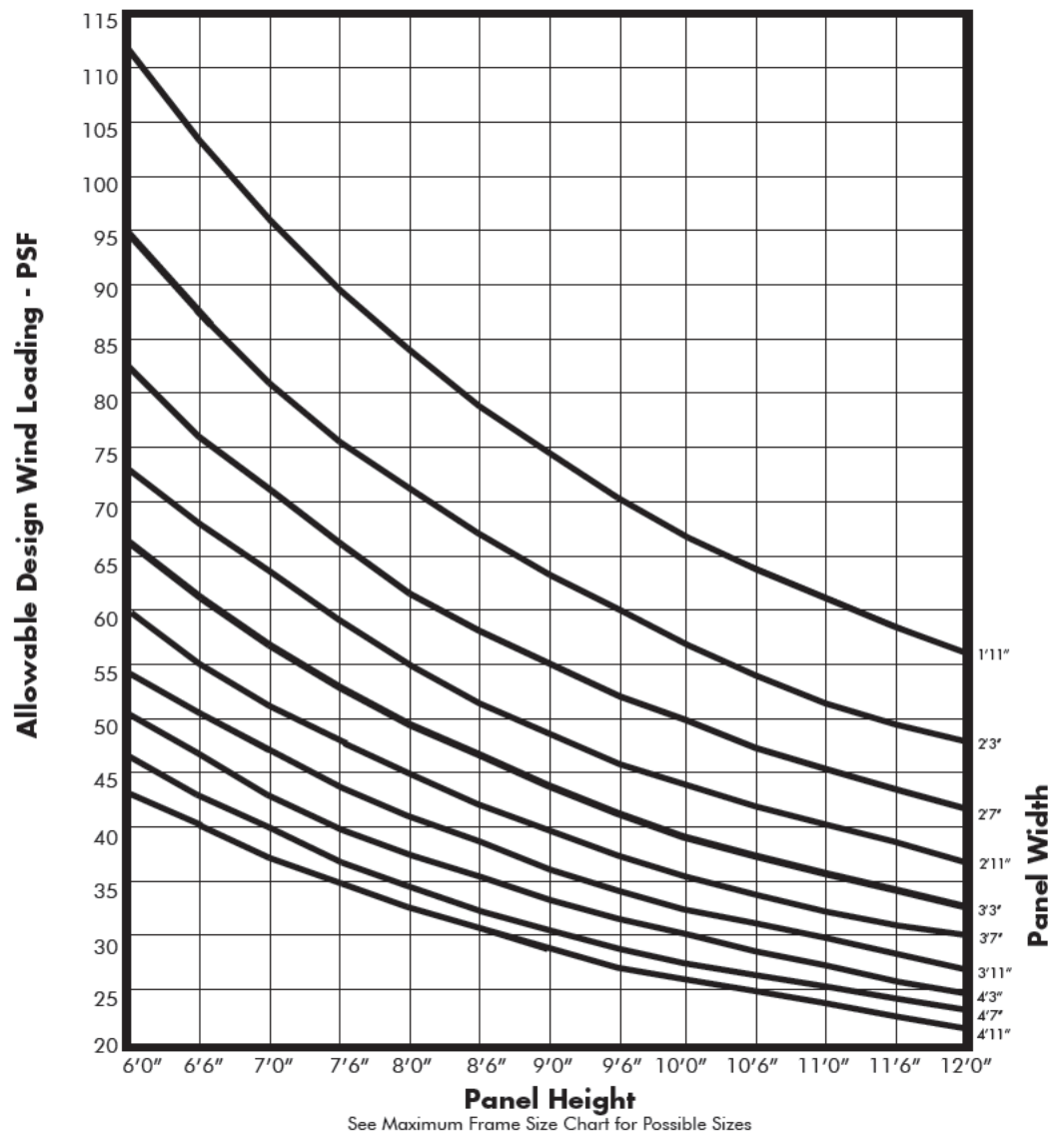
(Derived From Comparative Analysis)

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

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

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August 27, 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

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. 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 surface of the stone rough or smooth? Are there any hidden 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? Do the grain structures appear densely or loosely packed together? Are there mica flakes present in the stone (these will often appear as 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.

ATTACHMENT D: Design Standards

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	Rationale	Findings
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;	The carriage house structure has been vacant and utilized as storage for Parks and Public Lands. The proposed adaptive reuse will provide the structure with a new use with minimal alterations to distinctive features, spaces and spatial relationships.	Complies
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;	The proposed adaptive reuse does not alter any character defining features of the historic structure. The proposed alterations minimally alter the carriage house opening for the change of use. The proposed alterations are reversible.	Complies
Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.	The proposed alterations are a product of their own time. The proposed folding doors and storefront glass illustrate the adaptive reuse of the structure, and preserve the original opening and character defining features.	Complies
Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	The proposed alteration does not alter any additions or alterations that have acquired significance in their own right.	Complies
Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	The structure does contain distinctive features, finishes and construction techniques that will be preserved. The proposed	Complies.

	alterations will not affect those subject features.	
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 designs or the availability of different architectural elements from other structures or objects.	The applicant is proposing to repair the damaged and deteriorated architectural masonry features, as well as the windows. One sandstone sill is beyond repair and is anticipated to be replaced in kind.	Complies
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.	The initial proposal included an anti-graffiti coating, which has subsequently been removed from the application.	Complies
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.	The proposed alterations are contemporary in fashion and will be distinctive of the adaptive reuse of the structure. The alterations do not destroy significant cultural, historical, architectural or archaeological material. The proposed alterations are primarily isolated to the carriage house opening and are compatible with the size, scale, color and material.	Complies
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 differentiated 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.	The alterations are designed in a manner that if the storefront and glass installations could be removed in the future, the form and the integrity of the structure would be unimpaired. The alterations are differentiated from the existing structure through design and materials.	Complies
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	NA	

<p>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.</p>		
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ATTACHMENT E: Design Guidelines

Design Guidelines for Historic Residential Properties & Districts in Salt Lake City, Chapter 8: Additions are the **relevant historic guidelines for this design review, and are identified below for the Commission's reference.**

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.

Chapter 2 Building Materials and Finishes

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 features should be retained.
- 2.5 The existing mortar mix should be retained if it was designed for the physical qualities of the masonry.
- 2.14 Cleaning original building materials should be avoided in most circumstances.
- 2.15 Use the gentlest cleaning method possible to achieve the desired result, if cleaning is needed.
- 2.16 Repair deteriorated primary building materials.

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.

- 3.3 To enhance energy efficiency, a storm window should be used to supplement rather than replace a historic window.

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.

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.

Chapter 9 Accessory Structures

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.

- 9.1 Preserve a historic accessory building when feasible.

ATTACHMENT F: Public Process and Comments

Historic Landmark Commission Notice mailed on August 20, 2020.

One emailed comment was received and is provided on the following page.

From: [Suzanne Stensaas](#)
To: [Lindquist, Kelsey](#)
Subject: (EXTERNAL) re: Fisher Mansion Carriage House
Date: Thursday, July 23, 2020 9:35:57 AM

. Fisher Mansion Carriage House located at approximately 1206 W. 200 S
CRSA, on behalf of Salt Lake City Parks and Public Lands, are requesting a Major Alteration to Fisher Mansion Carriage House located at 1206 W. 200 S. This property is listed as a Salt Lake City Landmark Site. The requested major alteration is to accommodate an adaptive reuse of the carriage house into a River Recreation and Community Engagement Hub. The property is located in the I (Institutional) zoning district and located in Council District 2, represented by Andrew Johnson. (Staff contact: Kelsey Lindquist (801) 535-7930 or kelsey.lindquist@slcgov.com). **Case Number PLNHLC2020-00509**

I don't know who to send this comment to. I am a user of and fan of the Jordan River Parkway. Opening it up to boating is an additional plus in the heart of the city. I favor keeping the visual aspect but creating a boating house. I don't want it to be a burger king outpost, but tasteful place to put in and out and rent equipment or accommodate shuttle service. It can also serve as center for education and presentation on the ecology and importance of the river and wildlife. Could be used year round by students if that is done. We don't need another wedding reception center!. Good idea and please pass this on. sss

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