



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Kelsey Lindquist (801) 535-7930
Date: March 2, 2023
Re: PLNHLC2023-00118

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 requested Major Alteration is to approve the previously installed HVAC units and associated equipment on the north elevation of the subject property. 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 Alejandro Puy.

RECOMMENDATION: As outlined in the analysis and findings in this staff report, it is Planning Staff's opinion that the alterations to the landmark site located at 1206 W. 200 S., are in conflict with the applicable standards of approval, therefore Staff recommends that the Historic Landmark Commission deny the request.

ATTACHMENTS:

- A.** Vicinity Map
- B.** Designation Information
- C.** Application Materials
- D.** HVAC Unit Materials
- E.** Analysis of Standards for Altering a Contributing Structure
- F.** Residential Design Guidelines
- G.** 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.

PROJECT BACKGROUND

The Historic Landmark Commission approved a number of alterations to Fisher Mansion Carriage House for the purpose of adaptively reusing the building for a River Recreation and Community Engagement Hub. The adaptive reuse is well underway and should be finalized in the coming months.

The approved adaptive reuse included alterations and modifications to each elevation of the carriage house. Just as a reminder, the south elevation had the most extensive alterations, which included 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

The east elevation included the following alterations:

- 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

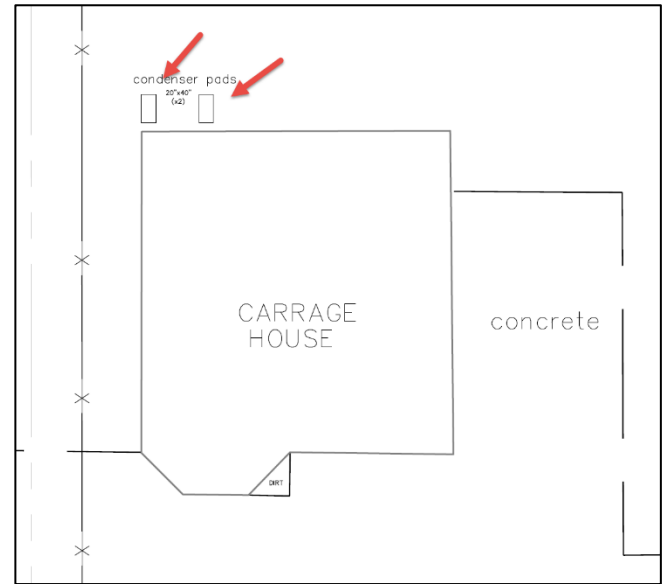
The west elevation of the carriage house fronts onto the Jordan River and contained minor damage, as well as alterations. The alterations included the following:

- Restore and cap the damaged chimney

- Restore the historic windows
- Restore and repair damaged sills
- Brick cleaning

North Elevation HVAC Installation

The north elevation of the carriage house, which contains the subject HVAC installation, had significant damage to the masonry. The prior approvals included replacement of the sills, repointing the existing brick and minor cleaning. Additionally, staff approved two HVAC pads abutting the north elevation. After the various Historic Landmark Commission reviews of the project, staff issued the associated Certificate of Appropriateness, which included the two concrete pads on the north elevation.



Since that time, the applicant has gone beyond the approved scope of the project and installed approximately 8 mini split units. The installation also includes conduit lines running upward along the northern elevation. In order to protect the conduit lines and the equipment, SLC Engineering installed large steel cages around the units and metal covers over the conduit. After the installation occurred, the applicant contacted staff to seek a retroactive certificate of appropriateness for the work conducted outside of the approved scope. Staff informed the applicant that the installation is in conflict with the applicable historic preservation standards and guidelines. In response, the applicant is proposing to paint the conduit covers to match the brick and plant shrubs along the western portion of the on-site fencing.

Staff regularly works with property owners on appropriate installation of mechanical equipment. Had the applicants contacted staff prior to the installation, staff would have encouraged a reduction in the number of units, as well as an acceptable approach to the conduit installation. Staff acknowledges that this elevation is the rear of the building; however, given the siting of the building, the north, west and south elevations are highly visible from the Jordan River Trail.

As a result of this issue, Planning will engage in conversations with both Engineering and Parks and Public Lands about how to avoid this conflict in the future. Ultimately, both Engineering and Parks

and Public Lands will need to ensure they are working with Planning throughout the planning process, as well as the construction of the project.

Please note, the HVAC installation did receive a mechanical permit, BLD2021-009522.



Key Considerations & Issues

Consideration 1: Mechanical Equipment and Historic Structures

The Residential, Commercial and Multi-Family Design Guidelines all indicate that mechanical equipment should be as minimally intrusive as possible. That means that the equipment should be located on an elevation that is least visible from the public way and the conduit should be installed to be noninvasive. Staff acknowledges that both the north and west elevations are highly visible from the Jordan River Trail. Additionally, the east elevation is visible during public events. While there isn't an ideal elevation for mechanical equipment, the primary issue with this installation is the sheer volume of units, cages and conduit. With that said, staff will often work with property owners and applicants on an acceptable installation approach to minimize the impact to the historic structure. In this case, the applicant did not contact staff until after the installation occurred. Staff finds that the installation is in conflict with the applicable guidelines and standards.

Consideration 2: Concealment and Buffer of the HVAC Equipment

The applicant is not readily proposing to conceal the HVAC equipment or conduit lines. The proposal includes painting the existing conduit covers to be closer in color to the brick. The applicant is also proposing to plant Boxwood shrubs along the western fence to shield the view from the Jordan River Trail. Staff believes that even with the minor attempt to buffer and conceal the equipment, it will remain highly visible even with the proposed plantings, especially during times of year when vegetation loses leaves, and therefore it's screening capabilities.

HISTORIC LANDMARK COMMISSION REVIEW

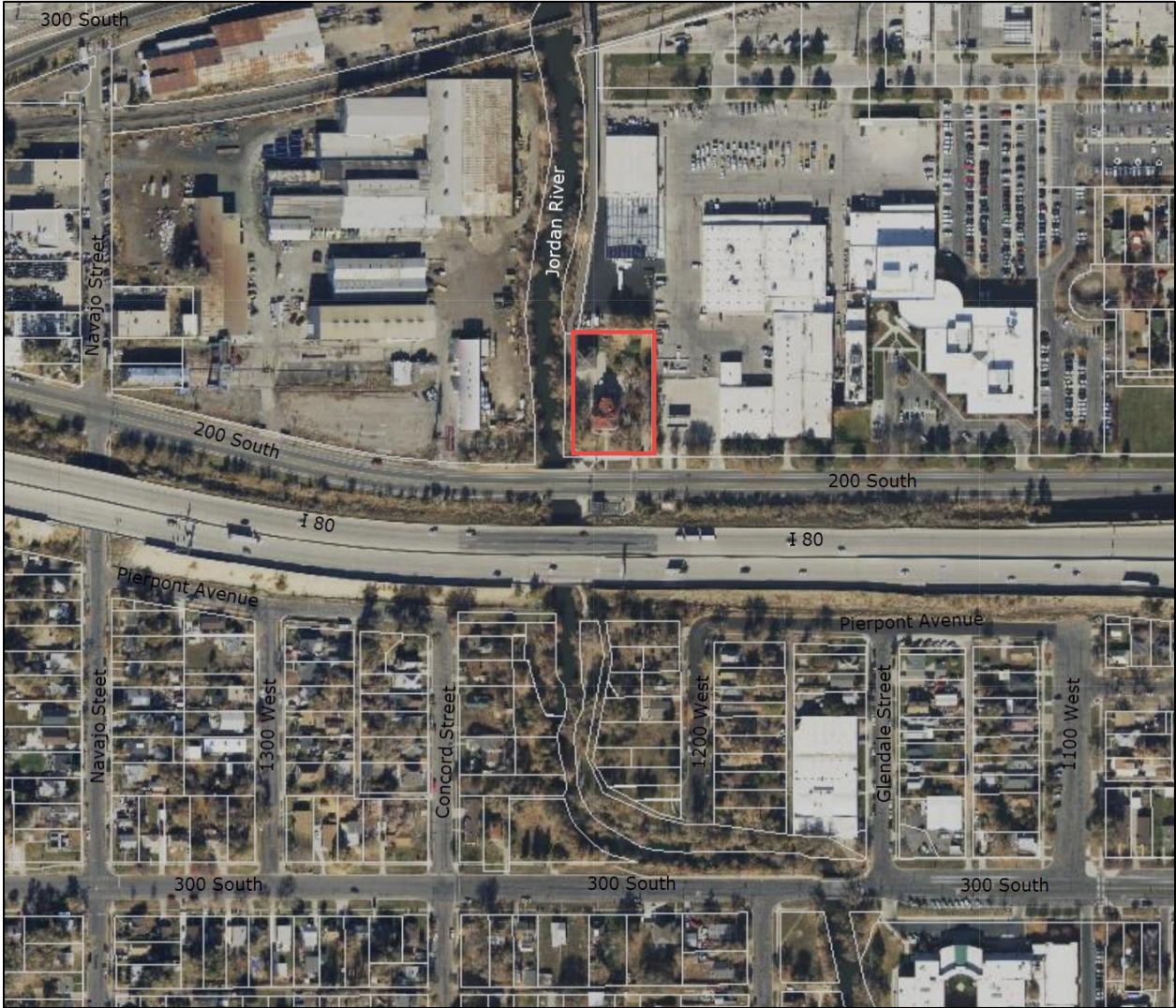
The Historic Landmark Commission is tasked with the review of the Major Alteration to the contributing structure. The major alteration includes the installed HVAC equipment on the north elevation of the carriage house structure. Chapter 21A.34.020.G are the subject standards applicable to the proposal. For the full analysis of the standards for altering a contributing structure, please refer to Attachment E.

NEXT STEPS:

If the Historic Landmark Commission denies the request for a COA, the applicant will not be issued a COA for the request and any new proposal would require submittal of a new application.

If the Historic Landmark Commission disagrees with Staff's recommendation and approves the COA, the applicant would be issued a COA for the request.

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
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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

March 2, 2023

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

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Inventory—Nomination Form**

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

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

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

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

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

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

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

8. Significance

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

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, March 2, 2023

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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

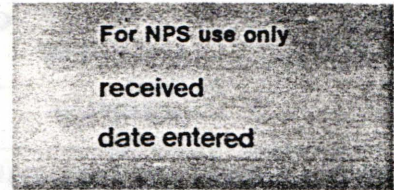
The Albert Fisher Mansion is a two-and-one-half story brick and stone house designed in the Victorian Eclectic style. Its large scale, integrity, and overall stylistic and decorative qualities make it one of the best examples in the city of the more elaborate Victorian Eclectic residences that were built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

DATE: January 23, 2023

PROJECT NO.:
CRSA: 20-025
SLC: 652603

TO: Kelsey Lindquist
Planning Manager, SLC
451 South State St.
SLC, UT 84111

PROJECT: Fisher Carriage House River
Recreation and Community Engagement Hub
1206 West 200 South
SLC, UT 84104

CC:

**RE: HVAC Condenser Units, Protection Cages,
Line Protection Covers**

ATTACHMENTS: ATTACHMENT A - FMCH HVAC Views and Key
ATTACHMENT B - FMCH HVAC Conduit Cover Finish
ATTACHMENT C - FMCH Rear of Building Drawing For Concrete
ATTACHMENT D - FMCH Condenser Cage Details
ATTACHMENT E - FMCH HVAC Split Systems

The following is in response to the concerns from SLC planning and SLC Planning, Trails, and Natural Lands of the visual impact of the HVAC units in the rear of the Fisher Mansion Carriage House.

The initial HLC request (9-3-202) for Certificate of Appropriateness (CoA) for the project had represented on the architectural site plan two condenser pads. This did not reflect that design as per the mechanical plans, that had five condenser units represented.

During the construction portion of the project the mechanical contractor had requested that the pads be switched to a concrete slab in conjunction with the landing outside the rear door. This was approved by CRSA in a response to RFI# 43. The current design team does not have a record of this change being submitted to the HLC. See attachment "C".

A subsequent operations discussion between Air Systems, the HVAC contractor and with Mitsubishi and Trane took place on the HVAC requirements for the Fisher Mansion Carriage House project. After Mitsubishi and Trane reviewed the plans, both companies agreed that to handle the capacity of the (8) interior units - it would be necessary to match each interior unit with (1) exterior CU. As such, ASI #5 was issued by the mechanical engineer to increase the number of condensers. The established five units would have the addition three units stacked on three of the five units. These are the three on the west side. The current design team does not have a record of this change being submitted to the HLC. See attachment "E".

During the discussion on site with SLC Engineering and SLC Facilities the concern was raised as to theft and vandalism due to ongoing and the recent event of the theft of the historic front yard fence. As such, the design team and the construction team were tasked in providing protection for the condenser units, the conduit to the units and the irrigation sprinkler system.

The proposed sketch from Air System with refined details from CRSA were approved by SLC Engineering and Facilities. The proposed sketches had been sent to planning but not formally submitted for approval. See attachments "D".

As per the request from SLC Planning, the design team has taken photographs from the Jordan River Trail and from the approach to building on site. See attachment "A". The proposed mitigation ideas were to see if the number of units can be reduced, instead of double stacking the west units place all the units at grade, and possibly reduce the impact of the conduit protection covers.

Findings:

- 1)** The condenser units can be consolidated resulting in larger units. The conduit lines would need to be re-worked. The protection cages can remain unless those are requested to be reduced. The expense for this change would exceed the current budget for the project. Contact with Dat Phan of SLC Engineering will confirm this.

- 2)** The units can be laid out at grade to reduce the vertical impact. The concrete slab would need to be extended, the conduit lines would need to be re-worked and the protection cage would need to be re-worked. The expense for this change would exceed the current budget for the project. Contact with Dat Phan of SLC Engineering will confirm this.

- 3)** Attachment "B" illustrates the possible color change to the conduit protection covers to mitigate the impact of the dark color currently in place.

Please review all of the documentation provided and if there is additional information needed, please let us know.

Kenneth E Wheadon- Architect

DATE: February 14, 2023

PROJECT NO.:
CRSA: 20-025
SLC: 652603

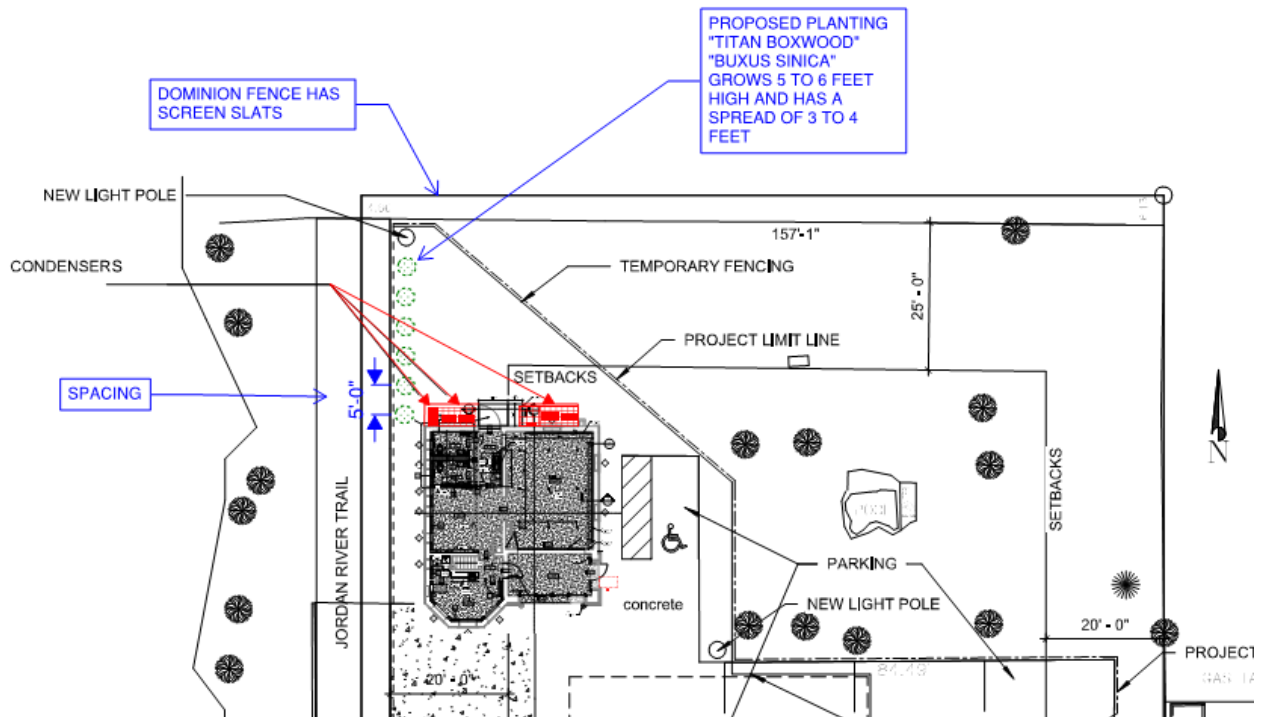
TO: Kelsey Lindquist
Planning Manager, SLC
451 South State St.
SLC, UT 84111

PROJECT: Fisher Carriage House River
Recreation and Community Engagement Hub
1206 West 200 South
SLC, UT 84104

CC:

**RE: HVAC Condenser Units, Protection Cages,
Line Protection Covers**

The following is a supplement to the memo included in the submittal.
Optional screening of condenser units with plantings.



For a formal look, the proposed Buxus Sinica “Titan Boxwood”



For a naturalized look, the Cornus sanguinea “Blood-twigged Dogwood”



Spring

Winter

The following are the same views as presented in the first exhibit now with the "Titan Boxwood"



Please review all of the documentation provided and if there is additional information needed, please let us know.

Kenneth E Wheadon- Architect

VIEWS OF CURRENT HVAC



PHOTO KEY

NORTH ↑

<# = view



View 1
Looking W from lawn



View 2
Looking N from drive



View 3
Looking S from rear of property looking directly at condensers and cages



View 4
Looking NW from drive



View 5
Looking NW further down drive



View 6
Looking N from entrance to Jordan River Trail off 200 S.



View 7
Looking NE while approaching Carriage House from trail



View 8
Looking NE while next to Carriage House on trail



View 9
Looking E directly at HVAC units and cages at rear of Carriage House, from trail



View 10
Looking SE from trail as approaching bridge



View 11
Looking SE from trail as starting bridge ascent



View 12
Looking S from bridge ascent



View 13
Looking S from further up bridge ascent



View 14
Looking S from further up bridge ascent



View 15
Looking S from point on bridge where Carriage House first comes to view

HVAC CONDUIT COVER FINISH



View 1 - Proposed painted conduit covers



View 1 - Current painted conduit covers



View 2 - Proposed painted conduit covers



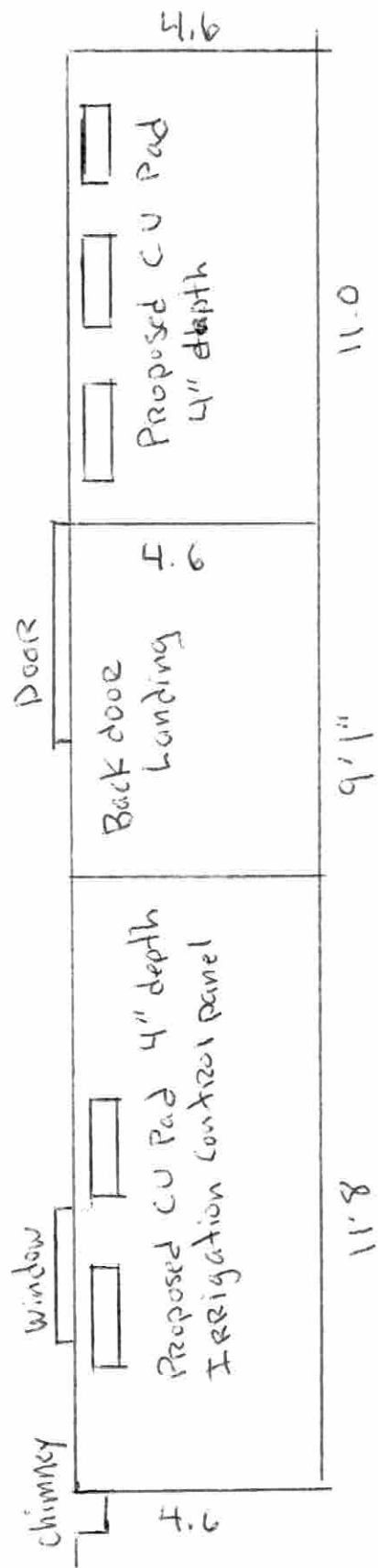
View 2 - Current painted conduit covers



View 3 - Proposed painted conduit covers

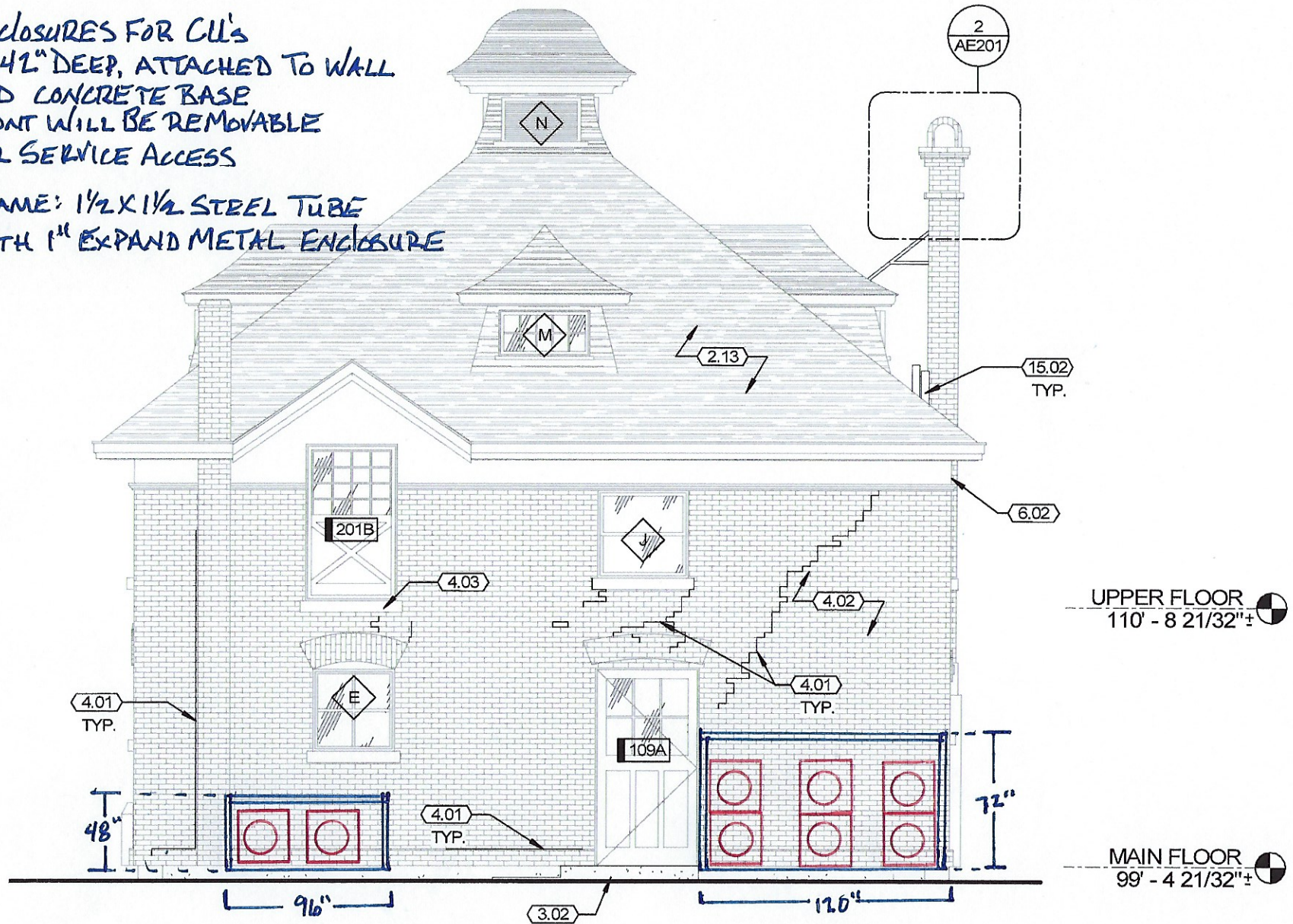


View 3 - Current painted conduit covers



ENCLOSURES FOR CU's
 IS 42" DEEP, ATTACHED TO WALL
 AND CONCRETE BASE
 FRONT WILL BE REMOVABLE
 FOR SERVICE ACCESS

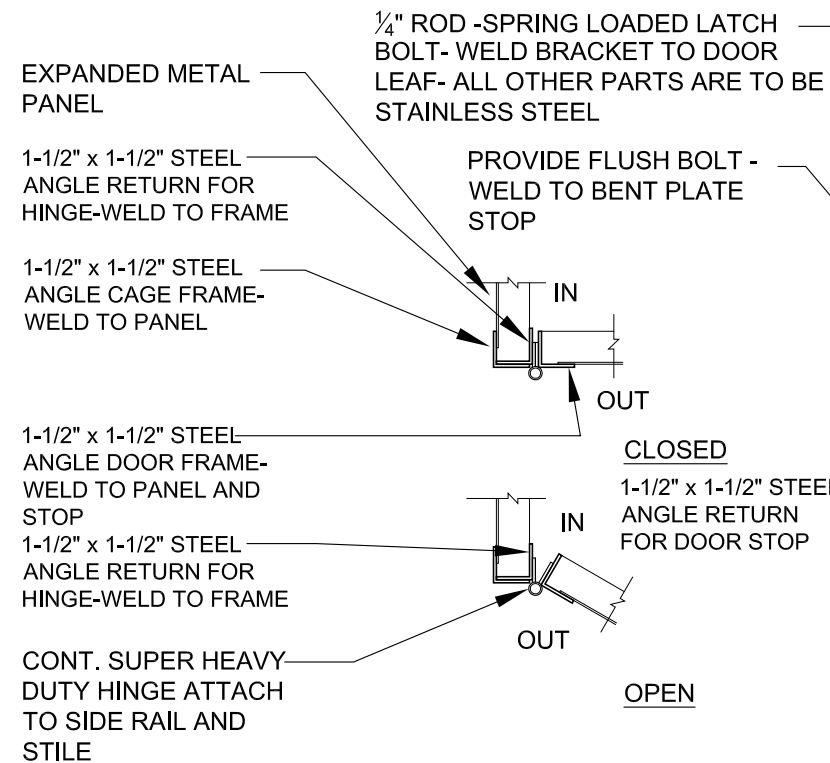
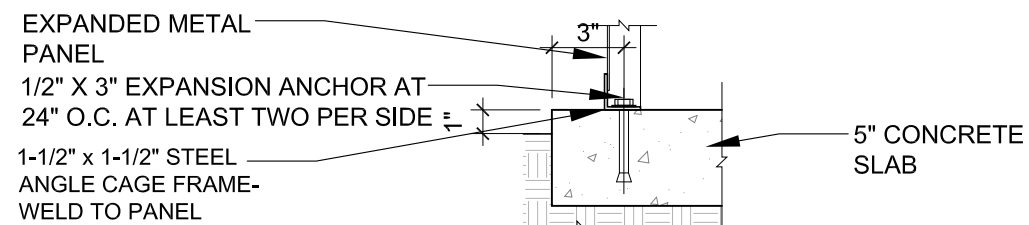
FRAME: 1 1/2 X 1 1/2 STEEL TUBE
 WITH 1" EXPAND METAL ENCLOSURE



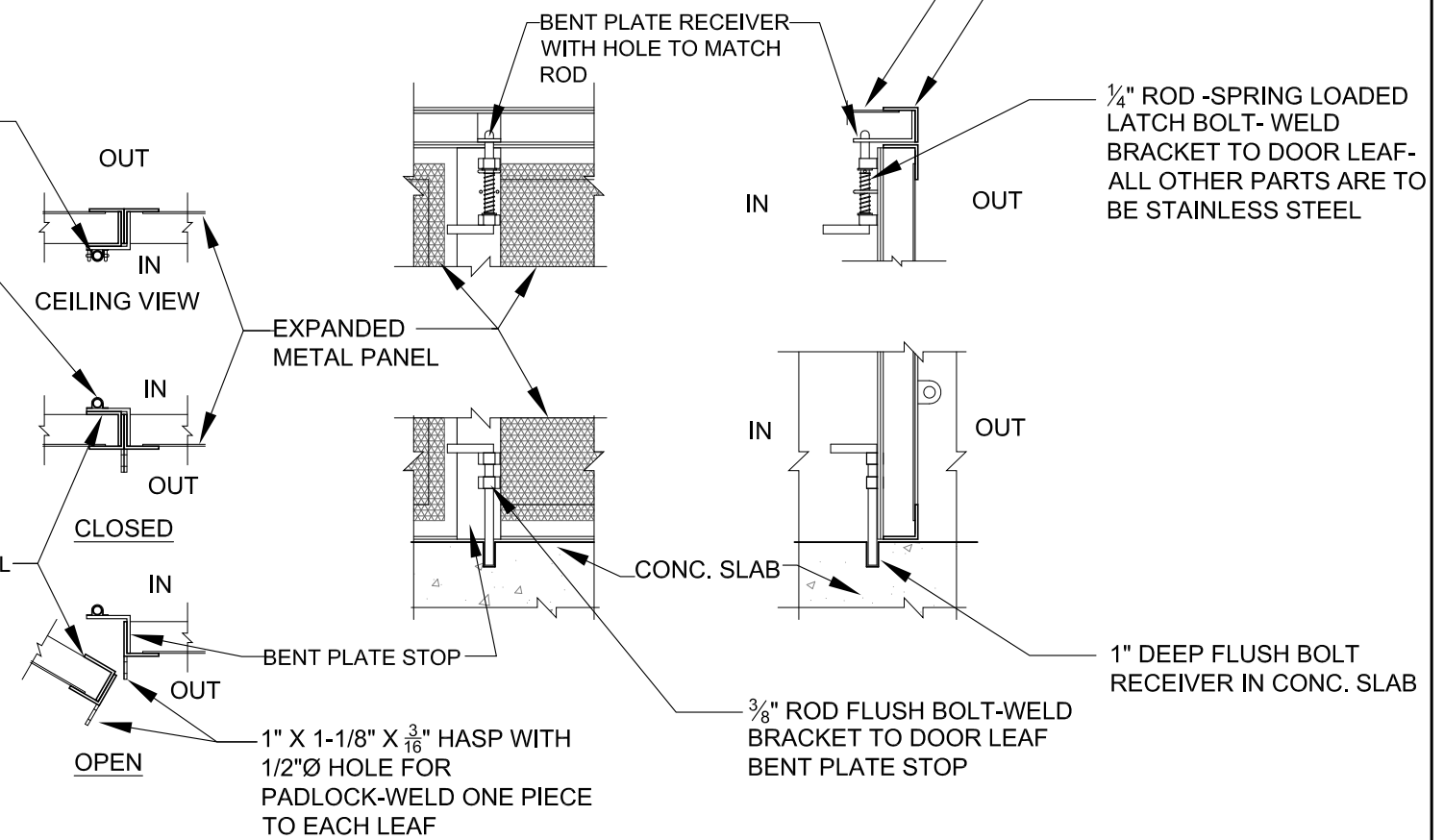
NOT TO SCALE

6
 AE201

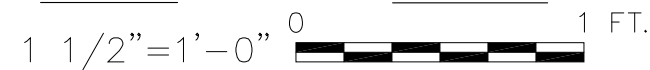
NORTH ELEVATION



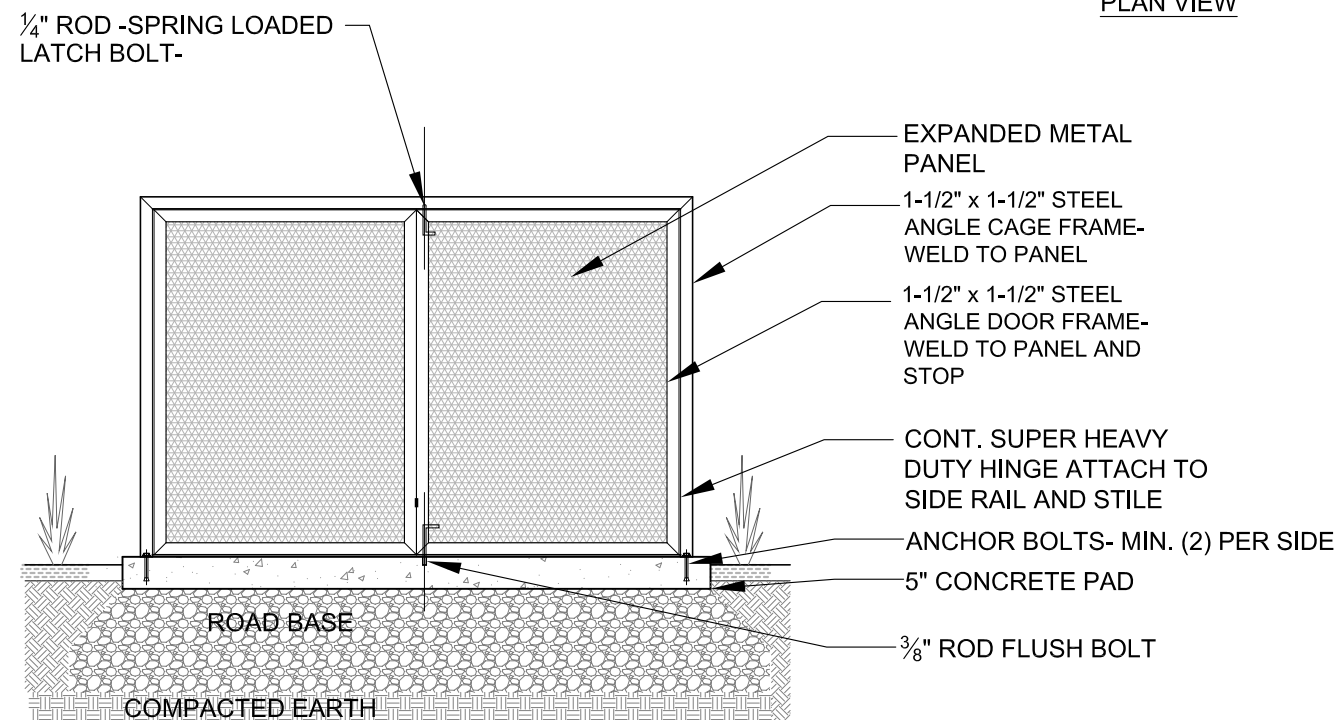
CONTINUOUS HINGE
PLAN VIEW



PLAN VIEW INSIDE VIEW SECTION VIEW



NOTE:
ALL STEEL AND EXPANDED MESH TO BE POWDER COATED AFTER FABRICATION. USE RAL 7043 TRAFFIC GREY B.
ALL HARDWARE IS TO BE STAINLESS STEEL EXCEPT HINGES - COLOR IS MATCH THE CAGE COLOR



1/2" = 1'-0" 0 4 FT.
FRONT VIEW

CRSA
ARCHITECTURE • PLANNING • DESIGN
175 SOUTH MAIN ST SUITE 300 • SALT LAKE CITY, UT 84111
801.355.3159
www.crsa-us.com
SALT LAKE CITY • ST. GEORGE

FISHER MANSION CARRIAGE HOUSE

PROJECT #: 20-025

DATE: 8/17/2022

CAD DWG FILE:

DRAWN BY:

CHECKED BY:

RFI-076A
March 2, 2023

ATTACHMENT D: HVAC Unit Materials

ATTACHMENT E: Historic Preservation Standards For Altering A Contribution Building

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.

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 use of the structure will remain a recreation hub. No change of use is proposed.	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 historic character of the property has been altered by the installation of the HVAC units and the conduit lines. Yes, the installation occurred on a secondary façade; however, due to the nature of the structure, three elevations are readily visible from the public way. The installation, conduit and subsequent cages visual intrude on the historic character of the structure.	Does Not Comply
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.	Staff believes that it was not the intention of the applicant to create a false sense of history with the conduit installation. Staff is generally flexible with HVAC and mechanical and general property upgrades that need to occur. With that said, staff was not consulted until after the installation was complete. The current installation, conduit and cages are in conflict with the guidelines. The proposed buffer and mitigation approach is not to the degree to significantly decrease the negative visual impact to the historic character of the structure.	Does Not Comply
Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	NA	NA
Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	The installation of the HVAC units, conduit lines, and cages visually intrude on the distinctive features of the property. However, the features are not physically impacted by the installation. The HVAC units are installed on the pads, as well as the cages. The conduit covers are drilled into the masonry but with relatively	Complies

	shallow screws. The impact to the material should be minimal.	
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 installation of the HVAC units, conduit lines, and cages do not alter any deteriorated architectural features.	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.	NA	NA
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 installation of the HVAC units, conduit lines, and cages are a contemporary alteration. With that said, the entirety of the installation could have been approached in a less invasive way. The number of units, size of cages and vertical conduit lines are not compatible with the character of the historic structure.	Does Not Comply
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.	The installation of the conduit and HVAC units, if desired, could be removed in the future. Additionally, the cages and metal coverings could also be removed with potentially minor damage to the masonry.	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	NA
Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is	NA	NA

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.		
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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 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.

Chapter 11 General Design Guidelines

Mechanical Equipment

Design Objective: New technologies in heating, ventilating and telecommunications have introduced mechanical equipment into historic areas where they were not seen traditionally. Satellite dishes and rooftop heating and cooling equipment are among those that may now intrude upon the visual appearance of historic districts. Whenever feasible, the visual impacts of such systems should be minimized such that the historic character is not negatively affected. Locating equipment so that it is screened from public view is the best approach.

11.2 The visual impacts of mechanical equipment as seen from the public way should be minimized.

- Mechanical equipment should be screened from view.
- Ground mounted units should be screened with fences, walls, or hedges.
- Where roof top units are visible, provide screening with materials that are compatible with those of the building itself.
- Window air conditioning units should not be located on a primary facade.
- Use low-profile mechanical units on rooftops to avoid visibility from the street or alley.
- The visual impacts of utility connections and service boxes should be minimized.
- Use smaller satellite dishes, mounted low to the ground, and away from front yards, significant building facades or highly visible roof planes when feasible.
- Muted colors on telecommunications and mechanical equipment should be used to minimize appearance and blend with the background.

ATTACHMENT F: Public Process and Comments

Historic Landmark Commission Notice mailed on February 14, 2023.

No public comments have been received prior to the publication of this staff report.