



FISHER MANSION

RESTORATION,
REVITALIZATION,
AND REACTIVATION

EXECUTIVE SUMMARY

FRIENDS OF FISHER MANSION
JANUARY 2025



EXECUTIVE SUMMARY

A planning committee comprising the board of Friends of Fisher Mansion and representatives of Salt Lake City has prepared a report for Salt Lake City addressing the restoration, revitalization, and reactivation of the Fisher Mansion, owned by the City and located at 1206 West 200 South. This executive summary presents the primary salient points from that report.

The Friends of Fisher Mansion was formed in 2023 as a federally recognized non-profit organization “to preserve, revitalize, and reactivate the Fisher Mansion, Carriage House, and the grounds.”

RECOMMENDATIONS

Restoration

Restoration of the Mansion will likely be a comprehensive process involving both exterior and interior elements, such as cleaning and repairing brick and stonework; restoring doors and windows; repairing roofing; restoring interior space configurations; restoring flooring; restoring plaster; and restoring wood trim. In general, restoration of the Mansion will also entail updating the building to incorporate adequate infrastructure and functional mechanical and electrical systems.

There are no current plans for restoration of the Mansion. However, as a next step the planning

committee is preparing a preliminary restoration plan based on a 2010 study by CRSA Architects that provides recommendations for such a plan. Friends of Fisher Mansion has applied for a CIP grant with the City for initial restoration work; a decision is forthcoming in 2025.

Revitalization and Reactivation

The planning committee has evaluated potential uses for the Mansion based on the City’s zoning ordinance, a community survey conducted by the committee, and an internal assessment. Based on this evaluation, the committee recommends the following as the optimal potential uses for a revitalized and reactivated Mansion.

- Art Gallery/Studios
- Restaurant or Café
- Reception and Event Center (Public or Private)
- Offices
- Museum (or interpretive exhibits)

It should be noted that some of these uses may be complementary; for example, a restaurant and/or café could complement an art gallery and studios. It should be noted as well that, at this point, the committee does not recommend any specific tenants. However, several entities—public and private—have expressed strong interest in occupying the Mansion.

IMPACT

Restoration and reactivation of the Mansion directly supports general goals and principles articulated in various plans issued by Salt Lake City. The City’s Public Lands Department, which manages the Mansion property, has in its master plan explicitly called for “investing in, restoring, interpreting, improving, and redeveloping the Mansion” [emphasis added] to provide a venue for community arts activities and for under-resourced community organizations to engage with their audiences. In addition, the City’s Emerald Ribbon plan conceives of the property as an activity center, but this concept will need further definition.



Historic view of the Mansion

BACKGROUND

History

The Fisher Mansion was constructed in 1893 for brewer Albert Fisher and his spouse, Alma. Designed by prominent Utah architect Richard Kletting, it was a grand statement of Victorian opulence. Because of its architectural and historical significance, the Mansion is listed on the National Register of Historic Places and has been designated a Salt Lake City Landmark Site.

Configuration

The Mansion contains over 13,000 square feet on three floors and a basement. There are over 20 rooms of varying sizes, although most are moderately sized (i.e. 300 square feet or less). The Mansion sits on a site of nearly one acre. A Carriage House, also located on the site, has been renovated by the City and currently serves as offices for Public Lands staff.

Current Condition

Currently, the Mansion is in generally fair condition. To some extent, its condition is the natural result of deferred maintenance, as the building has been vacant since the City purchased it in 2007. However, the Mansion suffered damage in the 2020 earthquake—particularly to its chimneys. Its windows are currently boarded-up to protect against vandalism.

In response to the earthquake damage, GSBS Architects is preparing a stabilization plan in conjunction with Salt Lake City. The City has budgeted \$3 million for the project. Depending on the extent of the project, it is possible that some of those funds may be available for restoration.

Location

The Mansion is in a relatively isolated location, although that condition will change with new residential development to the west across the Jordan River and to the north in the proposed Power District. Nevertheless, uses that do not rely solely on passing traffic will likely be more productive than those that do.

Security

Illegal activity along the Jordan River Parkway has recently become a significant community concern. In addition, the Mansion has been vulnerable to



Alma and Albert Fisher



Fisher Children

vandalism; in 2022, for example, the historic fence was stolen. The property is fenced and monitored by security personnel, but additional security measures are warranted prior to reactivation of the Mansion.

Conditions of Use

The City has stated informally that it does not intend to sell the property. However, leasing the Mansion is an option—albeit with certain conditions. One of those is allowing for public access. According to relevant City plans, the property should remain open to the public. And Preservation Utah holds an easement requiring public access at least twelve days a year.

PLANNING COMMITTEE

Friends of Fisher Mansion Board

- David Amott, Chair
- Esther Stowell, Vice Chair
- Michael Bills
- Tom DeFa
- Merrilee Morgan
- Allen Roberts
- Soren Simonsen
- Grant Stevens
- Brandy Strand
- Nan Weber

City Staff

- Makaylah Mapongah, Planner, Public Lands Department
- Van Hoover, Community Partnerships and Engagement Manager, Public Lands Department



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