

AGENDA
SANTA CLARA HERITAGE COMMISSION
THURSDAY, July 18, 2024
Time: 4:00 p.m.

Notice is hereby given that the Santa Clara Heritage Commission will hold a meeting on the 20th day of June, in the Santa Clara Town Hall Conference room at 2603 Santa Clara Drive. The meeting will begin at 4:00 pm.

Call to Order:

Approval of Minutes for June 20, 2024.

Business:

1. Continued Discussion: Proposed Santa Clara Clothing Store at 3063 Santa Clara Drive. Building Design Review. Applicants, Brian McMullin and Lynette Miller.

Adjournment.

NOTE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City at 435-673-6712 at least 24 hours in advance of the meeting.

Members of the public may attend a meeting; however, comments are not allowed unless the Heritage Commission Chair allows it. Seating is limited.

Posted this 12th day of July 2024.

**SANTA CLARA CITY HERITAGE COMMISSION
MEETING MINUTES
Santa Clara Town Hall Conference Room
2603 Santa Clara Drive
Thursday, June 20, 2024**

Present:

Commission Members: Bob Lamoreaux, Chairman
Mandi Gubler
Mimi McKenna
Megan Smith

Staff: Jim McNulty, Planning and Economic Development Manager
Cody Mitchell, Building Official
Kristelle Hendrickson, Executive Assistant

Excused: Pam Graf

Others Present: Hadli Gates
Christian McMullin
Bryce Frei
Mikayla Frei
Richard Kohler

Planning and Economic Development Manager, Jim McNulty called the meeting to order at approximately 4:02 PM.

1. Approval of Minutes for April 18, 2024.

Megan Smith moved to APPROVE the minutes from the April 18, 2024, Meeting. Bob Lamoreaux seconded the motion. The motion passed with the unanimous consent of the Commission.

BUSINESS ITEMS

2. Proposed Gates Home at 2773 Vineyard Drive. New Home Design Review. Applicant, Reggie Gates.

Mr. McNulty presented the Staff Report and indicated that the applicant, Hadli Gates, was present. The request involves a plan for a new single-family home that was approved by Heritage Commission three years, but the applicants did not move forward with it. The property was legally subdivided in 2021. The Gates are proposing to build a single-family home in the R-1-10 Historic Overlay Zone. The property is .39 acres in size or approximately 17,000 square feet. The applicants are proposing to build a single-family home. Brick and rock masonry was proposed with stucco, wood trusses, awnings, window treatments, a dormer window, metal over some of the

windows, and a varied roof pitch. The request was reviewed and approved by the Heritage Commission in August of 2021. The Gates did not proceed with the project after approval. The application is now back before the Heritage Commission for an updated review and approval. Mr. McNulty reviewed the request against the Design Guidelines that were adopted the previous month.

Part II, Section 4 - Building Design/Architectural Character states that “New and existing construction shall reinforce the architectural character of the area. New and existing construction shall achieve compatible design through appropriate massing, form, scale, rhythm, orientation, materials, fenestration, and patterns.” Mr. McNulty commented that it appears that the proposed single-family home, building design, and architecture meet this requirement.

Part II, Section 9 – Building Materials states that “Building Materials shall convey texture, scale, finish, and color like those used traditionally. A minimum of 30% of the vertical wall surface shall include masonry such as brick or stone.” Mr. McNulty reported that the front and right-side elevations include a large amount of brick and stone. It was clarified that the right side and the garages face the east property line. The west elevation includes a wrap-around. The site details were described. Mr. McNulty stated that the building materials meet the requirement.

Part II, Section 11 – Building Colors. Mr. McNulty commented that building colors are one of the most critical elements of design. The Design Guidelines specify that careful attention should be paid to create colors that blend with the panoramic views and natural landscapes of the area. Mr. McNulty stated that the design guidelines require the approval of color boards and large material samples. He noted that the colors appear to be in line with the guidelines, but staff recommended that a color board with material samples be provided. Ms. Gates reported that the rock they have chosen is Fieldstone in Chardonnay. They plan to get their materials from Pacific Supply. Samples were provided of the rock and the brick. The tile roof will be variegated brown/grey.

Commissioner McKenna referenced item 15 and asked about landscaping. Ms. Gates provided a photo of the lot before it was split, and dirt work done. They hope to do mostly grass but it is limited in terms of percentage. Mr. McNulty explained that what is required for a Building Permit includes a Landscape Plan and approval from the Washington County Water Conservancy District (“WCWCD”) that the guidelines have been met. As a result, there are limits. Many are putting the grass in the front and less in the back. He explained that the Historic District and the RA Zone (1/2 acre lots) differ from other parts of the City. He agreed to work with the applicants to get as much grass as possible while staying within the limits.

Mr. McNulty noted that the proposed roof design provides good visual interest. Staff recommended that the Heritage Commission consider approving the new home design subject to the conditions set forth in the Staff Report. Possible development on an adjacent lot was mentioned. Details were to follow.

Mandi Gubler moved to APPROVE the New Home Design for the proposed Gates Home to be located at 2773 Vineyard Drive subject to the following conditions:

1. That the applicant constructs the home according to the plans presented to the Heritage Commission.
2. That the Historic District Design Guidelines Part II, Sections 4, 9, 11, and 12 as summarized in the Staff Report be complied with.
3. That the applicant comes back to the Heritage Commission if changes to any items in Condition #2 are proposed.
4. That the applicant provides a color board with material samples for review and approval by the Heritage Commission prior to construction.
5. That the applicant proceeds with the Planning Commission for approval prior to Building Permit issuance.

The motion was seconded by Megan Smith. The motion passed with the unanimous consent of the Commission.

3. **Proposed Santa Clara Clothing Store at 3063 Santa Clara Drive. Building Design Review. Applicants, Brian McMullin and Lynette Miller.**

Mr. McNulty reported that he met with the applicants, Brian McMullin and Lynette Miller. Their son, Christian McMullin, was present on their behalf. There is an existing home on the site that was built in 1930. It is cottage style with a carport and add-ons that make it look less historic. The property is .23 acres in size (10,000 square feet). The home is approximately 1,750 square feet in size. The applicant intends to remodel the interior of the home to allow for a proposed commercial use. The second structure will be dealt with later. A proposed short-term rental unit or an Accessory Dwelling Unit (“ADU”), will require a separate process and conditional use.

The property is currently zoned R-1-10 Historic District. The applicant will be required to submit a rezoning application to go to the Historic District/Mixed Use Zone as well as an amended site plan application to proceed. The process will require a public hearing before the Planning Commission and approval of the City Council. Heritage Commission review is the first step in the overall process. The application was reviewed against the Historic District Design Guidelines and certain items need to be addressed. One is a proposed white wood picket fence that is in the vicinity of the Relief Society Building.

Part II, Section 2 includes Site Features and states that “Historical site features are an integral part of the original development pattern and shall be retained as part of the street scene. A new fence should be of similar character to those seen historically.” The applicants are proposing a white picket fence along the front of both Santa Clara Drive and Chapel Street to match the existing fence. The fencing shall not exceed three feet in height to allow for proper site visibility along the corner lot. The proposed fencing appears to blend in with the existing fencing in the vicinity.

Part II, Section 3 – Site Design and Orientation states that “A traditional historic development pattern shall be recognized and maintained in new development.” The building design and exterior

improvements are oriented to both Santa Clara Drive and Chapel Street and appear to meet this requirement.

Commissioner McKenna asked about the location of the proposed three-foot white wood picket fence. Mr. McMullin identified the proposed location along the side of the sidewalk with gates. It was understood that it will require maintenance. Mr. McMullin stated that his wife and mother will be on the site every day as they will be running the store.

Mr. McNulty next addressed **Part II, Section 4**, and displayed a rendering provided by the applicant. The Guidelines state that “New and existing construction shall reinforce the architectural character of the area. New and existing construction shall achieve compatible design through appropriate massing, form, scale, rhythm, orientation, materials, fenestration, and patterns.” The applicant intends to create a period cottage look as the building was originally constructed in 1930. It appears to meet this requirement.

Commissioner McKenna commented that the home appears to have both Cottage and Craftsman elements. She suggested that the applicants decide which to embrace. Currently, it does not look like either to her. Mr. McMullin presented an alternative photo of the home. Color options were discussed as well as the exterior materials, which were proposed to be board and batten and siding. Commissioner McKenna asked about the windows. Mr. McMullin stated that they plan to have a display window. Mr. McNulty stated that there are standards for display windows in the guidelines. He liked the ideas presented.

Mr. McNulty next addressed **Part II, Section 6, Awnings and Canopies**, which are encouraged. The Guidelines state that “Awnings and canopies shall be designed so that they do not detract from the character-defining details.” The concept renderings include an awning along the main entry to the building on both property frontages, however, no color or additional detail has been provided. What is proposed is an orange and white stripe pattern. The style was presented with the branding being orange and white, which they wanted to go with their logo. Mr. McNulty referred Mr. McMullin to the matrix for the Historic Colors of America. He explained that different paint brands have slightly different colors, but they need to be reviewed by the Heritage Commission.

Part II, Section 8, Doors and Entrances were next addressed. The Guidelines state that “The primary doorway or entrance to a building should be oriented to Santa Clara Drive. Doors and entrances shall be constructed to complement the architecture of the building.” Mr. McNulty reported that the store entry door and the main window will face Santa Clara Drive to complement the building's architecture. The proposed building entry door is located along the west side of the building. It appeared that the proposed doors and entrances meet the requirement. Mr. McMullin identified the location of the main entry.

Mr. McNulty addressed **Part II, Section 9, Building Materials** and stated that a minimum of 30% of the vertical wall surface should include masonry such as brick or stone. He stated that the proposed renovation and reuse of the building is exciting but more detailed information is needed. The applicant has indicated that new siding will be installed over the existing walls. More detail is needed to meet this requirement. Because this is not a new build, he asked how the Heritage Commission feels about it.

Commissioner McKenna commented that if it is being taken back to a Craftsman style then she considered the siding to be appropriate. It was presumed to have always been stucco. It was reported that all the windows will be replaced. Window styles were discussed.

Mandi Gubler commented that a determination should be made as to whether to go with Craftsman or Cottage because it could go either way. A lot could be done to make it feel like a Cottage. The goal could be reached through the use of different colors or elements. She commented that some elements could be modified slightly. She liked the front pop-out. Commissioner McKenna commented that the molding on the pillars is very Craftsman style. It was noted that Craftsman is the preferred style. If that is the direction the applicants choose to go, Commissioner McKenna suggested a new front entry door. The existing doors are fine but not on a historic Craftsman home. Commissioner Gubler commented that the style of door looks like an afterthought. Appreciation was expressed to the McMullins for what they are doing. Commissioner McKenna stressed that the Heritage Commission desires to help them be successful. This will be the first project developed under the new Design Guidelines and can be an amazing example of what can be done with an old home to make it look beautiful in the Historic District.

Elements such as a Dutch door were suggested as well as ways to enhance the entrance. Mr. McNulty stated that Craftsman doors are more solid on the bottom with a window on top. Many also have a ledge of some sort. Commissioner McKenna liked the striped awning but stated that it will depend on the color of the house. Mr. McMullin remarked that they had considered putting a railing around the existing entrance with a walkway. Commissioner McKenna commented that the con to doing that would be to have all the parking in the back. She also stated that it would look more Craftsman style if the fence was straight on. A grander entrance experience could be created that is welcoming. Design details were discussed.

Mr. McNulty **(Part II, Section 11, Building Colors)** stated that details were to follow on the building materials and architectural elevations. A color board was needed with material samples, which are required by the Design Guidelines. The application involves the renovation of an existing home and removal of the carport. It appeared that the roof will maintain a Cottage style, but more information is needed. There is also a section of flat roof above the proposed awning covering the front porch. **(Part II, Section 12, Roof Design)**

In response to a question raised, Mr. McMullin stated that the carport will be removed, and offices added to the rear of the property. The floor plan was presented showing the two office spaces. Mr. McNulty stated that more detail is also needed on the lighting that should be included in the building elevations. Bollard lighting was proposed with details to be provided. **(Part II, Section 13, Lighting)**

Commissioner McKenna mentioned landscaping and asked that a rendering be submitted. Mr. McMullin stated that in front of the second house, they would like to have a garden area. In terms of windows, the opinion of the Commission was that white provides interest in drawing out the window. Mr. McNulty explained that on-street parking cannot be counted but there is parking in front. He explained that the use must be parked on site **(Part II, Section 16, Parking)**. Regarding mechanical equipment, it is a very visible property because it fronts on two corners. As a result,

the City needs to know where it will be located. Mr. McMullin stated that the intent is to place it in the back corner. Details were to be provided (**Part II, Section 17, Mechanical Equipment**).

Commissioner Gubler suggested that the railing be bolder. Commissioner McKenna did not support all black windows but asked to see renderings. Commissioner Gubler thought black windows could work with the right paint colors. It was suggested that the item be tabled to allow for additional information to be submitted.

Mr. McNulty asked that **Design Guidelines, Part II, Section 7 (Windows & Bulkheads), and Section 15 (Streetscape Elements & Landscape Design)** be added to the items to be addressed by the applicant. The applicant should come back to the Heritage Commission to review the items listed in the Staff Report and the details provided today. Once the draft minutes become available they can be reviewed. The Commission expressed enthusiasm for what is being proposed. Procedural issues were discussed. The next meeting was scheduled for July 18. Mr. McNulty would communicate next steps via email to Mr. McMullin and Lynette Miller.

4. Proposed New Building for Frei's Market Warehouse at 1401 Vernon's Street. Building Design Review. Applicants, Bryce Frei and Richard Kohler.

Mr. McNulty presented the Staff Report and stated that the applicants, Bryce and Mikayla Frei, are proposing to build a fruit stand that will include retail sales adjacent to the existing Frei's Market Warehouse. The current building has existed since 2007 or 2008. The proposed fruit stand will be 24' x 32' in dimension, which equates to 768 square feet. The height is proposed to be 15' 2" according to the Concept Plan submitted. The subject property is .33 acres in size and just over 14,000 square feet. It is located at 1401 Vernon Street. Staff has reviewed the Historic District Design Guidelines along with the proposed drawings submitted and identified items that need to be addressed.

Part II Section 3 – Site Design and Orientation states that "A traditional historic development pattern shall be recognized and maintained in new development. Placement of a building on a site should be compatible with existing buildings in the area." The applicant has met with City staff multiple times to discuss the project. Staff asked the applicant to consider moving the proposed fruit stand building next to Vernon Street, which would have placed the building next to the adjacent street and be like buildings across the street. The intent was to allow for better visibility and pedestrian access. The applicant considered this request but decided to leave the proposed building in its current location. The Heritage Commission will need to determine if the building placement is acceptable. Mr. Frei can address why that decision was made.

Mr. Frei stated that in the proposed location he can go directly from the warehouse into the building with product. If it is placed up front, he will have to go through the parking lot. They will also lose parking stalls with the configuration recommended by staff. He also must be able to get a semi-truck through the area where the existing one is parked. Circulation issues were discussed.

Part II, Section 4 – Building Design/Architectural Character states that "New and existing construction shall reinforce the architectural character of the area. Additionally, new and existing

construction shall achieve compatible design for appropriate masking, form, scale, rhythm, orientation, materials, fenestration, and patterns.” The applicant intends to build a fruit stand on the property. The proposed building appears to fit in with other retail buildings in the immediate vicinity. The Heritage Commission will need to determine if the building design is acceptable. What is proposed is a duplication that is very similar to the original building.

Part II, Section 6 – Awnings and Canopies. The Design Guidelines state that “Awnings and canopies are encouraged to shelter patrons as well as add to the pedestrian streetscape. Awnings and canopies shall be designed in place so that they do not span or detract from the character of the building.” Mr. McNulty referred to the site plan and stated that the applicant has indicated that a canopy is planned for the east side of the fruit stand building, but no information has been provided for review. More specific details were needed on how the awning will work and what the colors were.

Part II, Section 8 - Doors and Entrances states that “The primary doorway or entrance to a building should be oriented to Santa Clara Drive. Doors and entrances shall be constructed to complement the architecture of the building.” The proposed fruit stand building includes barn doors to create an open-air environment. The building elevations include barn doors along the south and east elevations; however, the rendering submitted includes barn doors on the north, the east, and the south. That is inviting to the public, but the City needs the applicant to provide consistent drawings to meet this requirement. Ms. Frei reported that two barn doors are proposed on the east and south.

Part II, Section 9 – Building Materials. The Design Guidelines state that “Building materials shall convey texture, scale, finish, and color like those traditionally used. A minimum of 30% of the vertical wall surface shall include masonry such as brick or stone.” The applicant has indicated that the fruit stand building materials will match the existing market warehouse. This includes a masonry unit consisting of smooth block with one panel of split face block and a standing seam metal roof. Wood barn doors with metal hardware and a track are also included.

Part II, Section 11 – Building Colors. The Design Guidelines also state that “Building color is one of the most critical elements of the design and careful attention should be paid to create colors that blend with the panoramic views and natural landscapes of the area. Approval of color boards with large material samples shall be required in the Historic District.” The applicant has indicated that the building colors will match the existing market warehouse building. A color board with large material samples is required. This item has not been submitted.

Part 2, Section 12 – Roof Design states that “The roof form, pitch, materials, and associated parapets are all character-defining features for a building. Roof forms and planes shall vary to add visual interest to the street environment provided they are aesthetically appropriate. Roof materials shall be fire retardant and non-reflective including asphalt shingles wood appearance.” The application includes a green standing seam metal roof to match the existing market warehouse building. The Heritage Commission will need to determine if that is acceptable and the idea or philosophy of matching the existing building.

Part II, Section 13, Lighting states that “Lighting should be positioned in a manner that enhances visibility without distracting from a building's historic character. Lighting shall not visually dominate the site or intrude on the adjacent property. All lighting should be shielded and directed downward. Fixture design shall complement the design of the building.” Mr. McNulty stated that more detail is needed for this item to ensure that proper lighting has been planned for. The applicant has indicated that lighting will be placed on the fruit stand building and the parking area for safety purposes. No additional details have been submitted.

Part II, Section 14 – Signage was addressed in the Staff Report but can come later.

Part II, Section 16 – Parking. Parking on the site is in place and has existed for some time. The Design Standards encourage parking to be located to the side or behind the building where its visual impact will be minimized. The Concept Plan includes off-street parking in front of the existing market warehouse building and the proposed fruit stand. This is an existing situation with building improvements already in play. It appears that some flexibility in this requirement is needed in this situation.

Part II, Section 17 – Mechanical Equipment states that “The mechanical service equipment shall be designed and installed where it will not be readily seen from the public way.” The subject property is highly visible from the public way as it fronts Vernon Street, but it may also be visible from Santa Clara Drive in certain areas. The applicant has indicated that a portable evaporative cooling unit will be placed inside the building and not visible from outside, which appears to meet the requirements.

A permanent awning was proposed that would extend over the barn doors. Mr. Frei stated that if that is done, the building height will have to increase by about two feet. Commissioner McKenna was excited that there will be a fruit stand. She hoped they were thinking long-term and envisioning it as something that will be there for years. What is decided now will have a lasting impact. Ms. Frei stated that the intent is to build an addition to what they have.

Project Architect, Richard Kohler, asked the Commission Members to introduce themselves. Mr. Kohler was identified as the owner and operator of the Inn Santa Clara and was involved in some of the illustrations included in the first iteration of the Design Guidelines.

Commissioner Gubler asked what happens when existing structures want to expand but the addition does not fit within the current Design Guidelines. Mr. McNulty explained that regardless of whether the request is for an addition, remodel, or new building it is necessary to go through the process and show that the intent of the Design Guidelines is met.

Mr. Kohler questioned why they would build something that does not match what exists. Commissioner McKenna stated that that is not what they are saying. She liked the current proposal and thinks it fits in the building that already exists. She noted that the existing building is a warehouse and looks like one. This is a fruit stand and does not need to and perhaps should not look exactly like the warehouse. The intent is to build something that will look good for years to come. If they were to do an awning or canopy, it must be decided before it is approved and needs

to be treated the same as any other building in the Historic District. If an awning is proposed, the applicants should decide what the material and colors are going to be and provide a rendering.

Regarding Doors and Entrances, Commissioner McKenna personally likes barn doors and felt they were perfect for a fruit stand. She would, however, want information on the materials and colors. Regarding Building Materials, she did not like that it is block but could see why the applicants would want it to be. She stated that underneath the pitch to the block they could perhaps add a shake shingle look to make it look less like a warehouse.

Mr. Kohler stated that what is proposed is the right solution. He thought it would be wrong to make it look more like a house. He stated that the Historic District Guidelines were written for the entire area. Frei's Fruit Market has existed for a number of years and for it to be more showy would not be appropriate. He noted that the original fruit stands were very mundane. Commissioner McKenna recognized that but stated that they were constructed of wood and not cement block.

Mr. McNulty stated that historic photos were obtained of fruit stands. Commissioner McKenna suggested more be provided to make it appear to have less block. Mr. Kohler disagreed and thought it should be mundane and not look like a house. He liked the doors and did not think it needs to be more than that and being more is artificial.

Ms. Frei stated that at the new store, they have retail in the front of the warehouse, and they need more display space, which is the reason for the request. Mr. Kohler stated that the parking spaces are well delineated and there is a concrete bumper. He left about six feet between the ends of the 18-foot parking stall and the next so that a paved walkway can be added if necessary. Currently, they expect it to be pedestrian traffic. If it becomes more intense, they will need space to walk or roll a cart to the street.

Mr. McNulty clarified that the existing building is the market warehouse. Ms. Frei explained that the building itself is Frei's Market Warehouse and the business inside is Frei's Fresh Produce. They are separate companies.

Commissioner McKenna asked if the applicants are committed to the idea of all block. She stated that the Commission looks at the appearance and not the function. Their goal is to ensure that it fits in the Historic District. Ms. Frei stated that the existing warehouse has some split block, but she did not think it would look good if they had a different material next to it. Mr. McNulty commented that the barn doors help break it up.

Commissioner Gubler asked if the applicants would consider putting a faux barn door on the wall that faces Santa Clara Drive (north elevation) to break up the block. Ms. Frei stated that they could also do something different with the columns. The parking configuration was described and the need for an Americans with Disabilities Act ("ADA") stall.

Commissioner McKenna asked if the parking lot will remain as gravel. Ms. Frei stated that they have found a material that is a gravel mix that is not as dusty and better than what is there now. They have it on half of their parking lot and have found that there is much less dust, and it hardens

like concrete over time. A 24-foot drive aisle will be provided, which is standard. Mr. Kohler stated that it was anticipated that the neighboring property owner at some point would use this same drive aisle to serve the parking. Commissioner McKenna asked if it would be better to have the parking face north and south and leave the middle open.

Building Official, Cody Mitchell, was not sure that the walkway discussed works as the unloading zone because there will likely be obstructions. It is under the awning and must remain clear. Ms. Frei stated that there is some leeway onto the adjoining property and there could potentially be angled parking there.

Mr. McNulty stated that more information is needed. Commissioner McKenna noted that the goal is to make what is proposed better and something that is long-lasting and a great addition to the Historic District. Support was expressed for making the new structure blend in with the existing structure.

Mr. Kohler stressed the importance of what the Freis do and preserving green spaces in agricultural production, which is unique in Santa Clara. It allows the family to make a living but every year it is at risk. The Commission expressed support for what is proposed with a few adjustments.

It was mentioned that while an awning is achievable, it may cost one or two parking spaces. It was thought to create an ambiance that will be beneficial. Ms. Frei stated that the neighboring property is being used currently for employee parking but could possibly be used for customer parking in the future. She commented that all the businesses on the corner need to cooperate in terms of parking.

Mr. Kohler remarked that on the side of the warehouse building, there are raspberries, blackberries, elderberries, and grapes. Ms. Frei commented on the pathway, which will have brick pavers. For moving pallets around, they will need all concrete.

Ms. Frei commented that they are working to figure out how to get the most out of the parking situation but currently, people park around the edge and not in the middle, which isn't the most functional. Mr. McNulty stated that the applicant should come back at a future meeting with more information. In the meantime, he will provide the application to the Freis for the Amended Site Plan so that they can begin reviewing it. It was noted that the Historic District/Mixed Use Zone requires Planning Commission and City Council approval.

Mr. Kohler commented that the site is already zoned Historic District Commercial. The use is permitted and not conditional. Mr. McNulty understood that but stated that they still must do an Amended Site Plan review. The process was described. Traffic circulation within the site was described.

5. Discussion on Updates to Chapter 17.74, Historic District/Mixed-Use Zone, and Chapter 17.76, Historic District Overlay Zone. Applicant, Santa Clara City.

Mr. McNulty reported that over the past week, he has reviewed both chapters listed above with the Planning Commission and the City Council. The decision was made to meet with Commissioners Gubler and McKenna separately in the next few days to make the changes to the document.

6. Adjournment.

The Heritage Commission Meeting adjourned at 5:53 PM.

Approved: _____
Sherry Laier, Clerk



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jmcnulty@sccity.org

Staff Report

Heritage Commission Summary and Recommendation

Public Body: Santa Clara City Heritage Commission

Meeting Date: July 18, 2024, (*2nd Meeting*)

Current Zone: R-1-10 Historic District Overlay

Property Address: 3063 Santa Clara Drive

Applicant Name: Brian McMullin

Staff Planner: Jim McNulty

City Staff Recommendation: Table the item

PROJECT DESCRIPTION

The applicant, Brian McMullin, is proposing to convert the existing single-family home located at 3063 Santa Clara Drive into a Children's Clothing Store. The subject property is approximately 0.23 acres (10,000 sq. ft.) in size and located at 3063 Santa Clara Drive. The home is approximately 1,750 square feet in size. The applicant intends to remodel the interior of the home to allow for the proposed commercial use of the property.

The subject property is **currently zoned R-1-10 Historic District Overlay**. The applicant will be required to submit a Rezoning application to the Historic District/Mixed Use Zone, as well as an Amended Site Plan application to proceed. This process will require a public hearing with the Planning Commission and approval of the City Council before proceeding. Heritage Commission review is the first step in the overall process for this item.

This item was **reviewed by the Heritage Commission on June 20, 2024**. The Commission provided the applicant with a list of outstanding items that needed to be addressed before proceeding. As a result, the item was continued until the next Heritage Commission meeting.

SITE & VICINITY DESCRIPTION

The subject property is located at 3063 Santa Clara Drive. The property has frontage along both Santa Clara Drive and Chapel Street (southwest corner). Existing single-family homes about the south and west property lines.

PROJECT REVIEW ITEMS

City staff has reviewed the Historic District Design Guidelines and determined that the following items need to be addressed:

1. **Part II, Section 2, Site Features:** Historical site features, as an integral part of the original development pattern, should be retained as part of the street scene. A new fence should be of similar character to those seen historically. The applicant is proposing a white wood picket fence along the frontage of both Santa Clara Drive and Chapel Street to match the existing fence at the Relief Society House across the street. This fencing will be required to not exceed 3' feet in height allowing for proper site visibility along a corner lot. **It appears that the proposed fencing blends in with existing fencing in the vicinity.**
2. **Part II, Section 3, Site Design & Orientation:** A traditional historic development pattern shall be recognized and maintained in new development. Placement of a building on a site should be compatible with existing buildings in the area. **The building design and exterior improvements are oriented to both Santa Clara Drive and Chapel Street. It appears to meet this requirement. *The applicant has submitted an updated Site Plan, SP-1 (attached) which includes this location for review.***
3. **Part II, Section 4, Building Design/Architectural Character:** New and existing construction shall reinforce the architectural character of the area. Additionally, new and existing construction shall achieve compatible design through appropriate massing, form, scale, rhythm, orientation, materials, fenestration, and patterns. **The applicant intends to create a "Period Cottage" look as this building was originally constructed in 1930. It appears to meet this requirement. *The applicant intends to embrace the Craftsman Style rather than the Period Cottage (updated color renderings attached).***
4. **Part II, Section 6, Awnings & Canopies:** Awnings and canopies are encouraged to shelter patrons as well as adding to the pedestrian streetscape. Awnings and canopies shall be designed and placed so that they do not span or detract from character defining details. Awnings and canopies shall be complimentary to the color scheme of the structure and unique color palettes of the area. **The Concept Renderings include an awning along the main entry to the building along both property frontages; however, no color or additional detail has been provided. More specific details need to be provided. *The applicant has submitted a rendering which includes an orange and white striped pattern for the awning.***
5. **Part II, Section 8, Doors & Entrances:** The primary doorway or entrance to a building should be oriented to Santa Clara Drive. Doors and entrances shall be constructed to complement the architecture of the building. The store entry door and main window will face Santa Clara Drive to complement the building architecture. The proposed building entry door is located along the west side of the building with no entry facing Santa Clara Drive. **It appears that the proposed doors and entrances meet this requirement. *The Amended Site plan, SP-1 includes the location for the entry door and main window facing Santa Clara Drive.***
6. **Part II, Section 9 Building Materials:** Building materials shall convey texture, scale, finish, and color like those used traditionally. A minimum of 30% of the vertical wall surface should include masonry such as brick, or stone. **The proposed renovation and reuse of this building is exciting. However, more detailed information is needed. The applicant has indicated that new siding will be installed over the existing walls only. More detail is needed to meet this requirement. *The applicant intends to provide a materials board at the July 18, 2024, meeting.***

7. **Part II, Section 11 Building Colors:** Building color is one of the most critical elements in design. Careful attention shall be paid to create colors that blend with the panoramic views and natural landscapes of the area. **Approval of color boards with large material samples shall be required in the Historic District. The applicant indicates that all colors will be consistent with what has been adopted by the Historic District Design Guidelines. More detail is needed for this item. *The applicant intends to provide a materials board with samples and colors at the meeting.***
8. **Part II, Section 12 Roof Design:** The roof form, its pitch, materials, and associated parapets are all character-defining features for a building. Roof forms and planes should vary to add visual interest to the street environment, provided they're aesthetically appropriate. Roof materials shall be fire-retardant and non-reflective including asphalt shingles (wood appearance). **This application includes renovation of an existing home and removal of a carport. It appears that the roof will maintain a "Period Cottage" style, but more information is needed for this item. There is also a section of flat roof above the proposed awning covering the front porch.**
9. **Part II, Section 13, Lighting:** Lighting should be positioned in a manner that enhances visibility without detracting from a buildings' historic character. Lighting shall not visually dominate the site or intrude on adjacent property. All lighting should be shielded and directed downward. Fixture design shall complement the design of the building. **More detail is needed for this item to make sure proper lighting has been planned for. It appears that the lighting will include new building fixtures to light up the building, but parking lot lighting must also be addressed. *The applicant will provide the type of lighting preferred by the Heritage Commission.***
10. **Part II, Section 16, Parking:** Parking areas should be located away from the street frontage and where they are least visually obtrusive. Off-street parking should be located to the side or behind a building, where its visual impact will be minimized. The Concept Plan includes off-street parking with a private driveway to the rear and/or side of the building. **It appears that the proposed parking area meets this requirement.**
11. **Part II, Section 17, Mechanical Equipment:** Mechanical service equipment shall be designed and installed where it will not be readily seen from the public way. **The subject property is highly visible from the public way as it fronts along two public streets. More detail is needed for this item to make sure proper screening has been planned for. *Refer to the Landscape Plan, LSP-1 and the color renderings. Refer to the Amended Site Plan, SP-1 for the mechanical equipment location.***

Other items discussed with the applicant during the June 20, 2024, Heritage Commission meeting:

1. Part II, Section 7, Windows and Bulkheads. *I don't see that this item was addressed by the applicant. We can discuss this during the meeting.*
2. Part 11, Section 15, Streetscape Elements & Landscape Design. *The applicant asks that you refer to the Landscape Plan, LSP-1 as provided.*

CITY STAFF RECOMMENDATION

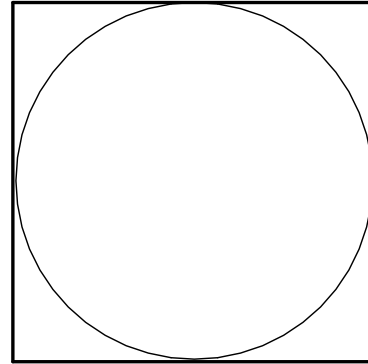
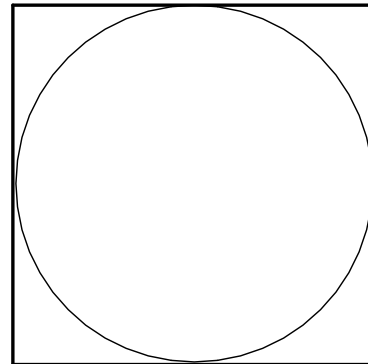
City staff recommends that the Heritage Commission consider approving the Building Design for the proposed Children's Clothing Store to be located at 3063 Santa Clara Drive subject to the following conditions:

1. That the project be constructed as approved by the Heritage Commission, and that the Historic District Design Guidelines as summarized in the staff report be complied with.
2. That the applicant comes back to Heritage Commission if changes to any items as summarized in the staff report are proposed.
3. That the applicant provides a color board with material samples for review and approval by the Heritage Commission.
4. That the applicant proceeds with the Property Rezoning and Amended Site Plan Review process with Planning Commission and City Council.
5. That the Heritage Commission determine if any additional items are required by the applicant.



Mendenhall
Architecture
& Design, LLC

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SALT LAKE CITY, UT
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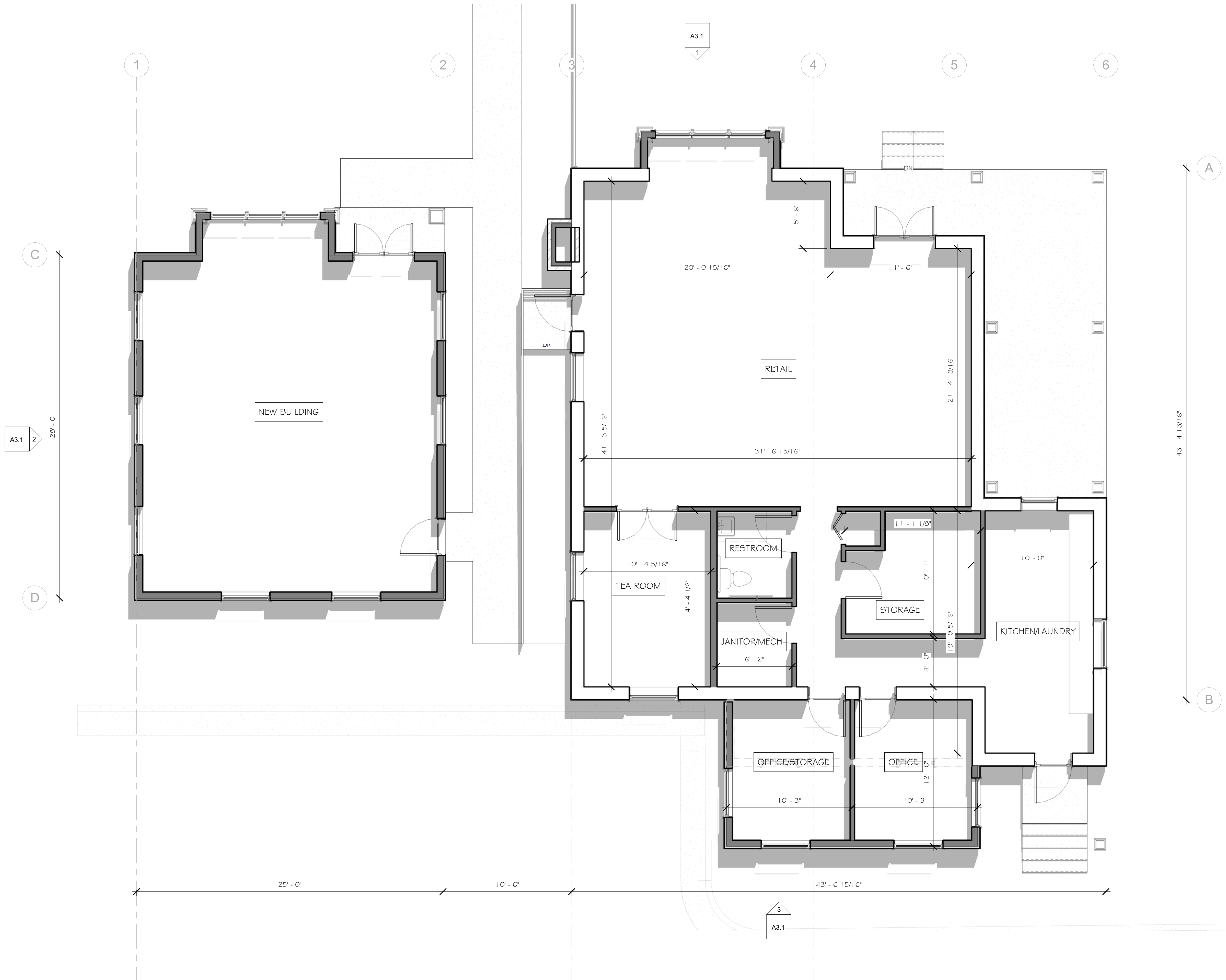
project:
BUILDING
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SANTA CLARA, UT 84765

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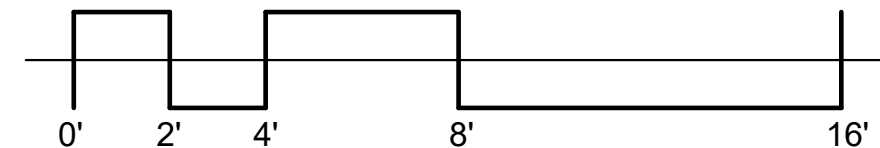
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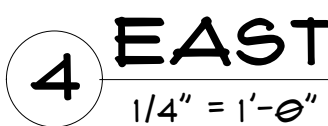
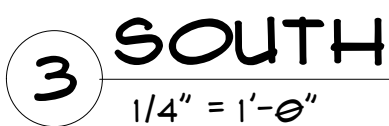
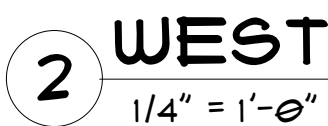
FLOOR PLAN - FIRST LEVEL

A2.0



1 FIRST FLOOR
1/4" = 1'-0"

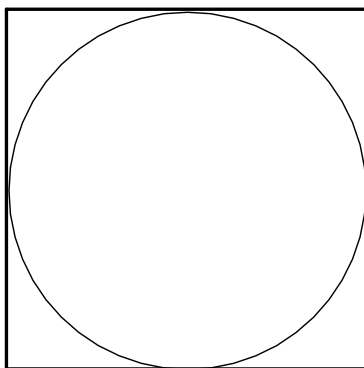
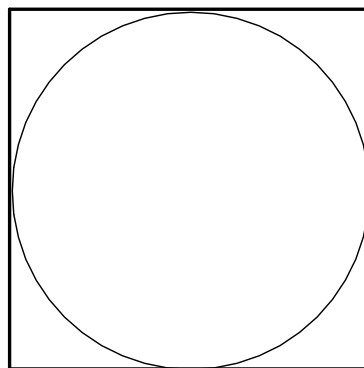


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3. A

ELEVATIONS







