

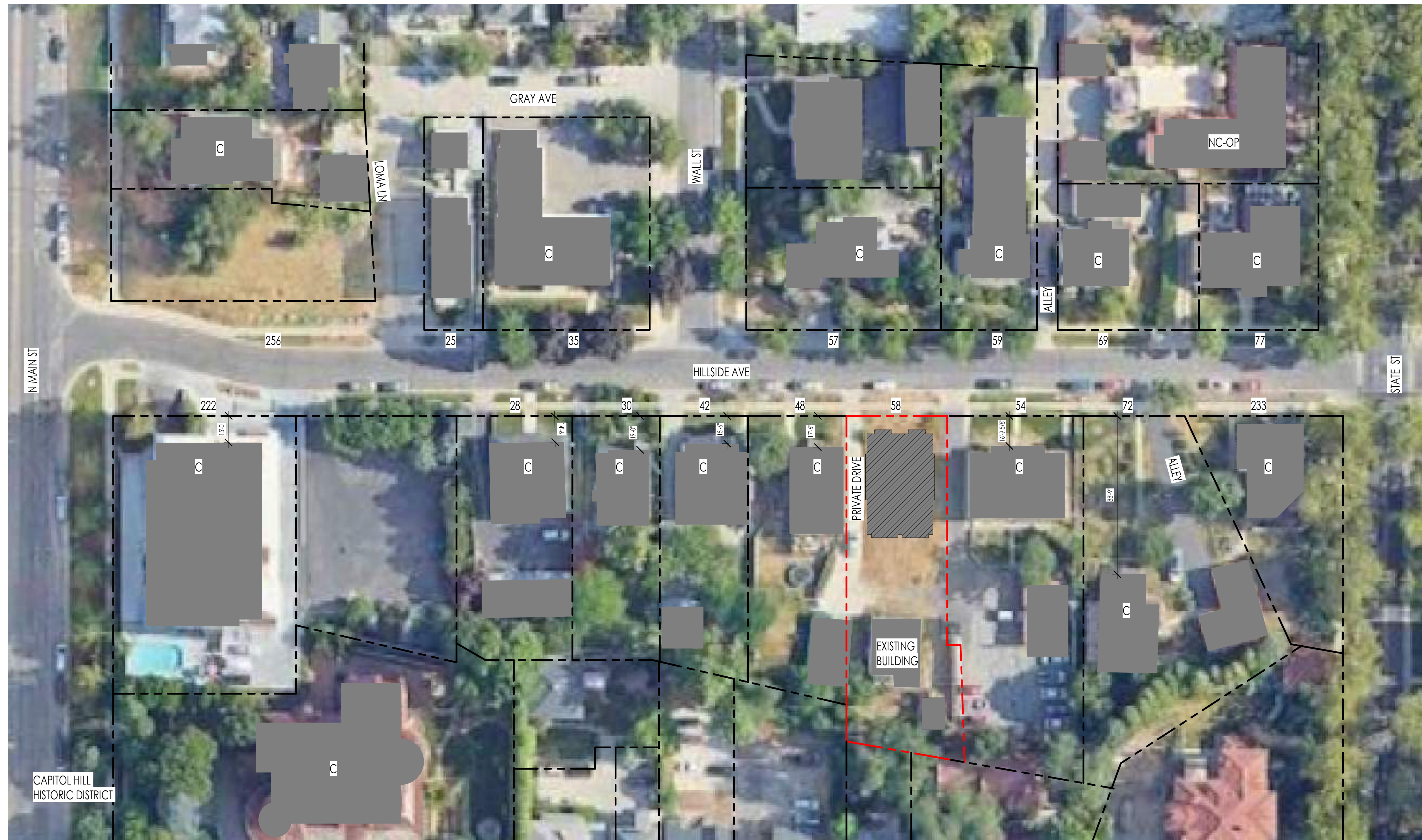


HISTORIC PRESERVATION PACKAGE		
SHEET #		SHEET NAME
COVER	COVER SHEET	
HP-1	CONTEXT PLANS	
HP-2	SITE PLAN - EXISTING	
HP-3	PHOTOGRAPHS OF EXISTING BUILDING	
HP-4	STREET SCAPE STUDY	
HP-5	SITE PLAN - PROPOSED	
HP-6	OVERALL FLOOR PLANS	
HP-7	OVERALL FLOOR PLANS	
HP-8	OVERALL FLOOR PLANS	
HP-9	EXTERIOR ELEVATIONS	
HP-10	EXTERIOR ELEVATIONS	
HP-11	EXTERIOR ELEVATIONS	
HP-12	EXTERIOR ELEVATIONS	
HP-13	MATERIAL/COLOR BOARD	
HP-14	SECTIONS	
HP-15	EXTERIOR VIEWS	
HP-16	EXTERIOR VIEWS	
HP-17	EXTERIOR VIEWS	
HP-18	EXTERIOR VIEWS	

# HILLSIDE AVE

54 E. HILLSIDE AVE., SALT LAKE CITY, UT

31 MAR 2026



**LEGEND**

- - - SUBJECT PROPERTY
- C** CONTRIBUTING BUILDINGS\*\*
- NC-OP** NON-CONTRIBUTING OUT-OF-PERIOD BUILDING\*\*

\* SALT LAKE CITY ZONING MAP

\*\*UTAH HISTORICAL SOCIETY HISTORIC PRESERVATION OFFICE INTERACTIVE ONLINE MAP

ADDRESS	SET BACK
8 HILLSIDE	22'-0"
200 MAIN	165'-0"
28 HILLSIDE	17'-0"
30 HILLSIDE	21'-0"
42 HILLSIDE	18'-0"
48 HILLSIDE	19'-0"
54 HILLSIDE	123'-0"
64 HILLSIDE	23'-0"
72 HILLSIDE	94'-0"
233 STATE	14'-0"
AVERAGE SETBACK = 39'- 0"	



The designs shown and described herein including all technical drawings, graphic representation & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from THINK Architecture, Inc.

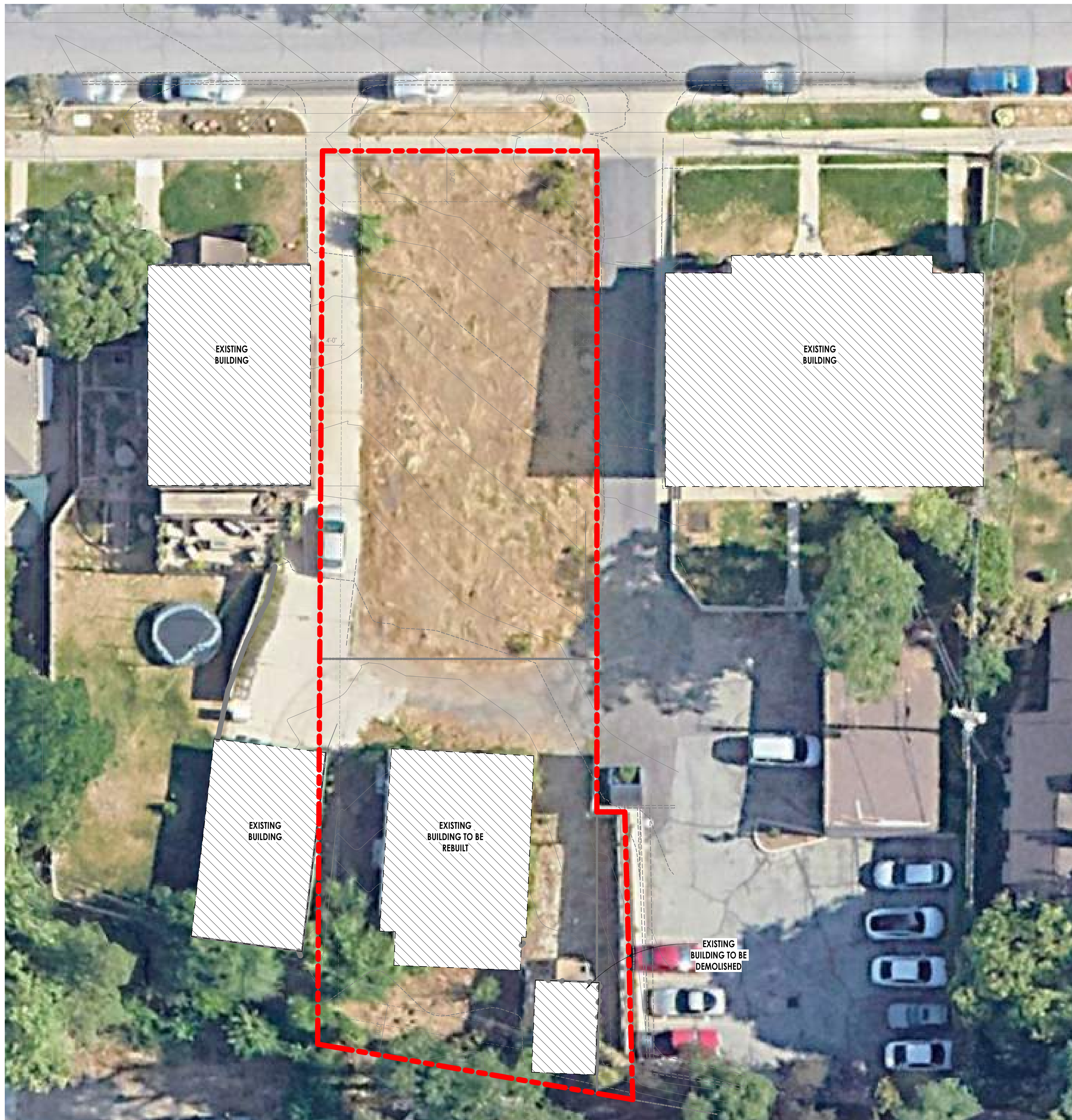
# HILLSIDE AVE

54 E. HILLSIDE AVE., SALT LAKE CITY, UT

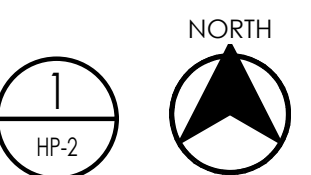
CONTEXT PLANS

## HP-1

31 MAR 2026



SITE PLAN - EXISTING  
3/32" = 1'-0"



SITE PLAN - EXISTING



The designs shown and described herein including all technical drawings, graphic representation & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from THINK Architecture, Inc.

# HILLSIDE AVE

54 E. HILLSIDE AVE., SALT LAKE CITY, UT

# HP-2

31 MAR 2026



NORTH ELEVATION 1



WEST ELEVATION 1



WEST ELEVATION 2



NORTH ELEVATION 2



EAST ELEVATION 1



EAST ELEVATION 2



EAST ELEVATION 3



SOUTH ELEVATION 1



VIEW TO STREET 1



NORTH ELEVATION 3



VIEW TO STREET 2



VIEW TO STREET 3



The designs shown and described herein including all technical drawings, graphic representation & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from THINK Architecture, Inc.

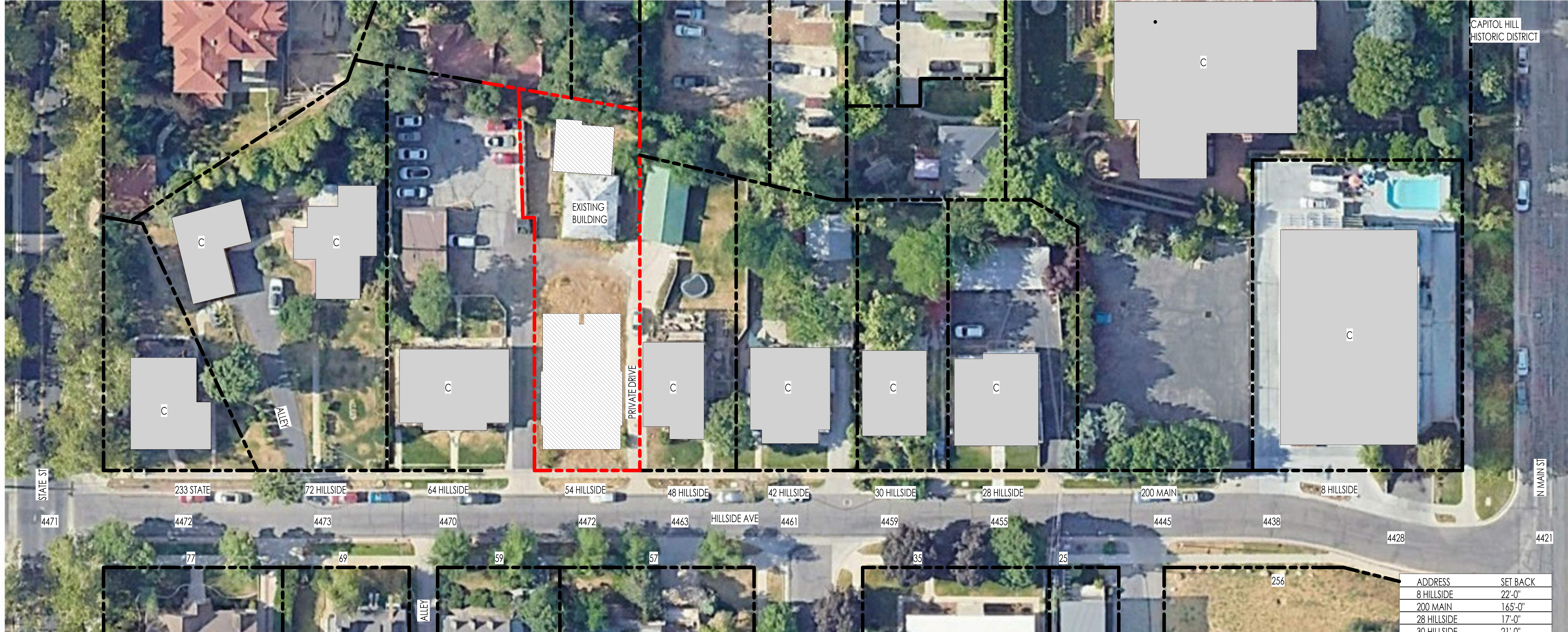
# HILLSIDE AVE

54 E. HILLSIDE AVE., SALT LAKE CITY, UT

PHOTOGRAPHS OF EXISTING BUILDING

# HP-3

31 MAR 2026



ADDRESS	SET BACK
8 HILLSIDE	22'-0"
200 MAIN	165'-0"
28 HILLSIDE	17'-0"
30 HILLSIDE	21'-0"
42 HILLSIDE	18'-0"
48 HILLSIDE	19'-0"
54 HILLSIDE	123'-0"
64 HILLSIDE	23'-0"
72 HILLSIDE	94'-0"
233 STATE	14'-0"
AVERAGE SETBACK = 39'-0"	



+/- 12.5% SLOPE



# HILLSIDE AVE

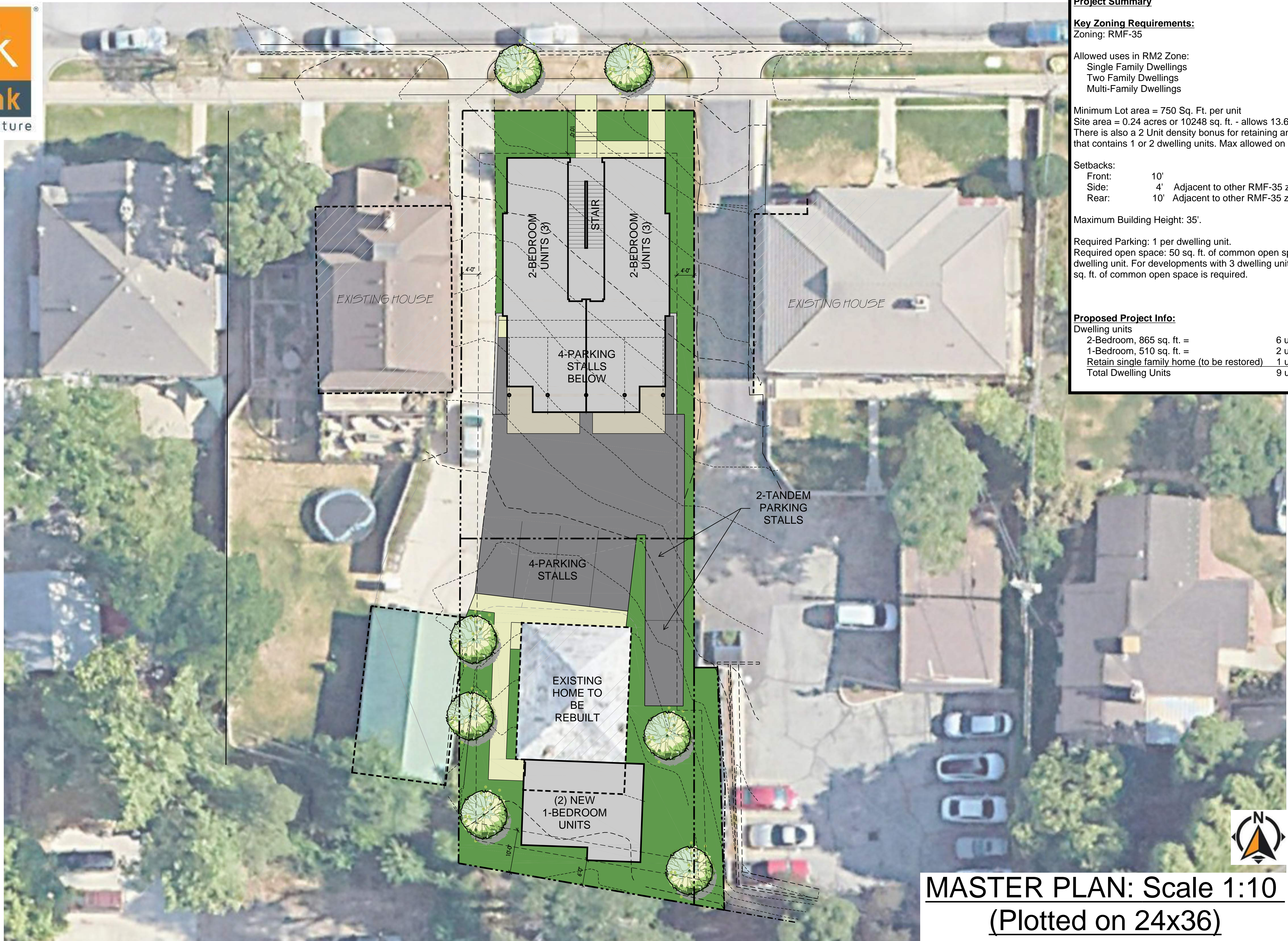
54 E. HILLSIDE AVE., SALT LAKE CITY, UT

STREET SCAPE STUDY

HP-4

31 MAR 2026

The designs shown and described herein including all technical drawings, graphic representation & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from THINK Architecture, Inc.



**Project Summary**

**Key Zoning Requirements:**  
Zoning: RMF-35

Allowed uses in RM2 Zone:  
Single Family Dwellings  
Two Family Dwellings  
Multi-Family Dwellings

Minimum Lot area = 750 Sq. Ft. per unit  
Site area = 0.24 acres or 10248 sq. ft. - allows 13.66 units  
There is also a 2 Unit density bonus for retaining an existing structure that contains 1 or 2 dwelling units. Max allowed on site ~15.66?

Setbacks:  
Front: 10'  
Side: 4' Adjacent to other RMF-35 zones  
Rear: 10' Adjacent to other RMF-35 zones

Maximum Building Height: 35'

Required Parking: 1 per dwelling unit.  
Required open space: 50 sq. ft. of common open space area per dwelling unit. For developments with 3 dwelling units a minimum of 200 sq. ft. of common open space is required.

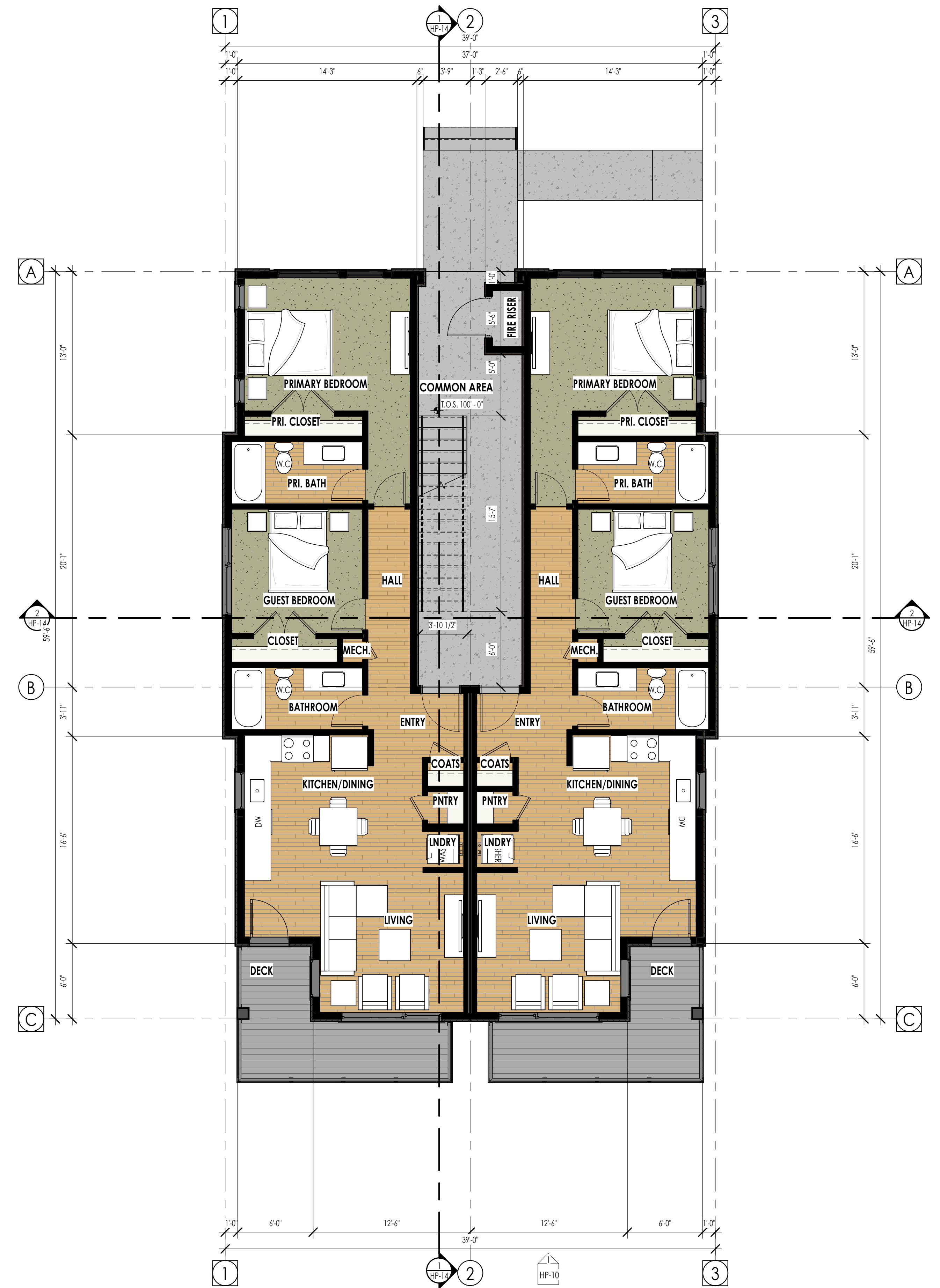
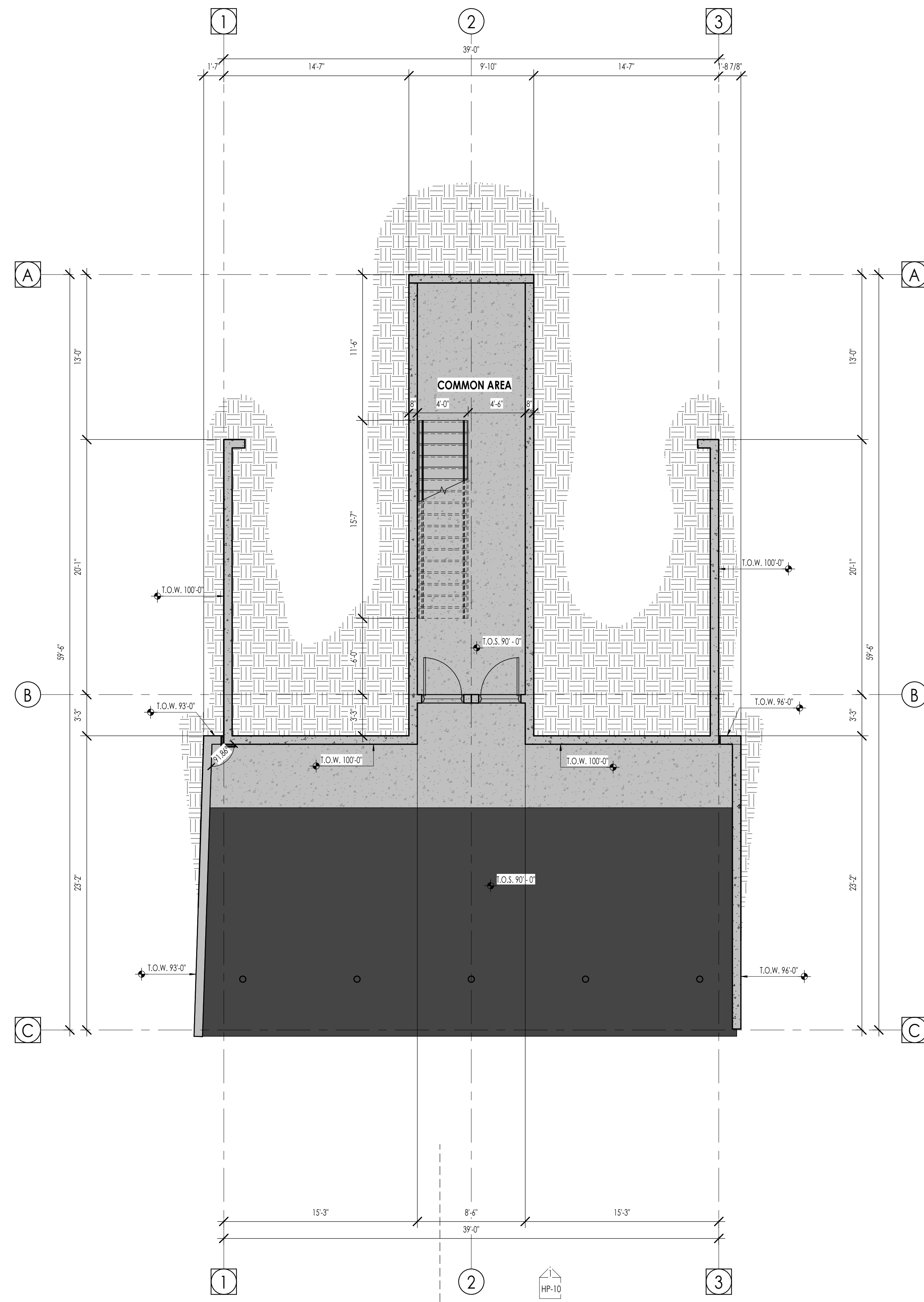
**Proposed Project Info:**

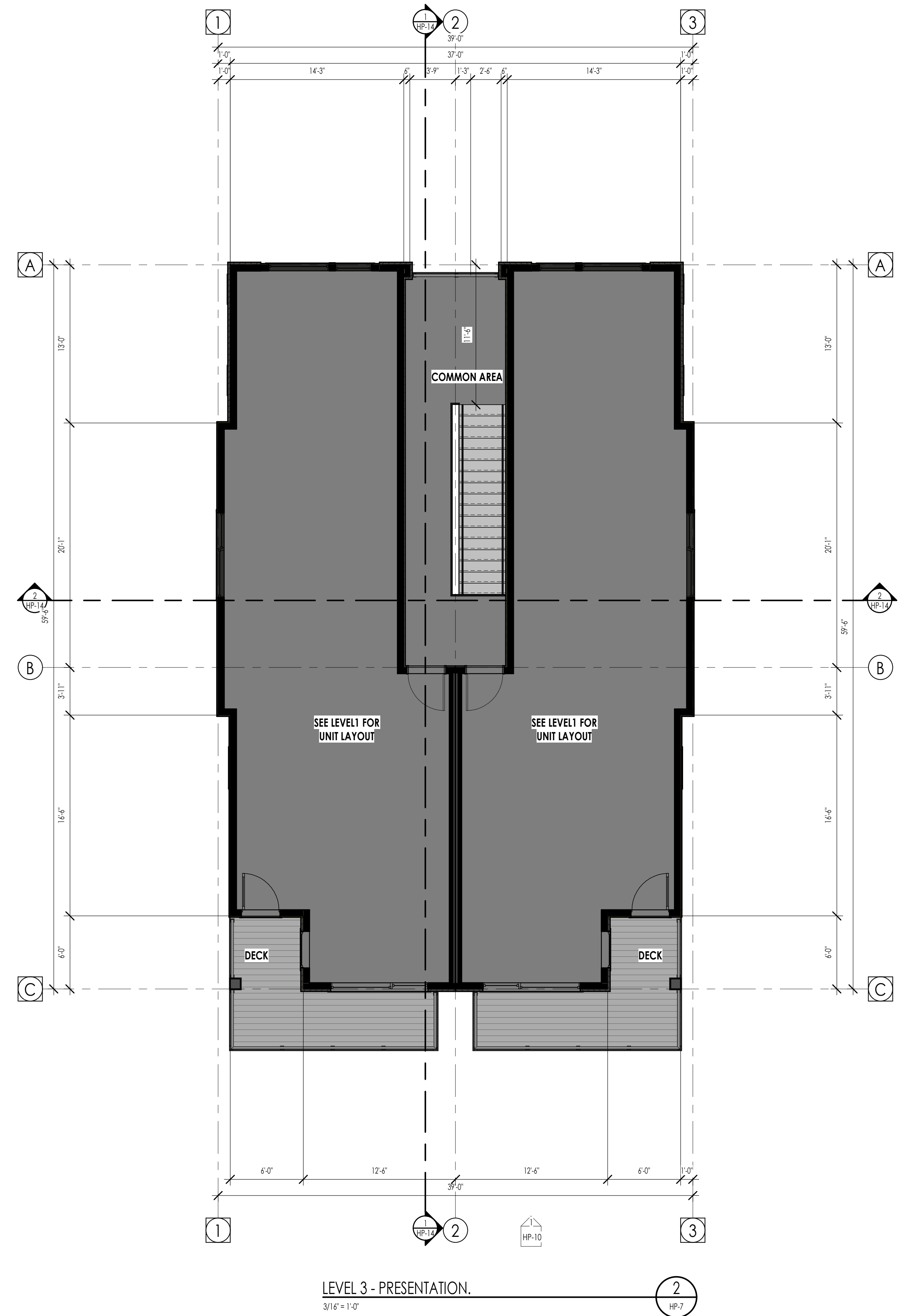
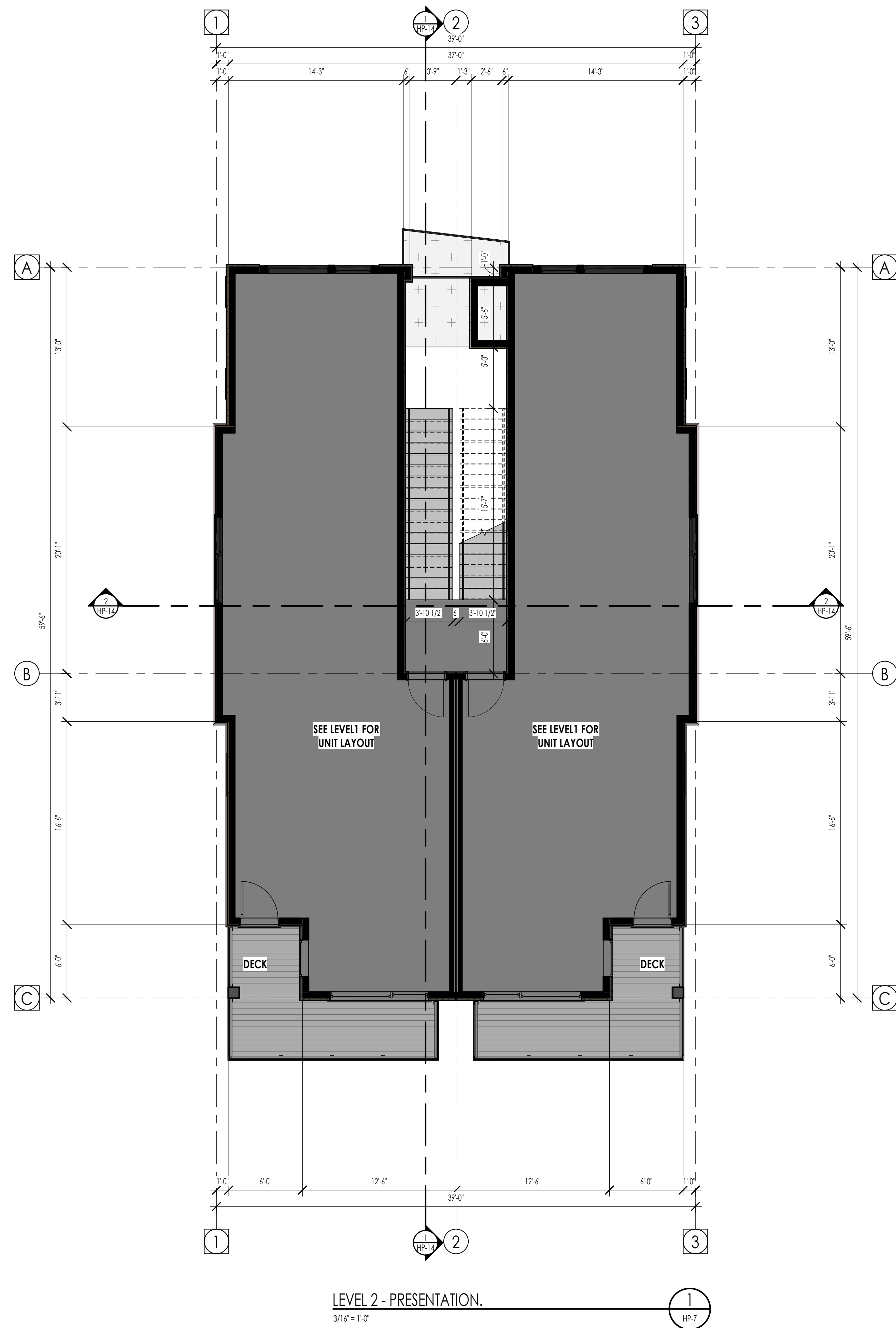
Dwelling units		
2-Bedroom, 865 sq. ft. =		6 units
1-Bedroom, 510 sq. ft. =		2 units
Retain single family home (to be restored)		1 unit
<b>Total Dwelling Units</b>		<b>9 units</b>

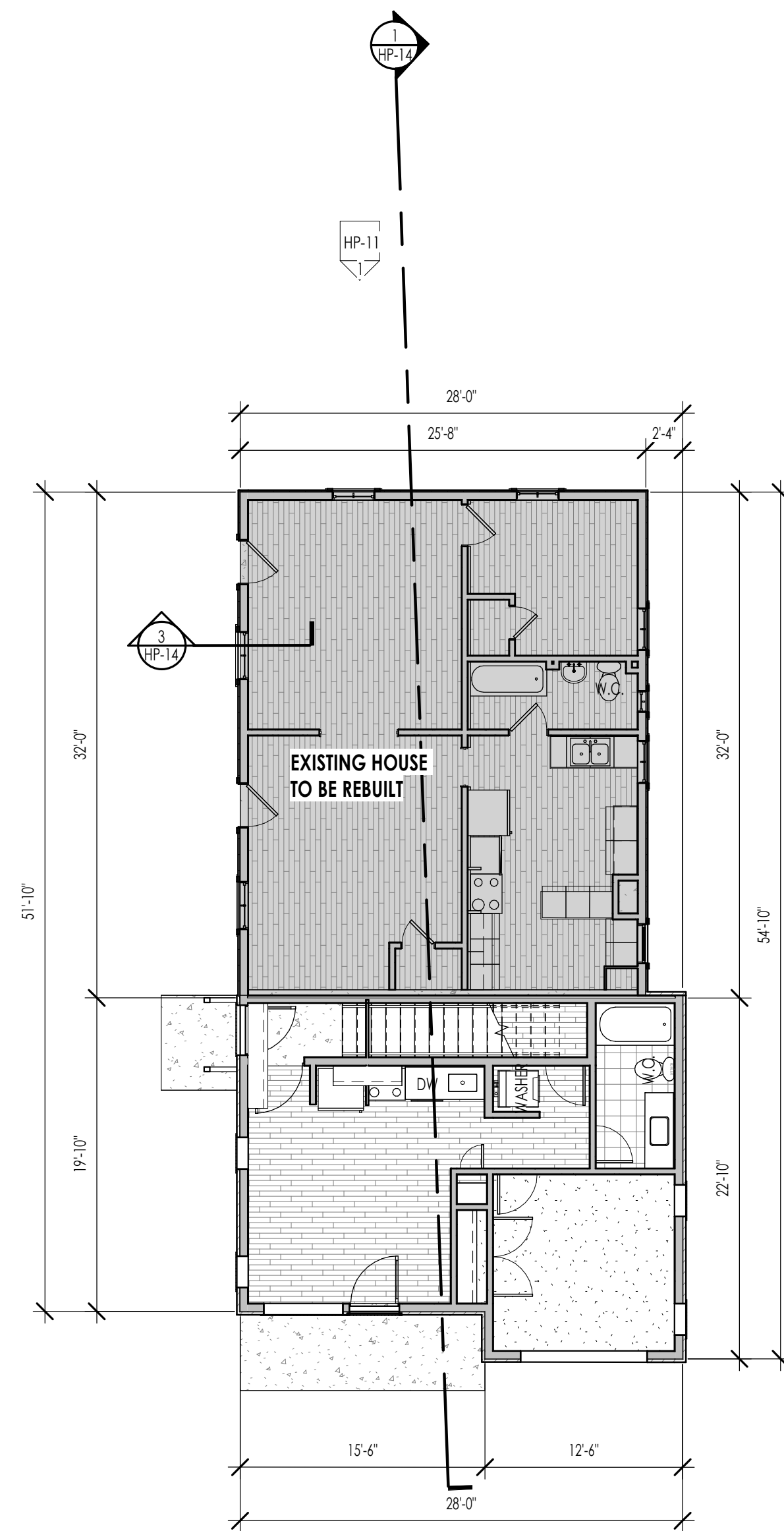
**MASTER PLAN: Scale 1:10**  
**(Plotted on 24x36)**

SITE PLAN -  
PROPOSED

**HP-5**

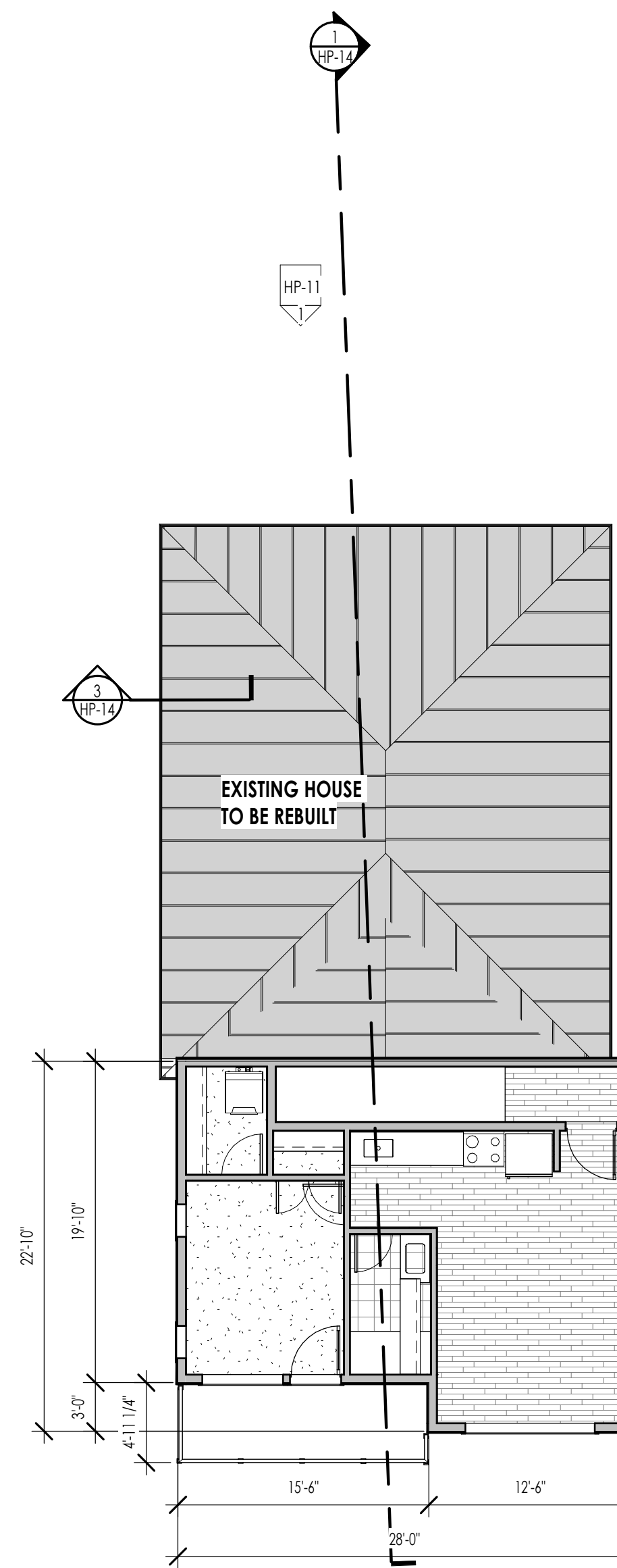






LEVEL 0 - FLOOR PLAN\_DUPLEX  
1/8" = 1'-0"

1  
HP-8



LEVEL 1 - FLOOR PLAN\_DUPLEX  
1/8" = 1'-0"

2  
HP-8



- PROPOSED MATERIALS**  
(SEE MATERIAL BOARD FOR MORE DETAILS)
- A BRICK
  - B STUCCO
  - C ALUMINUM FASCIA
  - D GUARD RAIL
  - E PAINTED WALL BEAM
  - F PAINTED STEEL BEAM
  - G PAINTED STEEL COLUMN
  - H SINGLE HUNG FIBER GLASS WINDOW
  - J FIBER CEMENT LAP SIDING
  - K FULL LITE FIBERGLASS DOOR
  - L SINGLE FIXED FIBER GLASS WINDOW
  - M DECORATIVE BOX COLUMN
  - N STANDING SEAM ROOF

EXISTING SLAB  
103'-0"

NORTH ELEVATION SD.  
3/16" = 1'-0"

1  
HP-9



WEST ELEVATION SD.  
3/16" = 1'-0"

2  
HP-9



SOUTH ELEVATION SD.  
3/16" = 1'-0"

1  
HP-10

- PROPOSED MATERIALS**  
(SEE MATERIAL BOARD FOR MORE DETAILS)
- A BRICK
  - B STUCCO
  - C ALUMINUM FASCIA
  - D GUARD RAIL
  - E PAINTED WALL BEAM
  - F PAINTED STEEL BEAM
  - G PAINTED STEEL COLUMN
  - H SINGLE HUNG FIBER GLASS WINDOW
  - J FIBER CEMENT LAP SIDING
  - K FULL LITE FIBERGLASS DOOR
  - L SINGLE FIXED FIBER GLASS WINDOW
  - M DECORATIVE BOX COLUMN
  - N STANDING SEAM ROOF



EAST ELEVATION SD.  
3/16" = 1'-0"

2  
HP-10



The designs shown and described herein including all technical drawings, graphic representation & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from THINK Architecture, Inc.

# HILLSIDE AVE

54 E. HILLSIDE AVE., SALT LAKE CITY, UT

EXTERIOR ELEVATIONS

## HP-10

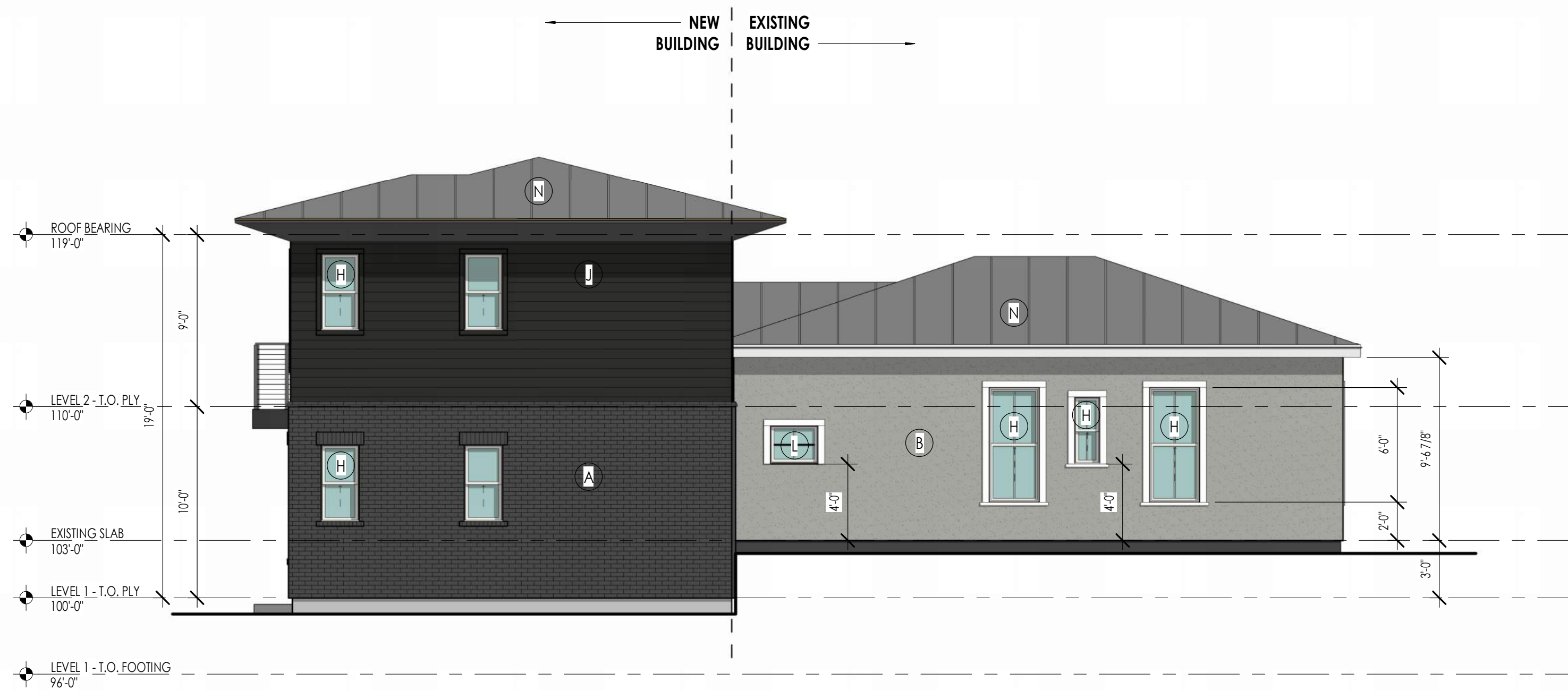
31 MAR 2026



NORTH ELEVATION SD\_DUPLEX  
3/16" = 1'-0"

1  
HP-11

- PROPOSED MATERIALS**  
(SEE MATERIAL BOARD FOR MORE DETAILS)
- A BRICK
  - B STUCCO
  - C ALUMINUM FASCIA
  - D GUARD RAIL
  - E PAINTED WALL BEAM
  - F PAINTED STEEL BEAM
  - G PAINTED STEEL COLUMN
  - H SINGLE HUNG FIBER GLASS WINDOW
  - J FIBER CEMENT LAP SIDING
  - K FULL LITE FIBERGLASS DOOR
  - L SINGLE FIXED FIBER GLASS WINDOW
  - M DECORATIVE BOX COLUMN
  - N STANDING SEAM ROOF



EAST ELEVATION SD\_DUPLEX  
3/16" = 1'-0"

2  
HP-11

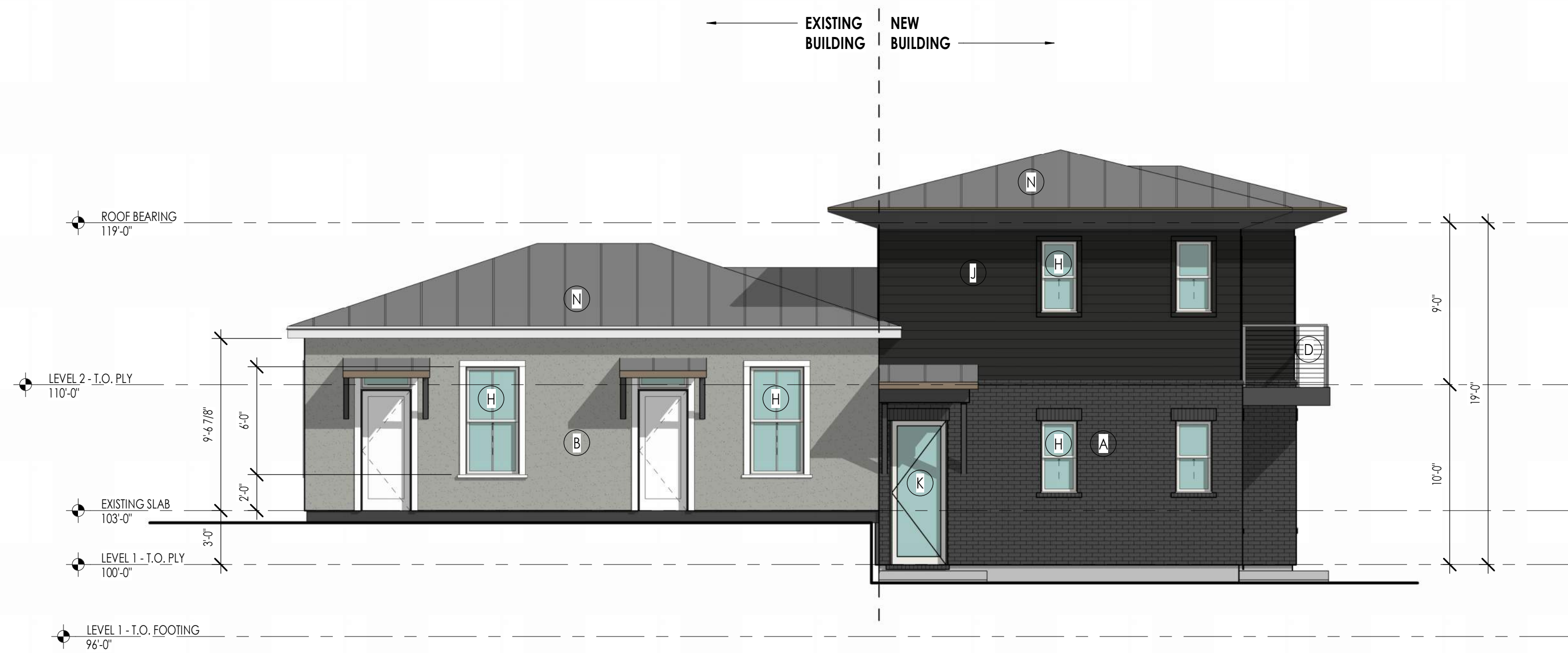


SOUTH ELEVATION SD\_DUPLEX  
3/16" = 1'-0"

1  
HP-12

**PROPOSED MATERIALS**  
(SEE MATERIAL BOARD FOR MORE DETAILS)

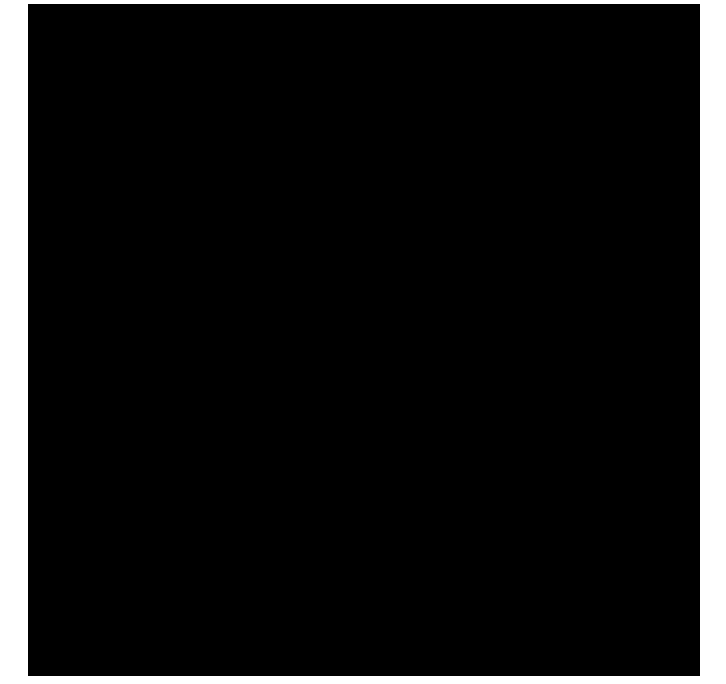
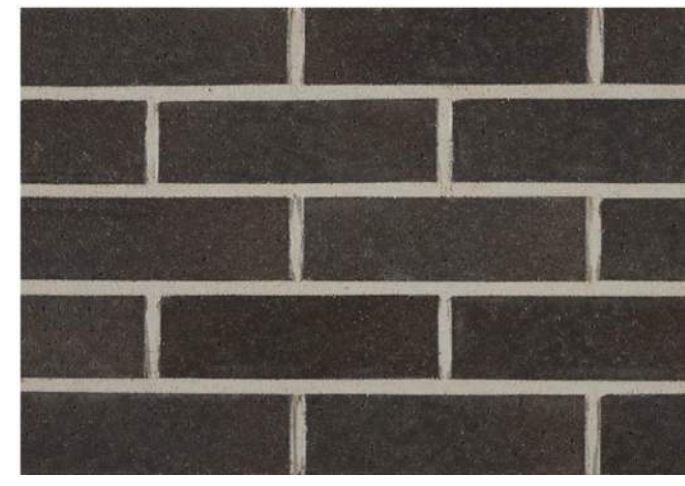
A	BRICK
B	STUCCO
C	ALUMINUM FASCIA
D	GUARD RAIL
E	PAINTED WALL BEAM
F	PAINTED STEEL BEAM
G	PAINTED STEEL COLUMN
H	SINGLE HUNG FIBER GLASS WINDOW
J	FIBER CEMENT LAP SIDING
K	FULL LITE FIBERGLASS DOOR
L	SINGLE FIXED FIBER GLASS WINDOW
M	DECORATIVE BOX COLUMN
N	STANDING SEAM ROOF



WEST ELEVATION SD\_DUPLEX  
3/16" = 1'-0"

2  
HP-12

**SWATCH:**



**DESCRIPTION:**

**(A) BRICK**

**(B) STUCCO-1**

**(J) FIBER CEMENT  
LAP SIDING**

**(D) COLUMNS & BEAMS**

**(F) SOFFIT & FASCIA**

**(G) FIBERGLASS WINDOWS**

**(I) FRONT DOOR**

**MANUFACTURER:**

BELDEN OR EQUAL

HARD COAT STUCCO

JAMES HARDIE OR  
EQUAL

STEEL AND WOOD

TBD - ALUMINUM

MARVIN OR EQUAL

TBD - STEEL OR  
FIBERGLASS DOOR

**COLOR:**

"GRAPHITE BLACK VELOUR"  
OR SIMILAR

"SW7067 CITYSCAPE"  
OR SIMILAR

"SW 7069 IRON ORE"  
OR SIMILAR  
SMOOTH FINISH

"SW 6258 TRICORN BLACK"  
OR SIMILAR

"BLACK"  
OR SIMILAR

"EBONY"  
OR SIMILAR

"SW 7066 GRAY MATTERS"  
OR SIMILAR

**SWATCH:**



**DESCRIPTION:**

**WALL LANTERN  
8313901-12/T**

**(S) RECESSED DOWNLIGHT  
(WF4)**

**MANUFACTURER:**

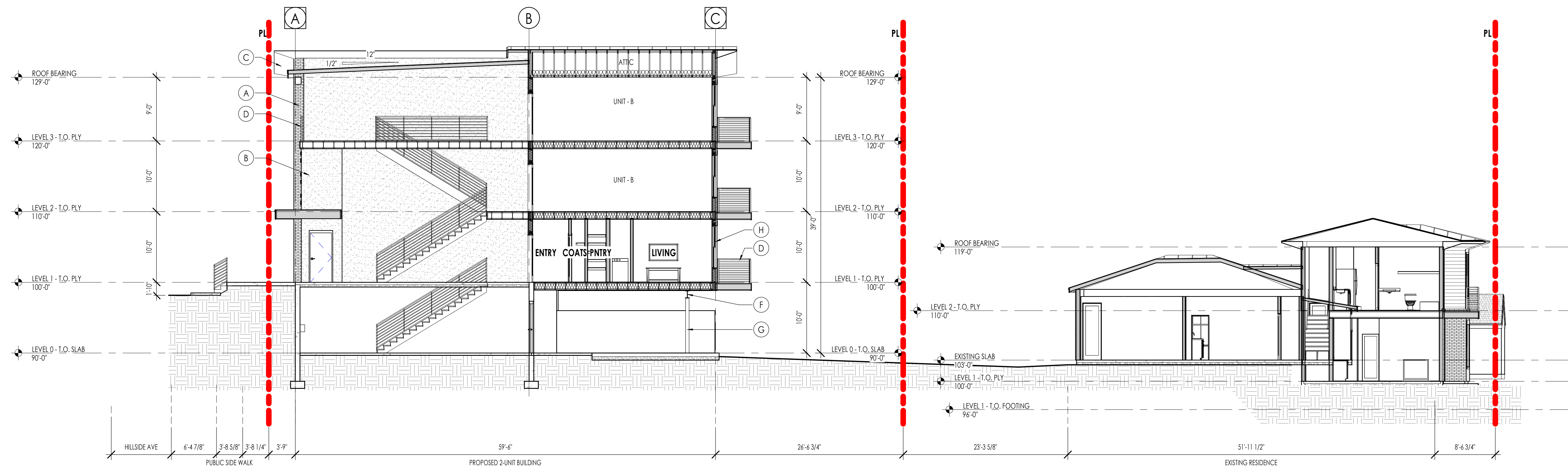
SEA GULL LIGHTING

LITHONIA LIGHTING

**COLOR:**

BLACK OR SIMILAR

MATTE WHITE OR SIMILAR

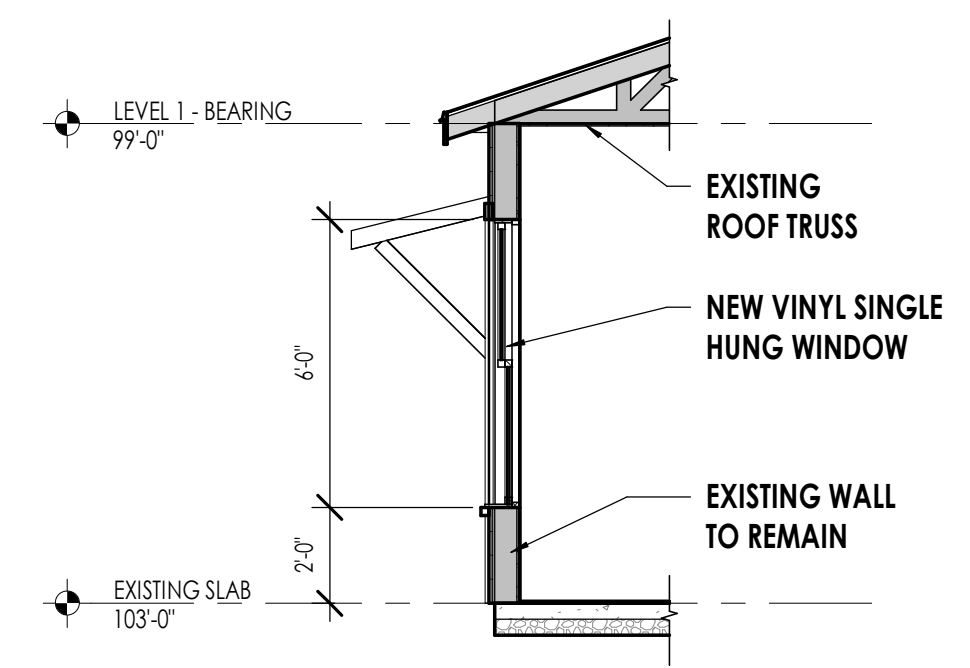


LONGITUDINAL SECTION.  
1/8" = 1'-0"

- PROPOSED MATERIALS**  
(SEE MATERIAL BOARD FOR MORE DETAILS)
- A BRICK
  - B STUCCO
  - C ALUMINUM FASCIA
  - D GUARD RAIL
  - E PAINTED WALL BEAM
  - F PAINTED STEEL BEAM
  - G PAINTED STEEL COLUMN
  - H SINGLE HUNG FIBER GLASS WINDOW
  - J FIBER CEMENT LAP SIDING
  - K FULL LITE FIBERGLASS DOOR
  - L SINGLE FIXED FIBER GLASS WINDOW
  - M DECORATIVE BOX COLUMN
  - N STANDING SEAM ROOF



TRANSVERSE SECTION.  
3/16" = 1'-0"



EXISTING WALL SECTION  
1/4" = 1'-0"



# HILLSIDE AVE

54 E. HILLSIDE AVE., SALT LAKE CITY, UT

SECTIONS

HP-14

31 MAR 2026

The designs shown and described herein including all technical drawings, graphic representation & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from THINK Architecture, Inc.



## HILLSIDE AVE

54 E. HILLSIDE AVE., SALT LAKE CITY, UT

EXTERIOR VIEWS

# HP-15

31 MAR 2026



## HILLSIDE AVE

54 E. HILLSIDE AVE., SALT LAKE CITY, UT

EXTERIOR VIEWS

HP-16

31 MAR 2026



## HILLSIDE AVE

54 E. HILLSIDE AVE., SALT LAKE CITY, UT

EXTERIOR VIEWS

HP-17

31 MAR 2026



## HILLSIDE AVE

54 E. HILLSIDE AVE., SALT LAKE CITY, UT

EXTERIOR VIEWS

HP-18

31 MAR 2026