

AGENDA
SANTA CLARA HERITAGE COMMISSION
THURSDAY, January 15, 2026
Time: 4:00 PM

Notice is hereby given that the Santa Clara Heritage Commission will hold a meeting on the 15th day of January 2026, 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 October 16, 2025

Business:

1. Demolition Permit and Construction of a New Home located at 1496 Victors Street. David & Debi Frei, applicants.

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 8th day of January 2025.

**SANTA CLARA CITY HERITAGE COMMISSION
MEETING MINUTES
Santa Clara Town Hall Conference Room
2603 Santa Clara Drive
October 16, 2025**

Present:

Commission Members: Mimi McKenna, Chairman
Mandi Gubler
Megan Smith
Tyson Hafen

City Council Representative: Ben Shakespheare

Director: Jim McNulty, Planning & Economic Development Director

CALL TO ORDER

Mimi McKenna called the meeting to order at approximately 4:00 PM.

1. Approval of Minutes for September 11, 2025.

Mandi Gubler moved to APPROVE the minutes of September 11, 2025. Megan Smith seconded the motion. The motion passed with the unanimous consent of the Commission.

BUSINESS ITEMS

- 1. Home improvements to existing single-family home at 1505 Victors Street. David & Debi Frei, applicants.**

Jim McNulty informed the commission that the Frei's had contacted him the previous day to report they were reconsidering their plans. They recently returned from a mission and were now debating whether to make improvements to their existing home or build a new home on the adjacent lot they own. They may sell the existing property or use it as a rental. Due to this uncertainty, they had decided not to move forward with the application at this time.

2. Tobler Park Discussion.

Mimi McKenna opened the discussion by explaining that she had spoken with Mayor Rosenberg the previous night about the commission's role regarding Tobler Park. She clarified that the

mayor wants the Heritage Commission to develop a plan for Tobler Park and propose it to the City Council before his term as mayor ends.

Mandi Gubler explained that this initiative represents a potential opportunity for grant funding that was originally intended for the improvement of Main Street around Frei's Market but due to a lawsuit involving Frei's, those funds might now be available for the Tobler Park project this year.

Mimi McKenna shared that she and Mandi Gubler had previously discussed with the mayor the possibility of recreating the chapel that once existed in Santa Clara, designing it as an event center, and building a barn nearby with bathrooms and kitchen facilities. She noted that there is a need in Santa Clara for event space that could be rented for family reunions, weddings, and other gatherings.

Mandi Gubler elaborated that the mayor suggested using "This Is The Place" in Salt Lake City as a model for a public-private partnership. She explained that having a private caretaker would ensure better maintenance of the orchards, gardens, pathways, and raised flower beds than if it were solely maintained by the city parks department. She also noted that part of the property was formerly owned by the church, with an agreement that it would be used as agricultural/open space.

Megan Smith mentioned she had attended a wedding at a similar venue in the Manti area that featured a historical bell tower and an indoor/outdoor space.

Ben Shakespeare discussed the benefits of a public-private partnership structure, where the city would own the land, but private dollars would fund the building and maintenance. He suggested that this approach could make the venue financially self-sustaining. He discussed potential phasing options, noting they could start with either the barn (which would contain restrooms and facilities) or the chapel, depending on funding availability.

Jim McNulty provided an update on two grant opportunities the mayor had discussed the previous month. The first was for Main Street improvements around Frei's Market, and the second was for Tobler Park. He explained that he had been meeting with Colette Cox, State of Utah, Governor's Office of Economic Opportunity regarding these grants. Each grant could potentially provide up to \$350,000 with matching funds, which the city could provide through in-kind work. Jim McNulty noted that while both projects would be submitted, the Main Street project will be likely to receive funding this year, with Tobler Park possibly being funded next year.

The commission discussed the layout of the park, including the positioning of the chapel, barn, and parking areas. They considered creating a vine-covered trellis entry, raised flower beds along pathways, and designing the site to be both functional and aesthetically pleasing. The commissioners expressed enthusiasm about recreating the historic chapel and creating a meaningful space that celebrates Santa Clara's heritage.

Ben Shakespeare shared ideas about the future Chapel Street Road alignment to maximize usable space and suggested exploring the possibility of acquiring additional adjacent land in the

future to expand the project. The commission also discussed the need to sketch a proposed layout to present to the mayor and city council.

At the conclusion of the discussion, Mimi McKenna stated she would speak with Mayor Rosenberg about obtaining design assistance, either from landscape architect Jeff Peay, who created the original conceptual plan, or from another resource recommended by the mayor. The commission agreed to continue developing the concept for presentation to the City Council at an upcoming meeting in November or December.

3. **Adjournment.**

The Heritage Commission Meeting adjourned at approximately 4:45 PM

Approved: _____
Sherry Laier, Clerk



City of Santa Clara
2603 Santa Clara Drive
(435) 656-4690, Ext. 225
jmcnulty@sccity.org

Staff Report

Heritage Commission Summary and Recommendation

Public Body: Santa Clara Heritage Commission

Meeting Date: January 15, 2026

Current Zone: R-1-10/Historic District Overlay Zone

Property Address: 1496 Victors Street (Parcel #SC-177-A)

Applicant Name: David & Debi Frei

Staff Planner: Jim McNulty

City Staff Recommendation: Approval with conditions

PROJECT DESCRIPTION

The applicants, **David & Debi Frei**, are proposing to remove the existing home located at 1496 Victors Street to allow for construction of a new single-family home. The existing home built in 1909 is a **Craftsman Style Bungalow** and approximately 1,737 square feet in size. The subject property is approximately 0.45 acres (approximately 19,602 sq. ft.) in size and located adjacent to existing single-family homes.

David & Debi Frei **inherited the home in 2025** after Gwendolyn Frei passed away. The Frei's respect the home's history and past use. However, they would like to proceed with construction of a new residence that would incorporate a **Modern Craftsman Style Bungalow** design on the subject property.

Section 17.76.080 of city code allows for the demolition of significant historic buildings within the Historic District which are not designated landmark sites. When application is made for a demolition permit, the Heritage Commission and Planning Commission shall:

1. Review the condition of the building to determine the impact of the demolition on the neighborhood and the technical feasibility for preserving the structure.
2. If new construction is proposed for the site, it should be reviewed in conjunction with review of the demolition permit application.
3. The application shall also describe the reason for the demolition and any development proposed for the demolition site including renderings of the proposed new construction.

Additionally, the applicants will be **required to submit an engineered Site Plan prior to building permit issuance** which indicates that the proposed home improvements meet all **required minimum building setbacks** as per Section 17.64.050 (R-1-10 Zone) of city code. The subject property is not part of a subdivision plat and was divided by meets and bounds several decades ago.

SITE & VICINITY DESCRIPTION

The subject property is located on the east side of Victors Street, north of Santa Clara Drive. The property has frontage along Victors Street. The lot is improved with an existing single-family home located on it.

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 1, Site History:** The original home on the subject property was built in 1909 by Vivian Jacob Frei and Jessie Hafen Frei. Jessie served as the local postmaster, and for many years the community post office operated from a room attached to the house. **Please see the attached Site History Narrative provided by the applicant.**
2. **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 proposed home includes a Modern Craftsman Style Bungalow design drawing upon past materials, techniques, form, and mass allowing for current interpretation. Additionally, a covered front porch has been provided allowing for an outdoor gathering space. **It appears that the proposed single-family home meets this requirement.**
3. **Part II, Section 8, Doors & Entrances:** The decorative and functional features of a primary doorway and building entrance shall be considered. Doors and entrances shall be constructed to complement the architecture of the building. Main entry doors shall be emphasized to promote a sense of entry. The proposed front door and window design complement the building architecture. These features also promote a sense of entry along Victors Street. The applicants are considering either black or white for the window color treatment. **It appears that the proposed home meets this requirement.**
4. **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 building elevation includes a brick wainscot, hardie board façade/gables, decorative corbels, with wood post and brick pillars. The rear building elevation also includes wood post and brick pillars, with a gabled roof over the patio area. This building elevation along with the two side building elevations include a mortar/stucco finish. **It appears that the proposed building materials meet this requirement.**
5. **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. City staff recommends that the applicants **review the Color Matrix, Exhibit B, in the Historic District Design Guidelines (pages 40 – 44)** and be prepared to discuss the proposed colors during the meeting. **The applicants have provided material samples (stucco, brick, asphalt shingles) for Heritage Commission review and approval.**
6. **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-

Request: David & Debi Frei Home

retardant and non-reflective including asphalt shingles (wood appearance). **It appears that the proposed roof design and materials meet these requirements.**

7. **Part II, Section 15, Streetscape Elements & Landscape Design:** This section indicates that existing historic Sycamore trees along Santa Clara drive shall be incorporated into the streetscape design. **This section does not apply to Victors Street.** However, City staff recommends that the applicants replace the existing Sycamore tree with a more suitable tree(s) along the property frontage.

CITY STAFF RECOMMENDATION

City staff recommends that the Heritage Commission consider recommending approval for a demolition permit and construction of a new single-family home located at 1496 Victors Street (Parcel #SC-177-A) to the Planning Commission 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, 8, 9, 11, and 12 as summarized in the staff report are 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 or material samples (stucco, brick, asphalt shingles) with colors for review and approval by the Heritage Commission prior to construction.
5. That the applicant obtains a demolition permit from the City Building Official prior to any construction activity.
6. That an engineered Site Plan be submitted prior to building permit issuance.
7. That the proposed home improvements meet the area, width, and yard regulations (**minimum building setbacks**) as per Section 17.64.050 (R-1-10 Zone) of city code.



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):

Parcel 9C-177-A
1496 Victors St.
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 and photos of the home).

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.

David Frei
Signature Applicant(s)/Rep

Debi Frei
David + Debi Frei
Printed Name of Applicant(s)/Rep

1505 Victors St Santa Clara
Address Applicant(s)/Rep

debfrei@gmail.com
dhfrei@gmail.com

Phone Number/Email

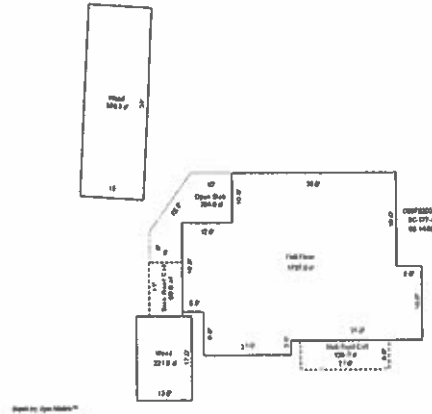
435-668-2916
435-668-2917

Property Report for Parcel SC-177-A

Data Updated: 11/30/2025



[Click here for images](#)



[Click here for sketches](#)

Account Summary

Account Number: 0097520

Parcel ID: SC-177-A

Owner Name: Frei David H Trustees, Et Al

Subdivision: N/A

Situs Address: 1496 Victors St
Santa Clara, UT 84765

Building Characteristics

Building Number: 1

Property Type: Residential

Year Built: 1909

Square Feet: 1737

Units: 1

Exterior: Masonry Concrete Block

Roof Cover: Composition Shingle

HVAC Desc: Central Air to Air

Bedrooms: 3

Bathrooms: 1

Garage Square Feet: N/A

Basement Sq. Ft.: N/A

Basement Sq. Ft. Finished: N/A

Swimming Pool: N/A

Fireplaces: 1

Finished Attic: N/A

NOTE: The information shown on this map was compiled from many sources and is not guaranteed to be correct. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

Report Generated 12/1/2025 by Washington County GIS

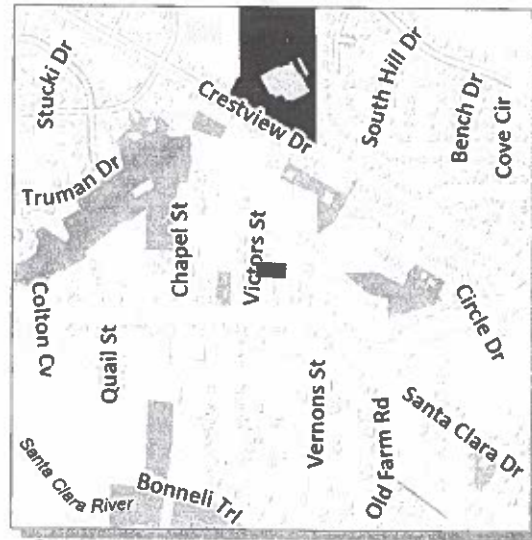
Washington County, Utah
County Administration Building
111 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov



Property Report for Parcel **SC-177-A**



Parcel highlighted in blue.



Overview Map

NOTE: The information shown on this map was compiled from many sources and is not guaranteed to be correct. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

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 111 E. Tabernacle Street
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www.washco.utah.gov



Property Report for Parcel **SC-177-A**

Property Information

Acres: 0.45000000

Zoning: Single Family Residential

Is Property in a Special Flood Hazard Area? No

Is Property in a 0.2% Annual Chance Flood Area? No

Is Property in a Floodway? No

* Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.
City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.

Voting Districts

Washington County Precinct: 27SC.02

U.S. Senate District: 29

U.S. Congressional District: 2

Utah House District: 74

Washington County School

Board District: 1

* Visit Vote.Utah.gov or the [Washington County Elections Viewer](#) for more voting information.

Tax Information

Tax District: Santa Clara City

Residential Classification: Non-primary

Book & Page: N/A

Reference Document: 20250025775

Community/Public Services

Law Enforcement: Santa Clara

Fire Protection: Santa Clara Ivins Fire Dept

* In an emergency, ALWAYS dial 9-1-1!

Schools:

Santa Clara Elementary

Lava Ridge Intermediate

Snow Canyon Middle

Snow Canyon High

* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>

Utilities

Culinary Water: Santa Clara City

Sewer: Santa Clara

Electricity: Santa Clara City

Natural Gas: Dominion Energy (Questar Gas)

Internet Service Providers (Cable): TDS

* For more information on Internet services available in your area, see Decision Data org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>

Solid Waste Collection Day: Monday

* For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsw.org/>

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1. Site History

The original home on this property's built in 1909 by Vivian Jacob Frei and Jessie Hafen Frei. Jessie served as the local postmaster, and for many years the community post office operated from a room attached directly to the house.

In the mid-1950's, following Jessie's passing, their son Victor and his wife Gwendolyn moved into the home. Upon the death of V.J. Frei in 1991, Victor and Gwendolyn became the owners and continued care for the property. In 1995 they undertook a significant remodel and expansion of the home, which included removing the former post-office portion of the structure. Family history indicates that the home has been altered and added onto at least two other times during its long lifetime.

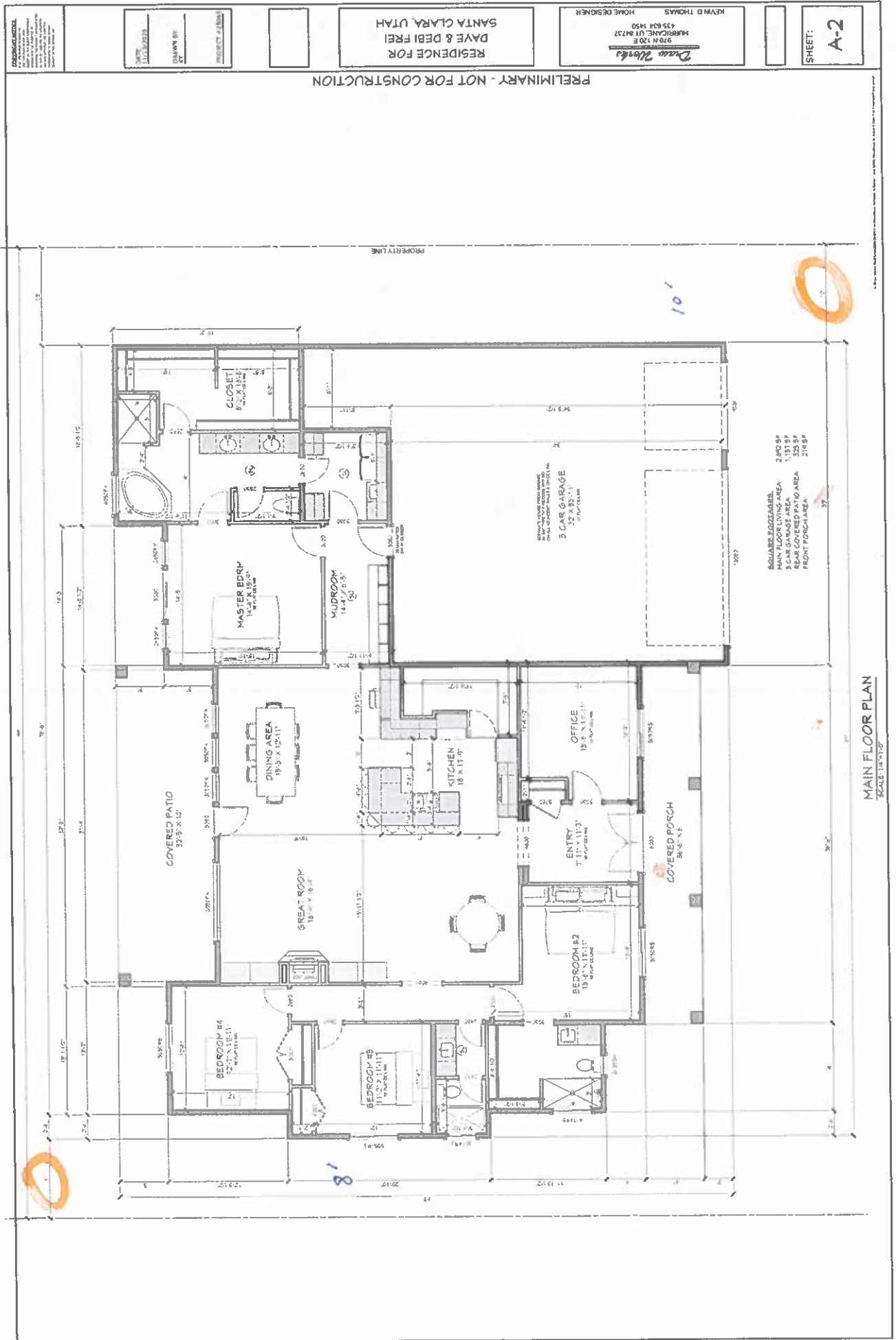
After Gwendolyn's passing in 2025, the property was inherited by son David Frei and his wife Debi Frei. The family recognizes the long history of the home and the role it has played for multiple generations. I know that Gwendolyn would be very happy to see the aging structure replaced with a safer more functional home. In keeping with that wish-and with respect for the home's history-the family is requesting approval to remove the existing deteriorated structure and proceed with construction of a new residence.





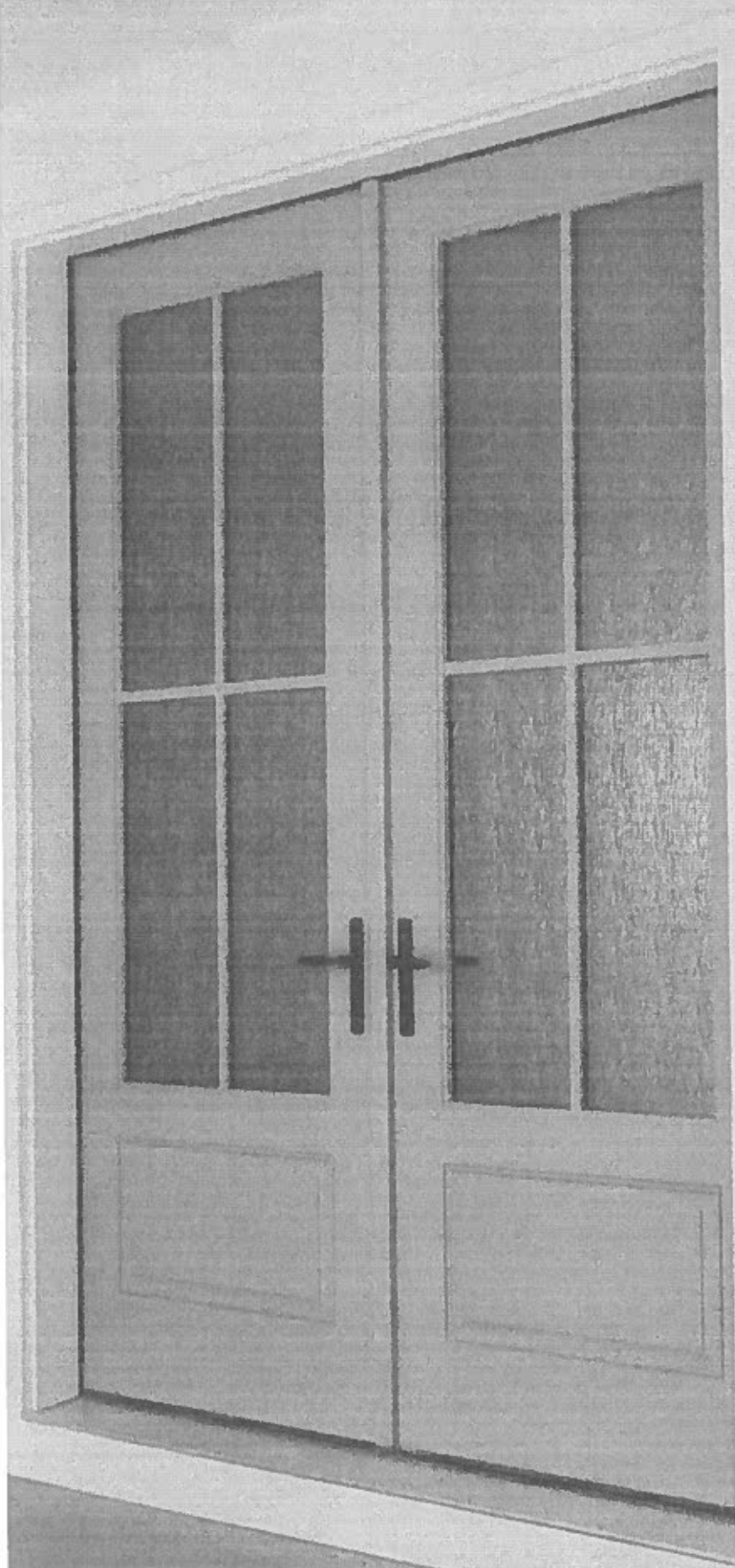
This is the structure behind the house on the Northside. It sits on the property line.

We want to set the house back 30-35 feet.

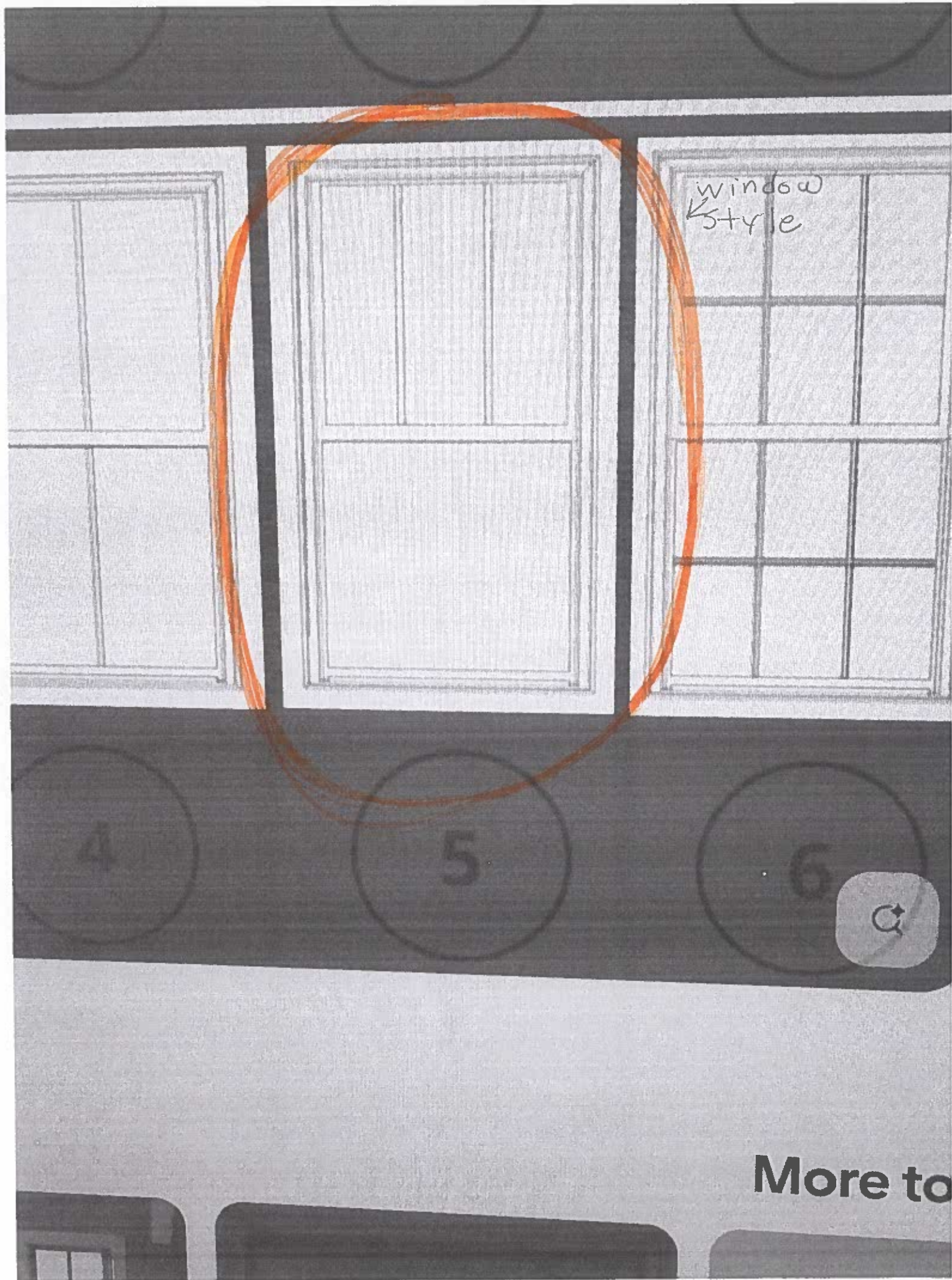


8. Doors, Entrances and Windows.

We have included reference images illustrating the proposed style of the front door and front windows. The window color is being considered in either black or white. If one option is deemed more historically appropriate, we are happy to proceed with the committee's recommendation and welcome your guidance on this matter.







9. Building Materials

The proposed design includes 8-inch wood posts on the front and the rear of the house, with brick applied to the lower portions of the posts. Brick will also be applied to the lower part of the front of the house and on the third garage and the pop out on the north side. A brick sample has been provided that closely resembles masonry found on several older nearby buildings, including Uncle and Aunties Shop. White mortar will be used with a light smear technique to soften the appearance and enhance the historic character. The front elevation and gables will have Hardie board, with decorative corbels incorporated at the gables. All windows will be trimmed to provide depth and architectural detail consistent with the historic look.

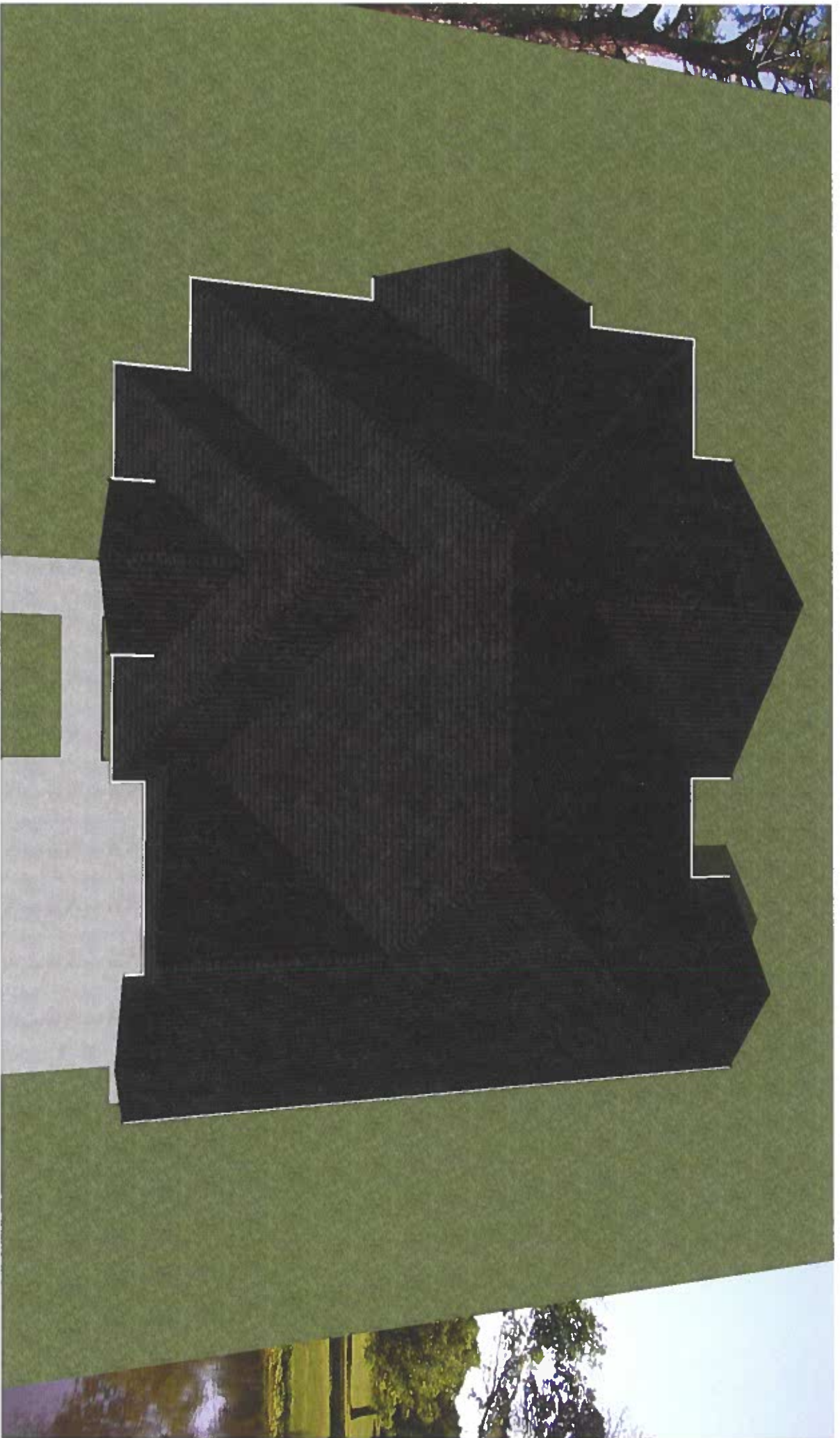
Roof design







Roof design



Tree removal

We are requesting approval to remove the large sycamore tree located at the front of the property due to several safety and infrastructure concerns. The tree is located on or very near the existing sidewalk, and it's root system has caused the concrete to crack and buckle, creating a potential trip hazard. In addition, large branches have fallen during periods of high wind and storms, posing a safety risk to pedestrians and property. The tree location also conflicts with the proposed driveway. To mitigate the loss, we plan to replace the sycamore tree with a more suitable tree planted nearby that is better suited to the location and long-term conditions.

