



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Kelsey Lindquist (801) 535-7930
Date: October 29, 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 applicant is requesting approval to administer an anti-graffiti coating to the exterior of the Fisher Mansion Carriage House located at 1206 W. 200 S. The anti-graffiti coating is associated with the approved 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 chemical coating to the landmark site located at 1206 W. 200 S., generally meets the applicable standards of approval and Staff recommends that the Historic Landmark Commission approve the request.

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-pace 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.

PREVIOUSLY APPROVED ADAPTIVE REUSE PROJECT

The Historic Landmark Commission approved the alterations associated with the adaptive reuse of the carriage house in September 2020.

Adaptive Reuse Project Description

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 discover 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.

REQUESTED CHEMICAL COATING

Salt Lake City Parks and Public Lands is requesting approval of an anti-graffiti coating on the Fisher Mansion Carriage House, due to its proximity to the Jordan River Trail. On several occasions, the City has had to remove graffiti from the Fisher Mansion, which resulted in visual damage to the masonry. The City is requesting to coat the carriage house with an anti-graffiti coating so that when the building is tagged, the graffiti can be more easily removed. Anti-graffiti coatings are a sacrificial coating, which means that the anti-graffiti coating would be removed with the graffiti and then reapplied on the clean masonry. The anti-graffiti coating is proposed to be applied on each masonry surface, including the sills, lintels and columns. The applicant provided images of the test areas as part of Attachment C: Application Materials.

Key Considerations and 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. The Historic Landmark Commission approved the exterior alterations to the Fisher Mansion Carriage House on September 3, 2020. The applicant separated the anti-graffiti coating from the exterior alterations, so that building permits could be submitted to initiate review.

Issue 1. Altering Appearance of the Historic Masonry

Staff's main concern with the anti-graffiti coating was the potential impact to the visual nature of the historic masonry. Chemical coatings can alter the color and sheen of historic masonry. The applicant has applied two test areas to illustrate the coating on the masonry. The sample application on the face of the brick is less apparent than the sandstone lintels. It is difficult to see an impact to the visual nature of the face of the brick. Generally, there appears to be minimal discernable visual impact to the structure.

Issue 2. Location of the Structure and Likelihood of Tagging

Parks and Public Lands have expressed significant concern over the likelihood of the structure being tagged. The Fisher Mansion has been tagged during the duration of the City's ownership of the site. The City has a graffiti removal team that removes tagging from City owned buildings. They try to remove the tags with the gentlest means possible, but it does generally cause damage to the masonry. While staff does not readily approve chemical coatings on historic masonry, it is understood that this site is particularly vulnerable. The site has direct access to the Jordan River and Jordan River Trail. It will likely experience some vandalism until there are more eyes on the main mansion and carriage house. Staff believes that this is likely a temporary solution, due to the sacrificial nature of the coating.

HISTORIC LANDMARK COMMISSION REVIEW

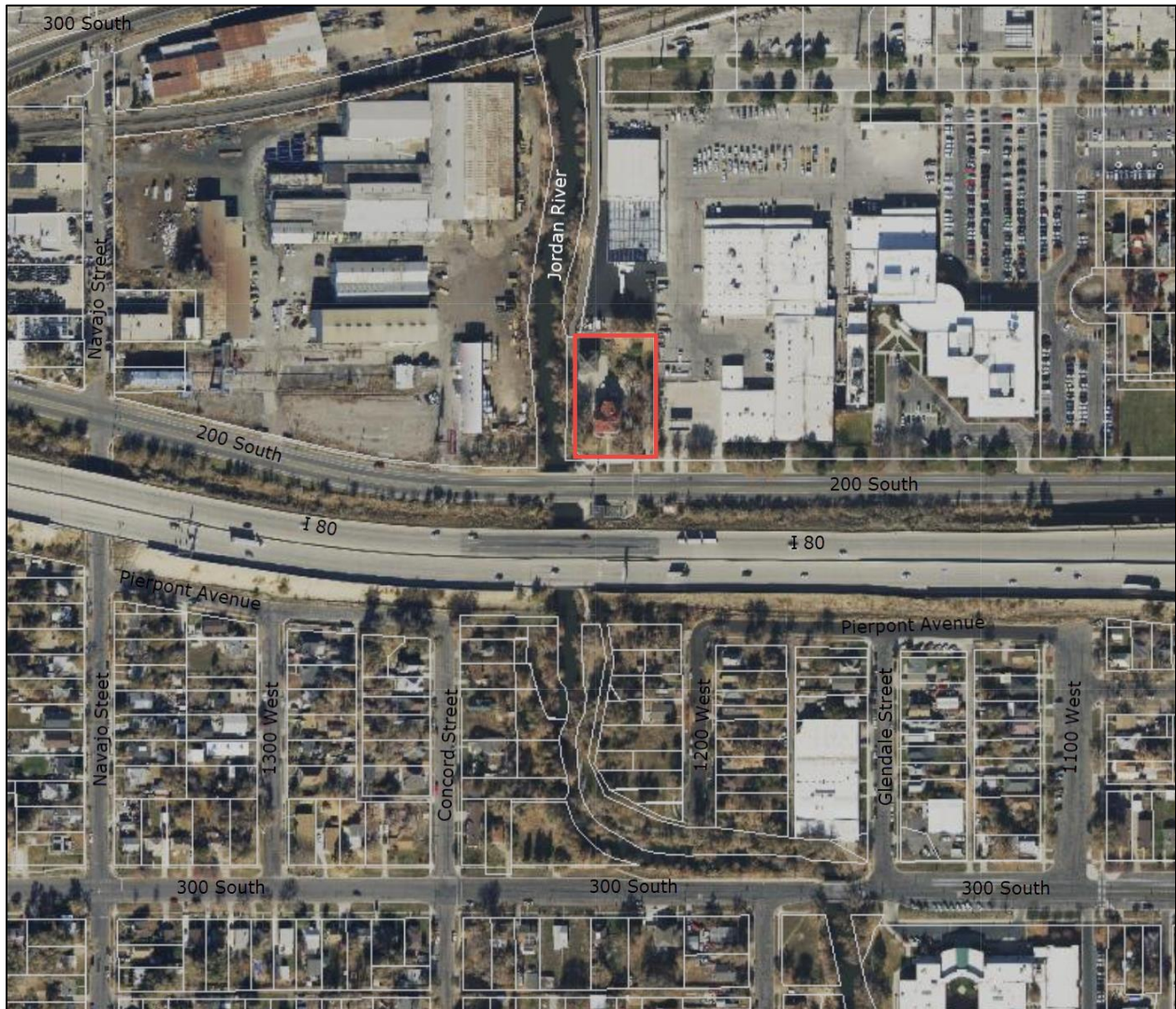
The Historic Landmark Commission is tasked with the review of the Major Alteration to the contributing structure. The alteration includes the proposed chemical coating. Chapter 21A.34.020.G are the subject standards applicable to the proposal. For the full analysis of the standards for altering a contributing 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.

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:

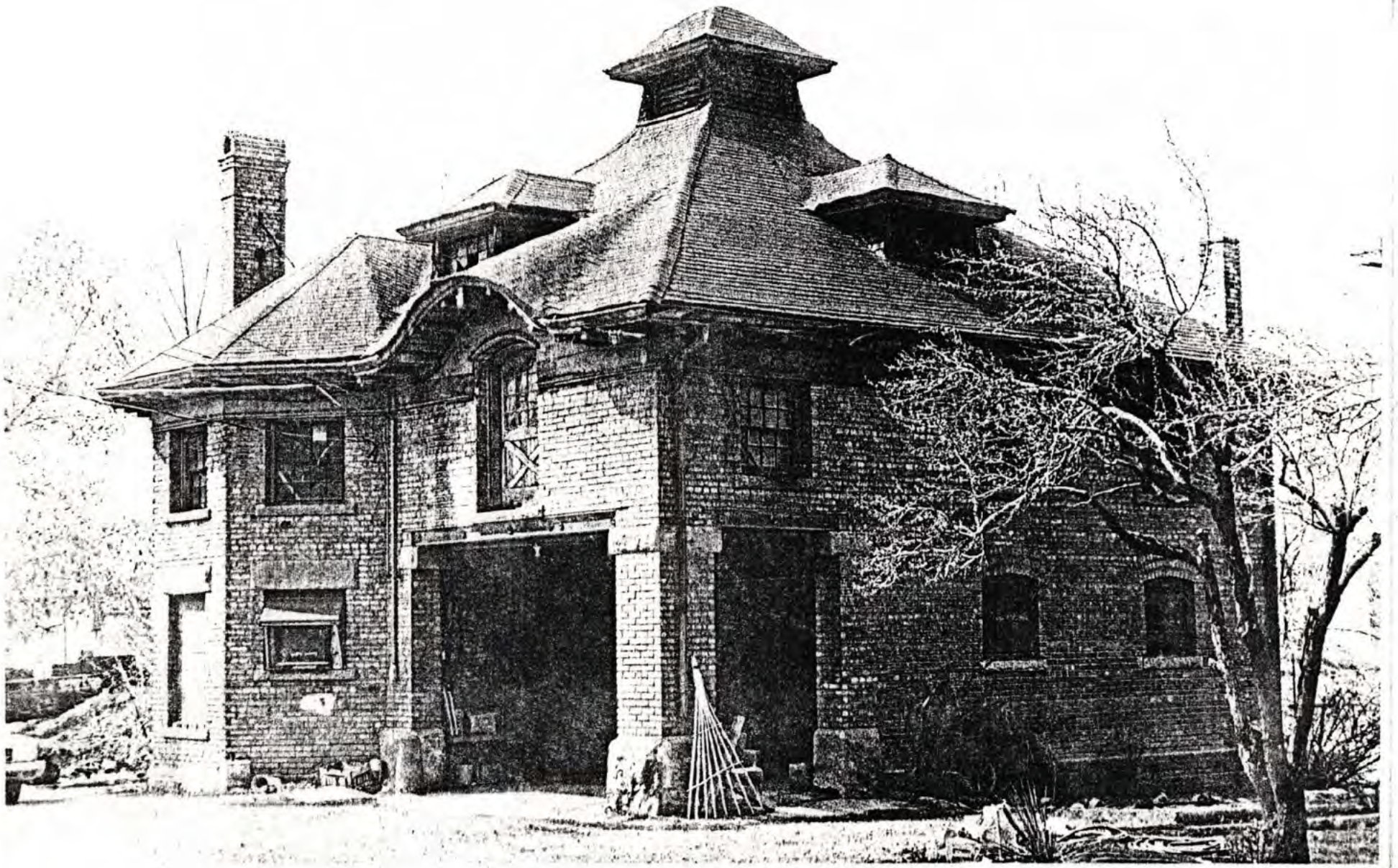
6. North & west elevations of building. Camera facing southeast.

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							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

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

October 29, 2020

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

**National Register of Historic Places
Inventory—Nomination Form**

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Continuation sheet **3**

Item number **8**

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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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Continuation sheet 2

Item number 8

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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, Sweden on October 29, 1859.

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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		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

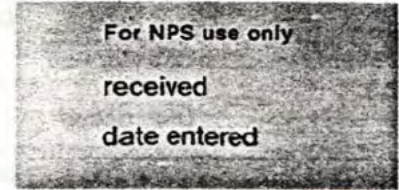
The Albert Fisher Mansion is a two-and-one-half story brick and stone house designed in the Victorian Eclectic style. Its large scale, integrity, and overall stylistic and decorative qualities make it one of the best examples in the city of the more elaborate Victorian Eclectic residences that were built 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	
___ district	___ public	<input checked="" type="checkbox"/> occupied	___ agriculture	___ museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	Public Acquisition	Accessible	___ entertainment	___ religious
___ object N/A	___ in process	<input checked="" type="checkbox"/> yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ 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









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 J. 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

MEMORANDUM

DATE: September 29, 2020 **PROJECT:** Fisher Carriage House (20-025)
TO: Kelsey Lindquist
Senior Planner
SLC Planning Division
Kelsey.Lindquist@slc.gov
FROM: John Ewanowski, AIA
Senior Project Manager
CRSA
jevanowski@crsa-us.com

RE: Fisher Carriage House – Anti-Graffiti Coating

Kelsey,

We are acting on the behalf of Salt Lake City Engineering (PM: Dat Phan) to obtain Planning and Historic Landmark Commission (HLC) approval for use of an anti-graffiti coating at the Fisher Carriage House. We understand this type of coating is not typically approved for use on landmark buildings or those contributing to local historic districts, yet we feel this is a unique situation in which graffiti is inevitable and the softness of the brick warrants proactive measures to ensure the long-term integrity of the Carriage House masonry.

The adjacent Fisher Mansion has been tagged numerous times since being acquired by the City, and the damage of cleaning graffiti from soft brick without an anti-graffiti coating is apparent on various parts of the Mansion, most easily visible on the south façade around the front porch. The chemical treatment required to remove graffiti in that location has left permanent dimples which stand in stark contrast to the unaltered smooth bricks that have never been tagged:



The brick below the tape label in this photo shows the affect of chemical cleanup of graffiti on masonry with no sacrificial coating. The right side of the brick has been treated and has a dimpled texture as a result. The left side has not been treated and maintains the smooth texture of the historic brick.



The upper area of the Mansion's south façade, just east of the front door, is out of reach from graffiti and maintains the historic masonry appearance as a result.

In discussing this matter with the City's Graffiti Program Manager, Zane Badger, along with the building users at the Parks and Public Lands Program, we have determined that an anti-graffiti coating applied to the Carriage House would be the best method to avoid the type of corrective cleanup we observed on the front porch of the Mansion. Zane suggested their standard product for use on this project, Prosoco Sure Klean Blok-Guard & Graffiti Control II, a "clear-drying, water-based silicone emulsion for weatherproofing concrete block and other porous masonry materials" which "protects interior and exterior masonry surfaces from graffiti attacks without altering the natural appearance." This is a sacrificial coating, meaning it would be washed off the masonry, along with the graffiti, using a gentle power wash, then a new coat would be reapplied to the area, in the case of tagging.



The location of the Prosoco test application, approximately two feet square to the lower left of the window on the west facade. The photo was taken after 35 days of drying. It has slightly darkened the stone window sill. The alteration of the brick is less apparent to the naked eye. The masonry will also be gently cleaned as a part of this project.

Our primary concern in applying this coating would be the alteration of the appearance of the masonry, along with stone sills and lintels, which are character-defining features of the Carriage House. Coatings tend to cause these surfaces to have a sheen or to discolor over time, depending on their UV characteristics. However, in applying samples to small test areas on the west façade of the Carriage House, we observed only slight darkening to the stone. It is difficult to determine the sample location within the brick. The Prosoco product has “excellent UV stability,” and Zane has not noticed any discoloring over time due to UV using this product.

I want to note that applying the Prosoco is a completely reversible process, due to its sacrificial nature. The product can simply be washed off the entire building if a better graffiti management strategy is determined in the future.

In summary, the location of the Carriage House adjacent to the Jordan River Trail and the history of graffiti at the site has led us to believe the building will inevitably be tagged at some point after completion of our current project. We understand the hesitancy to approve a chemical coating, but the effectiveness, reversibility, and maintenance of historic appearance of the proposed product lead us to believe it is appropriate in this application. In the case of graffiti on the Carriage House, the retroactive removal would be much worse than the proactive coating for the long-term health of the building.

Sincerely,

John

Att: Prosoco cutsheet



Sure Klean® Weather Seal

PROTECTIVE TREATMENTS



Blok-Guard® & Graffiti Control II

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

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

TYPICAL TECHNICAL DATA

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

REGULATORY COMPLIANCE

VOC Compliance

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

ADVANTAGES

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

Limitations

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

SAFETY INFORMATION

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

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

Product Data Sheet

Weather Seal Blok-Guard® & Graffiti Control II

PREPARATION

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

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

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

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

Surface and Air Temperatures

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

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

Equipment

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

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

Storage and Handling

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

APPLICATION

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

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

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

Dilution & Mixing

Do not dilute or alter. Apply as packaged.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon.			
Substrate	Type	Use?	Coverage
Architectural Concrete Block	Burnished	yes	30–100 sq.ft. 3–9 sq.m.
	Smooth	yes	
	Split-faced	yes	
	Ribbed	yes	
Concrete	Brick	yes	75–175 sq.ft. 7–16 sq.m.
	Tile	yes	
	Precast Panels	yes	
	Pavers	no	
Cast-in-place	Brick	yes	50–125 sq.ft. 5–12 sq.m.
	Tile	yes	
	Terra Cotta (unglazed)	yes	
	Pavers	no	
Marble, Travertine, Limestone	Polished	no	N/A
	Unpolished*	no	N/A
Granite	Polished	no	N/A
	Unpolished	no	N/A
Sandstone	Unpolished	yes	100–150 sq.ft. 9–14 sq.m.
Slate	Unpolished	no	N/A

May darken or enhance the natural color of some surfaces.
*Weather Seal Blok-Guard® & Graffiti Control Ultra or Natural Stone Treatment WB Plus may be more suitable products.

Always test to ensure desired results.
Coverage estimates depend on surface texture and porosity.

Product Data Sheet

Weather Seal Blok-Guard® & Graffiti Control II

Application Instructions

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

Spray Application

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

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

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

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

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

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

Brush or Roller Application

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

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

Dense, Smooth Surface Application

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

Second Coat/Porous Surfaces Application

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

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

Drying Time

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

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

Cleanup

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

Graffiti Removal

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

BEST PRACTICES

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

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

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

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

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

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

Product Data Sheet

Weather Seal Blok-Guard® & Graffiti Control II

WARRANTY

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

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

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

CUSTOMER CARE

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

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

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

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;	NA	
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;	NA	
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.	NA	
Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	NA	
Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	NA	
Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the	NA	

<p>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.</p>		
<p>Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</p>	<p>The proposed anti-graffiti coating does not appear to cause any damage to the historic masonry. The coating will ease the removal of future tags to be removed with the gentlest means possible. In the future, when the building has more activity, the anti-graffiti coating can be removed.</p>	<p>Complies</p>
<p>Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.</p>	<p>NA</p>	
<p>Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>	<p>NA</p>	
<p>Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.</p>	<p>NA</p>	
<p>Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open</p>	<p>NA</p>	

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.		
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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 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 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

Agenda posted on Wednesday October 21, 2020.

Public hearing notices mailed on Thursday October 22, 2020.

Subject Property posted on October 26, 2020.

No comments have been provided, regarding the chemical coating.