City of Santa Clara
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Staff Report

Heritage Commission
Summary and Recommendation

Public Body: Santa Clara City Heritage Commission
Meeting Date: November 21, 2024
Current Zone: R-1-10/Historic District Overlay Zone
Property Address: Lot 5, Clara Crossing Subdivision (adjacent and east of Lot 4)
Applicant Name: Neil & Michelle Walter
Staff Planner: Jim McNulty
City Staff Recommendation: Approval with conditions

PROJECT DESCRIPTION

The applicants, Neil & Michelle Walter, are proposing to build a single-family home in the R-1-10/Historic District Overlay Zone. The subject property is approximately 0.26 acres (11,380 sq. ft.) in size and located adjacent and east of Lot 4 off Santa Clara Drive. The subject property will be known as Lot 5 of the Clara Crossing Subdivision.

This ***subdivision plat was approved by the Planning Commission on March 14, 2024.*** Neil Walter is working with City staff and his project engineer to get this subdivision plat recorded soon. An address for Lot 5 will be provided once the subdivision plat is recorded.

The ***proposed single-family home*** includes stone masonry, hardi-board and stucco facade, awnings, window treatments, roof overhangs, dormer windows, asphalt shingles, varied roof pitch, and a side load garage **(see attached building plans and narrative).** The applicants hired architect, Shawn Patten, with Creative Dimensions to design the home. The design includes a custom one-story rambler with a daylight basement as the change in grade from the front of the home to the back is approximately 12'.

This item was **reviewed by the Heritage Commission on October 24, 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 adjacent and east of Lot 4 off Santa Clara Drive. The property has frontage along Santa Clara Drive. The lot is currently unimproved; however, public improvements will begin later this year.

Request: Walter Home #2

PROJECT REVIEW ITEMS

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

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 (see updated project narrative).**

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, right-side and left-side elevations include stone, hardi-board, stucco, and concrete. The rear elevation includes hardi-board, stucco, and concrete. **It appears that the proposed building materials meet this requirement. See updated building elevations.**

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; however, City staff recommends that the applicants **review the Color Matrix, Exhibit B, in the Historic District Design Guidelines** and be prepared to discuss it during the meeting. **Please provide a color board with material samples for Heritage Commission review and approval. A full-size color board with material samples was provided at the last meeting.**

4. **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). **It appears that the proposed roof design and materials meet these requirements. See updated building elevations.**

CITY STAFF RECOMMENDATION

City staff recommends that the Heritage Commission consider approving the New Home Design for a single-family home on Lot 5 of the Clara Crossing Subdivision 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 this home be required to meet the area, width, and yard regulations (building setbacks) as per Section 17.64.050 of city code. Also, the building height for this home is limited to 35'.

Spec Home Updates:

SPEC 1:

- Added grids to all windows
- Vents will be added to gables (missed in rendering)
- Removed some siding to offset cost of adding siding to spec 2

SPEC 2:

- Added grids to all windows
- Added vents to gables
- Added siding

Shawn said adding brick to the balcony and columns would not be a good idea. A column bears vertical weight, and shifting is likely if the bricks are not interlocked precisely. The added cost of brick was also a concern for us, and bricking columns is more labor intensive, which would also increase cost.

Shawn recommended leaving the small windows on the west side of the home. He often puts a long, horizontal window in the owner's bedroom. However, he thought the small windows would look more historic, which is why he chose them. He added grids.

PERSPECTIVE 1

SCALE: NTS

PERSPECTIVE 2

SCALE: NTS

PERSPECTIVE 3

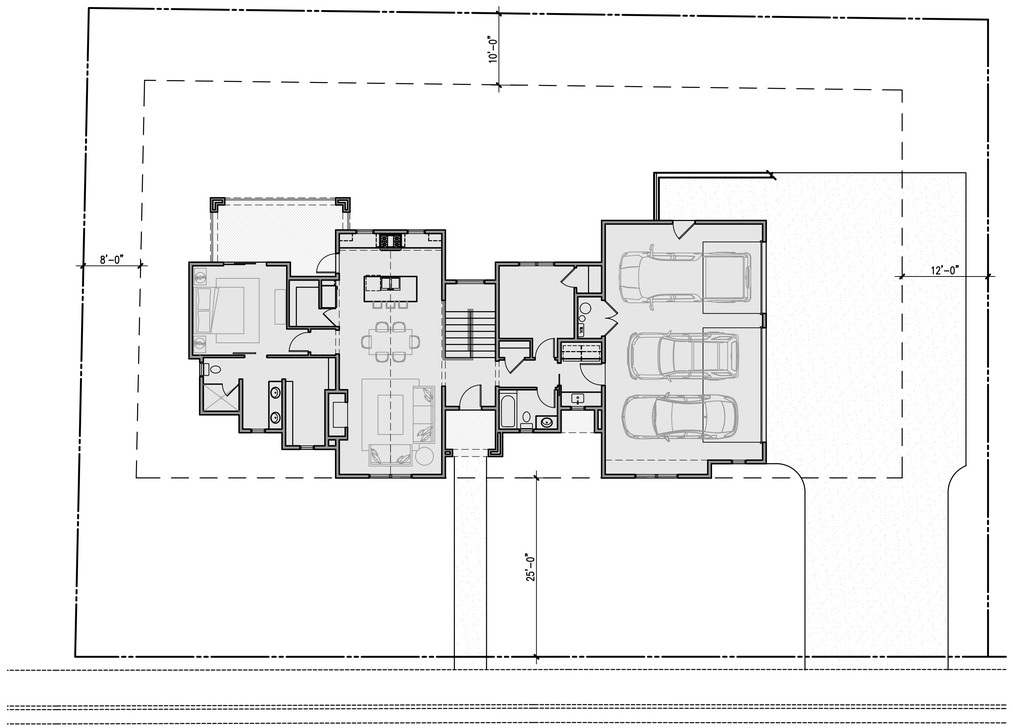
SCALE: NTS

PERSPECTIVE 4

SCALE: NTS

PERSPECTIVE 5

SCALE: NTS



SITE PLAN

SCALE: 1/10"=1'-0"

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Release Date:
10-Oct-24

Project Number:
SP2437

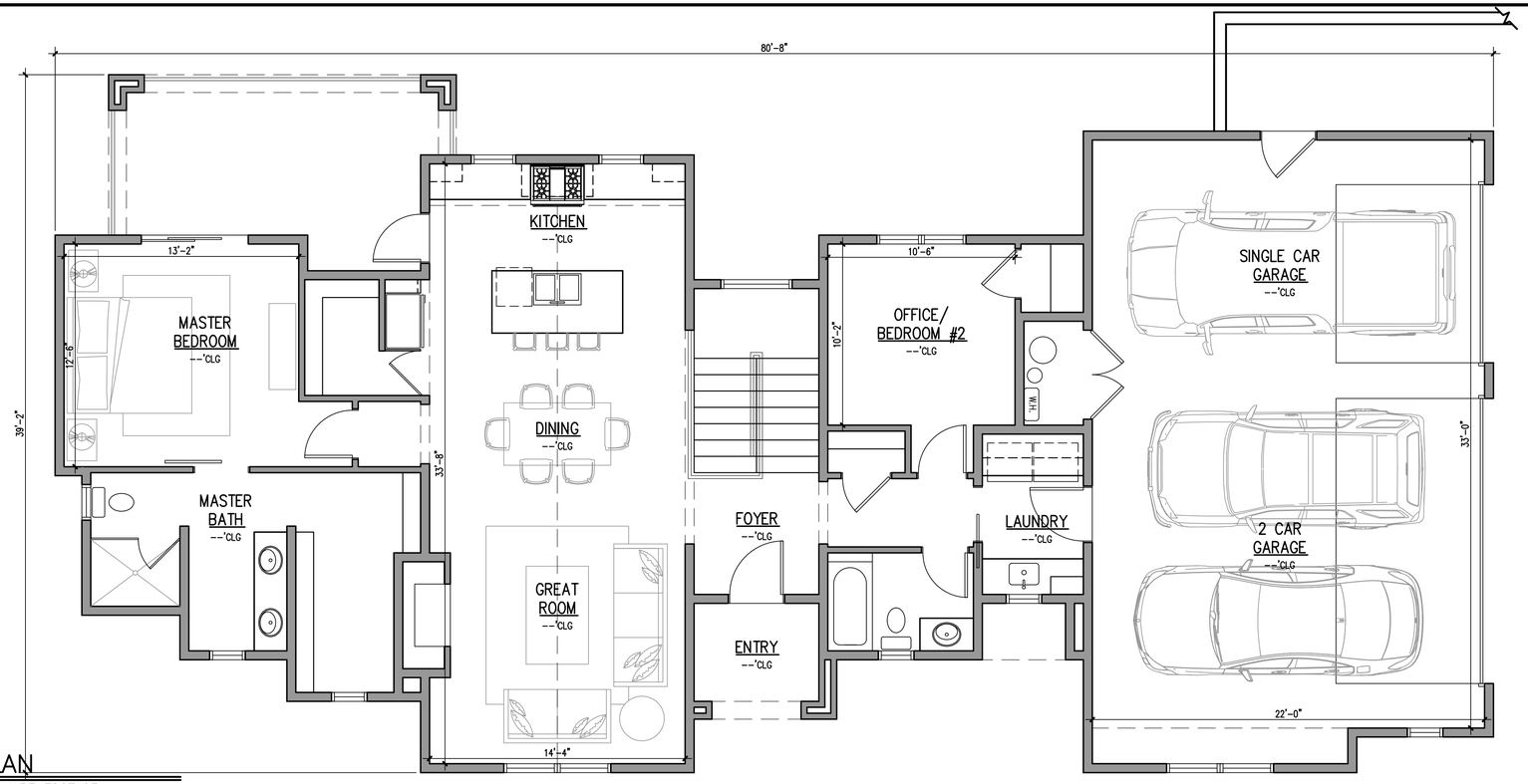
Plan Series:
CUSTOM

CUSTOM HOME FOR
MR. AND MRS. WALTER
WALTER PROPERTY LOT #2

SANTA CLARA, UTAH

Sheet Title:

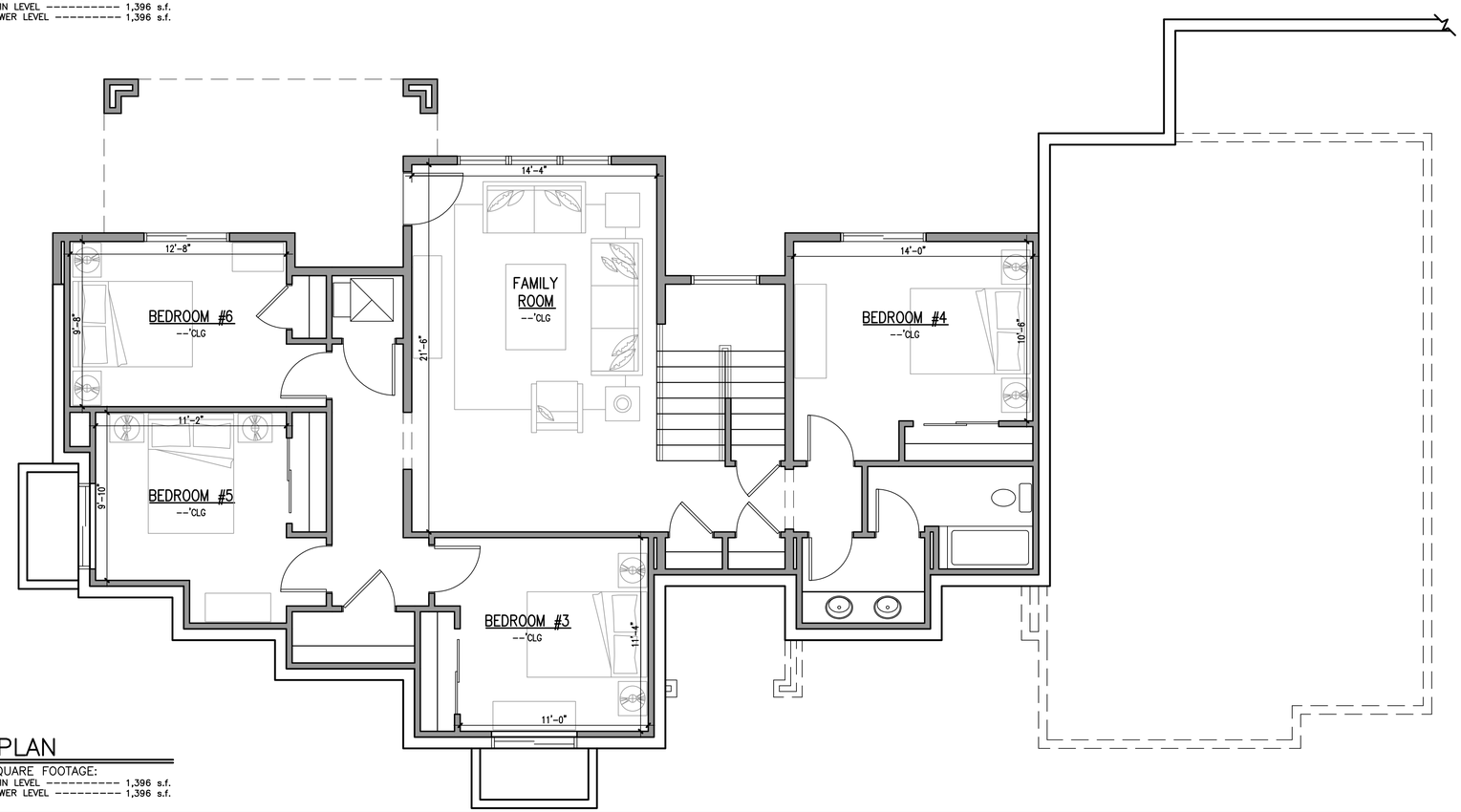
Sheet:



MAIN LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

SQUARE FOOTAGE:
MAIN LEVEL ---------- 1,396 s.f.
LOWER LEVEL --------- 1,396 s.f.



LOWER LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

SQUARE FOOTAGE:
MAIN LEVEL ---------- 1,396 s.f.
LOWER LEVEL --------- 1,396 s.f.

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WALTER PROPERTY LOT #2
SANTA CLARA, UTAH

Sheet Title:

Sheet:

FRONT ELEVATION

SCALE 1/4" = 1'-0"

BACK ELEVATION

SCALE 1/4" = 1'-0"

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CUSTOM HOME FOR
MR. AND MRS. WALTER
WALTER PROPERTY LOT #2

SANTA CLARA, UTAH

Sheet Title:

Sheet:
ELEVATIONS

LEFT ELEVATION

SCALE 1/4" = 1'-0"

RIGHT ELEVATION

SCALE 1/4" = 1'-0"

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Release Date:
October 10, 2024

Project Number:
SP2429

Plan Series:
CUSTOM

CUSTOM HOME FOR
MR. AND MRS. WALTER
WALTER PROPERTY LOT #1

SANTA CLARA, UTAH

Sheet Title:

Sheet:
ELEVATIONS

PERSPECTIVE 1

SCALE: NTS

PERSPECTIVE 2

SCALE: NTS

PERSPECTIVE 3

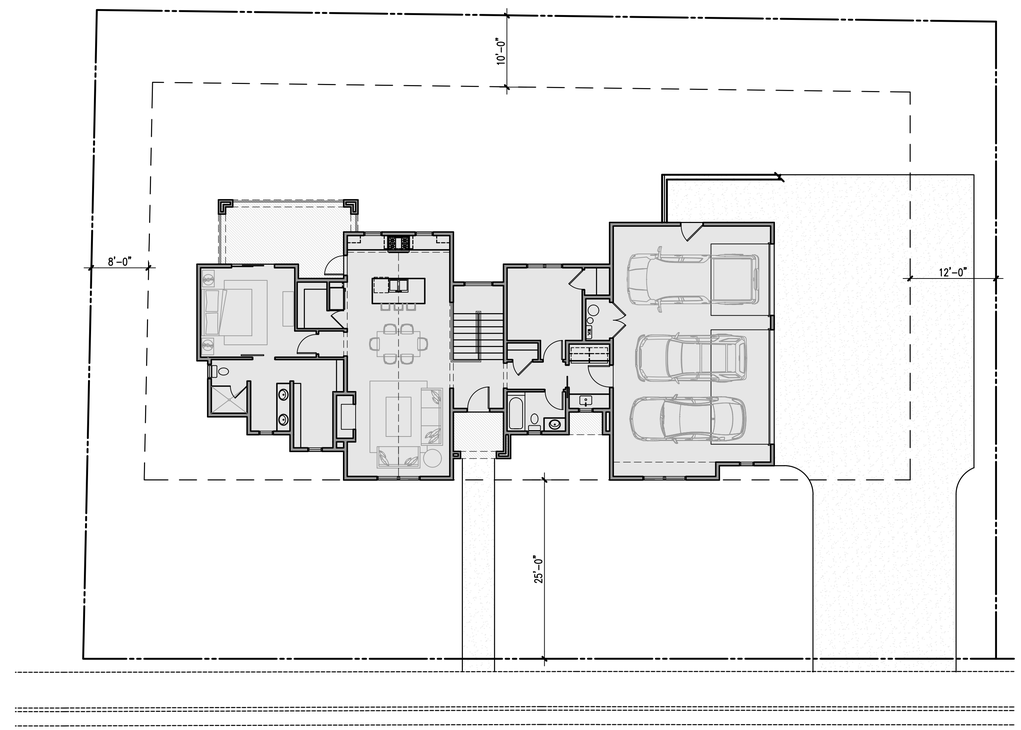
SCALE: NTS

PERSPECTIVE 4

SCALE: NTS

PERSPECTIVE 5

SCALE: NTS



SITE PLAN

SCALE: 1/10"=1'-0"

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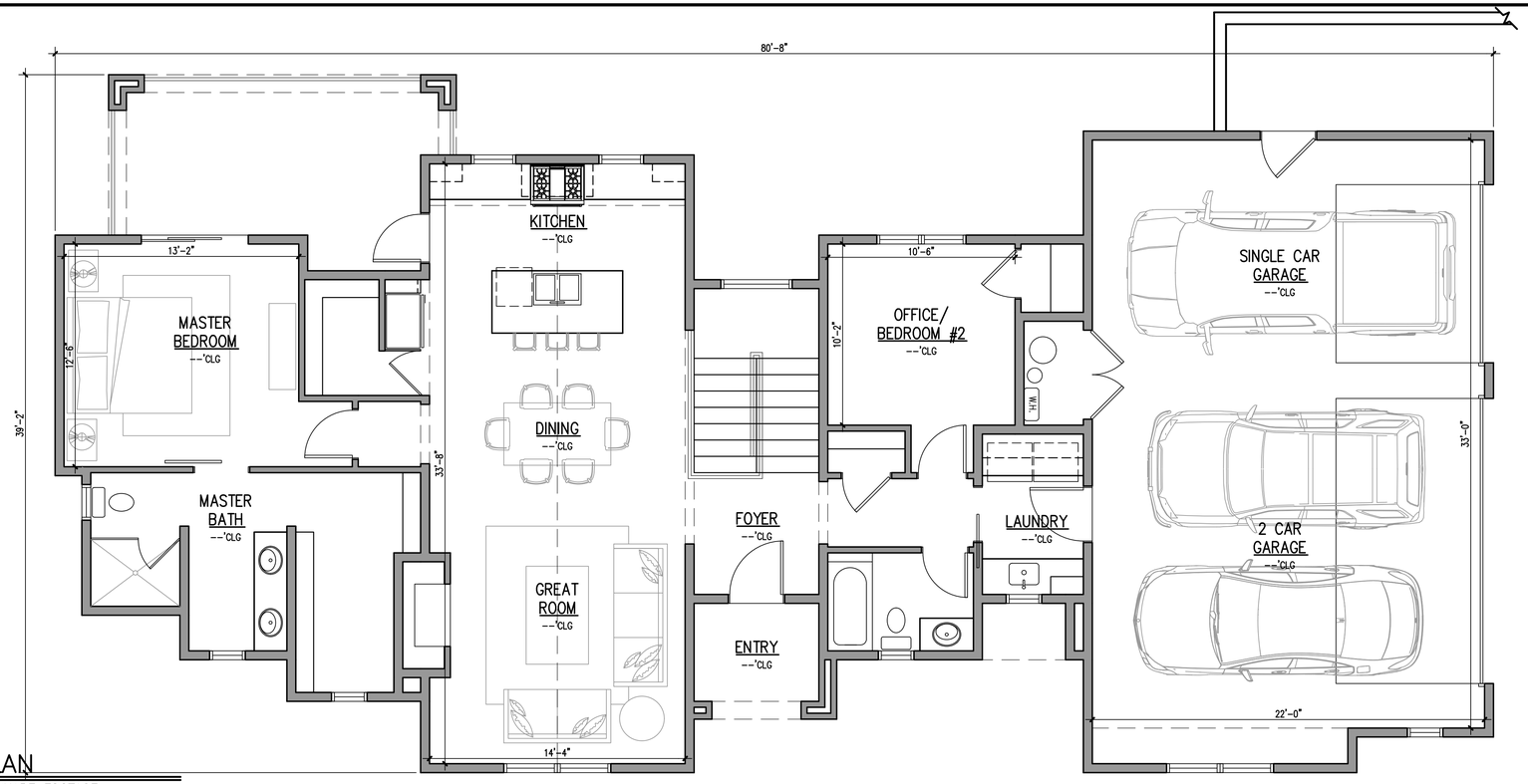
CUSTOM HOME FOR
MR. AND MRS. WALTER
WALTER PROPERTY LOT #2

SANTA CLARA, UTAH

Sheet Title:

Sheet:



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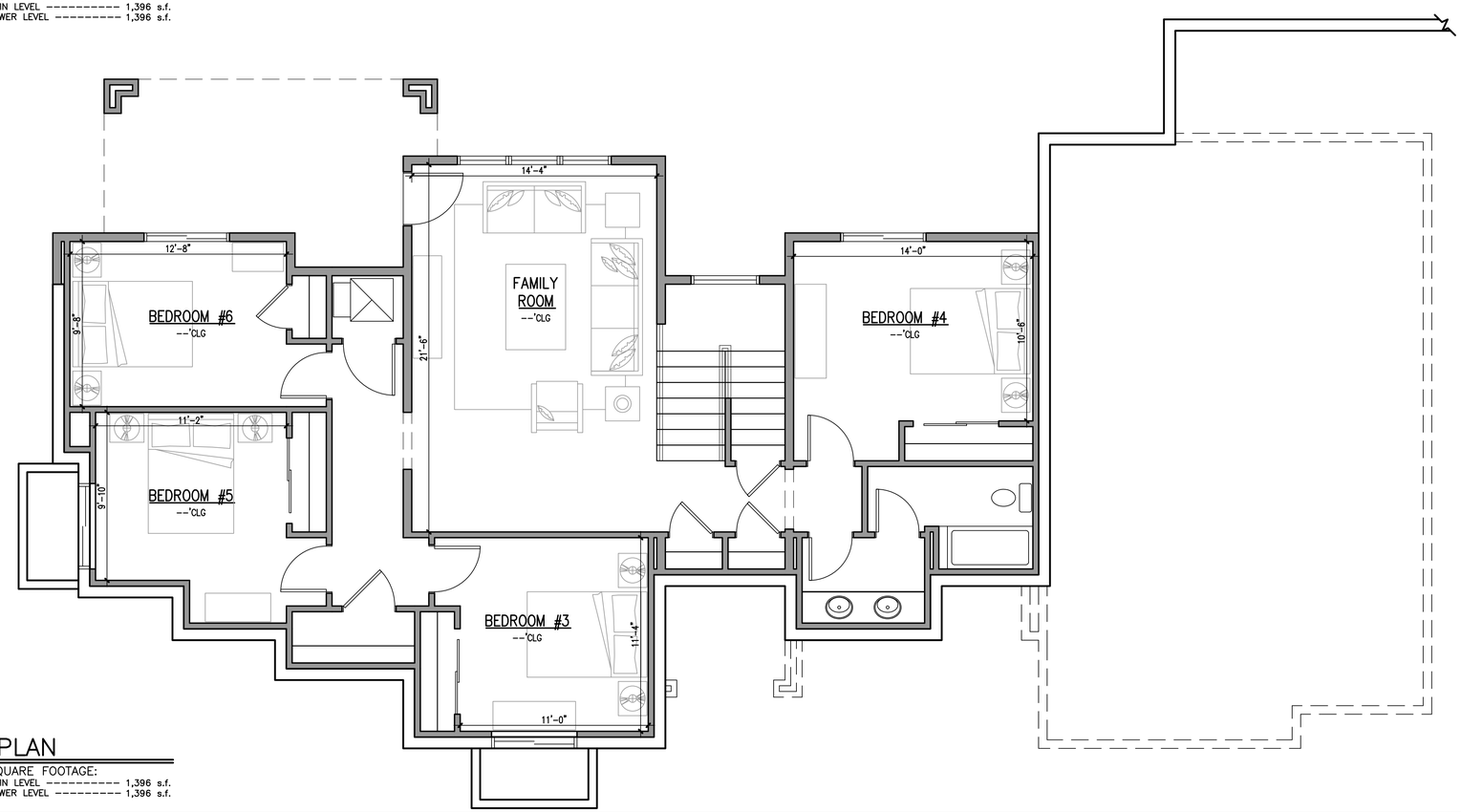

LOWER LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

SQUARE FOOTAGE:
MAIN LEVEL ---------- 1,396 s.f.
LOWER LEVEL --------- 1,396 s.f.

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FRONT ELEVATION

SCALE 1/4" = 1'-0"

BACK ELEVATION

SCALE 1/4" = 1'-0"

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LEFT ELEVATION

SCALE 1/4" = 1'-0"

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