SANTA CLARA CITY HERITAGE COMMISSION
MEETING MINUTES
Santa Clara Town Hall Conference Room
2603 Santa Clara Drive
Thursday, October 24, 2024

Present:

Commission Members:	Rob Lamoreaux, Chairman Commissioner McKenna (via Zoom) Commissioner Gubler Commissioner Smith
Staff:	Jim McNulty, Planning and Economic Development Manager Cody Mitchell, Building Official Sherry Laier, City Treasurer Kristelle Hendrickson, Executive Assistant
Others Present:	Michelle Walter Sam Walton

Chairman Lamoreaux called the meeting to order at approximately 4:00 PM.

BUSINESS ITEMS

1. Proposed Walter Home #1 on Lot 4 of Clara Crossing Subdivision (corner of Santa Clara Drive and Gates Lane). New Home Design Review. Applicants, Neil and Michelle Walter.

Planning and Economic Development Manager, Jim McNulty presented the Staff Report and stated that the home will be built on Lot 4 of the Clara Crossing Subdivision, which is one of the two small lots fronting Santa Clara Drive. The subject property is in the R-1-10 Historic District Overlay Zone and is approximately 0.26 acres (11,379 square feet) in size. The proposed single-family home includes brick masonry, stucco façade, awnings, window treatments, covered entry, roof overhangs, stone chimney, asphalt shingles, varied roof pitch, and a side-load garage.

The floor plan and elevations were reviewed. The home will be a one-story rambler with a daylight basement. Each floor will be approximately 1,400 square feet in size with a daylight basement due to the approximately 12-foot change in grade from the front of the home.

Staff reviewed the Design Guidelines and determined that the following items required review:

1. **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. **It**

appears that the proposed single-family home building design/architectural character meets this requirement.

2. **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 front and left-side elevations include brick and stone. The right-side elevation includes brick, stone, stucco, and concrete, with the rear elevation mostly stucco and concrete. **It appears that the proposed building materials meet this requirement.**

3. **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 project narrative includes an idea of the colors to be used. **The applicant prepared a materials board for the Heritage Commission's review.**

4. **Part II, Section 12 Roof Design: The** roof form, its pitch, materials, and associated parapets are all character-defining features of a building. Roof forms and planes should 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). **It appears that the proposed roof design and materials meet these requirements.**

City Staff recommended that the Heritage Commission consider approving the New Home Design subject to the conditions outlined in the Staff Report.

2. <u>Proposed Walter Home #2 on Lot 5 of Clara Crossing Subdivision (Adjacent and East of Lot 4 Along Santa Clara Drive). New Home Design Review. Applicants, Neil and Michelle Walter.</u>

Planning and Economic Development Manager, Jim McNulty presented the Staff Report and stated that the home will be built on Lot 5 of the Clara Crossing Subdivision, which is one of the two small lots fronting Santa Clara Drive. The subject property is in the R-1-10 Historic District Overlay Zone and is approximately 0.26 acres (11,380 square feet) in size. The proposed single-family home includes brick masonry, Hardie Board and stucco façade, awnings, window treatments, roof overhangs, dormer windows, asphalt shingles, varied roof pitch, and a side-load garage.

The floor plan and elevations were reviewed. The home will be a one-story rambler with a daylight basement. Each floor will be approximately 1,400 square feet in size, with a daylight basement due to the approximately 12-foot change in grade from the front of the home.

City Staff reviewed the Design Guidelines and determined that the following items required review:

1. **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. **It appears that the proposed single-family home building design/architectural character meets this requirement.**

2. **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 front and left-side elevations include brick and stone. The right-side elevation includes brick, stone, stucco, and concrete, with the rear elevation mostly stucco and concrete. **It appears that the proposed building materials meet this requirement.**

3. **Part II, Section 11 Building Colors:** Building color is one of the most critical elements in design. Careful attention shall be paid to creating 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 project narrative includes an idea of the colors to be used. **The applicant prepared a materials board for the Heritage Commission's review.**

4. **Part II, Section 12 Roof Design: The** roof form, its pitch, materials, and associated parapets are all character-defining features of a building. Roof forms and planes should 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). **It appears that the proposed roof design and materials meet these requirements.**

City Staff recommended that the Heritage Commission consider approving the New Home Design subject to the conditions outlined in the Staff Report.

Discussion on both proposed homes occurred concurrently.

With regard to the driveways, it was clarified that each home has a separate driveway but the garages face each other.

Commissioner Gubler asked about the design of the windows at the rear and sides of the homes. She indicated that the divided light windows on the front of the homes have a historic feel and great character. However, the rear windows lack that character. Sam Walton stated that they are picture windows, which is what most people expect in the rear of their home. There will be a six-foot wall between Lots 4 and 5 and Lots 1 and 2, so only the main floor windows will be visible from the rear of the property. Commissioner Gubler stated that she would like the rear windows to have the same character as the front windows because they will be visible from Santa Clara Drive and noted that the Heritage Commission approves the entire building, not just the front. She complimented the designs but believed that, especially with the proposed home on lot 1, the rear of the homes do not look at all historic.

In response to a question raised by Commissioner Smith, it was confirmed that the home on Lot 4 is currently planned to have only stucco on the rear, and the rear railing would be wrought iron. Commissioner Gubler referred to the archway in the front of the home as an example of historically appropriate design.

In response to a question raised, Mr. McNulty stated that landscaping plans are much more detailed for commercial applications. For residential structures, the landscaping is required to meet the Landscaping and Water Efficiency Ordinance and it is reviewed prior to issuance of the Building Permit.

Commissioner Gubler stated that the home on Lot 5 has a stronger historic feel because of the Hardie Board on the rear. The applicant, Michelle Walter, stated that the Architect, Shawn Patten of Creative Dimensions, originally designed both homes with stucco. She asked him to add other elements to that home, and Hardie Board could be added to the home on lot 4 as well.

Commissioner McKenna thanked Ms. Walter for the obvious effort put in to make the home designs fit with the Historic District. They are both beautiful homes. She noted that the project narrative includes two homes the applicant used as inspiration that are all brick. Ms. Walter stated that those were included for the color of the brick. Commissioner McKenna clarified that they do not need to have all brick, but the homes would be more beautiful and better fit the Historic District if they were all brick. She understood the budgetary concerns, but brick homes are classic and do not go out of style, which is what they want for homes on Santa Clara Drive.

Ms. Walter stated that the guidelines indicate that they should consider and try to fit in with nearby homes. A house across the street has some stone and another has Hardie Board and stone, but none of the homes are all brick. Commissioner McKenna clarified that they are not required to have all brick, but brick would give the homes the character the Commission is looking for. She noted that the limestone on the second home in their project narrative is very charming. She agreed that the rear windows should be addressed, as well as the rear façade of the home on lot 4. She also encouraged the applicant to add more brick to the front of the home.

Commissioner McKenna stated that she wanted the homes to be consistent with the Historic District Guidelines and asked about the height restrictions. Mr. McNulty clarified that the maximum height for the Historic District Mixed-Use Zone is 30 feet, but the R-1-10 Historic Overlay Zone allows for a maximum height of 35 feet. Building Official, Cody Mitchell stated that height is measured differently for walkout basements and is an average of the walkout grade, which for these homes adds approximately five feet to the maximum allowed height.

Mr. McNulty recommended Hardie Board be added to several areas at the rear and garage sides of the home on Lot 4 to match the home on Lot 5. Ms. Walter indicated that she would ask the architect to add Hardie Board in appropriate areas to match the second home, as well as add grids to the rear windows on the main level of each home. They will also modify the small side windows, either to be oval instead of square or to a single long window with grids.
Commissioner Gubler recommended wrapping brick along the right side of the home on Lot 4 so that it has a more historic look and better matches the front of the home. Commissioner McKenna

added that additional brick on the front of the home would also be more historic. Mr. Walton indicated that adding brick would increase the cost by approximately $15,000. The Commission discussed ways to make the rear of the homes look more historic and more closely match the fronts, including a discussion on where the brick could be incorporated at the rear of the home, such as near the balcony, pillars, or large window.

Commissioner Gubler expressed her belief that the house on Lot 5 had a much more historically appropriate exterior design and asked why the brick house was chosen for Lot 4, which is the lot with the highest visibility from Santa Clara Drive. Ms. Walter stated that she felt that the home had a stronger design as well, but she was confident that the architect could make appropriate adjustments to the other home. They do not want the houses to look identical.

Commissioner McKenna stated that that home would be the closest to the Jacob Hamblin property, which is one of the oldest homes in southern Utah. The side of the home with the three square windows will be most visible, and the stucco is too modern-looking. It has historical lines, but it needs those small details. Commissioner Gubler stated that the side of the home on the corner lot is just as important as the front because that side will be more visible than the front. Ms. Walter stated that they would discuss the Commission's comments with Mr. Patten, including possibly moving the second home to Lot 4.

In response to a question from Commissioner Gubler, Mr. Walton stated that the drawings currently show a stark concrete foundation, but that will not be visible from the road. There will also be a rock wall blocking visibility of the walk-out basement level.

Commissioner McKenna stated that she hopes the person who buys the brick home recognizes that it is in the Historic District and the brick is a historic feature.

Those present left the room to review the Materials Board. When they returned, the Commission requested that new drawings be drafted incorporating their comments and brought back for further review.

Commissioner Smith moved to TABLE the New Home Design Review for Proposed Walter Home #1 on Lot 4 and Proposed Walter Home #2 on Lot 5 of Clara Crossing Subdivision until the November 21, 2024, Heritage Commission Meeting, at which time the applicant will present new design drawings for review. Commissioner Gubler seconded the motion. The motion passed with the unanimous consent of the Commission.

Mr. McNulty reported that Brian McMullin asked for clarification on the finished edges for the wrought-iron ADA ramp railing at Mimi and Coco Kids and if the edges should be round or square. After discussion, it was decided that they should be square.

3. <u>Adjournment.</u>

The Heritage Commission Meeting adjourned at approximately 4:50 PM.

Approved: _____
Sherry Laier, Clerk