MEMORANDUM

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Amanda Roman, Urban Designer
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Date: September 3, 2026

Re: Garbett Homes Hillside Avenue New Construction & Major Alteration (PLNHLC2026-00278 & PLNHLC2026-00497) Work Session

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PROPERTY ADDRESSES: 56 E, 58 E, & 60 E Hillside Avenue
PARCEL IDs: 09-31-308-005, 09-31-308-006 & 09-31-308-031
MASTER PLAN: Capitol Hill Plan, Medium-Density Residential
ZONING DISTRICT: RMF-35, Moderate Density Multi-Family Residential
OVERLAY DISTRICTS: Historic Preservation Overlay, Capitol Hill Protection Area Overlay & Groundwater Source Protection

REQUEST

Marcus Stevenson, with Garbett Homes and property owner representative, requested a work session to present their design proposal for the properties at 56 E, 58 E, and 60 E Hillside Avenue to obtain feedback from the Historic Landmark Commission (HLC) prior to finalizing their design.

The proposal includes the construction of a new three-story multifamily building with six units on 56 E Hillside Avenue. A historic structure at the rear of the property, located at 58 E and 60 E Hillside Avenue, will be rehabbed and include the construction of a two-unit addition attached to the rear of the structure. The development is proposed to have a total of nine units.

The New Construction petition (PLNHLC2026-00278) includes the following identified zoning modification requests:

- Increase the maximum building height by 9 feet.

Major Alteration petition (PLNHLC2026-00497), includes the following identified zoning modification request:

- Reduced rear yard setback from 10 feet to 6 feet.

Other modifications are anticipated for both proposals.

Applicable Review Standards

The new construction project is being reviewed based upon the standards for New Construction in a Historic District (21A.34.020.H) and the Design Guidelines for Historic Apartment and Multifamily Buildings found in Chapter 12: New Construction.

The major alteration is being reviewed based upon the Alteration of a Contributing Structure (21A.34.020.G) standards and Chapter 8: Additions. Both petitions are subject to the base zoning regulations found in the RMF-35 zone (21A.24.130) and Design Standards (21A.37).

Project Description

The proposed development requires two Historic Landmark Commission planning processes: the New Construction of a Principal Building and a Major Alteration of an existing historic structure. Located within the Capitol Hill Local Historic District, the project encompasses three subject properties: a currently vacant parcel at 56 E Hillside Avenue, a contributing structure at 58 E Hillside Avenue, and a small parcel at 60 E Hillside Avenue. The applicant has not indicated if they intend to consolidate the three parcels or keep them separate. Situated in an RMF-35 zoning district. The combined site area totals approximately 0.24 acres, or 10,250 square feet. Together, the overall development will include nine residential units, 15 bedrooms, and 10 parking stalls.

The new construction portion of the proposal entails building a three-story multifamily building with six units, each with two bedrooms. The new building would have its primary façade facing Hillside Avenue.

Additionally, the existing single-story historic structure at the rear of the property, which was constructed circa 1896 and historically used as a residence, will undergo a full rehabilitation. This rehab includes the construction of a two-story addition attached to the rear of the structure, adding two units to the building. Once completed, this rear building will contain a total of three one-bedroom units. The historic structure will remain at the rear of the property. This arrangement is consistent with the site's historical context.

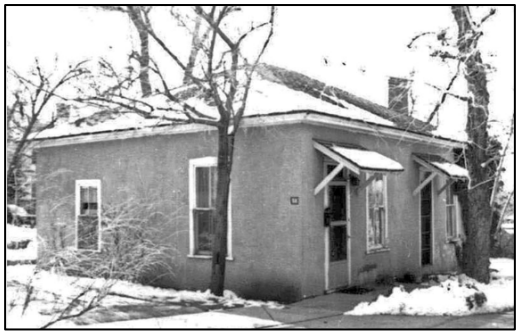
Subject properties are outlined in yellow

Background

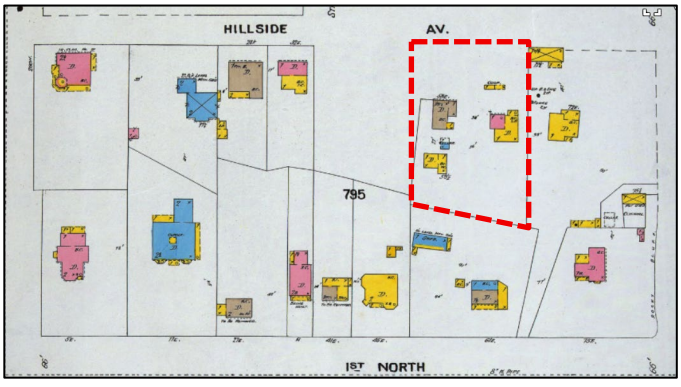
History of 58 E Hillside Avenue

Historically, there were two structures on the subject property placed one in front of the other, with the existing structure being in the rear. Following the 1968 demolition of the site's original front building, the existing historic structure now sits approximately 120 feet back from Hillside Avenue.

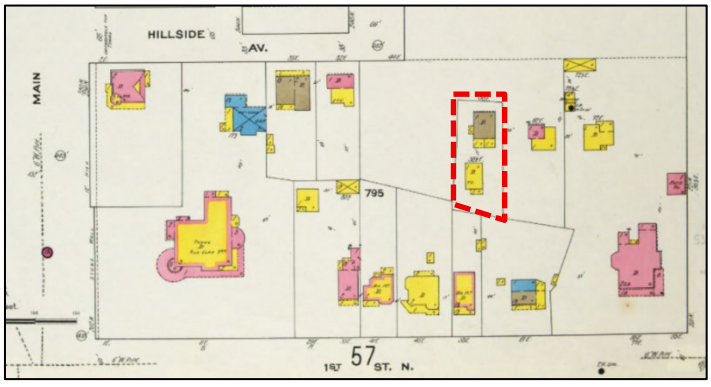
Because of its historic nature, the rear structure's rehabilitation and addition are being evaluated under the city's Major Alteration standards. The structure was built in 1896, making it one of the older homes in the neighborhood formally identified as Arsenal Hill. The building is a one-story hipped roof house with two-over-two sash windows with a four-square (box) plan.



Utah Historic Building Records, 1980



1898 Sanborn Map



1911 Sanborn Map

According to the 2006 Reconnaissance Level Survey (RLS) the most recent historic resource survey on file with the Salt Lake City Planning Division—the structure is rated "B" or "Eligible Contributing" and is within the "Victorian Urbanization Period", which extended from 1890-1911.

The property owner applied to demolish the structure in 2020, which was denied by the HLC (PLNHLC2020-00068), which was subsequently appealed (PLNAPP2020-00440). The Appeals Hearing Officer upheld the Historic Landmark Commission's decision to deny the demolition. Later, the contributing status was the subject of an administrative interpretation, which can be referenced under file number PLNZAD2025-00684. The same property owner appealed the decision, which was again upheld by the Appeals Hearing Officer and documented in PLNZAD2025-00888. The denials to demolish the structure or change its status from contributing to noncontributing have led the owner to pursue a different scale of development. They state that the cost of rehabbing the existing structure is cost prohibitive unless they can provide additional density.

Historic structure at 58 E Hillside Avenue – Contributing with "B" Rating

Neighborhood Context & RMF-35 Zoning

While developed prior to zoning being established in 1927, the properties are now in the RMF-35 zone, which is a moderate density zoning district that the existing development generally adheres to in terms of density. The RMF-35 zone is intended to promote development and appropriate infill. All properties between Main and State Street and Hillside Avenue to 200 North are zoned RMF-35, other than the Panorama Apartments on the corner of Main Street and Hillside Avenue, which are zoned RMF-45. The northern block face is zoned R-2 (Single- and Two-Family). While the RMF-35 zoning permits moderate density, most of the residential uses have remained as they were developed, either single-family, two-family, or in a few cases, multifamily.

Current Zoning Map

By the 1920s, 52% of residential buildings in Capitol Hill were constructed. The homes along Hillside Avenue were built between 1880 and the 1960s. Today, 12% of the land in Capitol Hill is zoned for residential uses, with only 1% zoned for moderate density residential uses.

The areas allowing moderate density are located to the south of the Capitol (like Hillside Avenue) and along 300 West. Today, all households within Capitol Hill are within a 15-minute walk from a park or open space. The subject property is nearby Memory Grove and City Creek Park, which provide around 13 acres of public open space. It is also between two arterial streets, allowing residents with quick access to I-15, Downtown, and the State Capitol. While the neighborhood has adequate sidewalks and ADA ramps, the bicycle infrastructure is lacking.

The property is within Capitol Hill's highest housing density area with approximately 69 dwelling units per acre. Of the approximate 7,300 housing units within the plan area, 65% of them are within apartments. Multifamily construction is consistent with both the RMF zoning and the existing development pattern in Capitol Hill and along Hillside Avenue. Based on the density allowances in the RMF-35 and the property's square footage of 10,250, the maximum number of dwelling units the property could achieve is 13. While that is permitted by code, there are several factors that could limit the realization of the permitted density.

Capitol Hill Historic Context

The subject properties are within both the National and Local Capitol Hill Historic District, designated in 1982 and 1984. Located in the Kimball (formally Arsenal Hill) neighborhood, between Main and State Streets and just south of the Capitol Building. The Kimball neighborhood is one of the areas where the earliest development in the city was concentrated. Most of the neighborhood's historic character has been preserved.

The 2006 Reconnaissance Level Survey and Report breaks down the Capitol Hill Historic District into contextual periods of significance. The subject structure was built during the Victorian Urbanization Period, 1890-1911. The report reads, in part:

> *The Victorian era was Capitol Hill's period of greatest growth. Seventy-five percent of the contributing historic resources were built between 1889 and 1912. Most were individual single-family dwellings built by family members on subdivided land, occasionally building new residences behind established homes with street frontage. In general, the types and styles of Victorian cottages were identical to the homes built throughout the city, but with slope-derived adaptations where necessary. During this period, many of the older homes were converted to cross wings or "dressed up" with Victorian ornamentation in the 1890s.*

Existing Structures on Hillside Avenue

Structures on Hillside Avenue are mostly considered contributing to the historic district. 8 E Hillside and 35 E Hillside were both constructed in 1961, the 2006 RLS notes them as out-of-period. It is important to note that both buildings are now of age and could be considered for contributing status when an RLS update occurs. 25 E Hillside is new construction and considered to be noncontributing to the district. The only homes with an A (Eligible/Significant) rating are 30 E and 77-79 E Hillside Avenue. The remaining homes have a B (Eligible) rating. The full list of homes, with construction date, and evaluation are below.

- 8 E Hillside Avenue (Panaroma Apartments) – 1961 (Modern) – D (likely now contributing based on age)
- 28 E Hillside Avenue – 1893/1950 (Colonial Revival) – B
- 30 E Hillside Avenue – 1925 (English Cottage) – A
- 35 E Hillside Avenue – 1961 (Late 20th Century: Other) – D (likely now contributing based on age)

- 42-44 E Hillside Avenue – 1928 (Period Revival: Other) – B
- 48 E Hillside Avenue – 1925 (English Tudor) – B
- 57 E – 1958 (modern interpretation of the ranch house) - B
- **58 E Hillside Avenue – 1896/1906 (Victorian: Other) – B**
- 59 E Hillside Avenue – 1927 (Colonial Revival) – B
- 64 - 70 E Hillside Avenue – 1951 (Early Ranch) – B
- 69 E Hillside Avenue – 1928 (Colonial Revival) – B
- 72 E Hillside Avenue – 1961 (Post-WWII: Other) – B
- 77-79 E Hillside Avenue – 1939 (English Tudor) – A
- 88 E Hillside Avenue (now known as 233 N State Street) – 1931 (English Cottage) – B
- 111 – 121 E Hillside Avenue – 1939 (20th Century: Other) – B

There is substantial architectural variety in this neighborhood, with no consistent building form or building materials. Large, high-style residences designed by architects are located east of State Street. Between the 1920s and 1950s, the neighborhood continued to develop with more modest, infill homes and small apartment blocks, as seen on Hillside Avenue. Aligning with the historic development pattern and the current RMF-35 zoning, six of the 15 structures listed above are multifamily. There are no commercial buildings within the vicinity.

Hillside Avenue

Hillside Avenue has an approximate 12.5% east to west grade change between State and Main Streets. The homes along Hillside are built within the north to south slope, with the homes on the north side of the street higher and accessed from a series of several steps. Properties on the north side also have stone or concrete retaining walls, which aren't seen across the street. These elements provide a context for the proposal, which has larger massing and form than the existing development on the southern side of the street.

Aerial showing the slope of Hillside

Applicable Adopted Plans

Salt Lake City is in the process of updating the Capitol Hill Community Plan, last updated in 2001. This update aims to establish a vision for the Capitol Hill Community for the next 15 years and align the community plan with Plan Salt Lake. The proposal is evaluated in the context of the design standards and guidelines. These are included for your reference in Attachment D. Neighborhood data is found in the Capitol Hill Existing Conditions Report, published by the Planning Division in 2025.

- The current Capitol Hill plan called for modifying zoning between 150 N and 300 N and between Main Street and Canyon Road to encourage preservation of existing historic structures and allow for, but not increase, existing heights and densities. That zoning has been adopted in the form of the RMF-35.
- The plan also aims to ensure residential "infill development is compatible with and complies with adopted design guidelines to ensure the existing historic character of the neighborhood is retained."

- Finally, the plan aims to, "Promote fullest and broadest application of historic preservation standards and design guidelines, especially relative to new construction, so that historic neighborhood fabric, character and livability are not compromised."

The Community Preservation Plan also provides guidance and history on Salt Lake's preservation efforts. The first historic overlay was adopted in 1976, in response to grass-roots concerns about the loss of the City's historic buildings and heritage. These concerns were triggered by a number of demolitions of historic structures that occurred in the late 1950s-1960s. This is applicable, as the applicant has used the Panorama Apartments as a compatibility reference for the new construction.

New Construction: Site Design

Site Layout

Access to the site from Hillside Avenue is currently provided via an existing 10-foot-wide shared driveway with zero setback from the duplex to the west of the subject property. The access is provided through a shared ingress/egress easement measuring 10 feet wide by 115 feet deep, split with 8 feet on the subject property and 2 feet on the western neighbor's property at 48 E Hillside Avenue. The existing driveway is not wide enough to serve the redeveloped property and must be widened to a minimum of 18 feet, per Transportation's comments. Additionally, the site lacks pedestrian access from Hillside Avenue.

Parking

Positioned between the two structures, the proposed 10-stall parking layout includes four tuck-under stalls within the new multifamily building and six surface stalls, including two tandem spaces, situated to the front and side of the rear structure. Six bike racks are provided within the carport storage area. As proposed, the project provides the required number of parking spaces, but modifications to the design are required by Transportation to meet required minimum width of parking spaces next to walls and columns.

Setbacks

The applicant provided a streetscape study showing the building heights and setbacks of each building with frontage along Hillside Avenue. That said, the streetscape study submitted by the applicant will need to be revised to remove some properties that skew the general understanding

Context plan for the south side of Hillside Avenue – The 7 properties shown (excluding the subject property) are included in the height and setback averages for the block face

of the context. To create a consistent review, staff averaged setbacks after removing three properties from the study.

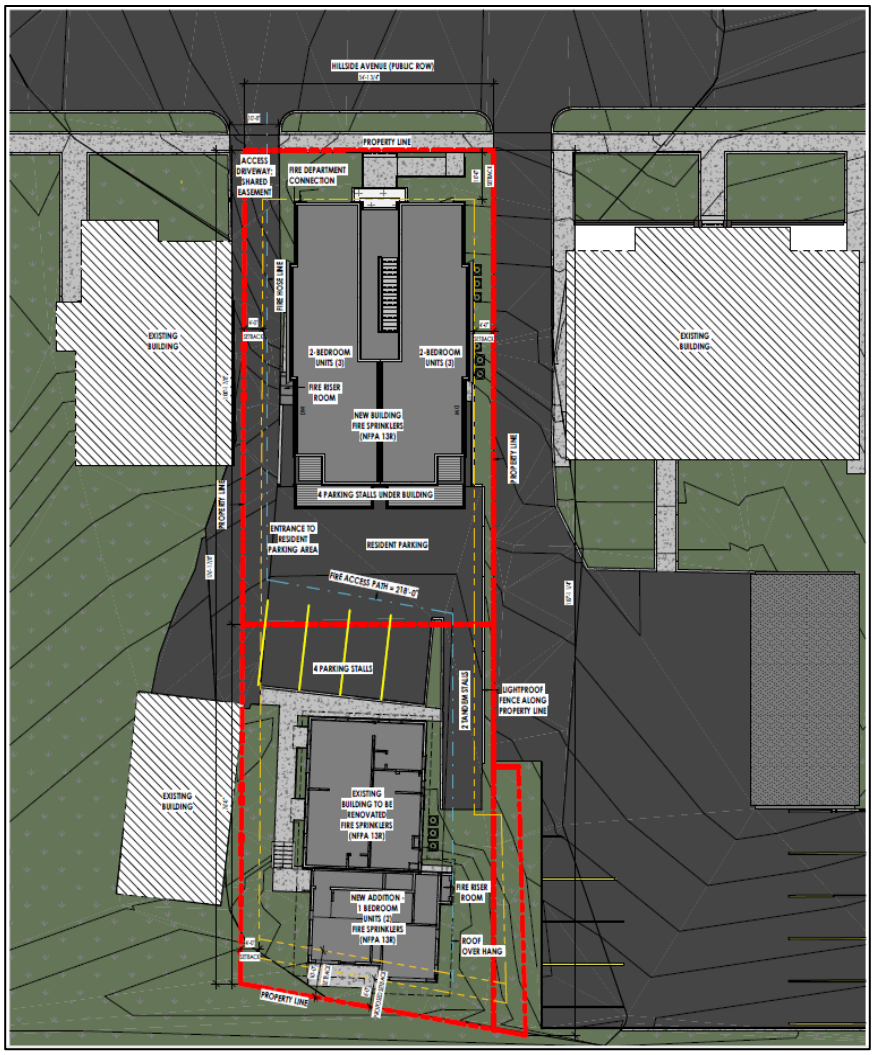
1. Staff removed the subject property from the analysis.

2. 258 E Main Street (north side of Hillside) has been removed because it does not have frontage on Hillside Avenue.

3. The Panorama Apartments were also removed from the average because they are out of context, scale, and have a different zoning designation.

The proposed new construction has a 10-foot front yard setback, meeting the minimum setback requirement of 10 feet. The applicant's site plan table claims the average setback on the southern block face is 39 feet. This includes measuring the existing historic structure's setback (123 feet) and the property at 72 E Hillside, which has a 94-foot setback.

After removing the above properties from the average, of the seven primary structures on the south side of Hillside Avenue, the average front yard setback is 29 feet. The average front yard setback of the six structures on the north side of Hillside is 23 feet.



Site Plan

Staff measured the setbacks of the two adjacent structures, after scaling them to the site plans 10-foot setback. The fourplex to the east showed a 15 ½ foot setback and the duplex to the west showed a 14-foot setback. The applicants table lists 19 and 23 feet. Even after removing the structures mentioned above (existing historic structure that is 123 feet from the property line and the Panorama Apartments), the setback average is skewed due to the 94-foot setback at 72 E Hillside Avenue. Either way, the proposed 10-foot setback is the smallest along Hillside Avenue.

Design Guidelines to Consider:

- 12.10 – The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.
- 12.13 – Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.
- 12.21 – A vehicular access and drive should not be combined with a pedestrian access and entrance.
- 12.25 – Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.

New Construction: Building Design, Massing, Height & Fenestration

Building Form – Double-loaded Corridor Apt.

The multifamily building is a three-story double-loaded corridor apartment, which is accessed via a common public entrance that leads to a hallway and stairs, with one unit on each side. Units have windows on three sides, with the unit entrance facing the interior hallway. The "double-loaded corridor" design typically allows more units to be constructed on narrower, deep lots. The SLC Historic Guidelines (p.6) associate the following design elements with double-loaded corridor apartments: brick exterior, flat roofs, balconies that are typically shallow and more ornamental, and bay windows or French doors facing the street.

This style of apartment is seen throughout Salt Lake and representative of development between 1902 and the 1930s before the economy collapsed at the onset of the Great Depression.

Example of a double-loaded corridor apartment building in SLC

New Construction Design

The Historic Guidelines require multifamily buildings of greater scale to include human scale characteristics including focusing on the principal entrance, the base of the building, and the roofline forming a cap for the design of the façade.

Prior to the work session, the applicant made modifications to the proposal to enhance the engagement of the building with the street. This included enclosing the stairwell and providing an awning over the sole entrance that resembles the entryway of the historic structure at the rear of the property. The front entry leads into a common area, with unit entrances located at the end of the approximate 36-foot hallway. Each unit's primary bedroom faces Hillside Avenue, with the kitchen, living room, and private balconies facing the rear of the property.

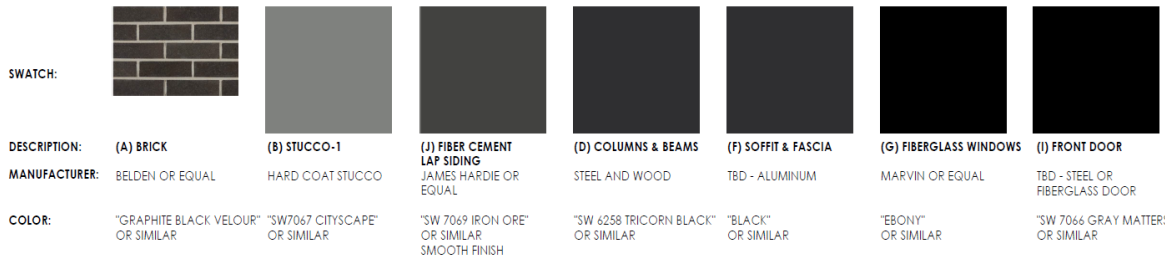
On the north side of Hillside Avenue, most primary entrances are accessed via stairs, as the properties are on a slope. As seen across the district, retaining walls are made of either stone or concrete. Properties on the south side have smaller stoops and entrance features than the north side, where the homes are larger in scale (approximately 28 feet as opposed to 21 feet on the south side. Residents can access the building via the ADA ramp or may use the short set of stairs leading to the landing.

While considered a general double-loaded corridor apartment, the architectural detailing of the New Construction is purely contemporary. What differs from traditional walk-ups is the proposals flat façade, where typically, the front façade of the building would include small shallow balconies that are more ornamental in style, or functioning windows and doors that face the street.

The building has a roofline with a 2:12 slope constructed with standing seam metal and aluminum soffit and fascia. The roofline deviates from the historic flat cornices or symmetrical gables characteristic of traditional Capitol Hill multifamily properties. The primary exterior materials include equal parts brick and smooth fiber cement board. The brick is arranged horizontally on either side of the windows and fiber cement board runs horizontally between each level of windows. Six private decks off the rear of the structure are 16 feet wide and between 5-10 feet in depth. The decks are to have aluminum railings.

The material palette relies heavily on monochromatic dark tones (graphite black brick, iron ore fiber cement siding, dark aluminum fascia, and steel). The choice of brick is appropriate, but the monotonous color pallet makes the building feel heavier and more contemporary than others on the block or within the overall district. Historic guidelines explain that a new multifamily building "should recognize and reflect the palette of building materials which characterize the historic district and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence."

Front elevation of the new construction



Material Palette

Design Guidelines to Consider:

- 12.6 – The building should engage with the street through a sequence of public to semi-private spaces.
- 12.10 – The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.
- 12.43 – A new multifamily building should be designed to create and reinforce a sense of human scale.
- 12.44 – A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.
- 12.45 – The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context.

- 12.52 – The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale.
- 12.54 – The overall massing of a new multifamily building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context.
- 12.56 – Roof forms should reflect those seen traditionally in the block and within the historic district. • Flat roof forms, with or without parapet, are an architectural characteristic of particular building types and styles, including many historic apartment buildings.
- 12.67 – Use building materials that contribute to a traditional sense of scale.
- 12.62 – Public and more important interior spaces should be planned and designed to face the street

Massing & Height

The applicant provided a streetscape study showing the building heights of each building with frontage along Hillside Avenue. Again, to create a consistent review, staff removed the subject property from the analysis and a primary structure (258 E Main Street) on the north side was also removed because it is not located on Hillside. The Panorama Apartments were the third property removed before averaging the building height of the block face.

The Panorama Apartments, built in 1961 and located at 8 E Hillside Avenue, were removed from the study because they are zoned RMF-45 and contextually, they do not fit within Hillside Avenue. The 91-foot tall, 7-story apartment building is considered the first high-rise in Capitol Hill. Based on the 2006 RLS report, they are considered out-of-period (based on the current age of the building it is likely they would be considered contributing if resurveyed) and their construction "altered the character of the historic district." The continued construction of over-scale apartments in the 1960s resulted in the neighborhood becoming more interested in preservation, leading to the first historic survey being conducted in 1976 on behalf of Salt Lake City, the Utah Historical Society, and the Capitol Hill Neighborhood Council.

Based on staff's review of the seven primary structures on the south side of Hillside Avenue, the average building height is approximately 21 ½ feet. The six structures on the northern side of Hillside have an average height of just under 28 feet.

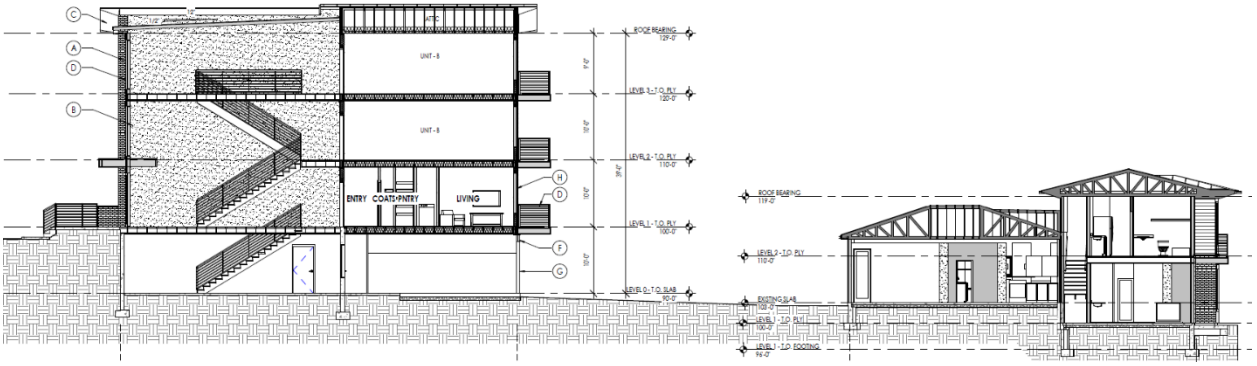
The subject properties are in the RMF-35 zoning district, which limits building height to 35 feet. The front elevation of the new construction is proposed to be 35'2" feet, but due to the property sloping to the south and the inclusion of tuck-under parking, the rear elevation is proposed at 43'10". The structure would be taller than those on Hillside and taller than most nearby properties, particularly when considering the proposed 2:12 sloped roof, which is not seen elsewhere on the street.

Front elevation – 35' tall. Adjacent structures shown to be approx. 17' and 26'

Rear elevation (approx. 44' tall) of the new construction – Additional building height is being requested

The 2006 RLS survey documents only 17 of 753 structures (with A or B ratings) within the historic district are 3 stories or above. The survey lists a total of 883 structures, 85% with A or B ratings. Additionally, the footprint and massing of the building is larger, and with the contemporary design, heavier than most of the nearby residential structures.

> The Historic Guidelines state, *"Although the actual height can vary considerably along any given street, the similarity of overall scale of the variety of architectural elements establishes and enhances the pedestrian-friendly character of many of the streets and districts. It is important that the design of a new apartment building respects these disparities in scale, especially in the respect of potential impact upon access to light, sunlight and privacy enjoyed by adjacent buildings and residents."*



Section showing the scale of the new construction and rear addition on the historic structure

Fenestration

The building features a centralized principal entrance, reflecting historic double-loaded corridor apartments throughout the city. The entrance is relatively understated compared to others on the block. Emphasizing the entry, potentially with additional architectural detailing could more firmly establish the building's presence on Hillside Avenue and achieve a more compatible scale and character.

The structure has large, flush-mounted floor-to-ceiling windows that stretch wide across each bay, presenting a far higher transparency ratio than historic apartments. Historic guidelines explain that the scale of windows, large areas of uninterrupted walls tend to create or reinforce an impression of greater scale, even when the building may not be physically larger than its neighbors. This is seen on the side elevations of the new construction where windows vary in size. The smaller windows on the side elevations may be more compatible with other existing structures by creating more vertical proportion and emphasis or providing defined or substantial headers and sills.

Front elevation shown in relation to the neighboring dwellings

Historic Guidelines speak to a distinct window-to-wall ratio featuring recessed, deeply inset windows. New Construction in local historic districts is required to provide a 3" window reveal, which is not shown on the plans, but will be required prior to moving the project forward. Providing window reveals also reduces the appearance of a flat façade, allowing light and shadows to provide more depth.

Rear elevation

Side elevation (both sides are the same)

Design Guidelines to Consider:

- 12.42 – A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade.
- 12.48 – Design for a building height which is compatible with the historic context.
- 12.60 – The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district.
- 12.61 – Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting.
- 12.63 – The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area.
- 12.65 – An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade.
- 12.71 – Windows should be designed to be in scale with those characteristic of the building and the historic setting.
- 12.72 – Windows with vertical proportion and emphasis are encouraged.

Identified Issues & Conflicts for the HLC to Consider

Planning staff have identified the following considerations for the HLC. Commissioners should evaluate this proposal in the light of the considerations identified and other points raised by the Commission to inform future review, revisions and/or decision. Staff does not provide a recommendation at this stage.

For ease of evaluation, staff separated the considerations based on New Construction of a Principal Structure and the Modification to the Historic Structure. Before speaking to the design of the buildings, it is important to mention overall site concerns that must be addressed.

Following a preliminary site plan review by Transportation and Fire, the vehicular circulation and access shown on the current site plan cannot be approved without major modifications. A two-way, minimum of 18-foot-wide driveway will need to be provided to prevent vehicles yielding and waiting in the street for exiting vehicles. The Fire Department determined that Alternate Materials

and Methods (AM&M) approval is required due to the historic structure's distance from Hillside Avenue to ensure compliant emergency service access. Pedestrian access from Hillside Avenue should be provided to the three units at the rear of the property.

The project cannot move forward without resolving the site circulation, as it is a life/safety issue. Staff encourage the applicants to revise their plans to meet Transportation's requirements and to include pedestrian circulation, as there currently is none.

Site Layout & Building Siting

While the proposed 10-foot front yard setback of the New Construction meets RMF-35 code, it would put the front façade of the structure closer to the sidewalk than any other structure on the block face (updated plans are needed to determine the true setbacks, but none are closer than 10 feet.) While some of the measurements provided appear to be inaccurate or removed by staff in the analysis, the context plan (p.6) shows existing structures in relation to the proposed New Construction.

Massing & Height

The applicant is requesting approval to increase the allowable building height from 35 feet to approximately 44 feet at the rear façade. As stated in the Design Guidelines (p.16), "A sensitively designed new multifamily development should relate to neighboring buildings to the side and to the rear in terms of setbacks, height, massing, scale, the arrangement of shared and private open spaces, and landscaping." As proposed, the new construction is taller, sited closer to the front property line, and larger in scale than buildings on the block face.

Staff suggest working on the front entrance design to create more of a defined space that establishes a transition from the public street to private residences. Staff also suggest adding historic apartment design elements on the front façade such as small balconies or more operable windows. A more defined emphasis on the building entry may provide additional engagement with the street and further define the building for those passing by. Additional design features would also break up the tall, flat façade.

Fenestration & Materials

Staff suggest using more traditional single/double hung windows on the front façade or a tripart window (single/double hung or casement on either side of a fixed window). Windows on the eastern and western side façades should also be more traditional in design and have a rhythmic solid-to-void ratio. As designed, the largest window on the side facades is in the guest bedroom. The applicant may consider relocating the window to the living space, rather than the secondary bedroom.

As discussed in the Multifamily Design Guidelines, "consistency in maintaining the common relationships between the window proportions, design/s, and materials is essential, avoiding sporadic treatment or alteration which might destroy the coherence of this relationship."

While the proposed building materials are durable, they don't reflect the color palette of the overall district and when combined with the flat front façade, they make the building appear dense and monolithic.

Addition to the Historic Structure

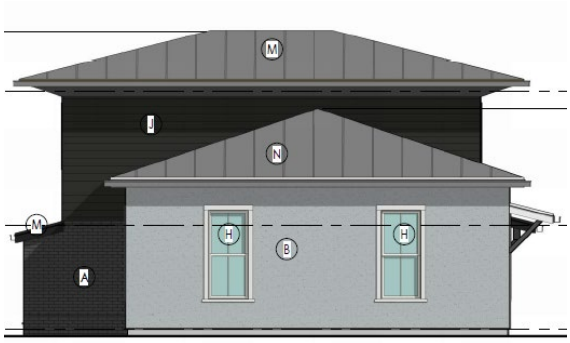
The contributing structure from 1896 will be significantly remodeled. The footprint has remained consistent since 1911 according to Sanborn maps (p.2) and retains its primary character-defining features including hipped roof, stucco exterior, and two-over-two light windows. The applicant intends to remove the back porch addition (approximately 7x14 in size), which is not considered a character defining feature of the structure. The historic structure at 58 E Hillside Avenue sits approximately 120 feet back from the street, with a rear yard setback of about 26 feet from the southern property line.

The closest portion of the proposed addition is 6 feet from the rear property line of 53 E 200 N to the south. The southern portion will be expanded to two stories and include two one-bedroom residential units.

The height of the existing structure is 15 feet, and the height of the two-story rear addition at the rear is nearly 24 feet. Approximately 5 ½ feet of the addition extends above the original structure, but because of the property's slope, the addition would be more visible from the rear of the property. The addition is not subordinate to the original structure and there is no transitional feature between the original structure and addition, which is a design element the applicant should consider revising. The Historic Guidelines for Additions (Chapter 8) are clear that larger additions should be distinguishable from the historic structure and should "be set apart from the historic building, and connected with a smaller linking element. This will help maintain the perceived scale and proportion of the historic portion of the building."

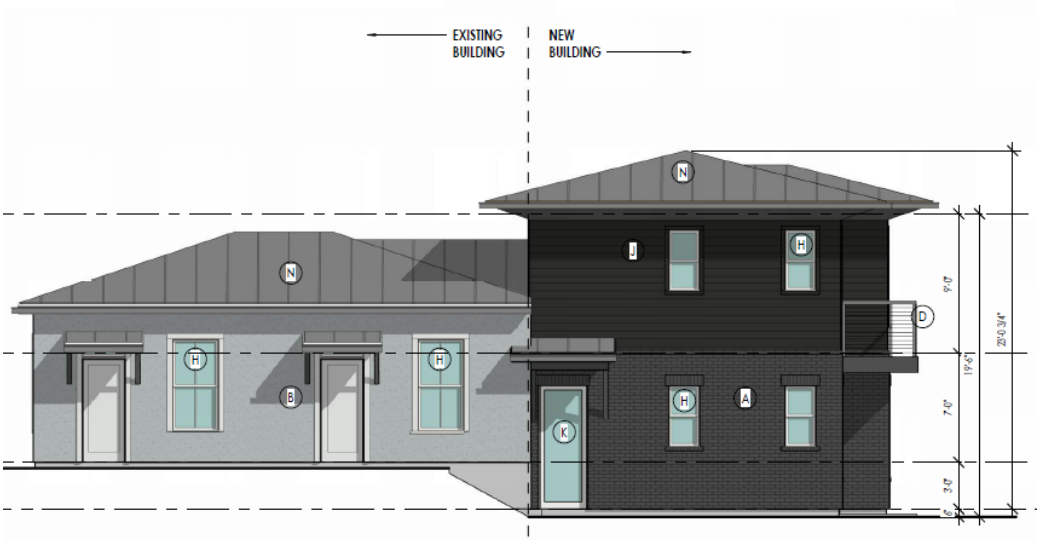
The exterior of the addition maintains the same architectural characteristics and materials as the larger, new multifamily construction building fronting Hillside Avenue. The exterior of the addition is consistent with the design of the new construction, clad in monochromatic dark brick and smooth fiber cement lap siding, with a metal standing seam roof and aluminum soffits and fascia.

Rear addition to be removed



Front elevation – Approx. 20 ½' tall

Rear elevation – Approx. 24' tall



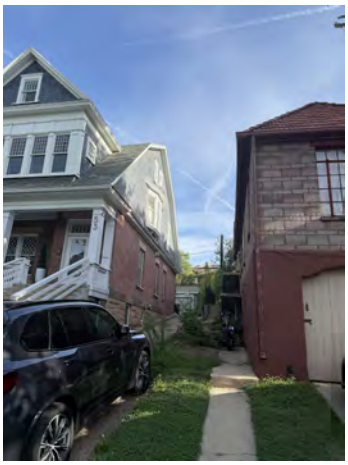
Side elevation of the addition to the historic structure

The applicant is requesting a modification to reduce the rear yard setback from 10 feet to 6 feet for the new 24-foot two-story addition. Plans show the eaves of the addition encroaching about an additional 3 feet toward the property line, with a ground level patio sitting only one foot from the rear property line. Code (21A.36.020B) allows eaves to encroach 2 feet into the required yard area, so the roof will likely need to be modified. The aerial below shows the approximate location of the shared rear property lines between Hillside Avenue and 200 North. Based on the slope, which is a common site feature on Capitol Hill, the proposed 24-foot height, and the inclusion of a balcony off the rear of the second story, it is anticipated residents living at 58 E Hillside Avenue would be able to see into the rear yard of the property at 53 E 200 N and perhaps other properties.

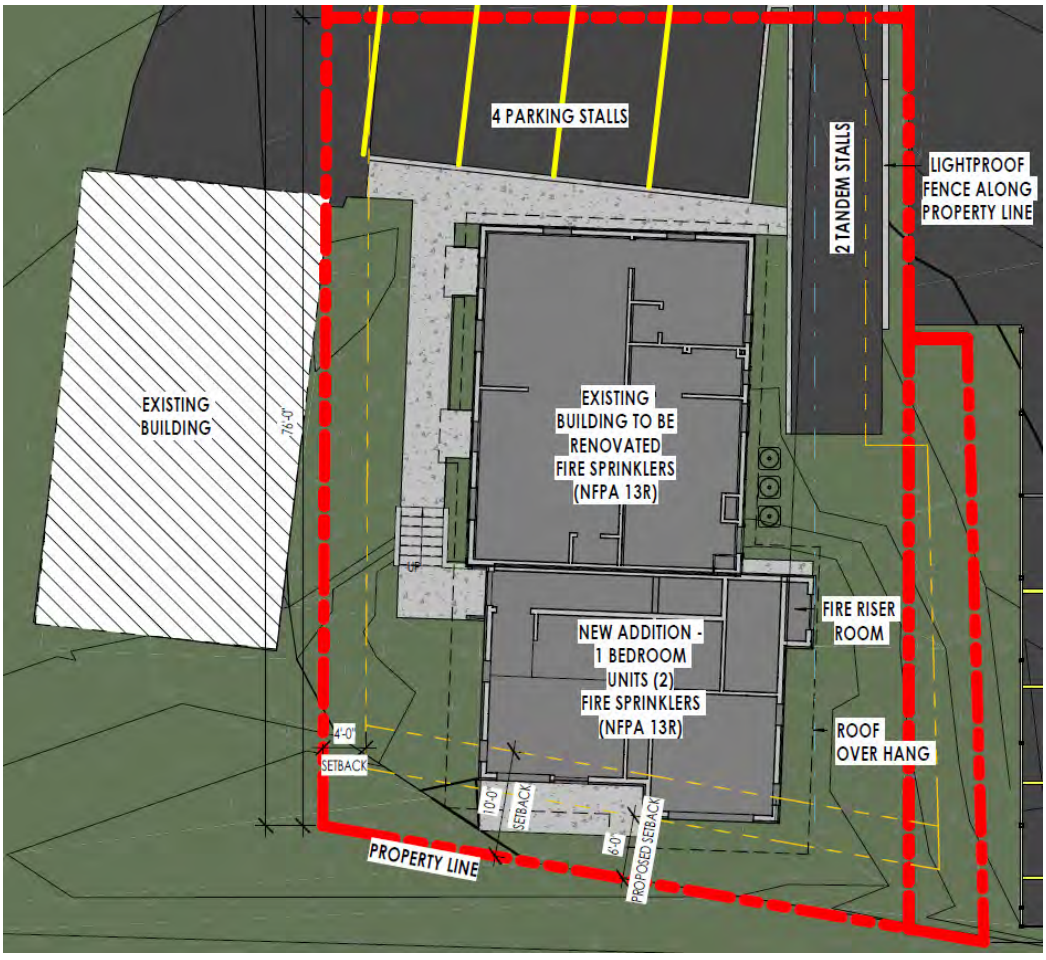
Staff have expressed concerns regarding the overall scale of both structures and their compatibility with the abutting properties to the south. Because of the downhill slope, the proposed 24-foot building height will feel significantly more imposing to the property owner's downslope. Furthermore, the addition sits exceptionally close to the property line with a 6-foot rear yard setback, which is further reduced by encroaching eaves.

Aerial showing the approximate rear property line between Hillside Avenue & the 200 N properties

Homes on 200 N that share the rear property line



Existing structure is visible from 200 N & the proposed addition is 24' tall



Site plan of the rear addition

Design Guidelines to Consider

- 8.2 – An addition should be designed to be compatible in size and scale with the main building.
- 8.3 – An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.
- 8.4 – A new addition should be designed to be recognized as a product of its own time.
- 8.8 – Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition.
- 8.11 – A new addition should be kept physically and visually subordinate to the historic building.

HLC Considerations for the New Construction

Site Layout, Siting, and Setbacks

- Given that the proposed 10-foot front yard setback is closer to the sidewalk than other buildings on the block face, how does this placement maintain the established streetscape?
- Can the applicant provide updated, precise setback measurements to resolve the data inaccuracies identified in the current analysis?

Massing & Height

- How does this development satisfy the Design Guidelines requirement to sensitively relate to the setbacks, height, massing, and scale of neighboring buildings to the side and rear?
- In what ways does the project mitigate its impact on the block face, considering it is taller, closer to the front property line, and larger in scale than all adjacent buildings?

Front Façade Design

- How can the front entrance design be modified to create a more defined transition space between the public street and the private residences?
- What architectural elements (such as small balconies or more operable windows) can be added to the front façade to reflect historic apartment designs and break up the tall, flat surface?

Fenestration & Materials

- Can the front and side facades be redesigned to utilize more traditional window types, such as single/double-hung or tripart windows, to achieve a rhythmic solid-to-void ratio?
- What modifications can be made to the material application and flat façade to prevent the building from appearing dense and monolithic and better relate to the material palette of either the street or historic apartment structures?

HLC Considerations for the Addition to the Historic Structure

Scale & Neighborhood Compatibility

- Does the overall scale of the addition work with the existing character of the abutting properties?

Setback & Height Impacts

- How does the 24-foot building height, when combined with the downslope topography, impact the privacy and light access of the southern neighbors?
- Does the proposed 6-foot rear yard setback provide adequate separation?

Additional Information

- Can the applicant provide a cross-section site plan showing both proposed structures in relation to the existing southern structures on 200 North?

Next Steps

The HLC should provide feedback on the proposed design, particularly in terms of how it meets applicable design guidelines and the standards for new construction in 21A.34.020.H and how the addition on the historic structure meets the standards in 21A.34.020.G. The applicants may modify their proposal based on their discussion with the HLC. They will need to submit revisions that first comply with all applicable life/safety measures and second, reflect feedback provided at the work session, to staff for further discussion and analysis prior to returning to the HLC for a formal review with a public hearing.

Attachments:

A. ATTACHMENT A: Applicant Submittal

B. ATTACHMENT B: Property and Vicinity Photos

C. ATTACHMENT C: RMF-35 Zoning Standards

D. ATTACHMENT D: Design Standards and Guidelines

ATTACHMENT A: Applicant Submittal

1. Original Narrative (pages 19-26)

   The narrative was part of the original submittal. Since that time, the applicant has acknowledged the existing historic structure cannot be "replaced" and must be rehabilitated instead.

2. Narrative B: Major Alteration Narrative (pages 27-36)

3. Plan Set (pages 37-58)

   The updated plan set was submitted on July 27, 2026 and was reviewed by city departments prior to the work session.

Hillside Ave

By

Garbett Homes

Parcel Map

Parcels

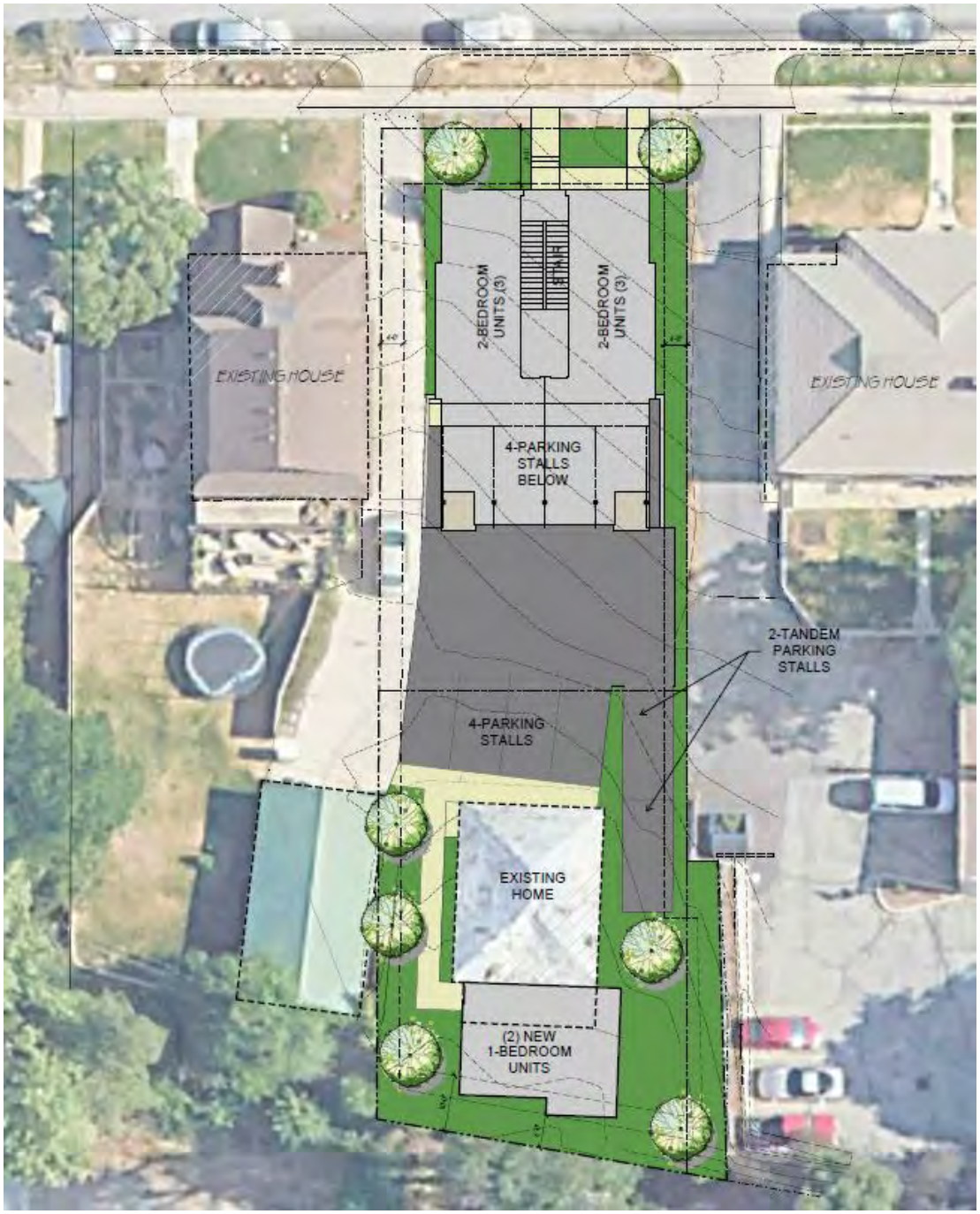
0931308005

0931308006

0931308031

Proposed Use:

Garbett Homes is proposing the replication of an existing home with an addition of two units and a new apartment building that will front along Hillside Ave. The replication will be a detailed reproduction of the existing structure which has experienced significant damage and deterioration. The front apartment building will consist of six units. Each will have two bedrooms. We are seeking an exceptions on the setback requirement for the rear building from 10 feet to 6 feet.



Standards for Certificate of appropriateness:

Primary Building Fronting Hillside Ave

Settlement Patterns and Neighborhood Character

A. Block and Street patterns. The proposed development follows the prevailing block and street patterns found in the Historic District as well this particular street. By designing the project as a principle building fronting the public street with a drive way on the side to accommodate parking behind the principle building the project remains consistent with current patterns. No variation to the existing pattern is being proposed by this development.

B. Lot and Site Patterns. This development will follow the existing pattern of principle building located towards the front of the lot with a driveway on the side to accommodate parking in the rear. The proposal remains consistent with this pattern. On Hillside Ave there is precedence for 3 story buildings. There is also precedence for a mixture of architecture styles both in scale and design. This project will add variety to the block while observing and complying with existing patterns and precedence.

C. The Public Realm. The project continues the manner of engagement with the public along the block that currently exists. The front entry is oriented toward the public as is the standard along this block. The front entry and large windows reinforce this orientation by further reinforcing the orientation toward the public. The set back is consistent with other existing buildings on the block face. The three story height has precedence from neighboring buildings and will contribute by filling the vacant lot that is out of place in this block.

D. Building placement. The proposed apartment building will be placed within the designated setback so as not to cause disruption or incongruence with prevailing patterns.

E. The building is oriented toward the street with a prominent front entry facing the sidewalk on Hillside Ave. The large windows further reinforce the orientation of the building as facing towards the public.

Site Access, Parking, and Services

A. Site access: This project will feature a shared driveway that services both the neighbor to the west as well as the apartment building. This driveway will allow for parking in the rear of the building for its tenants. Throughout the block this is the prevailing method of site access and is consistent with the historic context. **Pedestrian** access will be accomplished through the main entrance and will clearly signal to the public the front entrance and access to the property. **Vehicular** access will be via the driveway to the side. The parking will be located behind the building and away from public spaces.

B. Services: all utility and service systems will be placed at the rear of the building or screened from public spaces. Trash cans will be kept to the rear of the building, utility boxes and meters will be placed or screened in a way to maintain the character of the block face.

Landscape and Lighting

A. Grading of Land: the landscaping will be consistent with existing patterns found along the block. Minimal grading will be needed so the transition between existing landscaping will be minimal. It will feature native, drought tolerant species that will contribute to the streetscape in an attractive and meaningful way.

B. Landscape structures: currently the applicant is not proposing any landscape structures.

C. Lighting: Lighting for the project will be accomplished through fixtures on the building located at the entrance.

Building Form and Scale

Character of the Street Block. The design reflects the historic character of the street façade through scale, composition and modeling in the following ways.

1. Height. One of the things that makes the Historic District so interesting is the great variety that can be found in it. This project continues with that precedence. A three story apartment building balances the need for additional housing within the city while still being sensitive to the character of the block. This block features three story buildings as well as a 7 story high rise on the corner. The proposed development does not seek relief from the current zoning height restrictions.

2. Width. The width of the project is consistent with other buildings found within the same block. It is wider than some and smaller than others

3. Massing. The shape form and proportions of the building follow precedence set within the block. The project is rectangular with a small façade oriented toward the street and the majority of the structure going deeper into the rear of the parcel. It draws inspiration from some of the examples of mid century modern buildings on the block as well as adhering to more contemporary styles presenting clearly as an example of contemporary architecture.

4. Roof forms: The buildings slanted shed roof reflects a roof form found a few houses down on a contemporary home. Also on the block are a few buildings with flat roofs and a more mid century modern aesthetic. It also pulls from the more classic a frame style paying omage to this aesthetic as well.

Building Character

Façade articulation and proportion. Hillside Apartments proposes a building that largely follows patterns and articulation found within the Historic district. It features a balanced front entrance that is common with older apartment buildings where the entry is the middle of building with units on either side. This creates a symmetrical building that fits in well with the character of the block.

1. Rhythm of Openings: The windows, doors and entrances are placed in a balanced manner following the established pattern of architectural style commonly found with comparable apartment buildings in the district. This symmetrical and balanced style is one of the stronger themes found throughout the block and will play an important role in the successful integration of these project in the neighborhood.

2. Proportion and Scale. The proposed building will fall within the height limits set by the zoning code as well as the lot coverage maximums. This will help to ensure that the building does not conflict with the current character of the street. There is precedence with neighboring buildings of similar height and scale. As well as in the greater district where a three story apartment building is not uncommon.

3. Ratio of Wall to Openings. The applicant has taken cues form neighboring homes and apartment buildings to create a pattern of solid to void that would be appropriate for the area. The front façade leans more into the contemporary aesthetic of larger windows and favoring openings vs wall space. This helps to create a more inviting structure to lessen any impact that the scale would have on the block. The sides of the building contain a ratio similar other buildings that have an organized and structured pattern of building material to transparency.

4. Balconies Porches and external stairs. To maintain the consistency no balconies or porches are proposed on the front façade. These have been placed at the rear of the building to maximize the views and provide future tenants with outdoor space. The main entrance features an oversized landing that

Seems more in line with what is occurring on this particular street. The landing will serve to establish the main entrance and orient it toward the pedestrian.

Building Materials, Elements and Detailing

A. Materials, the proposed Apartment building will consist of more than 80% durable material. It will consist of Brick, fiber cement and some stucco. The colors and material have been selected to be most compatible with the character of the neighborhood. Placement has been determined by taking cues from existing structures to reflect block patterns and create a structure that remains true to it's own design aesthetic, but still fits in with the character of the street.

B. Materials on street facing facades. Particular attention has been paid to the front facing façade. The materials and placement of them has been designed to remain true to the architectural elements found within the block. The historic context of the block has been taken into consideration throughout the design process. The use of brick and siding pulls from the numerous brick buildings on the street as well as the siding accents that pull from inspiration from the all siding buildings on the street.

C. Architectural elements and details—the inspiration for this building was the examples of mid century modern architectural building found on the block. The form of the apartment gives tribute to the form found by a number of projects within the block .The simple lines and clean aesthetic and subdued colors are meant to compliment the street scape and not distract from it.

Windows

The placement and pattern of the windows is meant to be consistent with other designs along the street scape. Though variation in size can be found the overall pattern, spacing and placement has been done in a more traditional way so as not to distract from the existing conditions along the street.

A. Windows will follow the design code of the Historic district for new construction. Reveals will be a minimum of 3 inhces.

B. Windows will not be vinyl but a composite durable window

Signage.

A. A small sign with the name and address of the apartment complex will be placed in the front yard. It will be a color that matches the exterior with black numbering.

Narrative B: Historic Home Replication & duplex addition

Standards for Certificate of Appropriateness:

Settlement Patterns and Neighborhood Character

A. Block and Street patterns. The proposed development follows the prevailing block and street patterns of the Historic District. The development preserves and reflects the unique character of the Historic District by fully replicating the existing building as it currently sits on the lot today, while adding two additional units on the south side of the building, which will match the pattern and feel of the principal building proposed on Hillside Ave. This back portion does not change any street patterns other than increasing it's footprint to the south towards the rear property line.

B. Lot and Site Patterns. The proposed development will follow lot and site patterns. The replicated building and new building will sit directly south of the principal building with access from side driveway. Parking will be accommodated by the interior courtyard area that will be created as part of the proposed development. In this area of the Historic District, there is precedence for both buildings set closer to the street and further back, including lots with two sets of buildings on a single plot. By replicating the existing building with an addition on the rear, the development will add variety while observing and complying with the existing patterns and precedence of the Historic District.

C. The Public Realm. Replicating the existing building and adding two new apartment units on the rear does not detract from the Historic District's engagement with the public realm. This rear portion does not make up part of the block face and will be obstructed from public view by the principal building in front of it. The proposed height of the addition is lower than allowed by the zoning to ensure that the public realm is respected.

D. Building Placement. The secondary building development is in line with current zoning and Historic District style. It largely sits on the current footprint of the existing structure. The applicant is requesting a minor reduction in the rear yard setback to accommodate the new addition.

Site Access, Parking, and Services

A. Site Access. The development will use the existing driveway that currently services the neighbor to the west. Parking will be accessed via that driveway. This access makes use of current site access. **Pedestrian** access is accomplished through the sidewalk from the parking lot, that accesses both the replicated home and new building. **Vehicular** access is from the shared existing driveway on the west side of the parcels.
B. Services. All utility and service systems will either be placed behind structures or screened from public spaces. Trash cans, utility boxes, and meters will be placed out of the public view, or screened, to maintain the character of the block's face.

Landscape and Lighting

A. Grading of Land. The finished grading will largely follow current grading found on the site today. No significant grading structures are proposed that would interfere with the current conditions. The development will feature native, drought-tolerant species that will contribute to the streetscape in an attractive and meaningful way.

B. Landscape Structures. The applicant is not currently proposing any landscape structures.

C. Lighting. Lighting for the development will be accomplished through fixtures on the buildings located at the entrances.

Building Form and Scale

Character of the Street Block. The design reflects the historic character of the street facade through scale, composition, and modeling in the following ways.

1. Height. By replicating the existing single family home the building will maintain it's historic character and height. The proposed addition to the rear will increase the overall height of the building, but the impact will be minimal as it will be stepped back from the front of the building. The impact of increased height will be minimal as this portion of the project is setback over 100 feet from hillside Ave. The three structures at different heights will contribute to the unique nature of the Historic District while keeping within traditional precedence.

2. Width. The replication of the existing single family ensures that the scale stay true it's historic character. The additional two units on the rear will increase in width slightly, but will still remain consistent with other similar developments in scale and form.

3. Massing. The shape form and proportions of the replicated existing home will match it and be a true reproduction/replication of the home as it exists today. The new additional two apartments removes the rear deck that was added on to the historic structure and in it's place will be built the two apartment units. The building will feature a 2-story structure that draws inspiration from mid-century modern buildings on the block as well as the proposed apartment building in the front of the parcel. This will create a sense of cohesion that will tie the project together.

4. Roof Forms. The replication of the existing home will keep the current roof form. The roof of the proposed duplex on the rear draws inspiration from the historic home as well as other homes within the block.

Building Character

Façade articulation and proportion. The Hillside Apartments southern buildings largely follow the facade articulation and proportion of the area as well as the proposed 6 unit apartment in the front of the parcel. The replicated existing building will be a detailed replication of the existing historic home the addition of a duplex

1. Rhythm of Openings. The replicated home will keep the windows, doors, and entrances placed in original locations. The new building will have windows, doors, and entrances placed in a balanced manner as established by architectural style commonly found within the district as well as the proposed principal building.

2. Proportion and Scale of Openings. The proportion and scale of openings on the existing home will be replicated to match the original style. The new building will have propotionate openings of doors and windows that match the similar style of many homes in the area and bring in elements from the proposed principal building on the front of the parcel.

3. Ratio of Wall to Openings. The existing home will be replicated, which will will keep the original wall to openings ratio. For the new building, the southern side addition will draw from elements of the principal building as well as the existing historic home to ensure consistency if wall to openings is maintained.

4. Balconies Porches and External Stairs. Neither the existing home nor the new building will have external stairs. The duplex will have a balcony on the south side, and a small landing. Creating outdoor space as well as maximizing the views for future residents.

Building Materials, Elements and Detailing

A. Materials. The replication of the existing building will be mostly stucco, keeping with the materials of the home as it exists now. The new building will consist of more than 80% durable materials, consisting of brick, fiber cement, and some stucco. The colors and materials of the new building were slected to be most compatible with the character of the neighborhood and matching the principal building.

B. Materials on Street Facing Facades. As these two structures sit behind the principal building and more than 120 feet from the street face it will have minimal impact on the street scape.

C. Architectural Elements and Details. The existing historic home will be replicated, keeping all current architectural elements and details, materials placement of the windows, doors, and openings. For the new building, it will reflect the principal building and other mid-century modern elements found on the block. The simple lines, clean aesthetic, and subdued colors will complement the surrounding area.

Windows

The existing home replication will keep the placement and pattern of windows as they are today. The applicant is proposing high quality energy efficient fiberglass windows for the new the duplex and 6 plex. The placement and pattern of the windows will be consistent with other designs along the street. Reveals will be a minimum of 3 inches.

Signage

A small sign with the name and address of the apartment complex will be placed in the front yard of the principal building. It will be a color that matches the exterior with black numbering.

HISTORIC PRESERVATION — MAJOR ALTERATION APPLICATION

Project Description

54 E. Hillside Ave., Salt Lake City, UT | Capitol Hill Historic District

1. Project Overview

The subject property is located at 54 E Hillside Ave. in the Capitol Hill Historic District of Salt Lake City. The parcel contains an existing contributing single-family residence that sits toward the rear of the lot, set approximately 123 feet back from the Hillside Avenue right-of-way. The property is zoned RMF-35.

This application requests approval for a Major Alteration consisting of two related actions: (1) rehabilitation of the existing contributing residence to create a single dwelling unit, and (2) construction of a two-unit addition attached to the existing structure. Together, these two actions will restore and extend the historic resource while increasing housing on the parcel consistent with the density allowed under RMF-35 zoning.

A companion application for a new six-unit multifamily building on the front portion of the same parcel has been submitted separately as a New Construction application. The two applications are part of a coordinated master plan for 54 E Hillside Ave.

2. Existing Structure and Historic Context

The existing residence has been designated a contributing structure within the Capitol Hill Historic District. The building has been determined to exhibit character-defining features typical of the district's early residential stock, including a gabled roofline, wood-framed wall construction, and traditional window proportions. The structure has been documented through field photography and is illustrated in the Hillside Building architectural package.

The existing building footprint measures approximately 25’-8” wide by 32’ deep. The existing structure sits at an elevation approximately 3’ above the proposed extension grade, keeping with the natural slope of the site. This grade relationship is shared across the block face, where properties uniformly transition from street level to higher ground at the rear.

The building's condition has deteriorated significantly over an extended period. The structure has long been vacant and uninhabitable, having sustained major structural damage from a fallen tree during the 1999 tornado that also caused substantial water intrusion throughout the building. In addition, a non-historic rear wall extension inconsistent with the character of the Capitol Hill Historic District was added at some point and will be removed as part of the rehabilitation scope. Despite these conditions, any salvageable load-bearing wall framing, roof structure, and windows are to be retained to the extent conditions permit, consistent with the Secretary of the Interior's Standards for Rehabilitation.

3. Scope of Work

3.1 Rehabilitation of Existing Residence

Garbett Homes proposes to rehabilitate the existing contributing structure consistent with the Secretary of the Interior's Standards for Rehabilitation. The scope of rehabilitation includes interior reconfiguration to create a single dwelling unit, repair and restoration of the exterior

envelope, and necessary structural upgrades to bring the building into compliance with current building and energy codes.

The rehabilitation scope is guided by a presumption in favor of preservation: Garbett Homes will retain original materials and structural elements wherever conditions permit. The following elements have been identified for retention:

Structural wall framing: Existing load-bearing wall framing will remain in place as shown in construction document section HP-14 ("Existing Wall to Remain"). New construction will be attached to and coordinated with the existing structural system.

Roof structure: The existing roof trusses are identified for retention in section HP-14 ("Existing Roof Truss"). The original roofline and pitch will be preserved to the greatest extent practicable. It is anticipated that much of the roof will need to be replaced, but in this case, it will be done with care for the rest of the building, and the best efforts to match current materials and design.

Windows: Original windows that remain in serviceable condition will be retained and repaired in place. Where windows are beyond repair or must be replaced to meet energy code, replacement units will match the existing in size, material, profile, and glazing pattern as closely as possible. Replacement windows are specified as single-hung fiberglass units (Marvin or equal) in a finish matched to the existing wood tone.

Exterior cladding: Where existing exterior siding or trim is damaged, replacements will be selected to match the original in dimension, profile, texture, and color. Salvaged material from areas being altered will be prioritized for use in visible repair locations.

Where original materials cannot be saved due to deterioration or code requirements, replacements will be documented and selected to be compatible with the historic character of the structure. All replacement decisions will be made in consultation with the project architect and will be available for review by City preservation staff prior to installation.

In conducting the rehabilitation, no chemical or abrasive cleaning methods, including sandblasting or high-pressure washing, will be used on the historic structure. Any necessary surface cleaning will be undertaken using the gentlest means possible to avoid damaging original materials or finishes. Asbestos and lead abatement, required prior to interior work, will be carried out with particular care to avoid disturbing historic finishes that may lie beneath treated surfaces.

The non-historic rear wall extension inconsistent with the character of the Capitol Hill Historic District will be removed as part of the rehabilitation scope. This extension has not acquired historic significance in its own right and its removal is consistent with Standard 4 of Section 21A.34.020.G, which requires retention only of alterations that have acquired their own historic significance.

3.2 Two-Unit Addition

A two-unit addition will be constructed attached to the existing residence. The addition is sited on the rear and side of the parcel, connecting to the existing building as illustrated in the site plan (HP-5) and elevation drawings (HP-11, HP-12). The addition is designed to be distinguishable as new construction while remaining compatible in scale, massing, and material palette with both the existing building and the historic district.

The addition is two stories in height and spans approximately 28’ in width and 22’-10” in depth, adding two one-bedroom units (approximately 510 sq. ft. each) to the parcel's housing mix. The

addition steps in from the existing building footprint, maintaining a clear visual break between old and new construction.

The design of the addition draws on the materials of the new construction application while referencing the scale and form of the historic residence. The addition's roofline, window proportions, and material transitions are designed to read as a contemporary interpretation of the district's residential character.

4. Proposed Materials for the Addition

The following materials are proposed for the new addition, as detailed on the Material/Color Board (HP-13) and elevation drawings (HP-9 through HP-12) of the Historic Preservation Package. All new cladding materials are applied exclusively to the new addition, not over any original or historic materials of the existing contributing structure. No vinyl or aluminum cladding will be applied over original historic material, consistent with Standard 10 of Section 21A.34.020.G.

Brick (Material A): Belden or equal; "Graphite Black Velour" or similar. Brick is used as the primary base material on the addition's lower façade, providing a durable, historically resonant ground-floor presence compatible with the masonry traditions found in the Capitol Hill district.

Fiber Cement Lap Siding (Material J): James Hardie or equal; color "SW 7069 Iron Ore" or similar, smooth finish. Fiber cement siding is applied to the upper story of the addition, providing a lighter-weight cladding that distinguishes the new construction from the masonry base while remaining compatible with historic wood lap siding proportions.

Stucco (Material B): Hard coat stucco; color "SW7067 Cityscape" or similar. Stucco is used as an accent material on select wall areas and the undersides of projecting elements.

Fiberglass Windows (Materials H and L): Marvin or equal; color "Ebony" or similar. Single-hung and fixed units are used in proportions consistent with the historic residential character of the district. Window openings are sized and positioned to align with the rhythm and scale of the existing structure's fenestration.

Full Lite Fiberglass Door (Material K): Entry doors are full-light fiberglass units in a dark finish coordinated with the window color.

Standing Seam Metal Roof (Material N): Applied to the addition's roofed areas, providing a low-maintenance, contemporary roofing material that maintains a clean profile visible from upper vantage points.

Columns and Beams (Materials F, G): Painted steel beams and columns; color "SW 6258 Tricorn Black" or similar. Structural steel is expressed at the addition's entry and deck areas, coordinating with the metal and dark-tone material palette used throughout the project.

Soffit and Fascia (Material C): Aluminum fascia in black finish. Provides a clean, low-maintenance edge detail at roof transitions between the addition and existing structure.

Guard Rail (Material D): Metal guard rail at elevated deck areas; finish to match the overall dark palette.

Exterior Lighting: Wall-mounted lanterns (Sea Gull Lighting #8313901-12/T or similar, black finish) at entry locations. Recessed downlights (Lithonia WF4 or similar, matte white trim) used at covered areas. All fixtures are LED and Energy Star rated.

5. Site Organization and Common Open Space

The area between the existing residence/addition and the new front building creates over 800 square feet of common exterior open space. This space is organized as a landscaped courtyard that serves all residents of the development and provides a meaningful connection between the historic residence and the new construction.

The common open space is oriented to maximize southern solar access, allowing the courtyard to serve as an active outdoor amenity from early spring through late fall. The courtyard's southern exposure ensures direct sunlight reaches the ground-level area through the primary seasonal use period. Large deciduous plantings are proposed along the courtyard edges to provide summer shade while allowing winter sun penetration, reducing the heat island effect and improving seasonal livability.

Landscaping will emphasize drought-tolerant and regionally appropriate species consistent with the Capitol Hill streetscape and compatible with Salt Lake City's water conservation goals. Low water-use grasses, native shrubs, and ground covers are proposed, with irrigation limited to drip systems at planting areas. Hardscape materials will be permeable where site grades allow to support on-site stormwater infiltration.

Energy-efficient LED lighting will be provided at pathway areas and the courtyard perimeter. Fixtures are specified as dark-sky compliant and directed downward to reduce light pollution while maintaining safe illumination levels for residents. Pathway lighting will be controlled by photosensors and time switches to avoid unnecessary overnight illumination.

6. Height and Setback Variance Request

Garbett Homes requests approval of a rear setback exception as part of this Major Alteration application. The addition is sited to maximize the functional relationship between the existing residence and the common open space, and the rear setback as proposed reflects the constraints of the lot depth and the placement of the existing contributing structure.

The rehabilitation of a structure in this condition carries substantial cost. Roof replacement, remediation of asbestos and lead, structural repair, and the removal of the non-historic rear extension represent significant investment before any habitability improvements can begin. The companion New Construction application for the front parcel requests a height variance of 35 feet at the front and 43 feet at the rear, made necessary by the natural slope of the Capitol Hill hillside. That additional height allows for a more viable six-unit building on the front parcel, and the financial return from that development is what makes the rehabilitation of the contributing historic structure economically feasible. Without the density and height allowance on the new construction, the cost of rehabilitating a building in this condition would not be supportable, and the contributing structure would remain vacant and deteriorating. The two applications are therefore financially interdependent: the new construction enables the preservation.

7. Sustainability and Energy Efficiency

The rehabilitated residence and new addition are designed as all-electric buildings, meaning no natural gas or combustion-based systems are proposed. Space heating, domestic hot water, and cooking will be provided by high-efficiency electric systems. The all-electric design ensures the buildings operate as emissions-free in operation, consistent with Salt Lake City's sustainability goals and the regional trend toward carbon-neutral residential development.

Building envelope upgrades included in the rehabilitation will bring insulation, air sealing, and fenestration performance to levels consistent with current energy codes, improving the long-term energy efficiency and occupant comfort of the historic structure well beyond its existing condition.

8. Response to Standards of Approval — 21A.34.020.G

The following responds to the standards of approval for Major Alterations as outlined in Salt Lake City Zoning Ordinance Section 21A.34.020.G, referencing the Secretary of the Interior's Standards for Rehabilitation and the Capitol Hill Historic District Design Standards.

The appropriate treatment for this project is Rehabilitation, as defined by the Secretary of the Interior's Standards. Rehabilitation is the indicated treatment when repair and replacement of deteriorated features are necessary, when alterations or additions are planned for continued or new use, and when depiction of the property at a single historical period is not the goal. This building requires structural repair, remediation, and code upgrades, and the addition of units is planned — conditions that collectively point to Rehabilitation rather than Preservation or Restoration as the governing treatment framework.

Secretary of the Interior's Standards for Rehabilitation

Use: The property will be used for residential purposes, consistent with its historic use as a single-family residence. The addition of two units extends this residential use in a manner compatible with the historic character.

Historic Character: The rehabilitation preserves the character-defining features of the contributing structure: its massing, roofline, fenestration pattern, and street relationship. Alterations are limited to the addition of a clearly contemporary extension that does not compete with the historic building's primary character.

Reversibility: The addition is attached to, not embedded within, the historic structure. The connection between the existing building and the new addition is designed to be distinguishable and, to the extent practicable, reversible without harm to the original fabric.

Integrity of Existing Materials: Existing structural walls, roof trusses, windows, and exterior cladding are retained and repaired in place wherever conditions permit. Replacement materials are selected to match originals in dimension, material, color, and profile. The non-historic rear extension being removed has not acquired historic significance in its own right and its removal does not diminish the historic integrity of the contributing structure.

Distinctive Features: The gabled roofline, window proportions, and original massing of the existing residence are preserved. No character-defining feature is removed or significantly altered.

Deteriorated Features: The subject structure has experienced documented deterioration over many years, including storm damage, water intrusion, and extended vacancy. Deteriorated historic features will be repaired rather than replaced where feasible. Where replacement is required, the new material will match the old in design, color, texture, and where possible, material.

Chemical and Physical Treatments: No abrasive or chemical treatments that could damage historic materials will be used on the existing structure. Surface cleaning, where needed, will use the gentlest means possible. Asbestos and lead abatement will be conducted with care to preserve any historic finishes that may be affected by that work.

Contemporary Design for Additions: The addition is designed as clearly contemporary, differentiated from the historic structure through its material palette and detailing. It does not destroy significant historic fabric and is compatible in massing, scale, color, and material character with the existing contributing structure and the surrounding district.

New Additions: The addition is differentiated from the historic structure through the use of contemporary materials, such as fiber cement siding, standing seam metal roofing, and expressed steel structural elements, while remaining compatible in scale and massing. The addition does not destroy historic fabric and could be removed in the future without impairing the essential form and integrity of the existing structure.

Prohibited Materials: No vinyl or aluminum cladding will be applied over original historic material. All new cladding is limited to the addition and does not cover or conceal any original exterior surface of the contributing structure.

Capitol Hill Historic District Design Standards

The addition is sited at the rear of the parcel and is not visible from Hillside Avenue. The primary public-realm presence of the rear parcel is the existing residence's north elevation facing the common courtyard and shared parking area, which will be rehabilitated and restored to reflect its historic character. The addition occupies the rear of the site, remaining subordinate to the existing building in visual prominence from any accessible public vantage point.

Exterior materials — brick, fiber cement, dark-tone windows, and standing seam metal — are used in proportions and at scales consistent with the Capitol Hill district's material palette. The addition does not replicate historic details but interprets their underlying proportional logic in a contemporary way.

The fenestration of the addition is aligned with the rhythm of the existing building's windows and reflects the vertical proportion characteristic of the district's residential stock. Window openings are inset from the façade plane to provide depth and shadow consistent with traditional construction methods.

HILLSIDE AVE

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

27 JULY 2026

HISTORIC PRESERVATION PACKAGE	
SHEET #	SHEET NAME
COVER	COVER SHEET
HP-0	ZONING REQUIREMENTS
HP-1	CONTEXT PLANS
HP-2	SITE PLAN - EXISTING
HP-3	PHOTOGRAPHS OF EXISTING BUILDING
HP-4A	STREET SCAPE STUDY - SOUTH SIDE OF HILLSIDE
HP-4B	STREET SCAPE STUDY - NORTH SIDE OF HILLSIDE
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
HP-19	EXTERIOR VIEWS

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SITE PLAN_EXISTING

3/32" = 1'-0"

1 HP-2

NORTH

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HILLSIDE AVE

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SITE PLAN - EXISTING

HP-2

27 JULY 2026

RMF-35 Design Standards (21A.37)

Standard	Requirement	Proposed	Finding
Ground Floor Use	50%	Residential Units - Permitted	**Met**
Building Materials (Under New Construction Standards not the Design Standards)	80% - Historic new construction requires 80% durable materials such as, but not limited to, wood, brick, masonry, textured or patterned concrete and/or cut stone.	BRICK: 3,410 S.F. = 49% FIBER CEMENT: 1,772 S.F. = 26% GLAZING: 1,450 S.F. = 21% CONCRETE: 269 S.F. = 4%	**TBD**
Ground Floor Glass	20%	141 S.F. = 42%	
Upper Floor Glass	20%	146 S.F. = 41%	
Building Entrances	See code for requirement.	STREET FACING = 1 REAR FACING = 1	
Ground Floor Residential Entrances	See code for requirement.	0	
Building Entrance Feature	See code for requirement.	PORTICO PER **21A.37.050: D3b**	
Maximum Length of Blank Wall	15'	2'-8 1/2"	
Exterior Lighting	See code for requirement.	PORTICO RECESSED DOWN LGIHT; UNIT BALCONIES WALL LANTERN	
Parking Lot Lighting	See code for requirement.	CARPORT RECESSED DOWN LIGHT	
Screening of Mechanical Equipment	See code for requirement.	LOCATED IN SIDE YARD PER **21A.37.050: J**	
Screening of Service Areas	See code for requirement.	ELECTRICAL METERS AND TRASH RECEPTICALS LOCATED ON REAR CARPORT PER **21A.37.050: K**	
Parking Garages or Structures	N/A	CARPORT PROVIDED UNDER BUILDING FOR 4 STALLS	
Public Improvements	See code for requirement.	1. EXSISTING SIDEWALKS ARE TO REMAIN 2. CURB, GUTTER, AND PARKING STRIP ARE TO REMAIN 3. STREETLIGHTS ARE TO REMAIN PER **21A.37.050: M**	

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

NORTH ELEV. BUILDING MATERIALS

NORTH MATERIAL TYPE	NORTH MATERIAL S.F.	NORTH MATERIAL %
BRICK	436	36%
FIBER CEMENT	337	36%
GLAZING	428	28%
TOTAL S.F.	1201	

WEST ELEV. BUILDING MATERIALS

WEST MATERIAL TYPE	WEST MATERIAL S.F.	WEST MATERIAL %
BRICK	1008	52%
FIBER CEMENT	632	33%
GLAZING	288	15%
TOTAL S.F.	1928	

SOUTH ELEV. BUILDING MATERIALS

SOUTH MATERIAL TYPE	SOUTH MATERIAL S.F.	SOUTH MATERIALS %
BRICK	991	53%
CONCRETE	269	14%
FIBER CEMENT	171	9%
GLAZINNG	446	24%
MATERIAL TOTAL S.F.	1877	

EAST ELEV. BUILDING MATERIALS

EAST MATERIAL TYPE	EAST MATERIAL S.F.	EAST MATERIAL %
BRICK	975	52%
FIBER CEMENT	632	33%
GLAZING	288	15%
TOTAL S.F.	1895	

STREET ELEV. GLAZING TOTAL

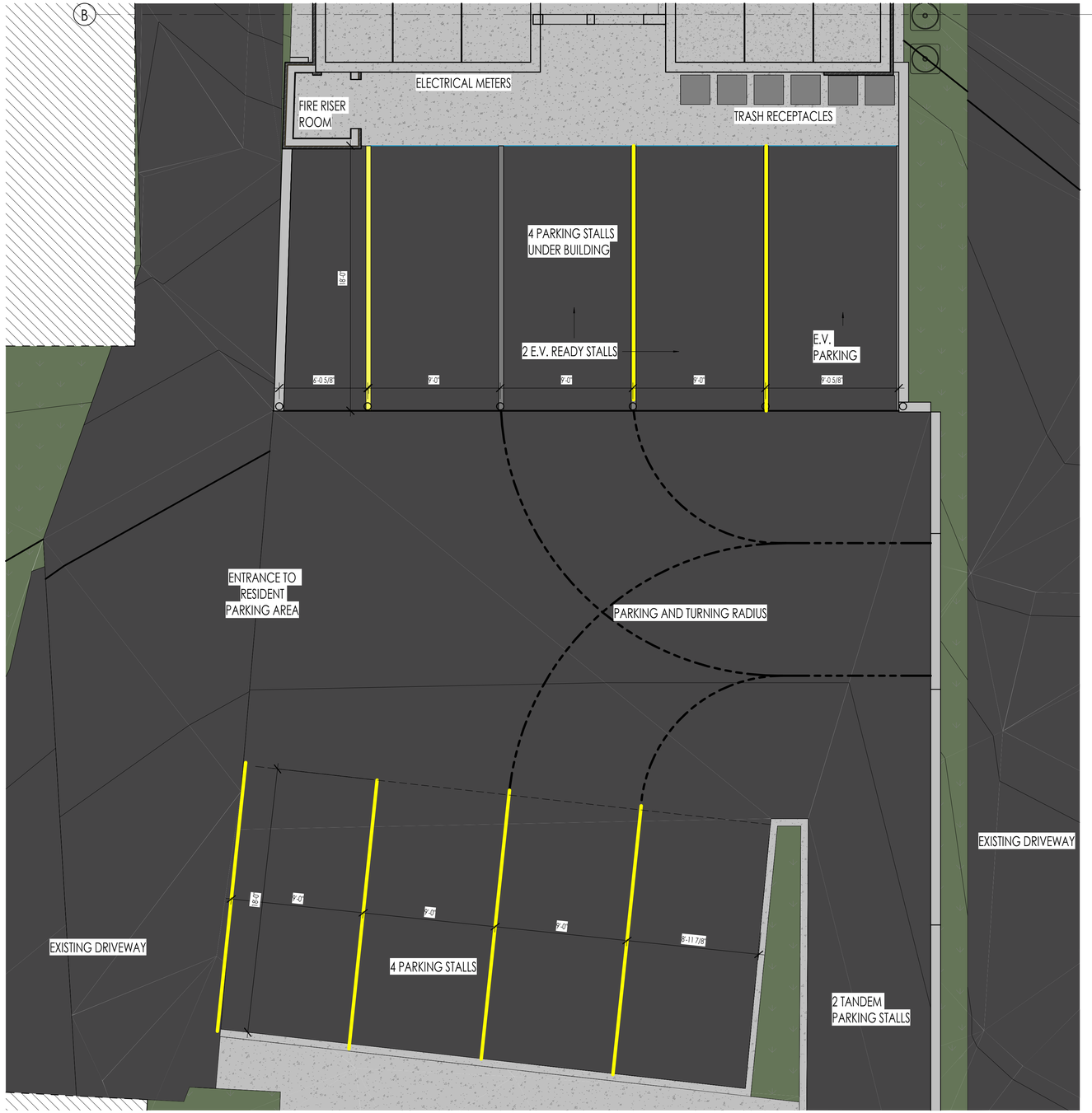
LEVEL	WALL S.F.	GLAZING S.F.	GLAZING %
GROUND	347	141	40%
SECOND	349	141	40%
THIRD	349	146	41%
TOTAL S.F.	1045	428	

BUILDING HEIGHT

ELEVATION	HEIGHT AVG.
FRONT	33'-0"
REAR	42'-0"

Transportation related items to address:

1. **Provide complete parking calculations. Include all parking calculations in a parking table indicating the following:**
   - a. Each type of use and associated parking ratio per Table 21A.44.040 or per AHI requirements (1 parking space per unit); **1 PER UNIT WILL BE PROVIDED**
   - b. Number of units by bedroom count (studio, 1 bedroom, and 2+ bedrooms) or unit, depending on type of use in table
     - **2-BEDROOM (865 SQ.FT.) = 6 UNITS**
     - **1-BEDROOM (510 SQ.FT.) = 2 UNITS**
     - **RETAIN SINGLE FAMILY HOME (TO BE RESTORED) = 1 UNIT**
     - **TOTAL DWELLING UNITS = 9 UNITS**
   - **c.** Minimum number of passenger vehicle parking spaces required; **9 SPACES ARE REQUIRED**
   - d. Maximum number of passenger vehicles parking spaces allowed; **10 SPACES ARE PROVIDED**
   - e. Number of parking spaces provided (include both existing and proposed quantities); **10 SPACES**
   - f. Minimum number of electric vehicle parking spaces required (21A.44.040.C.1). EV parking is required for multi-family development and is not required for single family attached development; **1 EV SPACE IS REQUIRED; 1 EV SPACE WILL BE PROVIDED**
   - g. Minimum number of EV Ready parking spaces required (21A.44.040 C.2). EV Ready parking is required for multi-family development and is not required for single family attached development; **20% IS REQUIRED; 2 EV READY SPACES WILL BE PROVIDED**
   - h. Minimum number of bicycle parking spaces required (21A.44.040.E); **6 BICYCLE PARKING SPACES WILL BE PROVIDED IN THE BUILDING**
   - i. Any modifications to parking requirements (21A.44.050) **THERE ARE NO PARKING MODIFICATIONS**
2. **Provide a site plan, drawn to scale, and fully dimensioned, showing any off street parking or loading facilities. Include the following details, where applicable:**
   - a. All parking dimensions, including stall, driveway, and aisle dimensions, turn radii, and vertical clearance. The minimum parking aisle requirement is 22'7" (for 9' by 17.5' parking stalls). Note that additional width of 1 foot is required for all parking next to garage walls or other obstructions. See SLC off-Street Parking Standards Manual for additional information on parking dimensions. **THE PROVIDED PARKING STALLS WILL BE 9'-0" X 18'-0".**
   - b. Show required EV charging and EV ready infrastructure within garages to meet the minimum EV and EV parking required as calculated (see 21A.44.040 C.2). Ensure that all EV infrastructure is included in building or site electrical plans and details. **THE EV AND EV STALLS ARE NOTED ON THE BUILDING PLANS.**
   - c. Bicycle parking may be provided inside the garages by showing a dedicated bike space and rack or by installing a SLC standard bike rack on site or in the park strip. See SLC Transportation Standard Detail, F1.f2, "Bicycle Parking" @ http://www.slcdocs.com/transportation/design/pdf/F1.f2.pdf for bike rack requirements. **THE BICYCLE PARKING STALLS ARE NOTED ON THE BUILDING PLANS.**
   - d. Show the existing easement along the west side of the lot on the site plan. Clearly show location of all existing and proposed pavement within the easement. The site plan may need to be extended to the west to include some of the neighboring property to show entire easement and pavement. **REFER TO THE PROPOSED SITE PLANS.**



SITE PLAN - RESIDENT PARKING
1/4" = 1'-0"
1 HP-0

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HILLSIDE AVE

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ZONING REQUIREMENTS

HP-0

27 JULY 2026

September 3, 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"
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"

NORTH

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HILLSIDE AVE

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CONTEXT PLANS

HP-1

27 JULY 2026

September 3, 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

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PHOTOGRAPHS OF EXISTING BUILDING

HP-3

27 JULY 2026

September 3, 2026

ADDRESS	SET BACK
8 HILLSIDE	22'-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"	

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HILLSIDE AVE

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STREET SCAPE
STUDY - SOUTH SIDE
OF HILLSIDE

HP-4A

27 JULY 2026

ADDRESS	SET BACK
258 MAIN	32'-0"
256 MAIN	NA
25 HILLSIDE	18'-0"
35 HILLSIDE	25'-0"
57 HILLSIDE	22'-0"
59 HILLSIDE	24'-0"
69 HILLSIDE	20'-0"
77 HILLSIDE	17'-0"
AVERAGE SETBACK =	23'- 0"

NORTH

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HILLSIDE AVE

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STREET SCAPE
STUDY - NORTH SIDE
OF HILLSIDE

HP-4B

27 JULY 2026

SITE PLAN_PROPOSED
3/32" = 1'-0"

1
HP-5

NORTH

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 10,248 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'-0"
- SIDE: 4'-0" ADJACENT TO OTHER RMF-35 ZONES
- REAR: 10'-0" ADJACENT TO OTHER RMF-35 ZONES

MAXIMUM BUILDING HEIGHT: 35'-0"

REQUIRED PARKING: 1 PER DWELLING UNIT; 10 PARKING STALL WILL BE PROVIDED. ONE STALL UNDER THE BUILDING WILL BE EV AND THE OTHER 3 WILL BE EV READY.
- ALL STALLS ARE 9'-0" X 18'-0"

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. REFER TO THE CHART BELOW FOR THE AREAs.

PROPOSED PROJECT INFORMATION:
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
TOTAL DWELLING UNITS	9 UNITS

OPEN AREA

AREA	AREA S.F.
OVERALL SITE	10,248 S.F.
BUILDING	4,748 S.F.
PARKING	3,007 S.F.
OPEN SPACE	2,493 S.F.
REQ. SPACE FOR 9 UNITS	450 S.F.

PROPOSED SITE LEGEND

PROPERTY LINE	
SETBACK	
FIRE ACCESS PATH	

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HILLSIDE AVE

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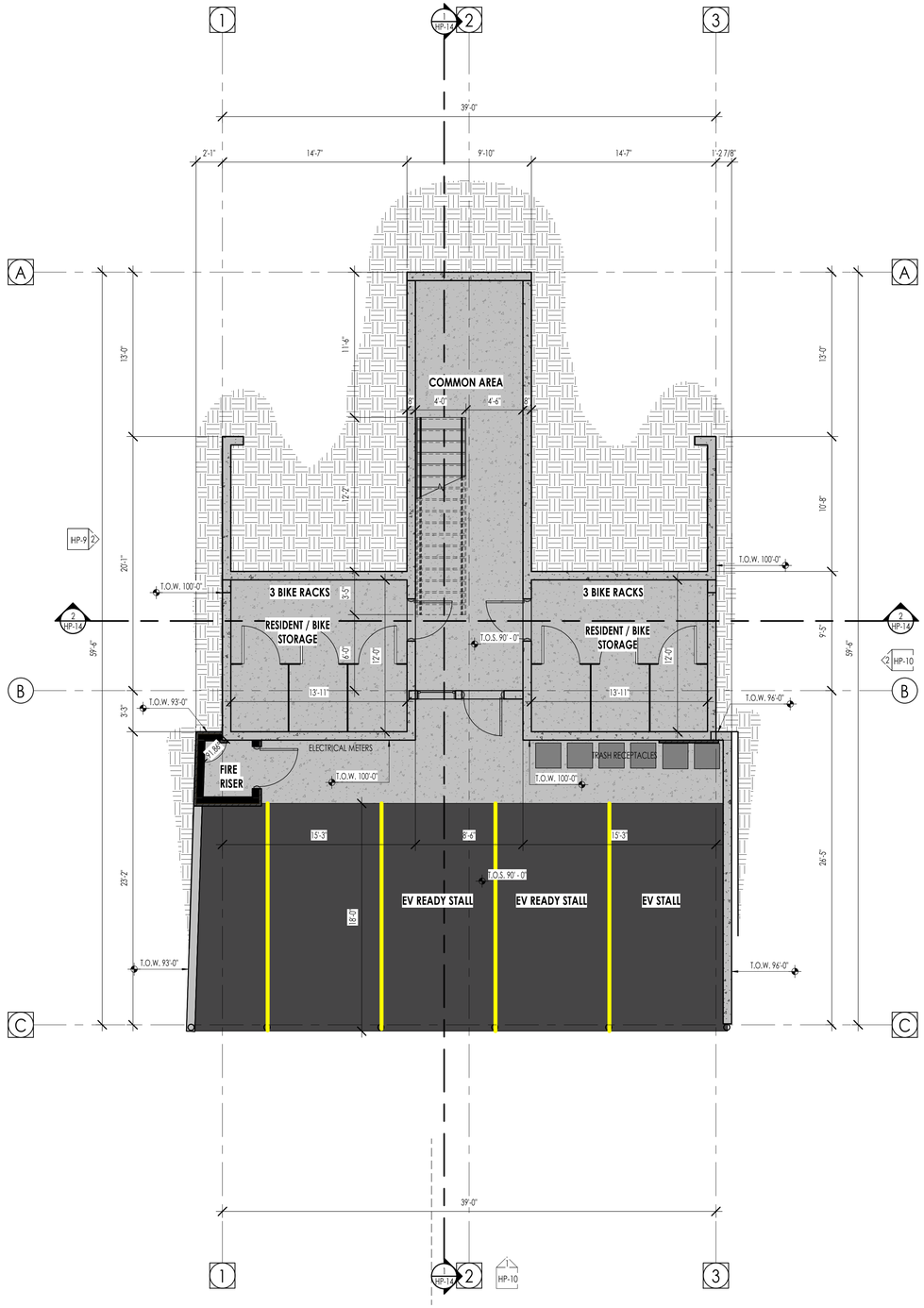
SITE PLAN - PROPOSED

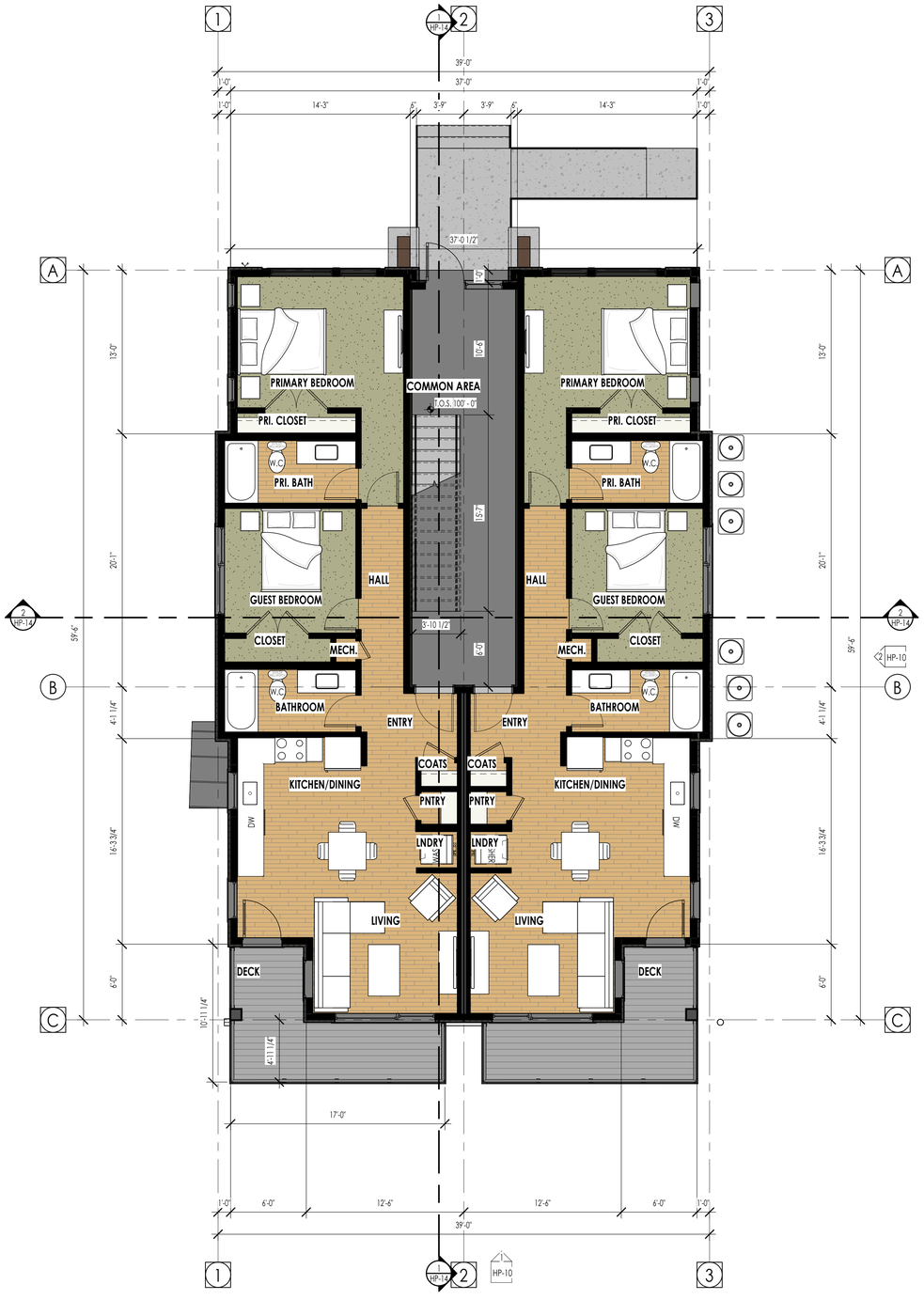
HP-5

27 JULY 2026

September 3, 2026



LEVEL 0 - PRESENTATION.
3/16" = 1'-0"



LEVEL 1 - PRESENTATION.
3/16" = 1'-0"

ACTIVE AREA TOTAL		
AREA	S.F.	%
RESIDENTIAL	1888	86%
NON RESIDENTIAL	290	14%
TOTAL S.F.	2178	

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HILLSIDE AVE

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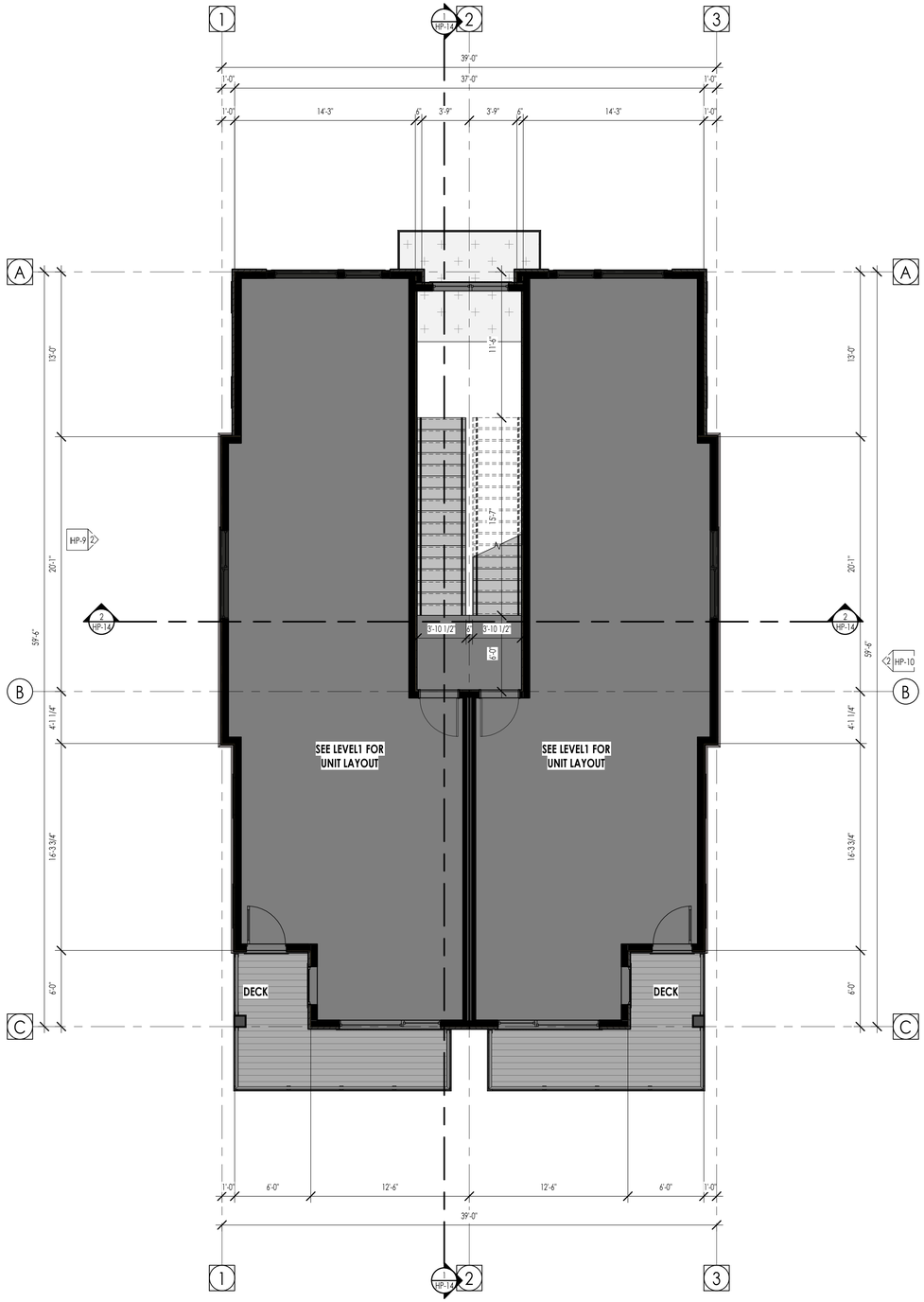
OVERALL FLOOR PLANS

HP-6

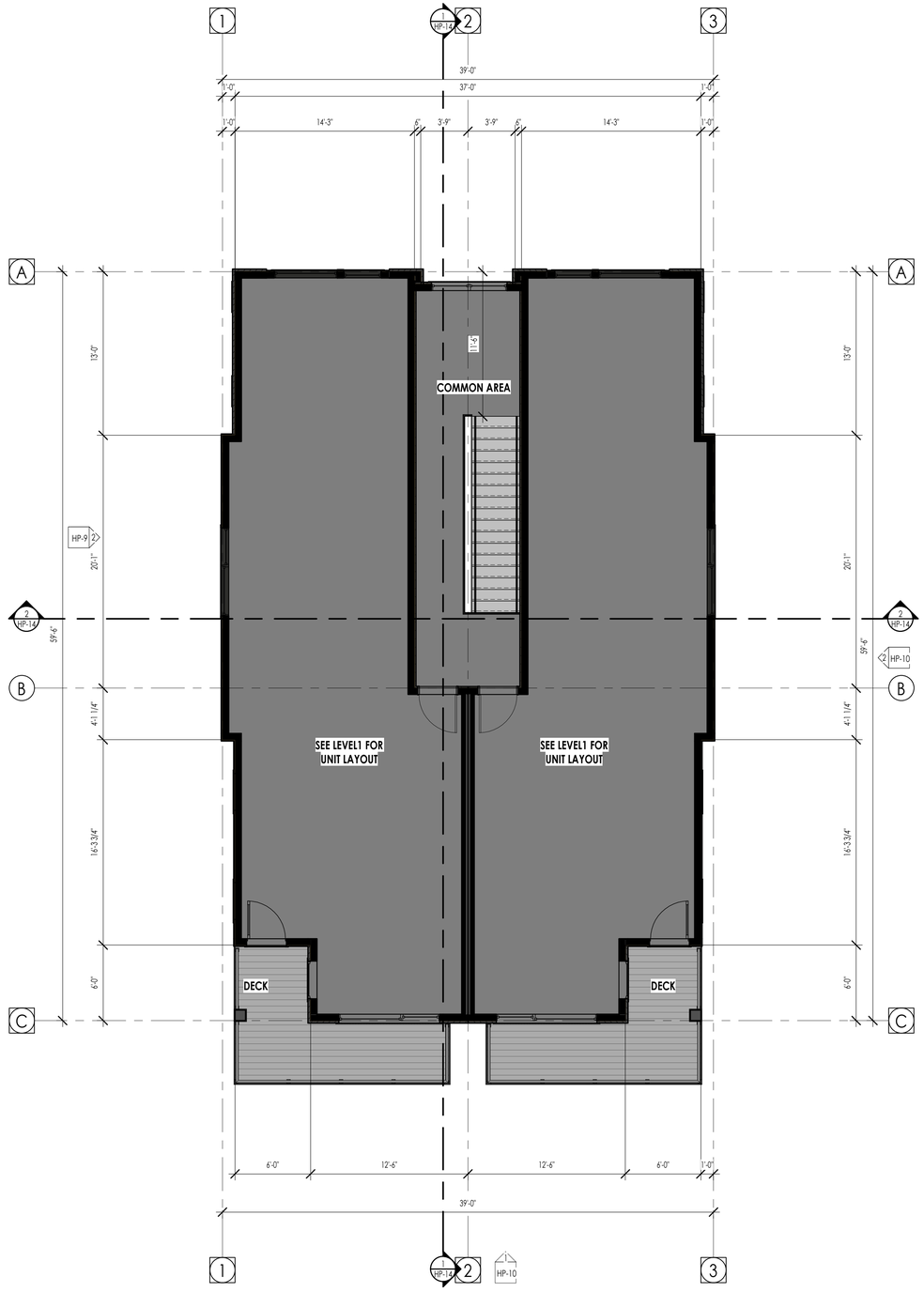
27 JULY 2026

September 3, 2026

PLNHLC2026-00278 & PLNHLC2026-00497



LEVEL 2 - PRESENTATION.
3/16" = 1'-0"
1 HP-7



LEVEL 3 - PRESENTATION.
3/16" = 1'-0"
2 HP-7

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HILLSIDE AVE

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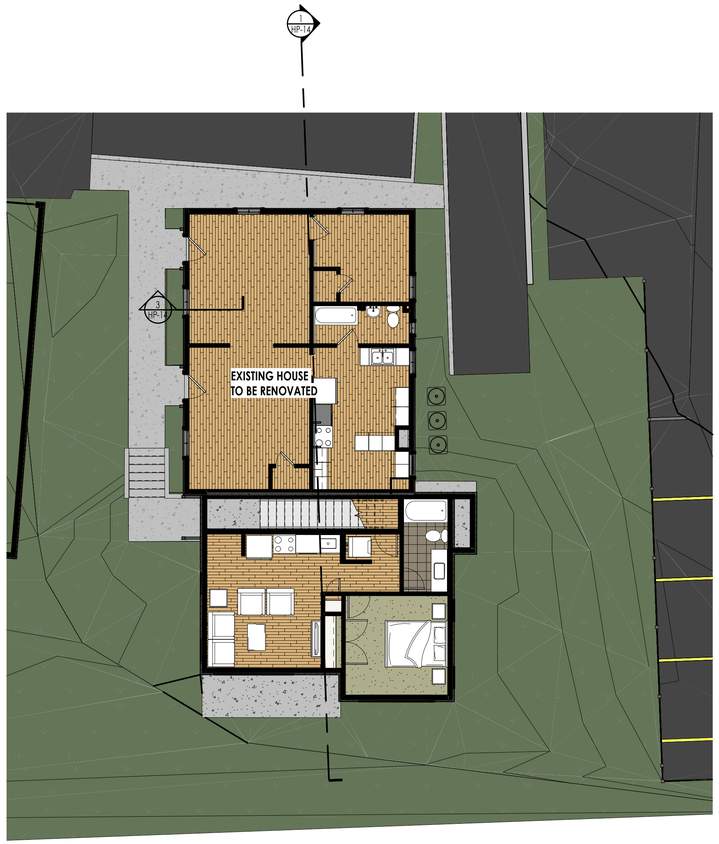
OVERALL FLOOR PLANS

HP-7

27 JULY 2026

September 3, 2026



LEVEL 0 - FLOOR PLAN_DUPLEX
1/8" = 1'-0"
1
HP-8

LEVEL 1 - FLOOR PLAN_DUPLEX
1/8" = 1'-0"
2
HP-8

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HILLSIDE AVE

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

OVERALL FLOOR PLANS

HP-8

27 JULY 2026

September 3, 2026

NORTH ELEVATION HP

3/16" = 1'-0"

1
HP-9

WEST ELEVATION SD HP

3/16" = 1'-0"

2
HP-9

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

NORTH ELEV. BUILDING MATERIALS

NORTH MATERIAL TYPE	NORTH MATERIAL S.F.	NORTH MATERIAL %
BRICK	436	36%
FIBER CEMENT	337	36%
GLAZING	428	28%
TOTAL S.F.	1201	

WEST ELEV. BUILDING MATERIALS

WEST MATERIAL TYPE	WEST MATERIAL S.F.	WEST MATERIAL %
BRICK	1008	52%
FIBER CEMENT	632	33%
GLAZING	288	15%
TOTAL S.F.	1928	

BUILDING HEIGHT

ELEVATION	HEIGHT AVG.
FRONT	33'-0"
REAR	42'-0"

STREET ELEV. GLAZING TOTAL

LEVEL	WALL S.F.	GLAZING S.F.	GLAZING %
GROUND	347	141	42%
SECOND	349	141	40%
THIRD	349	146	41%
TOTAL S.F.	1045	428	

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HILLSIDE AVE

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

EXTERIOR ELEVATIONS

HP-9

27 JULY 2026

September 3, 2026

SOUTH ELEVATION SD Copy 1 — 1 / HP-10
3/16" = 1'-0"

EAST ELEVATION SD Copy 1 — 2 / HP-10
3/16" = 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

SOUTH ELEV. BUILDING MATERIALS

SOUTH MATERIAL TYPE	SOUTH MATERIAL S.F.	SOUTH MATERIALS %
BRICK	991	53%
CONCRETE	269	14%
FIBER CEMENT	171	9%
GLAZINNG	446	24%
MATERIAL TOTAL S.F.	1877	

EAST ELEV. BUILDING MATERIALS

EAST MATERIAL TYPE	EAST MATERIAL S.F.	EAST MATERIAL %
BRICK	975	52%
FIBER CEMENT	632	33%
GLAZING	288	15%
TOTAL S.F.	1895	

BUILDING HEIGHT

ELEVATION	HEIGHT AVG.
FRONT	33'-0"
REAR	42'-0"

STREET ELEV. GLAZING TOTAL

LEVEL	WALL S.F.	GLAZING S.F.	GLAZING %
GROUND	347	141	42%
SECOND	349	141	40%
THIRD	349	146	41%
TOTAL S.F.	1045	428	

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HILLSIDE AVE

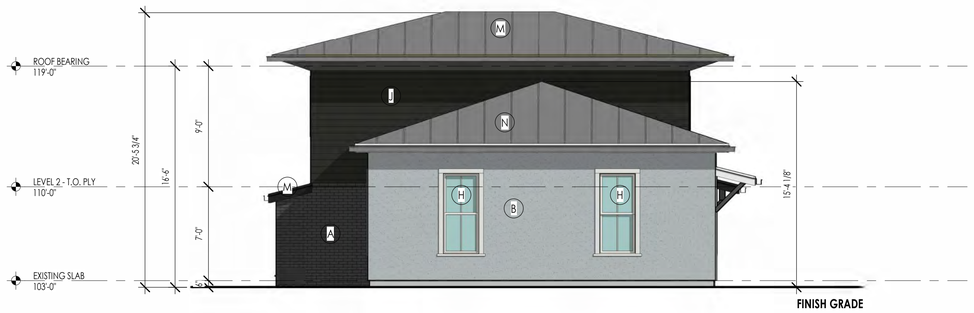
54 E. HILLSIDE AVE., SALT LAKE CITY, UT

EXTERIOR ELEVATIONS

HP-10

27 JULY 2026

September 3, 2026



NORTH ELEVATION SD_DUPLEX — 1 / HP-11

3/16" = 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

NEW BUILDING | EXISTING BUILDING

EAST ELEVATION SD_DUPLEX — 2 / HP-11

3/16" = 1'-0"

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HILLSIDE AVE

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EXTERIOR ELEVATIONS

HP-11

27 JULY 2026

September 3, 2026

SOUTH ELEVATION SD_DUPLEX — 1
3/16" = 1'-0" — 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 — 2
3/16" = 1'-0" — HP-12

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HILLSIDE AVE

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EXTERIOR ELEVATIONS

HP-12

27 JULY 2026

September 3, 2026

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
LOCATION:	UNIT BALCONIES	FRONT ENTRY PORTICO ; CARPORTS

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HILLSIDE AVE

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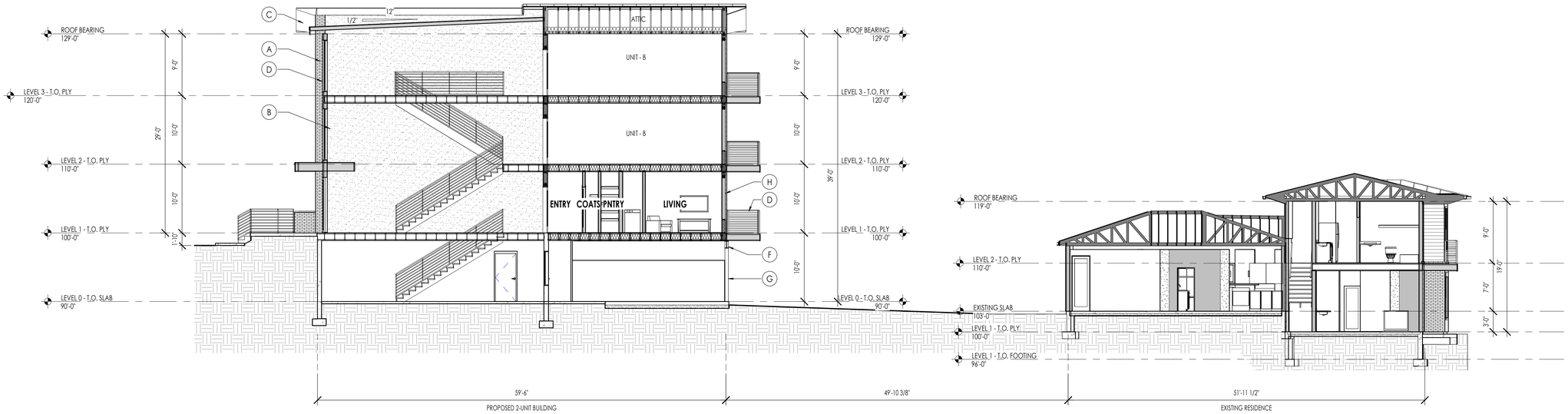
MATERIAL/COLOR BOARD

HP-13

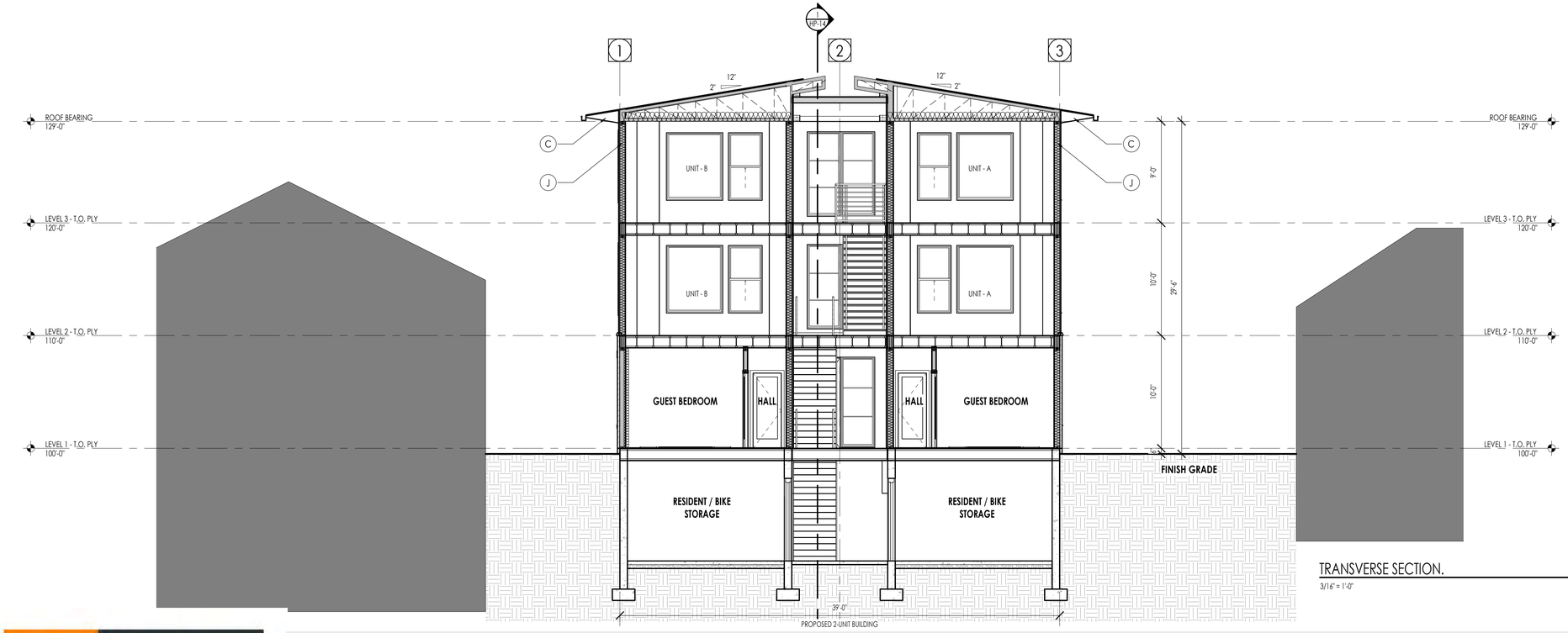
27 JULY 2026



LONGITUDINAL SECTION.

1/8" = 1'-0"

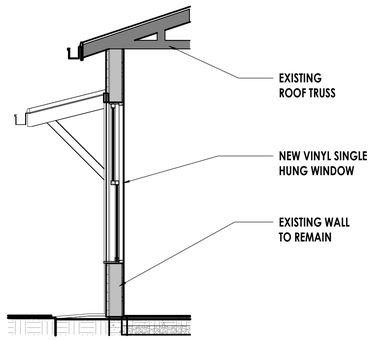
1 HP-14



TRANSVERSE SECTION.

3/16" = 1'-0"

2 HP-14



EXISTING WALL SECTION

3/8" = 1'-0"

3 HP-14

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
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HILLSIDE AVE

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SECTIONS

HP-14

27 JULY 2026

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PLNHLC2026-00278 & PLNHLC2026-00497

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HILLSIDE AVE

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EXTERIOR VIEWS

HP-15

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HILLSIDE AVE

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

EXTERIOR VIEWS

HP-16

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HILLSIDE AVE

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

EXTERIOR VIEWS

HP-17

27 JULY 2026

September 3, 2026

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HILLSIDE AVE

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

EXTERIOR VIEWS

HP-18

27 JULY 2026

September 3, 2026

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HILLSIDE AVE

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

EXTERIOR VIEWS

HP-19

27 JULY 2026

ATTACHMENT B: Property and Vicinity Photos

Subject Property









Streetscape

Homes on the south side of Hillside Avenue

Streetscape

Homes on the north side of Hillside Avenue

ATTACHMENT C: RMF-35 Zoning Standards

RMF-35 MODERATE DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

The purpose of the RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty-five feet (35'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Standard	Requirement	Proposed New Construction	Proposed Addition	Finding
Maximum Building Height	35’	Front Elevation: 35’2” Rear Elevation: 43’10”	Front Elevation (Historic Structure): 15’ 4” Rear Elevation (Addition): 23’	**Requesting Modification**
Setbacks • **Front** • **Interior Side** • **Rear**	• 10’ • 4’ • 10’	• 10’ • 4’ • Met, the structure is located at the front of the property.	• Located approx. 120’ from Hillside Ave. • Met, but the site plan does not provide exact measurements. • 6’	**Requesting Modification** The rear yard is not compliant.
Lot Area	750 SF per unit	Approximately 1,140 SF per unit		**Complies**
Lot Width	110’ maximum	55’		**Complies**
Open Space Area	Minimum: 50 square feet of common open space area per dwelling unit. Min 33% live vegetation Min. width of 6’ At least two of the following: - Bench for every 250 SF - Outdoor recreation/leisure opportunities - Shade structure or tree for every 250 SF	Applicant states 450 SF of common open space has been provided.		**More information is required to determine compliance.**

Off Street Parking & Loading (21A.44.030.G)	1 space per unit	• 10 on-site parking stalls • 6 bicycle parking spaces are provided within the basement of the New Construction 6-plex.	**Does not comply with Transportation's dimensional requirements, but the number of spaces is sufficient.**

ATTACHMENT D: Design Standards and Guidelines (for reference)

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)

In considering an application for a Certificate of Appropriateness involving new construction, or alterations of noncontributing structures, the Historic Landmark Commission, or Planning Director when the application involves the alteration of a noncontributing structure shall, using the adopted design guidelines as a key basis for evaluation, determine whether the project substantially complies with each of the following standards that pertain to the application to ensure that the proposed project fits into the established context in ways that respect and contribute to the evolution of Salt Lake City's architectural and cultural traditions:

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review. The Design Objectives and related design guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H), and can be accessed directly via the links below.

Historic Apartment & Multifamily Buildings in Salt Lake City

Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction

Design Standards for New Construction	Design Guidelines for New Construction
1. Settlement Patterns & Neighborhood Character **a. Block and Street Patterns** The design of the project preserves and reflects the historic block, street, and alley patterns that give the district its unique character. Changes to the block and street pattern may be considered when advocated by an adopted city plan.	**Settlement Patterns & Neighborhood Character** **Block, Street & Site Patterns - Design Objective** The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building. **12.1** The historic plan of streets and alleys, essential to the historic character of a district and setting, should be preserved and promoted. Consider the following: • Retain the historic pattern of smaller streets and alleys as a particular characteristic of the street block. • Reinstate sections of secondary street and/or alleys where these have been lost. • Design for the particular street patterns of e.g. Capitol Hill. • Respect and retain the distinctive tighter pattern of and alleys in The Avenues. • Refer to the specific design guidelines for the historic district for additional details and considerations. **12.2** The historic street pattern, as the unifying framework for a varied range of lot sizes and buildings, should be preserved and reinforced. • Retain historic alignments and widths wherever possible. • Plan the site to avoid adversely affecting the historic integrity of this pattern. **12.3** The historic street pattern, including the network of public and private ways within the street block, should be retained and reinforced. • Secondary streets and alleys maintain the historic permeability within the street block as a means of access and a historic setting for:

	• Direct and quieter street frontage for smaller buildings. • Rear access to the property and to accessory buildings. • An attractive focus for community social interaction. • An alternative and more intimate choice of routes, helping to reinforce a walkable and livable neighborhood.
	1 The historic street pattern, as the unifying framework for a varied range of lot sizes and buildings, should be preserved and reinforced. • Retain historic alignments and widths wherever possible. • Plan the site to avoid adversely affecting the historic integrity of this pattern. 1 The historic street pattern, including the network of public and private ways within the street block, should be retained and reinforced. • Secondary streets and alleys maintain the historic permeability within the street block as a means of access and a historic setting for: • Direct and quieter street frontage for smaller buildings. • Rear access to the property and to accessory buildings. • An attractive focus for community social interaction. • An alternative and more intimate choice of routes, helping to reinforce a walkable and livable neighborhood.
1. Settlement Patterns & Neighborhood Character **b. Lot and Site Patterns** The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face. Changes to the lot and site pattern may be considered when advocated by an adopted city plan.	**12.4** The pattern and scale of lots in a historic district should be maintained, as the basis of the historic integrity of the intricate 'fine grain' of the neighborhood. • Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern. **12.5** A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns. • Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. • Site a taller building away from nearby small scale buildings. • A corner site traditionally might support a larger site building. • A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale. • Respect and reflect a lower scale where this is characteristic of the inner block.
1Settlement Patterns & Neighborhood Character **c. The Public Realm** The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face. Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces.	**The Public Realm - Design Objective** A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district. 1 A new building should contribute in a creative and compatible way to the public and the civic realm. 1 A building should engage with the street through a sequence of public to semi-private spaces.

	1 A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting. • Reflect and/or strengthen adjacent building quality, setbacks, heights and massing. • Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys. 1 A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets. • The street character will also depend on the adjacent street blocks and frontage. • Building setbacks may be different. • The building scale may also vary between the streets.
1. Settlement Patterns & Neighborhood Character **d. Building Placement** Buildings are placed such that the project maintains and reflects the historic pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site's period of significance.	**Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **12.13** The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following: • Reducing the bulk and the scale of the building. • Configuration for residential amenity and casual social interaction. • Shelter from traffic and traffic noise. • Plan for solar access and seasonal shade. • Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality. **12.14** Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views. • Locate and design to preserve neighboring privacy. • Plan and design for landscape amenity and best practices in sustainable design. (PART IV) **12.15** Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale. • Private space should be contiguous with the unit. • Private space should be clearly distinguished from common open space.

	12.16 Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design. • See Guidelines for Sustainable Design (PART IV)
Settlement Patterns & Neighborhood Character **e. Building Orientation** The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face	1 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. 1 The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. 1 Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale. • Private space should be contiguous with the unit. • Private space should be clearly distinguished from common open space. 1 Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design. • See Guidelines for Sustainable Design (PART IV)
2. Site Access, Parking & Services **a. Site Access** The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face. (1) Pedestrian Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face. (2) Vehicular Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.	**Site Access, Parking & Services - Design Objective** The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **12.17** The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s. • Avoid combining with any vehicular access or drive. • Provide direct access to the sidewalk and street. • Landscape design should reinforce the importance of the public entrance. **12.18** Where the secondary street or alley network is available, rear public access should be retained and used. • Residential access options to the site and building should be retained and/or maximized. • Alternative vehicular access from secondary streets and alleys should be retained and reused. **12.19** Bicycle parking should be situated so that it is convenient and readily accessible within or immediately adjacent to the building, including design for secure storage.

	12.20 Convenient storage space for each residential unit should be included to obviate the use of personal outdoor balcony space for bicycle and other storage **12.21** A vehicular access and drive should not be combined with pedestrian access and entrance. • Place vehicle access away from commercial uses such as cafe, restaurant or retail. **12.22** A vehicular access and driveway should be discreetly to the side or to the rear of the building. • A vehicular entrance which incorporates a ramp should be screened from street views. • Landscape should be designed to minimize visual impact of the access and driveway. **12.23** A single curb cut or driveway should not exceed the minimum width required. • Avoid curb cuts and driveways close to street corners. **12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. **12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street. • Surface parking areas should be screened from views from the street and adjacent residential properties.
2. Site Access, Parking & Services **5ite and Building Services and Utilities**. Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.	**Site & Building Services & Utilities - Design Objective** The visual impact of common and individual building services and utilities, as perceived from the public realm and nearby buildings, should be avoided or completely integrated into the design of the building. 1 Utility areas and other ground level building services should be situated away from the frontage of the building. • Screen from street views and adjacent buildings. • Integrate these facilities with the architecture of the building through design, color and the choice of materials. 1 Rooftop and other higher level mechanical services and utilities should be situated away from, and also screened from, street views. • Locate the utility equipment within an architectural screen or dedicated housing. • Enclose the facility within a roof that is an integral part of the building. • Select and locate the utility equipment so that it is not seen from adjacent primary and secondary streets. • Finish to match the building where visibility might occur. 1 Mechanical services should be acoustically screened from nearby residential properties. • Screening should be compatible with and also integrated into the design of the building.

	1 Small utilities, such as air conditioning units, should be located away from primary and secondary facades of the building, unless integrated and fully concealed as part of the building design. • Avoid placing AC or other equipment in balcony spaces. 1 Exhaust and intake vents and pipes on facades and roofscapes should be avoided through early and coordinated planning of facilities for common utility systems. • Coordinate, group and screen from view where any might penetrate the facade. • Finish to match the facade color unless specifically designed as a detailed architectural embellishment. 1 Cellular phone and other antennae, and associated equipment, should not be visible from the public way. • Plan for common satellite TV equipment, with positioning to avoid or minimize any visual impact.
3. Landscape and Lighting **a. Grading of Land** The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.	**Front Yard Landscape - Design Objective** The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm. **12.32** The front yard landscaping for a new multifamily building should coordinate with historic and/or established patterns. • Evaluate existing historic patterns and character. • Design a creative complement to the established historic character. **12.33** Landscape walls and fences perpendicular to the street, which could separate front yards, should be minimized or avoided where this separation is not an inherent part of the established topographic or historic character. • Retaining walls provide significant opportunity for creative design and natural materials, when they are a characteristic of the setting. • Where retaining walls are a part of established historic character, avoid excessive retaining wall height by terracing a change in grade. • Design any fencing to be low and transparent in form. **12.34** Where it is a characteristic of the street, a front yard should be designed and graded to reflect this pattern, retaining the relationship and continuity of open space, and the sense of progression from public to private space. • Reflect the historic grading and landscaping of the area between the street pavement and the building. • The building should readily engage with the street and public realm.
3. Landscape and Lighting **b. Landscape Structures** Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.	**Front Yard Landscape - Design Objective** The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm. 1 Where a new multifamily building includes another use/s, such as restaurant or café, seating should be considered as part of the landscape design for front yard area and/or sidewalk. • Design any seating as a creative element of the landscape design.

	• Low walls in the landscape design can provide the opportunity for integrated informal seating. • Use ergonomic and durable materials in the design and choice of seating, e.g. wood & metal.
3. Landscape and Lighting **c. Lighting** Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.	**Lighting - Design Objective** External lighting of the building and site should be carefully considered for architectural accent, for basic lighting of access and service areas, and to avoid light trespass. **12.36** Exterior lighting should be discreetly designed to illuminate entrances and exterior spaces such as balconies, terraces or common spaces. • Design to avoid light trespass beyond the area to be lit. • Design for creative and discrete task lighting. **12.37** Where architectural lighting is appropriate, it should be designed to strengthen the historic context, providing selective visual accent to specific elements of the primary facades, using discreet and creatively designed light fittings. • Avoid general illumination of a façade or undue prominence of an individual building, since this will detract from the nighttime character of the historic setting. • Design building light fixtures for architectural quality and durability. • Shield architectural illumination at higher levels to avoid a view of any exposed light source from the street or adjacent occupied space. **12.38** Building lighting should be discreetly designed to integrate, in design, location and choice of fittings, with the architecture of the building. **12.39** Landscape lighting should be designed discreetly and creatively to enhance pathways and entrances, while accentuating planting design. • Light specific design features. • Avoid light trespass and glare. **12.40** Conduit and electrical supply equipment for both architectural and utility light fittings should be concealed from view from all streets and adjacent properties. • Plan and design supply runs at an early stage to avoid external surface conduit and equipment. • Conceal within, or integrate with, the design of the building. **12.41** Utilitarian building lighting for service areas should be concealed from view from primary and secondary streets, and from adjacent properties. • Use effective 'cut-off' shields to confine light spread. • Position light fittings to reduce public visibility. • Choose fittings and finishes that complement the design of the building.
4. Building Form and Scale **a. Character of the Street Block** The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling. (1) Height	**Building Form & Scale - Design Objective** The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context. **12.42** A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade.

The height of the project reflects the character of the historic context and the block face. Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face. (2) Width The width of the project reflects the character of the historic context and the block face. Projects wider than those existing on the block face modulate the facade to express a series of volumes in scale with the historic context and the block face. (3) Massing The shape, form, and proportion of buildings, reflects the character of the historic context and the block face. (4) Roof Forms The building incorporates roof shapes that reflect forms found in the historic context and the block face.	• Subdivide a larger mass into smaller "modules" which are similar in size to buildings seen traditionally. • The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale. 1 A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following: • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale. • Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. 1 A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings. 1 The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context. • The primary plane/s of the front facade should not appear to be more than a story higher than those of typical historic structures in the block and context. • Where the proposed building would be taller than those in the historic context, the upper floor/s should step back from the plane of the façade below. • A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district. 1 The secondary elements, patterns and modeling of the facade composition should reinforce the massing and scale established by the primary elements of the facade/s. • Design a fenestration pattern and a window scale that reflect those of the context and historic district. • Arrange and design balconies to articulate the architecture of both the primary and secondary facades. • In a taller structure, design the ground floor/s to differentiate in stature, plane, detailing and/ or materials from the façade above. • Express the 'base' for the front facade/s of the building through primary architectural elements and patterns, e.g. entrance/porch/portico, fenestration. • Reinforce this definition through detailing and materials. • Design a distinct 'foundation' course for the primary and secondary facades, employing a combination of wall plane, materials, texture and/or color. • In a taller structure, consider defining a top floor by a distinct variation in design treatment as part of an architectural hierarchy in the design of the facade. Respect the role that architectural symmetry can play in the form of the established historic street frontage and wider setting.

	• This can be effective in composing the modulation of a wider façade, helping to integrate this within a smaller scale setting. • Evaluation of historic apartment façade symmetry, or asymmetry, will provide valuable direction and inspiration. **Height - Design Objective** The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. 1 The building height should be compatible with the historic setting and context. • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. 1 Characteristic of traditional buildings types and context, the first two floors should be designed with greater stature. 1 Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building. • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. 1 The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height. 1 The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale. • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. **Width - Design Objective** The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale. 1 A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context. • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into

	significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting. **Massing** 1 The overall massing of a new multifamily building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context. • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. **Roof Forms** 1 The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district. • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.
5. Building Character **a. Facade Articulation and Proportion** The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, facade articulations reflect those typical of other buildings on the block face. These articulations are of similar dimension to those found elsewhere in the context, but have a depth of not less than 12 inches. (1) Rhythm of Openings The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face. (2) Proportion and Scale of Openings The facades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face. (3) Ratio of Wall to Openings Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face. (4) Balconies, Porches, and External Stairs The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.	**Façade Articulation, Proportion & Visual Emphasis - Design Objective** The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades. **12.56** Roof forms should reflect those seen traditionally in the block and within the historic district. • Flat roof forms, with or without parapet, are an architectural characteristic of particular building types and styles, including many historic apartment buildings. • Gable and hip roofs are characteristic of the roof forms of smaller scale buildings in most residential historic areas, and in specific styles of historic apartment buildings. • Where it is expressed, roof pitch and form should be designed to relate to the context. • In commercial areas, a wider variety of roof forms and building profiles may be evident, providing a more eclectic architectural context, and wider range of potential design solutions. • Consider roof profiles when planning the location and screening of rooftop utilities. **12.57** Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood. • The "overall proportion" is the ratio of the width to the height of the building, especially the front facade. • The modulation and articulation of principal elements of a facade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis. • With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm.

	• See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more information on district character and façade proportions. **12.58** To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed. Consider the following: • Vary the planes of the façade for all or part of the height of the building. • Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings. • Modulate the height down toward the street, and/or interior of the block, if this is the pattern established by the immediate context and the neighborhood. • Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements. • Vary the planes of the primary and secondary facades to articulate further modeling of the composition. • Design for a distinctive form and stature of primary entrance. • Compose the fenestration in the form of vertically proportioned windows. • Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis. **12.59** A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade. Consider the following: • The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale. • Step back the top or upper floors where a building might higher than the context along primary and/or secondary facades as appropriate. • Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades. • Design a distinct foundation course. • Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the facade. • Design the fenestration to create and/or reflect the hierarchy of the façade composition. • Change the materials and/or color to distinguish the design of specific levels. **Solid to Void Ratio, Window Scale & Proportion - Design Objective** The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of scale. **12.60** The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district. Consider the following: • Achieve a balance, avoiding areas of too much wall or too much window. • Large surfaces of glass can be inappropriate in a context of smaller residential buildings.

	• Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context. • Window mullions can reduce the apparent scale of a larger window. • Window frame and mullion scale and profiles should be designed to equate with the composition. **12.61** Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting. **Fenestration - Design Objective** The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context. **12.62** Public and more important interior spaces should be planned and designed to face the street. • Their fenestration pattern consequently becomes a significant design element of the primary facade/s. • Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms. **12.63** The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area. • Design for a similar scale of window and window spacing. • Reflect characteristic window proportions, spacing and patterns. • Design for a hierarchy within the fenestration pattern relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context. • Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. • Emphasize the fenestration pattern by distinct reveals. • Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing. **Balconies & Entrance - Design Objective** The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character. **12.64** Balconies, encouraged as individual semipublic outdoor spaces, should be designed as an integral part of the architectural composition and language of the building. • Use projecting and/or recessed balcony forms to complement and embellish the design composition of the facades, and to establish visual emphasis and architectural accent. • Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building. • Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures. • Select and design balcony materials and details as a distinct enrichment of the building facade/s.

	12.65 An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade. • Design for greater stature to enhance visual focus, presence and emphasis. • Design for a distinct identity, using different wall planes, materials, details, texture and color. • Consider designing the name of the apartment building into the facade or the porch/stoop. **12.66** A secondary or escape stairway should be planned and designed as an integral part of the overall architecture of the building, and positioned at or towards the rear of the building.
6. Building Materials, Elements and Detailing **a & b. Materials** Building facades, other than windows and doors, incorporate no less than 80% durable material such as, but not limited to, wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character. b. Materials on Street-facing Facades The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.	**Materials - Design Objective** The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence. 1 Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used. • This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district. • The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design. • Creative design, based on analysis of the context, will be invaluable in these respects. 1 Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used. • Use external materials of the quality, durability and character found within the historic district. 1 Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following: • Use brick and/or natural stone, in preference to less proven alternatives for these areas. • Limit panel materials to upper levels and less public facades. • Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate. • Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics. 1 Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building. • Avoid materials which merely create the superficial appearance of authentic, durable materials. • The weathering characteristics of materials become important as the building ages, in that they should compliment rather than detract from the building and historic setting as they weather and mature. • New materials, which have a proven track record of durability in the regional climatic conditions, may be considered.

6. Building Materials, Elements and Detailing **c. Windows** Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.	**Windows - Design Objective** The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context. **12.71** Windows should be designed to be in scale with those characteristic of the building and the historic setting. • Excessive window scale in a new building, whether vertical or horizontal, will adversely affect the sense of human scale and affinity with buildings in the district. • Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale. **12.72** Windows with vertical proportion and emphasis are encouraged. • A vertical proportion is likely to have greater design affinity with the historic context. • It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context. • See also the discussion of the character of the relevant historic district and architectural styles. (PART I) **12.73** Window reveals should be a characteristic of masonry and most public facades. • These help to express the character of the facade modeling and materials. • Window reveals will enhance the degree to which the building integrates with its historic setting. • A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the façade. • This helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window trim and surrounds. • A hierarchy of window reveals can effectively complement the composition of the fenestration and facades. **12.74** Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood. • Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade. • Durable frame construction and materials should be used. • Frame finish should be of durable architectural quality, chosen to compliment the building design. • Vinyl should be avoided as a non-durable material in the regional climate. • Dark or reflective glass should be avoided. • See also the rehabilitation section on windows (PART II, Ch.3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I).

6. Building Materials, Elements and Detailing **d. Architectural Elements and Details** The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.	**Details - Design Objective** The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district. 1 Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district. • These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details. 1 Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features. • The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative. 1 Creative interpretations of traditional details are encouraged. • New designs for window moldings and door surrounds, for example, can create visual interest and affinity with the context, while conveying the relative age of the building. • The traditional and characteristic use of awnings and canopies should be considered as an opportunity for creative design which can reinforce the fenestration pattern and architectural detail, while being a sustainable shading asset in reducing energy consumption. See also PART IV on Sustainable Design.
7. Signage Location Locations for signage are provided such that they are an integral part of the site and architectural design are complimentary to the principal structure.	**Signs - Design Objective** Signs for a new multifamily building, and for any non-residential use associated with it, should compliment the building and in a subtle and creative way, as a further architectural detail. **12.78** Signs should be placed on the building or the site where they are traditionally located in the historic context. **12.79** Identify a non-residential use with a sign location, placement, form and design, which relates directly to the 'storefront' and window design. • See also the Design Guidelines for Signs in Historic Districts in Salt Lake City. • See the Design Guidelines for Historic Commercial Buildings and Districts in Salt Lake City. **12.80** Signs and lettering should be creatively designed to respect traditional sign scales and forms. **12.81** Signs for the primary and any secondary use should be designed as an integral part of the architecture of the façade. • Lettering or graphic motif dimensions should be limited to the maximum required to identify the building and any other use/s. • Creativity and subtlety are objectives of the design of any sign for a new multifamily building in a historic setting.

	12.82 Signs should take the form of individual lettering or motif with no, or minimal, illumination. **12.83** Any form of illumination should relate discretely to the sign lettering, and avoid any over-stated visual impact upon any residential use or historic setting. • The light source should not be visible. • Internally illuminated lettering and sign boxes should be avoided. • Internally illuminated lettering using a transparent translucent letter face or returns should be avoided. • Where illumination might be appropriate, it should be external and concealed, or in 'halo' form. • Banner or canopy signs are not characteristic and will not be appropriate. **12.84** Sign materials should be durable and of architectural quality to integrate with the building design. **12.85** Power supply services and associated fittings should be concealed and not be readily visible on the exterior of the building. **12.86** Refer to the City's Design Guidelines for Signs in Historic Districts for more detailed and extensive advice.