

AGENDA
SANTA CLARA HERITAGE COMMISSION
THURSDAY, OCTOBER 1, 2026
Time: 4:00 PM

Notice is hereby given that the Santa Clara Heritage Commission will hold a meeting on the 1st day of October 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:

1. Approval of Minutes for September 17, 2026.

Business:

1. Continued Discussion: Design Review for a single-family home located at 2920 Santa Clara Drive. Tresa Frei, applicant.

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 28th day of September 2026.

**SANTA CLARA CITY HERITAGE COMMISSION
MEETING MINUTES
Santa Clara Town Hall Conference Room
2603 Santa Clara Drive
Thursday, September 17, 2026**

Present:

Commission Members:

Mandi Gubler, Co-Chair
Bob Lamoreaux
Tyson Hafen
Megan Smith (via Zoom)

City Council Representative

Director:

Jim McNulty, Planning and Economic Development Director

Staff:

Sherry Laier, Clerk

Others Present:

Tresa Frei

CALL TO ORDER

Mandi Gubler called the meeting to order at approximately 4:00 PM.

1. Approval of Minutes for June 18, 2026.

Mandi Gubler moved to APPROVE the minutes of June 18, 2026. Bob Lamoreaux seconded the motion. The motion passed with the unanimous consent of the Commission.

BUSINESS ITEMS

Business:

1. **Design Review for a single-family home located at 2920 Santa Clara Drive. Tresa Frei, applicant.**

The Heritage Commission met to review Tresa Frei's proposal to demolish the existing home built in 1935 at 2920 Santa Clara Drive and build a new single-family home with a small commercial studio. Staff and Commissioners discussed the need for a stamped demolition justification report, explaining the reason for demolition.

The meeting focused on design modifications to make a home more craftsman-style, with the Commission discussing changes to pillars, windows, doors, and exterior materials. Key decisions included updating the front door to a wider craftsman-style door, adding molding and corbels, and potentially switching from vertical to horizontal board and batten siding on certain areas.

The Commission agreed to schedule a special meeting on October 1, 2026, at 4 PM to review revised plans prior to the Planning Commission meeting scheduled for October 22, 2026. The October 22nd meeting will address the proposed rezoning and site plan approval.

The Commission requested that the following items be incorporated into the revised plans for review and discussion at the October 1st special meeting:

1. Obtain a short, stamped demolition justification report from an engineer or professional, explaining the reason for demolition.
2. Obtain air quality clearance and asbestos test prior to demolition permit issuance.
3. Update the architectural elevation plans to incorporate more Craftsman-style elements (e.g., tapered pillars with stone base, molding around windows, wider front door, revised window panel configuration, possible horizontal siding, corbels, and garage lights).
4. Provide updated elevation renderings for all four sides of the proposed new home, especially the two sides visible from Santa Clara Drive.
5. Coordinate with Ryan Von Cannon (Parks Director) regarding the removal of the planter box to accommodate driveway changes and the preservation of the city-owned Sycamore tree.
6. Submit revised plans and demolition report to Jim for preliminary review before the next Heritage Commission meeting

2. Discussion Item(s): To be determined by the Heritage Commission.

Mandi Gubler reported that a historic pioneer home located at 1496 Chapel Street appears to be undergoing significant exterior renovations, including new siding installation, without having obtained Heritage Commission design review approval. Staff indicated this matter would be referred to Cody Mitchell (Building Official) for follow-up.

Adjournment.

The Heritage Commission Meeting adjourned at approximately 5:10 PM

Approved: _____
Sherry Laier, Clerk



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

Staff Report

Heritage Commission Summary and Recommendation

Public Body: Santa Clara Heritage Commission

Meeting Date: October 1, 2026

Current Zone: Historic District/R-1-10

Proposed Zone: Historic District/Mixed Use

General Plan Designation: Neighborhood Commercial NC

Property Address: 2920 Santa Clara Drive

Applicant Name: Tresa Frei

Staff Planner: Jim McNulty

PROJECT DESCRIPTION

This item was discussed with the Heritage Commission on September 17, 2026. The meeting minutes have been attached for review. The applicant has submitted an **updated building elevation and materials board** (attached) to address the items brought up by the Heritage Commission at the previous meeting. The original building elevation and materials board have also been attached.

Tresa Frei is proposing to remove the existing home located at 2920 Santa Clara Drive to allow for construction of a new single-family home with a studio allowing for commercial use (esthetician business). The existing home built in 1935 is a "Period Cottage" and approximately 1,566 square feet in size. The subject property is 0.23 acres (approximately 10,018 sq ft) in size.

The **Frei Family** has owned this home for decades. Tresa Frei respects the homes' history and past use. However, Tresa would like to proceed with the construction of a new residence that would incorporate a 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.

The **subject property is in the Historic District/R-1-10 Zone**. The applicant will be required to go through a Rezoning (Historic District/Mixed Use Zone) and Site Plan Review process to allow for the proposed single-family home which includes a small commercial business. This process will include a public hearing with the Planning Commission followed by a public meeting with the City Council before proceeding. **Heritage Commission review is the first step in the overall review process for this item.**

PROJECT REVIEW ITEMS

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

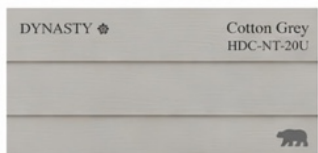
1. **Part II, Section 1, Site History:** The original home was built in 1935 by Cecile and Irene Frei. Ballard Hafen did all the original brick work and Tresa's father; Shelby Frei was the pod tender. The home was sold to Tresa's parents, Shelby and Jewell Frei in 1960. ***Please see the attached Site 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 **Craftsman Style Bungalow** design drawing upon past materials, techniques, form, and mass allowing for current interpretation. An open floor plan, with a wide covered front porch and entry 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 Santa Clara Drive. The applicant has updated the window treatments and front door design. ***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/rendering has been updated as discussed with the Heritage Commission on September 17, 2026; however, more detail is needed for the other three (3) building elevations. The east and west side building elevations will be visible from Santa Clara Drive. ***Additional information is needed to 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 recommend that the applicant **reviews 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.
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-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. ***City staff have had several discussions with the applicant and her representative about the existing Sycamore Tree in front of the home. This is a City tree and must remain on City property.***
8. **Part II, Section 13, Lighting:** Lighting should be positioned in a manner that enhances visibility without detracting from a building's 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. No lighting information was provided. It's likely that the lighting will include typical fixtures for a single-family home. ***City staff recommend that a fixture incorporating a historic design be utilized.***
9. **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. ***No project signage has been proposed.***
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 Site Plan includes a large concrete driveway with a 2-car garage. The Site Plan also includes 1 oversized parking space for the proposed commercial use. This parking space is located on the side of the home.***

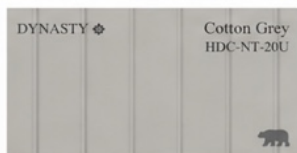
CITY STAFF RECOMMENDATION

City staff recommend that the Heritage Commission consider approving the Design Review for a proposed single-family home (**Craftsman Style Bungalow**) located at 2920 Santa Clara Drive, subject to the following conditions:

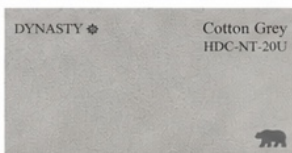
1. That the project design be completed as approved by the Heritage Commission, and that the Historic District Design Guidelines as summarized in the staff report be complied with.
2. That the applicant comes back to the Heritage Commission if changes to any items as summarized in the staff report are proposed.
3. That the applicant provides additional building material locations (all four sides) on the proposed building elevations/rendering.
4. That the applicant provides material/color samples for Heritage Commission review.
5. That the applicant preserves the existing City owned Historic Sycamore Tree on City property.
6. That a Demolition Report be reviewed and approved by the Heritage Commission prior to approval.
7. That the applicant obtains a demolition permit (including air quality and asbestos testing clearance) from the City Building Official prior to any construction activity.
8. That the applicant proceeds with the Rezoning and Site Plan Review process with Planning Commission and City Council.



LAP SIDING
(garage only)



BOARD & BATTEN
(both gables)



STUCCO
(body)



BRICK
Charleston



STONE
Salt Flat Cobblefield



ROOF

FREI-LANDIS RESIDENCE

2920 SANTA CLARA DRIVE
FREI 2 SUBDIVISION
PHASE 1 - LOT A
SANTA CLARA, UTAH

Heritage Commission Notes

For Sept. 17th Meeting

Frei Home at 2920 Santa Clara Dr

Demolition of the Frei Home at 2920 Santa Clara Dr.:

- Do we feel like we need documentation from a profession regarding the condition of the foundation? I only ask because in the future, we want to be able to defend why we allowed this home to be demolished...when others come wanting to demolish homes along Santa Clara Drive. Do we need a “technical feasibility study” as is referenced in Section 17.76.80 of the city code?

New Construction:

1. I am so happy that a family wants to build a family home in the Historic District! I think the plan they have proposed is a beautiful farmhouse home. However, this is not a home style listed in the Historic District Design Guidelines. I think they can add a few Craftsman elements to the home that will make it a beautiful & timeless Craftsman Style home that will fit in and complement our Historic District.
2. Here are a few key elements of Craftsman homes that could easily be incorporated in this home.
 - Thick, tapered, square columns on the porch, resting on stone or brick piers.
 - Decorative brackets, or corbels, under the roof eaves.
 - Use a mix of stone, brick, shake shingles, board and batten, and stucco accents.
 - Multi-pane, double hung windows...multiple panes over a single lower pane.
(such as 6-over-1, or 4-over-1)
 - Wide window & door casings framing all windows & the front door.
 - Color - incorporate warm, earthy tones into the color scheme
 - Add a craftsman style front door
 - Add craftsman style light fixtures
3. Please see attached AI generated enhancements of the current home plan to see these elements incorporated into the design. They are just ideas to maybe help the homeowner get closer to their goal of a Craftsman home.

Current home plan.



AI generated Craftsman home based on their proposed home plan.



4. Here are a few brick Cottage Style home ideas from AI...they are not ideal, but might be worth a look to see if the homeowner wants to pursue that home style.

Original Home:



Local example of a modern brick cottage on Arrowhead Trail:



AI generated example of original home exterior & imperfect proposed floor plan - I know it's bigger than what they submitted, but thought it was worth looking at for the gables & the garage:



AI generated example of proposed exterior of their submitted plan in a brick cottage style:





LANDIS RESIDENCE
2920 SANTA CLARA DRIVE
FREI 2 SUBDIVISION
PHASE 1- LOT A
SANTA CLARA, UTAH

PROJECT CONTACTS

ARCHITECTURAL DESIGN

Redline Drafting
2865 Calle las Casitas
St George, Utah 84790
Contact: Josh Christiansen
Phone (435)669-5313
josh.redlinedrafting@gmail.com

STRUCTURAL ENGINEERING

Acute Engineering inc.
1067 E Tabernacle St#9
St George, Utah 84770
Contact: Jacob Ballard
Phone (801)229-9020

GENERAL CONTRACTOR

Walton Homes
Sam Walton
Ph. (435)705-9655

ARCHITECTURAL

- C1 COVER
- A1 SITE PLAN
- A2 BASEMENT FLOOR PLAN
- A3 MAIN FLOOR PLAN
- A4 UPPER FLOOR PLAN
- A5 ROOF PLAN
- A6 EXTERIOR ELEVATIONS
- A7 EXTERIOR ELEVATIONS
- A8 BUILDING SECTION & DETAILS
- A9 THERMAL PLAN
- E1 FOUNDATION & PLUMING DIMENSIONS
- E2 ELETRICAL LAYOUT
- ELETRICAL LAYOUT

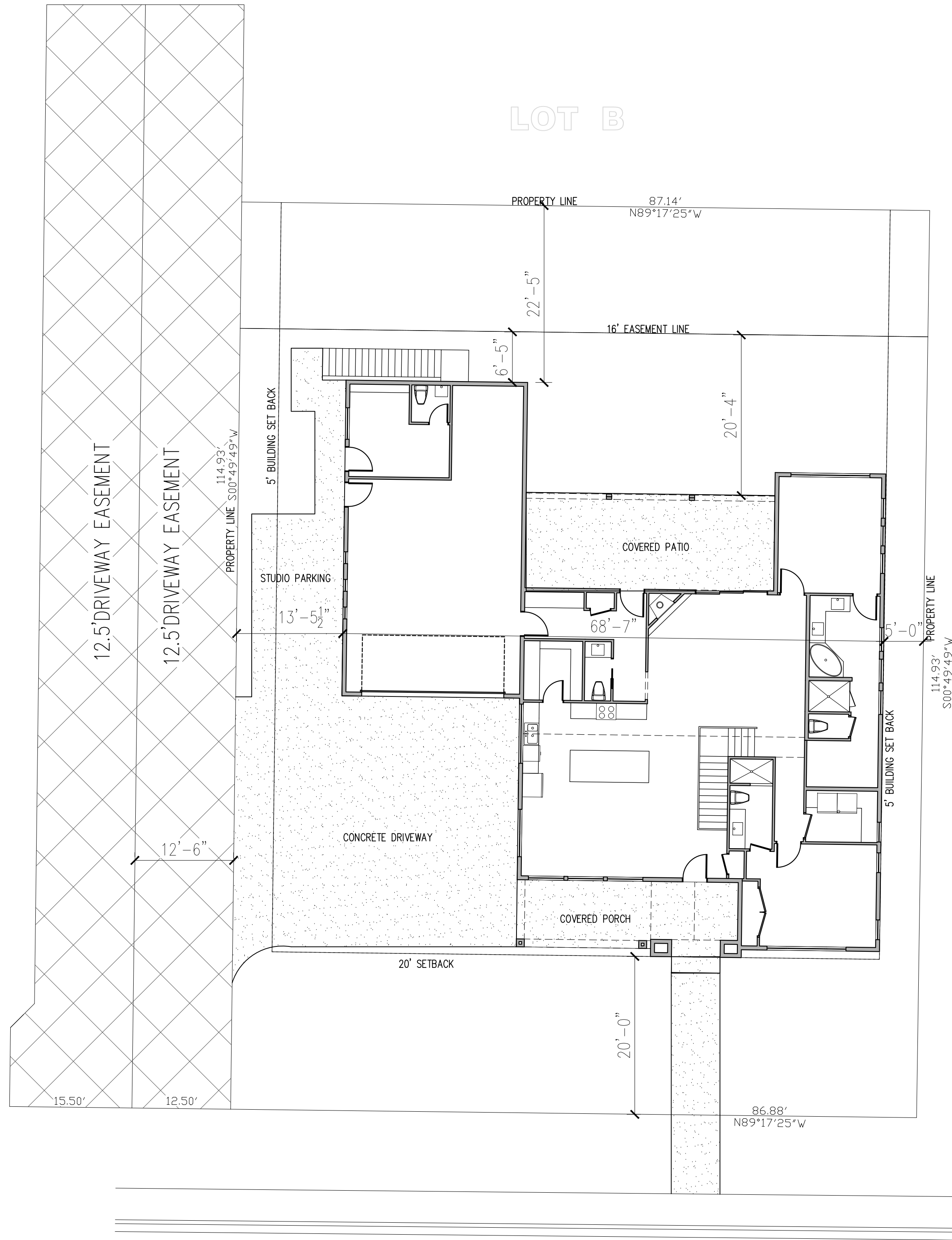
ENGINEERING

LANDIS RESIDENTS
2920 SANTA CLARA DRIVE
FREI 2 LOT A
SANTA CLARA, UTAH

ATTENTION !
IT IS IMPORTANT FOR THE GENERAL CONTRACTOR AND OWNER TO REVIEW THIS SET OF DRAWINGS CAREFULLY BEFORE CONSTRUCTION. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE DRAWINGS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF REDLINE DRAFTING AND DESIGN. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE DRAWINGS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF REDLINE DRAFTING AND DESIGN.

ISSUE:	V1
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COVER SHEET	

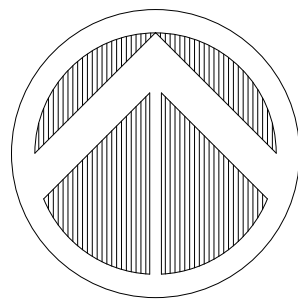
C1



FRONT	SIDE	REAR	HEIGHT
20' OR AVERAGE BETWEEN NEIGHBORS, MIN 10'	5'	10'	SIMILAR TO NEIGHBORS

FRIE 2 SUBDIVISION

LOT A - 0.23 ACRE 10,000 S.F.



NORTH

LEGEND

- ROCK RETAINING WALL
- NEW CONCRETE

GENERAL NOTES:

- CORNER LOT PINS MUST BE IN PLACE DURING CONSTRUCTION AS REQUIRED BY THE COUNTY OR CITY.
- THE CONTRACTOR SHALL REVIEW THE RECORDED PLAT AND SHALL COMPLY WITH ALL REQUIREMENTS INCLUDED THEREIN.

DRAINAGE NOTES:

- PATIOS, DRIVEWAYS, LANDSCAPE AREAS, ETC. SHALL BE SLOPED TO PREVENT PONDING OF WATER.
- ALL AREAS OF THIS SITE SHALL BE SLOPED TO PREVENT ROOF WATER FROM RUNNING OFF ONTO ADJACENT PROPERTIES.

LANDIS RESIDENTS
2920 SANTA CLARA DRIVE
FRIE 2 LOT A
SANTA CLARA, UTAH

ATTENTION !
IT IS IMPORTANT FOR THE GENERAL CONTRACTOR AND OWNER TO REVIEW THIS PLAT FOR CONFORMANCE WITH ALL REQUIREMENTS OF THE UTAH SUBDIVISION ACT AND LOCAL ORDINANCES. THE CONTRACTOR SHALL REVIEW THE RECORDED PLAT AND SHALL COMPLY WITH ALL REQUIREMENTS INCLUDED THEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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SITE PLAN

A1

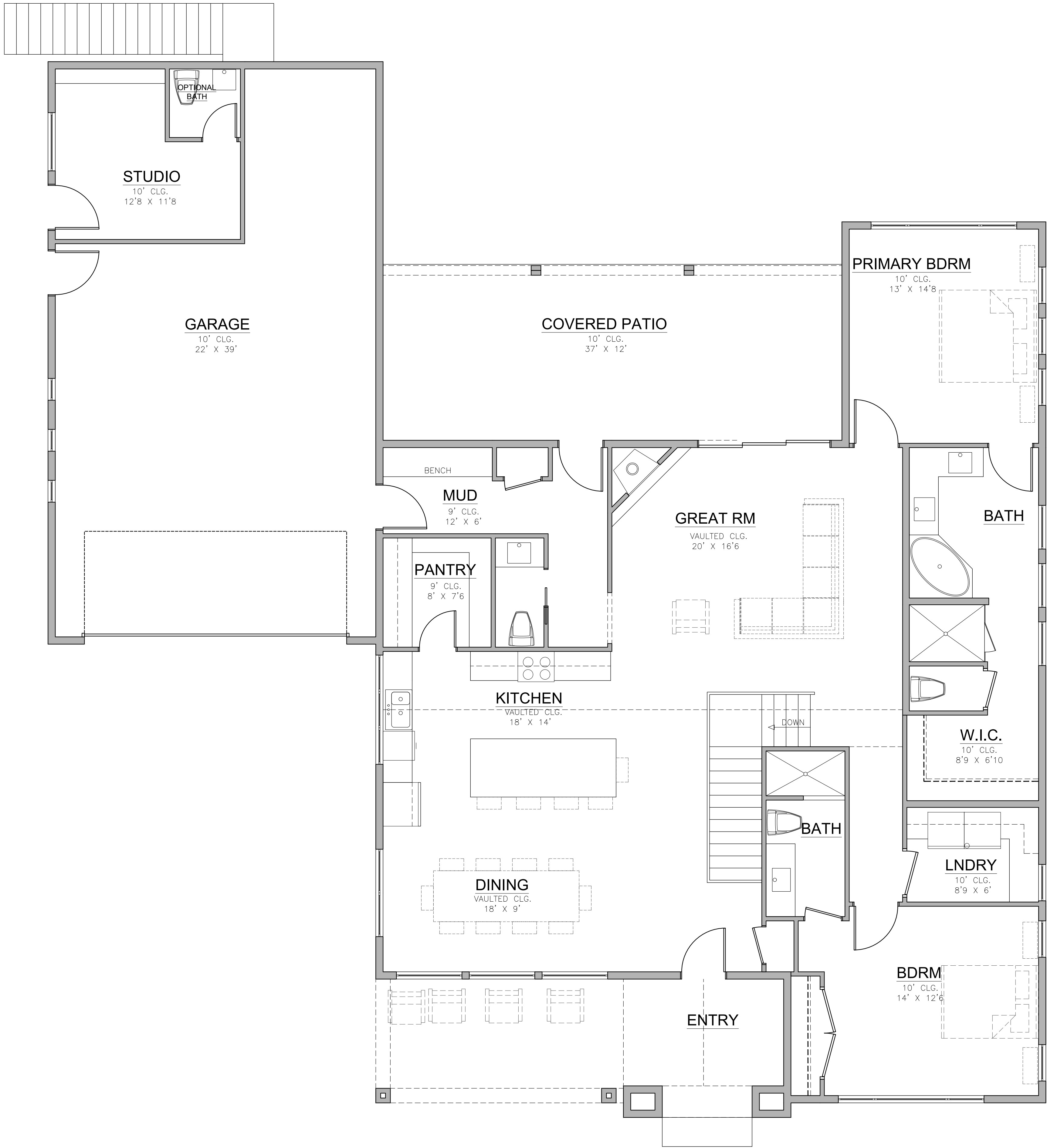


1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOTAGE	
MAIN FLOOR	1,093
UPPER FLOOR	499
TOTAL	1,592
STUDIO	248

LANDIS RESIDENTS
2920 SANTA CLARA DRIVE
FREI 2 LOT A
SANTA CLARA, UTAH

ATTENTION !	
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BASEMENT FLOOR PLAN	



SQUARE FOOTAGE	
MAIN FLOOR	1,093
UPPER FLOOR	499
TOTAL	1,592
STUDIO	248

1 MAIN FLOOR PLAN
1/4" = 1'-0"

LANDIS RESIDENTS
2920 SANTA CLARA DRIVE
FREI 2 LOT A
SANTA CLARA, UTAH

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MAIN FLOOR PLAN
A3



1 UPPER FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOTAGE	
MAIN FLOOR	1,093
UPPER FLOOR	499
TOTAL	1,592
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LANDIS RESIDENTS
2920 SANTA CLARA DRIVE
FREI 2 LOT A
SANTA CLARA, UTAH

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UPPER FLOOR
PLAN

A4

RLDRAFTING.COM



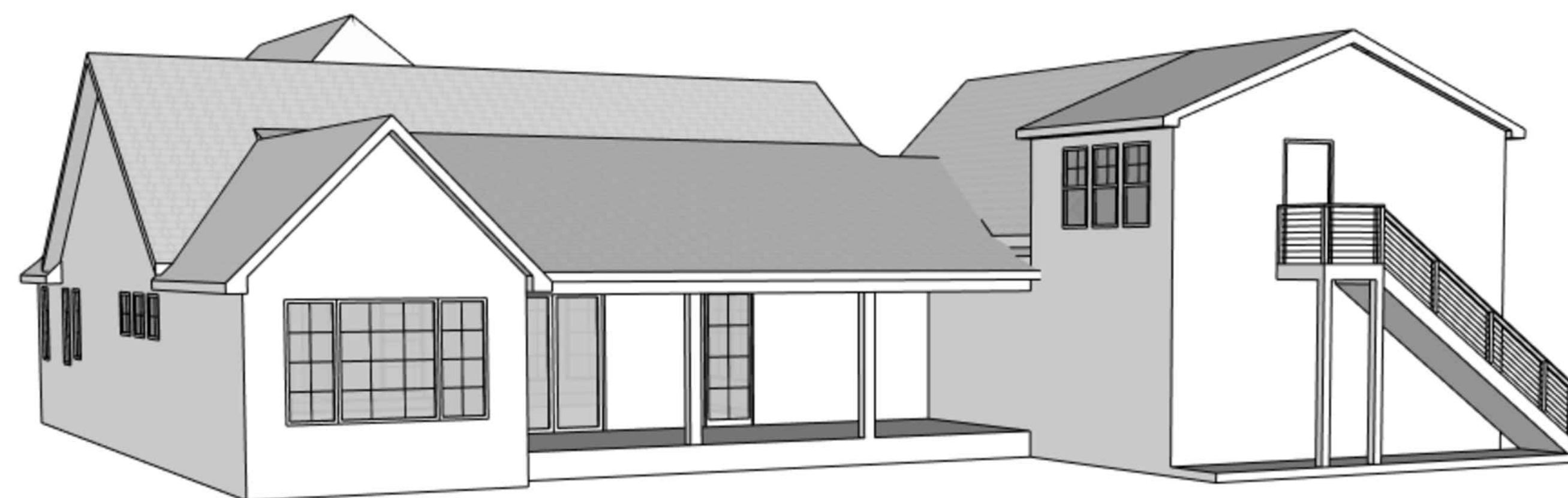
1 FRONT ELEVATION
NTS



2 LEFT ELEVATION
NTS



3 RIGHT ELEVATION
NTS



4 REAR ELEVATION
1/4" = 1'-0"



DRAFTING AND DESIGN
JOSH.REDLINEDRAFTING@GMAIL.COM • 435.669.5313

CUSTOM DRAFTING

RLDRAFTING.COM

LANDIS RESIDENTS
2920 SANTA CLARA DRIVE
FREI 2 LOT A
SANTA CLARA, UTAH

ATTENTION !

IT IS IMPORTANT FOR THE GENERAL CONTRACTOR AND OWNER TO UNDERSTAND THAT IT IS HIS / HER RESPONSIBILITY TO BE SURE THIS MODEL IS CONSTRUCTED IN FULL COMPLIANCE WITH THE STANDARDS OF THE AIA DOCUMENTS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES. THE PLANS ARE NOT ALL INCLUSIVE OF ALL NECESSARY "TYPICALS". THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS FROM THESE PLANS GIVES PERMISSION FOR NO OMISSION FROM THESE PLANS GIVES PERMISSION FOR NO OMISSION FROM THESE PLANS GIVES PERMISSION FOR GRANTS PERMISSION TO VIOLATE ANY CODE OR ORDINANCE.

THESE EFFORT HAS BEEN MADE TO FORM THESE PLANS WITHOUT ERROR. HOWEVER, WE DO NOT GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR. THE DESIGNER & DRAFTSMAN ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. ANYONE USING THESE PLANS WILL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

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SHEET TITLE

ELEVATIONS

A6