



**City of Santa Clara**  
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Staff Report
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## Heritage Commission Summary and Recommendation

**Public Body:** Santa Clara City Heritage Commission

**Meeting Date:** August 15, 2024

**Current Zone:** Historic District/Mixed Use Zone

**Property Address:** 3003 Santa Clara Drive

**Applicant Name:** Hayli Mayfield and Sheri Wilkes

**Staff Planner:** Jim McNulty

**City Staff Recommendation:** Approval with conditions

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### PROJECT DESCRIPTION

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**The applicants, Hayli Mayfield and Sheri Wilkes,** are proposing to convert the existing single-family home located at 3003 Santa Clara Drive into a Vintage Boutique retail store. The subject property is approximately 0.75 acres (32,670 sq. ft.) in size. The home is approximately 1,500 square feet in size, with approximately 1,000 square feet to be utilized for business purposes. The applicant intends to clean up and paint the interior/exterior of the home as needed to allow for the proposed commercial use of the property.

This home is one of eight homes (8) on the National Register of Historic Places in Santa Clara City. Please see page #6, Historic District Design Guidelines. The existing home is an example of the Utah Vernacular “Greek Revival” style from approximately 1880 – 1910. A recent photo of this home is included in Exhibit C, page #44 of the Historic District Design Guidelines.

The subject property is in the Historic District/Mixed Use Zone. The applicant will be required to submit an Amended Site Plan application to proceed. This process will include a public meeting 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.

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### SITE & VICINITY DESCRIPTION

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The subject property is located at 3003 Santa Clara Drive. The property has frontage along Santa Clara Drive. An existing single-family home is located on the property. Existing single-family homes abut the east and west property lines.

## PROJECT REVIEW ITEMS

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

1. **Part II, Section 1, Site History:** Each property owner, developer, or other interested party should research and understand the historical values of the property being developed to draw upon past ideas, concepts, and methods in establishing a link between past and new development in the Historic District. ***The applicants have researched the site's history and provided this information (see attached).***
2. **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. ***The applicants intend to keep the historical authenticity of the home intact. They plan to remove the mediterranean and sago palms from the site. More information is provided under Item #7, Streetscape Elements and Landscape Design.***
3. **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 applicants would like to use the existing front door for commercial business. They would like to paint the door "China Aster" as per the Color Matrix, page #41 of the design guidelines.***
4. **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. The applicants intend to keep the original colors of the home. ***They would like to paint the front door "China Aster" as per the Color Matrix, page #41 of the design guidelines. The applicants also intend to repaint the old, weathered wood trim (white color), touching up original and historically accurate paint colors (stucco façade is a yellow color).***
5. **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. ***The applicants would like to remove the modern lighting and replace it with historically accurate fixtures, both vintage and/or vintage reproduction. No lighting examples have been provided for review.***
6. **Part II, Section 14, Signage:** All signage shall comply with the Santa Clara City adopted sign ordinance and shall be reviewed by the Heritage Commission prior to approval. All signage shall utilize the color scheme as outlined in these design guidelines (e.g., Building Colors) for their signage color structure. ***A simple sign design has been included in the packet; however, more detail is needed for Heritage Commission review and approval. This item can come back to Heritage Commission later.***
7. **Part II, Section 15, Streetscape Elements and Landscape Design:** Retain and preserve original elements that combine to form the streetscape. New streetscape improvements shall respect the historic character of the area and complement historic scales, designs, and landscaping. ***The applicants intend to clean up the front and rear yard areas of the property. They plan to remove non-historic plantings and plant flowers that coincide with the era of the home. They plan to remove weeds, till the land, and maintain the back yard areas.***
8. **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. ***A total of 5 parking spaces have been proposed. The***

**Request:** Sweet Emma's Vintage Boutique

***parking spaces and access driveway are proposed along the east side of the building. One (1) ADA space will be required as per the Building Code. An ADA ramp is not required as the property is on the National Register of Historic Places.***

9. **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. ***No information has been provided on mechanical equipment. City staff are unsure if new HVAC equipment is proposed or already in place on the property.***
10. **Part II, Section 18, Residential Compatibility:** Commercial uses and/or development which adjoins residential zones or residential uses or is across the street from residential zones or uses shall consider site design that minimizes the impact of the commercial use on the residences. ***Converting the existing home to commercial use for the proposed Vintage Boutique should be compatible with the residential zoning in the area. Similar projects along Santa Clara Drive have been successful. This is encouraged by the General Plan and the Historic District Design Guidelines.***

## **CITY STAFF RECOMMENDATION**

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City staff recommends that the Heritage Commission consider approving the Building Use & Site Layout for the proposed Sweet Emma's Vintage Boutique to be located at 3003 Santa Clara Drive Drive subject to the following conditions:

1. That the project be completed 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 exterior color samples for the weathered wood trim (white color), and stucco façade (yellow color) for review and approval by the Heritage Commission.
4. That the applicant provides information/details on the proposed exterior lighting fixture design.
5. That the applicant provides more detail on the proposed signage for review and approval by the Heritage Commission.
6. That the Heritage Commission determine if any additional items are required by the applicant.
7. That the applicant proceeds with the Amended Site Plan Review process with Planning Commission and City Council.

**Hans Hafen  
House  
Project  
Proposal**

## **Section 1: Site History**

It has been a wonderful experience to learn about the rich history of this historic home. We have learned that the Hans Hafen House is one of the last few of its kind still standing from the original Swiss settlement period and that the original building on the property was a lumber shanty. Through further research, we have discovered that John Hafen, Hans's son, who inherited the home was a prosperous farmer and would often share his bounty with the destitute and less fortunate in his community. With the help of the owner, Steve Hafen, we have come to realize many connections in both of our family's pioneer history. For example, two aunts came to Santa Clara during the 1800's, Agnes Linge who married Casper Gubler, and Rose Ann Linge Knight who married Carlos Knight. Both lived in the stone house around the bend from Jacob Hamblin's home which is now the stone ruins. Through journal entries, we have found that our ancestors knew and were neighbors with many members of the Hafen family.

## **Section 2: Site Features**

We plan to keep the time integrity and the house's historical authenticity intact. In doing so, we plan to remove the mediterranean and sago palms as they are not authentic to the time period of the home.

## **Section 11: Building Colors**

We plan to keep all the original colors of the home, with one small alteration for your consideration. Please refer to page 13 for the mock up.

## **Section 13: Lighting**

We plan to remove the modern lighting and replace it with historically accurate fixtures both vintage and/or vintage reproductions.

## **Section 14: Signage**

We definitely want our signage to be on trend with the time period the home was built. We want it to be simple, vintage inspired, and timeless. We are still looking for a concrete design choice, but I have submitted an inspiration photo to give you an idea of what we are going for. Please refer to page 14.

## **Section 15: Streetscape Elements and Landscape Design**

Our plan is to clean up the front and back of the entire property. We also own our own landscaping company and so we are confident we can beautify the property for our customers and neighbors. We plan to remove the mediterranean and sago palms as listed above, and plant flowers that would coincide with the era of the home. We plan to remove weeds, till the land, and upkeep the back of the property as well.

## **Section 16: Parking**

Please see page 12 for a detailed parking plan.

## **Hafen House Project Narrative**

Our intention for the Hafen House is to open a retail location that reflects the charm and history of downtown Santa Clara. Sweet Emma's Vintage Boutique would be an ode to the time period of the home, highlighting the design trends of the turn of the century. We plan to do this by cleaning up the yard and attached land behind the house, cleaning the house itself and repainting the old and weathered wood, touching up original and historically accurate paint colors, and restoring the property to its former glory. Our goal is to add to a shopping experience to put Historic Santa Clara on the map as a unique retail destination.

Products we plan to carry include...

- Home and holiday decor
- Furniture
- Classic vintage pieces
- Clothing and accessories

We plan to hold quarterly open houses for holidays; Spring Fling, Summer Splash, Witches Night Out, and a winter Holiday Open House. We also plan to highlight the celebration of Swiss Days. Below are photos of our booths at Vintage Market Days.















## **Parking Space Layout**

A standard parking space size is 9x18. The parking space requirements for non residential areas require one space per 250 square feet of gross floor area. We have measured and accounted for five parking spaces. We also plan to demolish and remove the old stage that was left by a previous tenant as part of our efforts to clean and maintain the property.



## Building Colors



With your consideration, we would love to paint the front door for an interesting pop of color. The color we have chosen is “China Aster” from the Historic Colors of America color matrix provided in the Historic District Design Guidelines.

**Signage Mockup**



## **About Our Family**

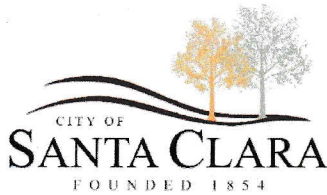
We are Sons and Daughters of Utah Pioneers. Our families crossed the plains and we are direct descendants of Charles C Rich who was an apostle to Brigham Young and settled Bear Lake and from the Newel K Whitney family, as well as Charles Duncan who was the mason of the Salt Lake Temple. One side of our family joined the church in Bern Switzerland and made the journey west but settled in Paris Idaho, so our Swiss heritage is very important to us.

Jeff and Sheri came to St George after Jeff's Uncle Darryl and Aunt MaryJane Hafen invited Sheri's parents to create a partnership and open The Christmas Cottage in St George and they were relocated to operate it. The store lasted for 20 years but the Wilkes family loved it here and decided to stay permanently.

Jeff is a school teacher at Millcreek Alternative High School working with kids who face special challenges. Sheri and her daughter Hayli are vendors for retail and vintage markets in Utah, California, and Idaho, and Mason owns a professional landscaping company nominated as Southern Utah's best landscaper.

"Sweet Emma's Boutique" has been a vendor numerous times at Swiss Days and Vintage Market Days in Hurricane, as well as displays for the Parade of Homes.

Wilkes family were residents of Santa Clara for 10 years, and the Mayfields currently reside in Santa Clara.



## HERITAGE COMMISSION APPLICATION

**AS PROVIDED BY SANTA CLARA, UTAH, ZONING ORDINANCE CHAPTERS 17.74  
AND 17.76**

The undersigned applicant(s) is/are the owner(s) of the following legally described property, or an authorized representative of owner(s): (Include Subdivision Name, Lot/Parcel Number, and Street Address):

Sheri Wilkes, Hayli Mayfield  
3003 Santa Clara Dr.  
Santa Clara, UT 84765

Attach a site plan/plot plan, drawn to scale, of the property with the following details:

1. Show existing building(s), and their location on the lot with dimensions to property lines and each other;
2. Show any proposed building(s), additions, and their location on the lot with dimensions to property lines and each other;
3. Show the location of any existing or proposed accessory buildings on the property;
4. Show parking lot layout and points of ingress/egress if applicable;
5. Include any other pertinent information (project narrative) as needed.

Attach building plans/architectural drawings to scale after reviewing the **2024 Historic District Design Guidelines** document with the following details:

1. Proposed building elevations;
2. Proposed building materials and colors;
3. Other drawings (e.g., schematics, renderings, etc.);
4. Include additional information as per the **2024 Historic District Design Guidelines**.

*The Heritage Commission acts as a Design Review Committee for new construction, remodeling, or new signs within the Santa Clara Historic District. Review your plans and be sure all details have been included before submitting your application. The Heritage Commission meets on the 3rd Thursday of the month as needed. Please submit your application a minimum of 10 days before the meeting date to allow for city staff review.*

Sheri Wilkes, Hayli Mayfield  
Signature Applicant(s)/Rep

3003 Santa Clara Drive  
Address Applicant(s)/Rep

Sheri Wilkes, Hayli Mayfield  
Printed Name of Applicant(s)/Rep

435.669-3771, haylimay@gmail.com  
Phone Number/Email