

AGENDA
SANTA CLARA HERITAGE COMMISSION
THURSDAY, OCTOBER 15, 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 October 1, 2026.

Business:

1. Updated Design Review for a single-family home to be located on Lot 4 of the Clara Crossing Subdivision. John Kendrick, applicant.
2. Exterior Material review for the existing home located at 1496 Chapel Street. Jared Gardner, applicant.
3. Discussion Item(s): To be determined by the Heritage Commission.

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 October 2026.

**SANTA CLARA CITY HERITAGE COMMISSION
MEETING MINUTES
Santa Clara Town Hall Conference Room
2603 Santa Clara Drive
Thursday, October 1, 2026**

Present:

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

City Council Representative

Director: Cody Mitchell, Building Official
Staff: Sherry Laier, Clerk

Others Present: Tresa Frei, Decker Landis, Sam Walton

CALL TO ORDER

Cody called the meeting to order at approximately 4:05 PM.

1. Approval of Minutes for September 17, 2026.

Mandi Gubler moved to APPROVE the minutes for September 17, 2026. Mimi McKenna seconded the motion. The motion passed with the unanimous consent of the Commission.

BUSINESS ITEMS

Business:

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

The applicants provided the professional assessment of the existing home to staff. The Commission requested that it remain in the project record to document the basis for demolition. Cody noted that air quality and asbestos requirements must be addressed before demolition.

The Commission emphasized the importance of the Sycamore trees along Santa Clara Drive, noting their preservation was a priority identified in the City's historical district survey. The City-owned Sycamore will remain, while the large private tree must be removed for construction and grading.

The applicant committed to planting a substantial replacement shade tree, with additional trees also being considered, to maintain the shaded character of Santa Clara Drive. The proposed driveway conflicts with the existing City planter, which may be removed; the Commission requested that the City consider relocation or replacing it farther east.

The applicants also presented updated plans reflecting prior feedback, including Craftsman-style porch columns, siding details, and refinements to the windows and front entry.

Mimi explained that the Commission's role is to apply historic district guidelines consistently, not dictate personal design choices. Since the existing cottage is proposed for demolition and replacement with a Craftsman-style home, the Commission encouraged a clear cohesive Craftsman design rather than a mix of contemporary styles.

The Commission encouraged the applicants to use practical modern windows that visually reflect traditional single or double hung Craftsman windows without requiring expensive historic-style wood windows.

The Commission suggested adding three similarly proportioned windows to the right side of the front elevation to balance the left-side grouping, along with stronger window headers and trim. Additional detailing on the side elevations, such as window surrounds, siding accents, or a horizontal gable band, was recommended to avoid a plain stucco appearance. The Commission also supported the recessed garage design.

Mandi recommended simplifying the porch with three Craftsman style columns and removing the raw wood columns. The Commission suggested painting the gable accents a few shades darker than the body color and considering simple painted corbels to enhance the Craftsman character.

Brick, stone, and siding were reviewed. The applicants noted that landscaping and the porch will conceal much of the lower wall, resulting in less visible masonry than shown in the rendering. Additional brick on the right side may be considered based on design and budget.

The applicants noted that the final layout depends on the requested zoning overlay change. The Commission agreed to provide direction but defer final approval until the zoning issue is resolved and a final design is submitted.

Cody explained that staff will follow up on the zoning process. The applicants understood the request will proceed through Planning Commission and City Council, then return to Heritage Commission with final elevations, exterior material and colors.

The Commission requested that the following items be incorporated into the revised plans for review and discussion at the next meeting.

- The engineering document supporting demolition will remain part of the project record, and air quality/asbestos requirements must be addressed before demolition.
- The City-owned tree will remain. The private tree removed will be replaced with a substantial shade tree.
- The City planter may be removed for the proposed driveway, with relocation or replacement to the east along Santa Clara Drive to be considered.
- The applicants will consider the Commission's recommendations for Craftsman columns and detailing, additional brick, darker gable accents, symmetrical window placement, traditional Craftsman window proportions, and addition side-elevations detailing.
- The side elevations should receive enough trim, molding, siding, or similar detailing to maintain a consistent finished appearance around the home.
- Final design approval was not granted. The applicants will proceed with the zoning overlay process and return to the Heritage Commission with a finalized design and exterior material/colors.

The applicants confirmed they had sufficient direction to proceed. No motion was made on the home design pending final review.

Adjournment.

The Heritage Commission Meeting adjourned at approximately 5:10 PM

Approved: _____
Sherry Laier, Clerk



TO: Santa Clara Heritage Commission
FROM: Jim McNulty, Planning Director
DATE: October 15, 2026
RE: Clara Crossing Subdivision Lot 4

John Kendrick with Brome Builders has submitted a Heritage Commission application for Lot 4 of the Clara Crossing Subdivision. The applicant has been working with Michelle Walter (email attached) and plans to build the home that was approved by the Heritage Commission on November 21, 2024 (staff report and minutes attached).

The applicant is proposing to flip the orientation of the home allowing for driveway access off Gates Lane instead of Santa Clara Drive. The Heyrend Home (Lot 5) has a shared lot line with Lot 4. Originally, the two homes each had a driveway running adjacent to the shared lot line allowing for the garages to face each other; however, the Heyrend Home (currently under construction) was approved with the driveway along the east side of the property. The applicant has worked with Cody Mitchell, Building Official, to meet city code requirements as per Chapter 17.36.020(C). This requires that a driveway for a corner lot has a minimum distance of 50' from the point of intersection of the property lines nearest the intersection (Site Plan attached).

City staff determined that this item should come back to Heritage Commission prior to building permit and site construction. This is a beautifully designed home that will be a great addition to the Historic District.



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: November 21, 2024

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

Property Address: Lot 4, Clara Crossing Subdivision (corner of Santa Clara Drive & Gates Lane)

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 (11,379 sq. ft.) in size and located on the corner of Santa Clara Drive and Gates Lane. The subject property will be known as Lot 4 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 4 will be provided once the subdivision plat is recorded.

The **proposed single-family home** includes brick masonry, stucco facade, awnings, window treatments, covered entry, roof overhangs, stone chimney, 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 on the corner of Santa Clara Drive and Gates Lane. The property has frontage along Santa Clara Drive. The lot is currently unimproved; however, public improvements will begin later this year.

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 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. 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 4 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'.

To Whom it may concern,

We are building on lot 4 of Clara Crossing. Last year the committee approved plans for the Walters residence. Colors and exterior finishes were approved. Walters did not build but sold the lot and plans and we are using those to move forward.

We flipped the house so that we could enter from Gates Lane instead of directly from Santa Clara. This will be a much safer entrance to the house. Also, Lot 5 flipped their house plan which removed the shared area for driveways and drastically changed the elevation between the structures. Flipping our house will make the landscaping flow together instead of having a giant retaining wall all the way to the sidewalk.

As you can see from the drawings provided, the exterior finishes are the same. You had approved brick, stone and stucco from a sample board that had been provided. Unfortunately, that sample board was discarded, but we could get a picture of that board if needed. The color approved for the stucco and siding was Shitake by Sherwin Williams.

We look forward to building a great house and hope we can continue to move quickly. It is a beautiful area, and this house will complement Santa Clara Drive and the entrance to this up-and-coming neighborhood.

Thanks,

John Kendrick

Brome Builders

801-755-4273

CUSTOM HOME
FOR
CLARA CROSSING LOT #4
BROME BUILDERS

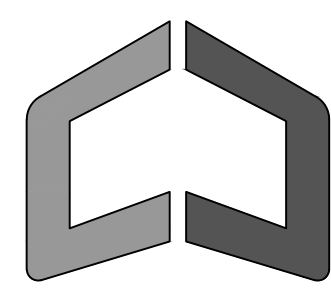
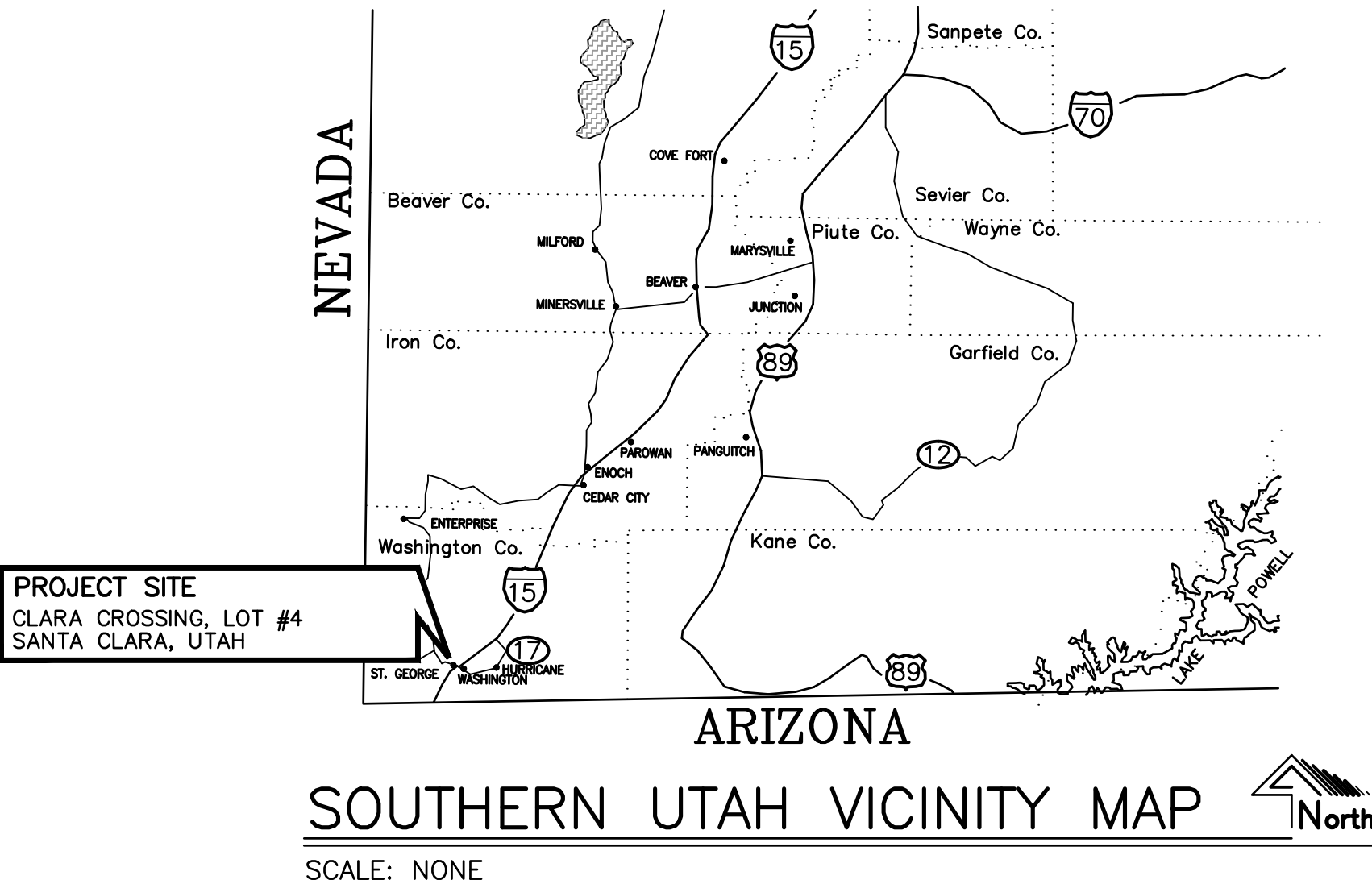


PROJECT TEAM	PROJECT INFORMATION	NOTE																						
DESIGNER: CREATIVE DIMENSIONS 301 E. TABERNACLE ST. GEORGE, UT 84770 435-668-2228 shawn@crparch.com STRUCTURAL ENGINEER: Vector Engineering 230 N 1680 E #R2 St. George, UT 84790 (435) 628-5122 GENERAL CONTRACTOR: BROME BUILDERS SPENCER SAVIANO (385) 333-2787	GOVERNING CODES: 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) OVERALL SQUARE FOOTAGE: <table><tr><th>AREA</th><th>FINISHED</th></tr><tr><td>MAIN LEVEL</td><td>1,594 SQ.FT.</td></tr><tr><td>LOWER LEVEL</td><td>1,620 SQ.FT.</td></tr><tr><td colspan="2"> </td></tr><tr><td>TOTAL CONDITIONED SPACE</td><td>3,214 SQ.FT.</td></tr></table> <table><tr><td>GARAGE, MECH., STORAGE</td><td>893 SQ.FT.</td></tr><tr><td>COVERED PATIO, PORCH</td><td>407 SQ.FT.</td></tr><tr><td colspan="2"> </td></tr><tr><td>OVERALL TOTAL</td><td>3,514 SQ.FT.</td></tr><tr><td colspan="2"> </td></tr><tr><td>HEIGHT</td><td>23'-0"</td></tr></table>	AREA	FINISHED	MAIN LEVEL	1,594 SQ.FT.	LOWER LEVEL	1,620 SQ.FT.			TOTAL CONDITIONED SPACE	3,214 SQ.FT.	GARAGE, MECH., STORAGE	893 SQ.FT.	COVERED PATIO, PORCH	407 SQ.FT.			OVERALL TOTAL	3,514 SQ.FT.			HEIGHT	23'-0"	PROVIDE BACK FLOW PREVENTORS FOR THE FOLLOWING ITEMS: —LANDSCAPE IRRIGATION SYSTEM, FIRE SPRINKLER SYSTEM AND MECHANICAL BOILERS (IF INSTALLED) BLOWER DOOR TEST SHALL BE COMPLETED IN HOME TO HELP DETERMINE THE EFFICIENCY OF THE HOME. ALL CODE AND ENERGY REQUIREMENTS SHALL BE MET OR EXCEEDED PER IECC. THESE DRAWINGS AND DETAILS COMPLY WITH THE 2021 IRC AS THEY ARE UNDERSTOOD. CONSTRUCTION IN COMPLIANCE WITH THESE CODES IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR
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DRAWING INDEX			
SHEET NUMBER	SHEET TITLE	SHEET NUMBER	SHEET TITLE
	GENERAL		STRUCTURAL
G1.1	INDEX SHEET	S1	ENGINEERING
		S2	ENGINEERING
	SITE	S3	ENGINEERING
SD1.1	SITE PLAN AND EROSION CONTROL PLAN	S4	ENGINEERING
	ARCHITECTURAL		ELECTRICAL
A1.1	MAIN LEVEL ANNOTATED FLOOR PLAN	E1.1	MAIN LEVEL ELECTRICAL PLANS
A1.2	LOWER LEVEL ANNOTATED FLOOR PLAN	E1.2	UPPER LEVEL ELECTRICAL PLANS
A1.3	MAIN LEVEL DIMENSIONED FLOOR PLAN		
A1.4	LOWER LEVEL DIMENSIONED FLOOR PLAN		
A2.1	NORTH AND SOUTH ELEVATIONS		
A2.2	EAST AND WEST ELEVATIONS		
A4.1	ROOF PLAN		
A4.2	TYPICAL DETAILS AND WALL SECTIONS		
A5.1	MAIN LEVEL REFLECTED CEILING PLAN		
A5.2	UPPER LEVEL REFLECTED CEILING PLAN		
A6.1	FINISH FLOOR PLAN AND THERMAL ANALYSIS		

STANDARD SYMBOLS LEGEND

DETAIL		DETAIL LETTER SHEET NUMBER
SECTION		SECTION LETTER SHEET NUMBER
SHEET REFERENCE		TITLE SCALE
ELEVATION (VIEW)		ELEVATION LETTER SHEET NUMBER



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shawn@crsparch.com

Release Date:
11-Sep-26
Project Number:
SP2429
Plan Series:
CUSTOM

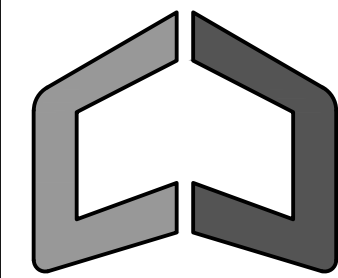
CUSTOM HOME FOR
BROME BUILDERS
CLARA CROSSING LOT #4

SANTA CLARA, UTAH

Mark	Date (d.m.y)	Description

Sheet Title:
INDEX/COVER
SHEET

Sheet:
G1.1



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CUSTOM HOME FOR
BROME BUILDERS
CLARA CROSSING LOT #4

SANTA CLARA, UTAH

Mark	Date (d.m.y)	Description

Sheet Title:
ARCHITECTURAL
SITE PLAN

Sheet:

SD1.1

SITE NOTES:

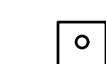
- BEFORE CONSTRUCTION BEGINS BUILDER IS TO VERIFY LOT DIMENSIONS AGAINST SITE PLAN DIMENSIONS.
- SEE CIVIL DRAWINGS FOR SEPTIC DESIGN AND LAYOUT, POWER, TELEPHONE, CABLE TV, PROPANE, AND WATER LINES.
- SEE GRADING AND DRAINAGE PLAN FOR SITE DRAINAGE.
- DRAINAGE SHALL HAVE A MINIMUM SLOPE OF 5% AWAY FROM BUILDING FOR A MINIMUM OF 10'-0" IN ALL AREAS PERVIOUS AND IMPERVIOUS INCLUDING CONCRETE SURFACES.
- ANY SLOPE SHALL NOT BE GREATER THAN 1 VERTICAL UNIT FOR EVERY 2 HORIZONTAL UNITS. ALL LOCAL CODES SHALL BE MET. ANY GREATER SLOPE SHALL BE RETAINED AND DESIGNED BY A PROFESSIONAL.
- HOME SHALL BE STAKED BY A PROFESSIONAL SURVEYOR TO INSURE ACCURACY OF FOUNDATION.
- ALL FLAT WORK ON CONCRETE SHALL BE PER OWNER AND IS SUBJECT TO CHANGE. VERIFY WITH CONTRACTOR



FIRE HYDRANT



SEWER LATERAL



WATER METER

DRAINAGE ARROW--DIRECTION OF WATER FLOW

PROPERTY LINE

SET BACK

EASEMENT



CONCRETE



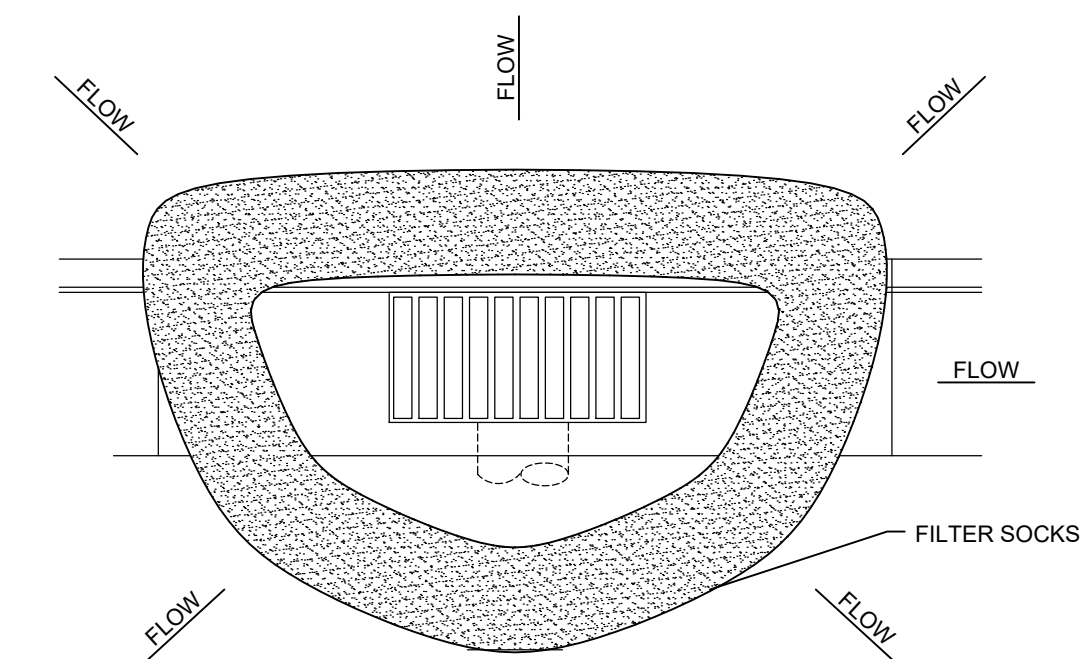
BUILDING



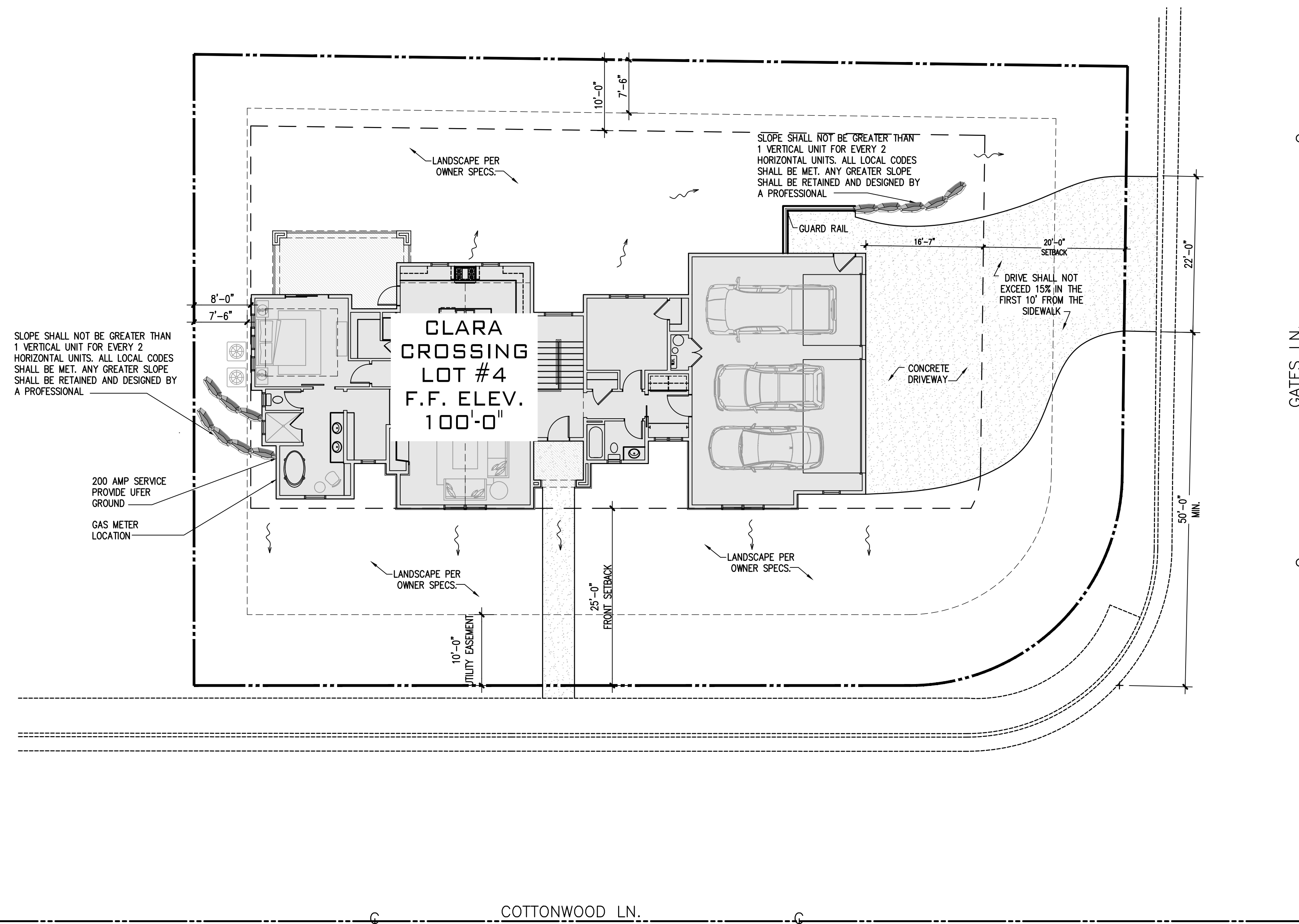
COVERED AREA

EROSION CONTROL NOTES:

- SOIL EXCAVATED IN PREPARATION OF FOUNDATION CONSTRUCTION SHALL BE STOCKPILED ONSITE AT A SECURE LOCATION NOT TO BE DISTURBED.
- PLACE FILTER SOCKS WITHIN CURB AND GUTTER ANGLED UP GRADIENT. ANCHOR FILTER SOCKS WITH ONE SANDBAG OF EACH END. THE FILLED SOCK WILL AID IN FILTERING STORM WATER RUNOFF THAT MAY CONTAIN SEDIMENT DUE TO TRACKING FROM THE SITE. TRACKING SHOULD BE MAINTAINED AS PART OF GOOD HOUSE KEEPING MEASURES.
- CONTRACTOR TO MAINTAIN ALL BMP'S.
- INSTALL IP-W BMP AT NEAREST STORM DRAIN INLET DOWN GRADIENT FROM SITE ALONG STREET.
- INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
- REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 1/3-1/2 OF FILTER SOCK HEIGHT.



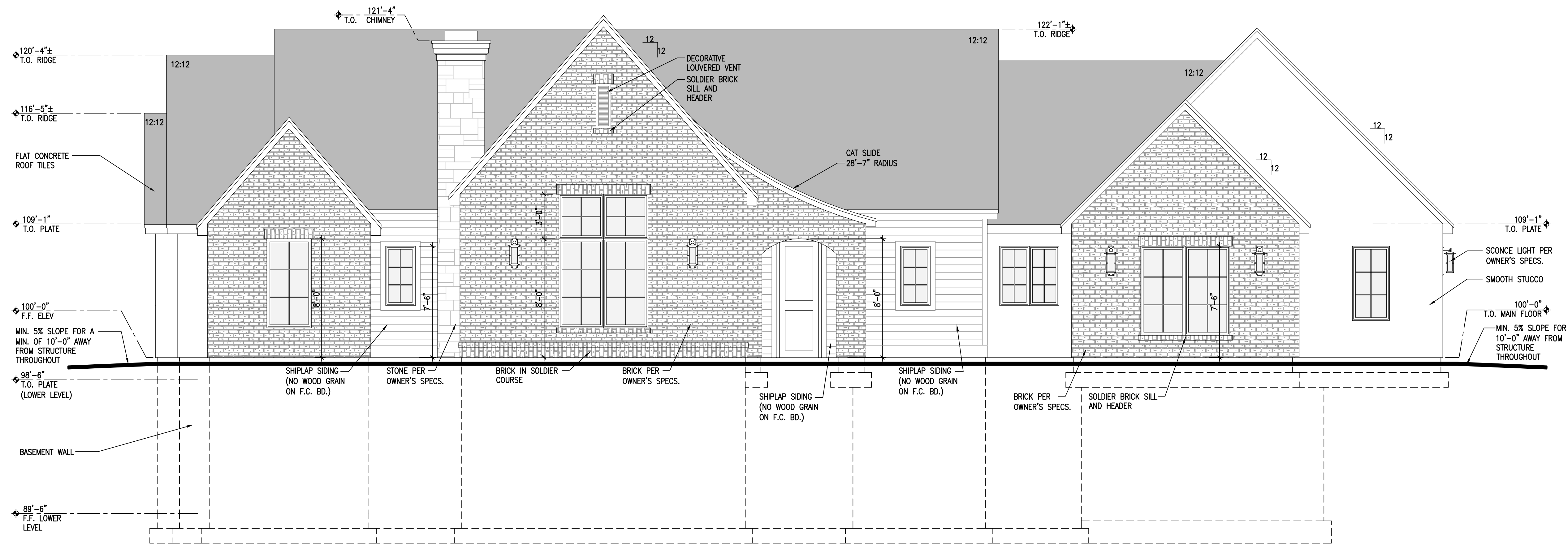
STORM DRAIN INLET PROTECTION
NOT TO SCALE



SITE PLAN

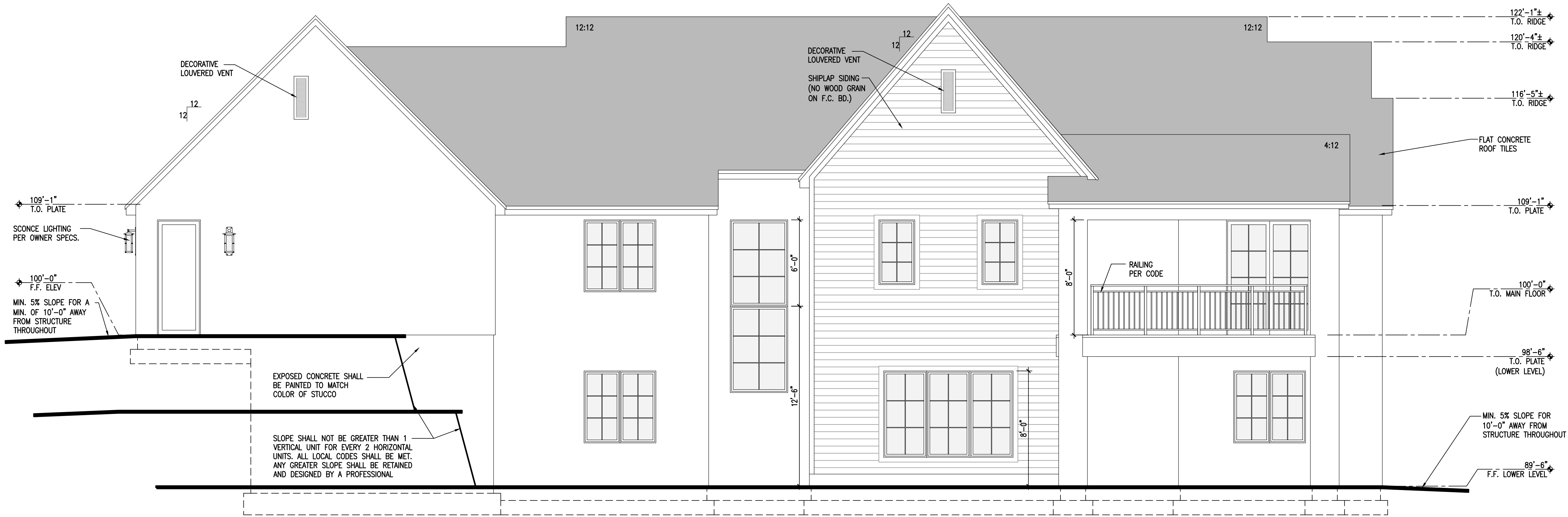
SCALE: 1"=10'





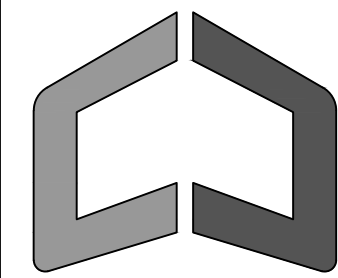
FRONT ELEVATION

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



BACK ELEVATION

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



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11-Sep-26
Project Number:
SP2429
Plan Series:
CUSTOM

CUSTOM HOME FOR
BROME BUILDERS
CLARA CROSSING LOT #4

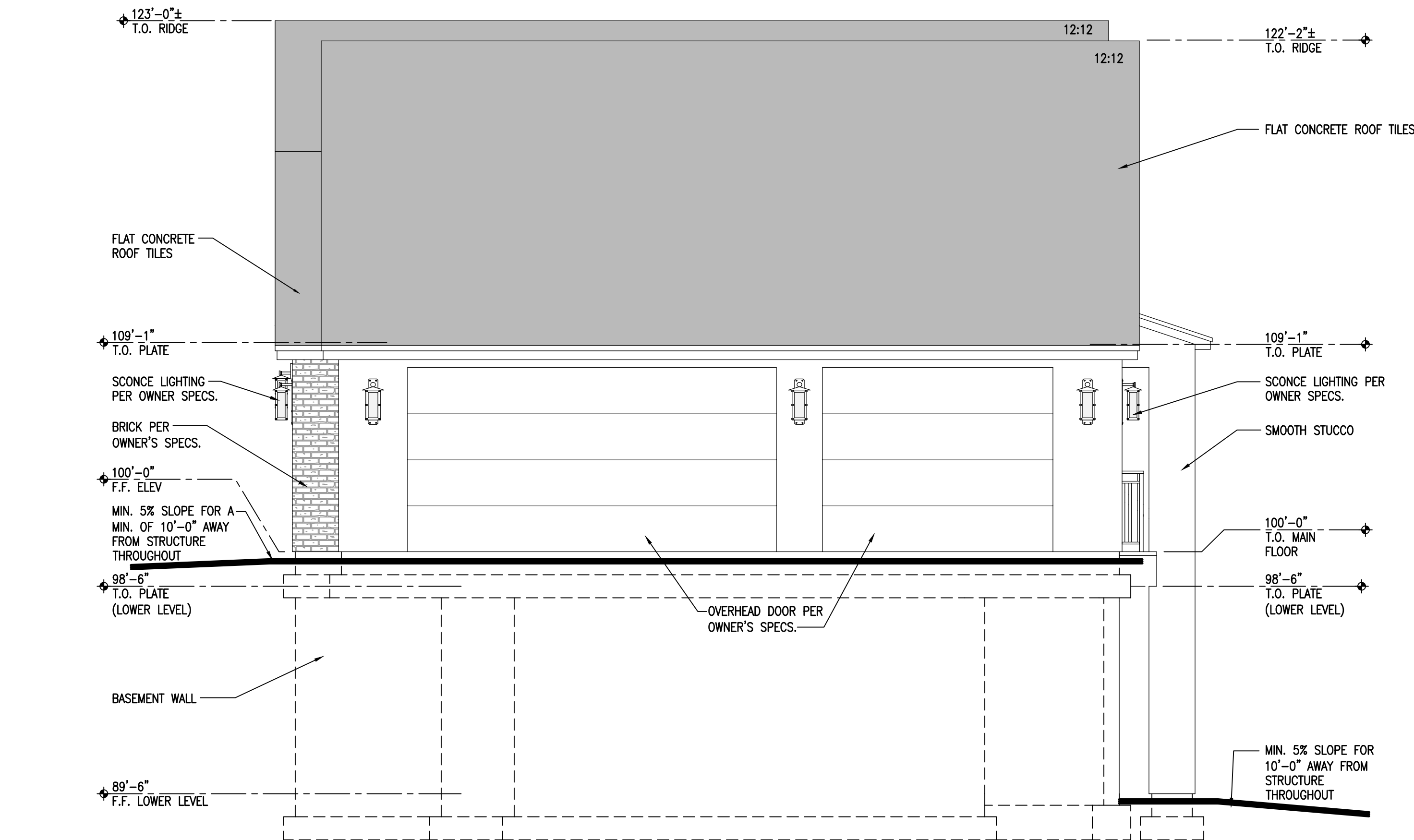
SANTA CLARA, UTAH

Mark	Date (M-D-Y)	Description

Sheet Title:
NORTH AND
SOUTH
ELEVATIONS

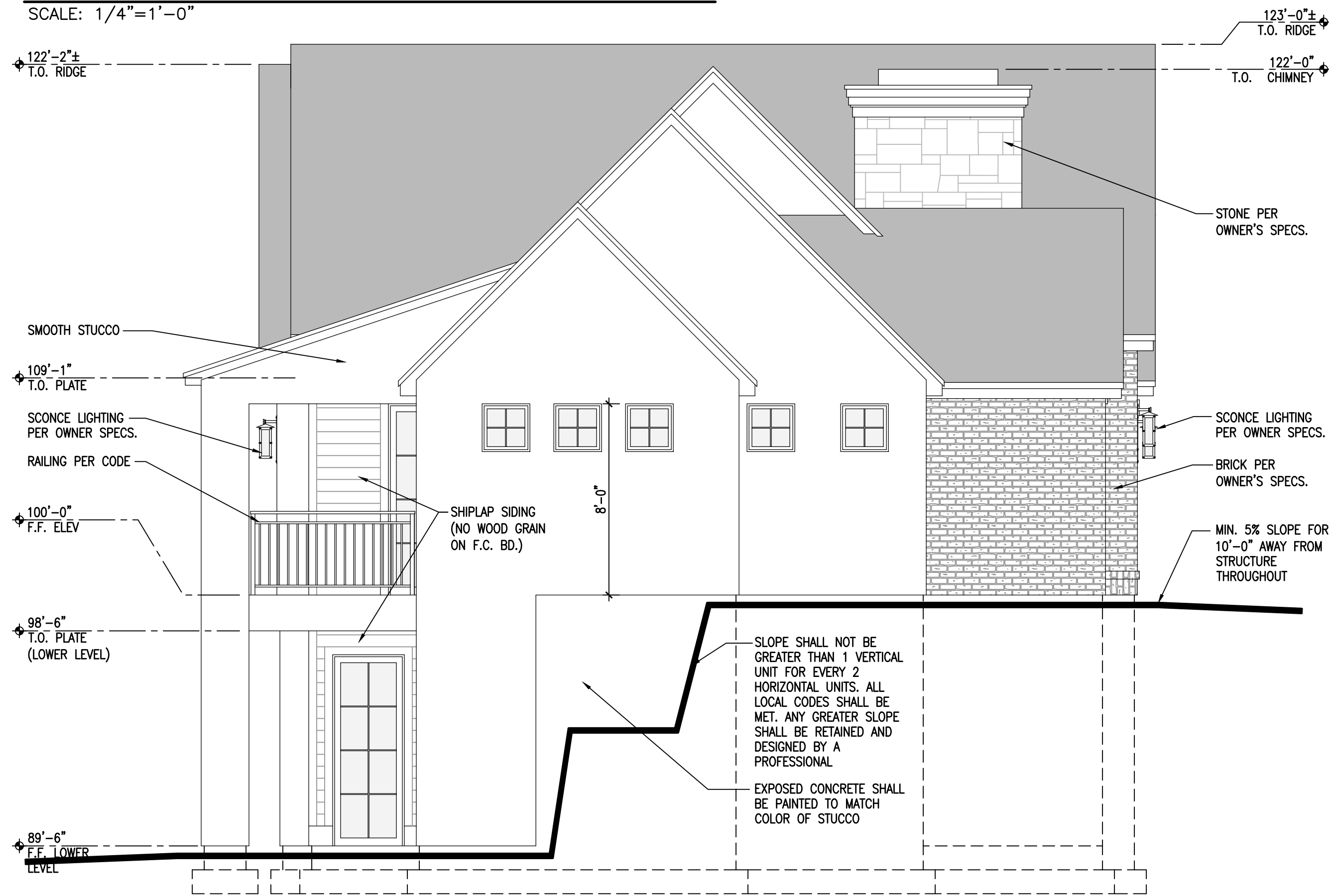
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A2.1



LEFT ELEVATION

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

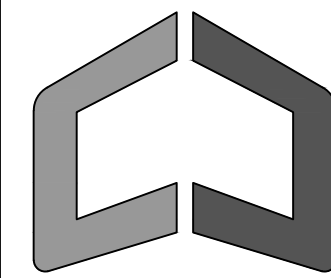


RIGHT ELEVATION

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

ELEVATION NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUD OR EDGE OF CONCRETE.
- VERIFY ALL EXTERIOR FINISHES WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
- FOR VARYING PLATE HEIGHTS AND OR TRUSS HEEL HEIGHTS SEE ROOF PLAN A4.1.
- PROVIDE METAL FLASHING AT ALL ROOF TO WALL TRANSITIONS AND AT CHIMNEYS.
- SEE ROOF PLAN A4.1 FOR ATTIC VENTING REQUIREMENTS.
- PROVIDE ICE AND SHIELD OR SIMILAR UNDERLAYMENT ON ALL ROOF PITCHES 3:12 AND UNDER.



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CUSTOM HOME FOR
BROME BUILDERS
CLARA CROSSING LOT #4

SANTA CLARA, UTAH

Mark	Date (D.M.Y.)	Description
1	11-Sep-26	11-Sep-26
2	11-Sep-26	11-Sep-26
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8	11-Sep-26	11-Sep-26
9	11-Sep-26	11-Sep-26
10	11-Sep-26	11-Sep-26

Sheet Title:
EAST AND
WEST
ELEVATIONS

Sheet:

A2.2

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Ciara Gates

<ciara@mascorealtygroup.com>

to emily.saviano3, me

Sep 5, 2025, 3:44 PM

☆

😊

↶

⋮

----- Forwarded message -----

From: **Michelle Walter** <michellew@erabrokers.com>
Date: Fri, Sep 5, 2025 at 3:05 PM
Subject: Due Dilligence Items
To: Ciara Gates <ciara@mascorealtygroup.com>

While your client is in their due diligence period, I want to ensure that they are aware of the following:

1. If your client does not use the house plan that we received approval for, they are required to go through an approval process with Santa Clara City and the Heritage Commission. The application can be found below. There are design guidelines for the historic district that can be found in the attached PDF that must be adhered to. The contact information for the planning and development manager is Jim McNulty (435) 656-4690 x 225. Email: jmcnulty@santaclarautah.gov. To begin the approval process, you will need to go through Jim.
2. If your client chooses to use the plan that we received approval for, they will also be required to use the exterior finishes that we received approval for. Our sample board is below. You would need to use the same color brick and stone, and the exterior of the home cannot vary from the plans that were approved. The Heritage Commission required a certain amount of hardy board, stucco and brick, they also required the window grids and gable vents. The color we chose for the stucco and hardy board is Shitake by Sherwin Williams. If you do not plan to use those finishes, you will also need to go through an approval process.
3. The retaining wall we constructed is NOT the lot line. The retaining wall is located on Lot 1, and Lot 1 extends an additional 5' beyond the retaining wall, therefore a block wall can only be constructed 5' behind the retaining wall.

If you have any questions, please let me know.

Michelle Walter





PERSPECTIVE 1

SCALE: NTS



PERSPECTIVE 2

SCALE: NTS



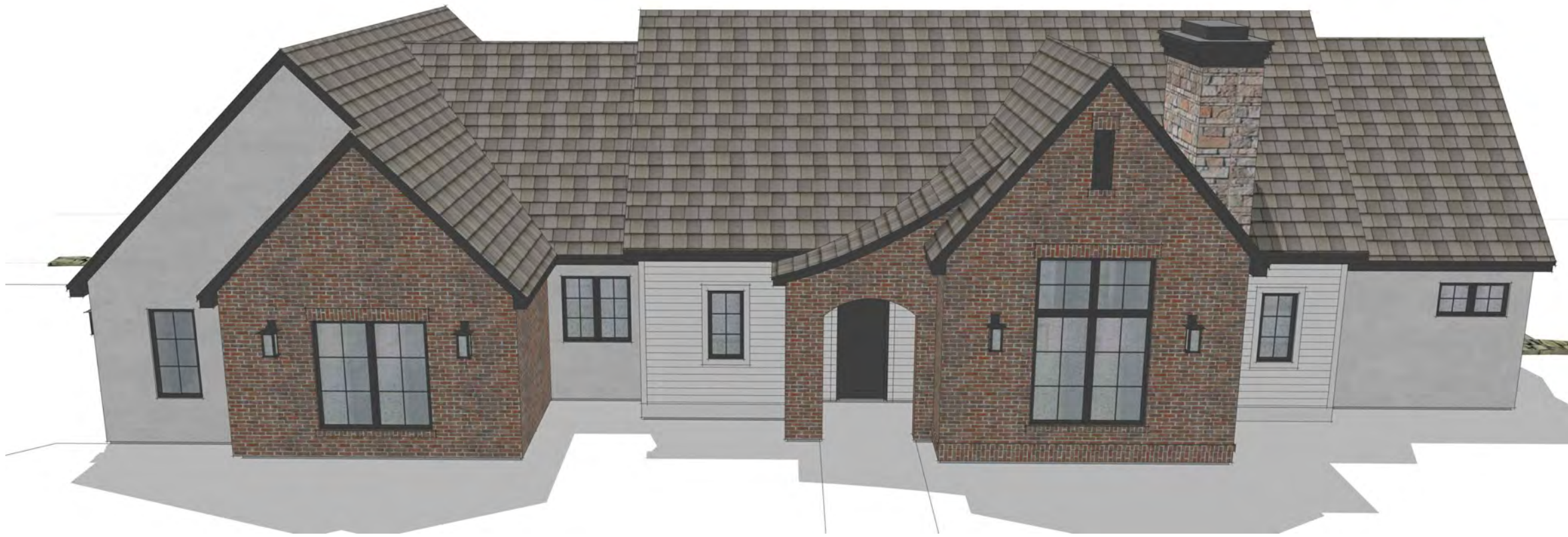
PERSPECTIVE 3

SCALE: NTS



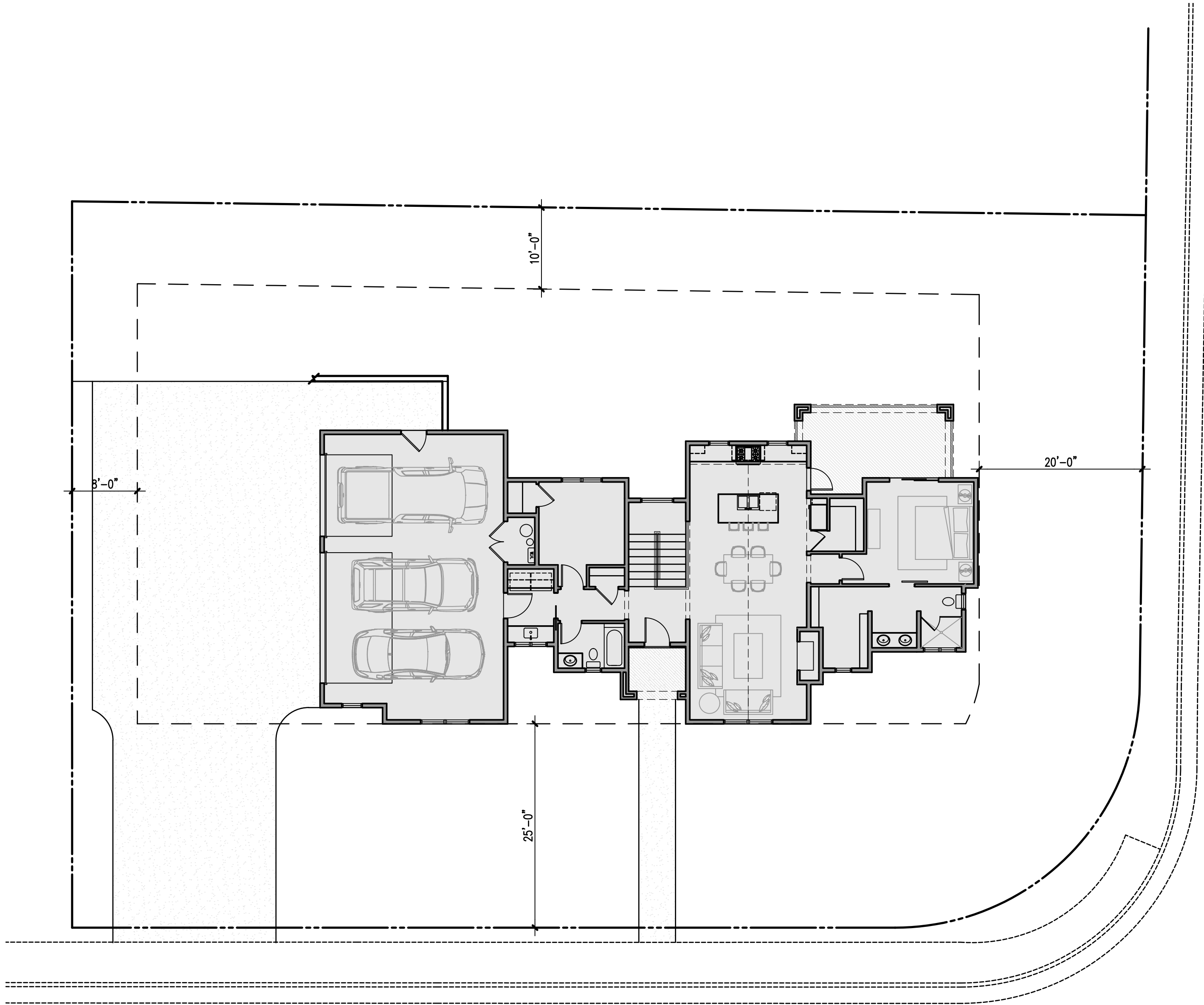
PERSPECTIVE 4

SCALE: NTS



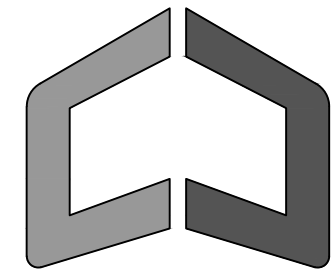
PERSPECTIVE 5

SCALE: NTS



SITE PLAN

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



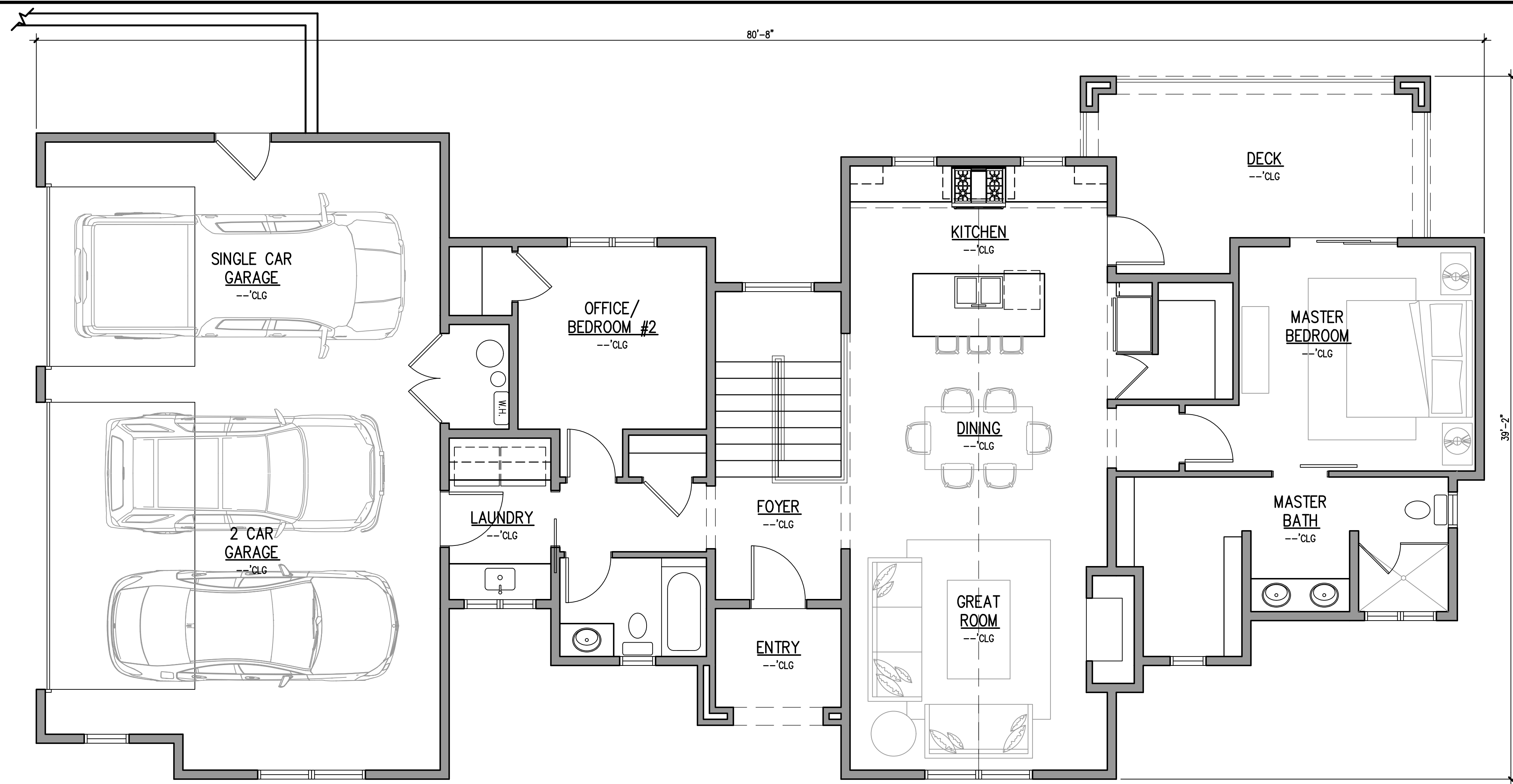
CREATIVE DIMENSIONS
DESIGN GROUP
P.O. Box 217
St. George, UT 84771
(435) 668-2228
shaww@srparch.com

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Release Date:
12-Nov-24
Project Number:
SP2429
Plan Series:
CUSTOM

CUSTOM HOME FOR
MR. AND MRS. WALTER
WALTER PROPERTY LOT #1
SANTA CLARA, UTAH

Sheet Title:

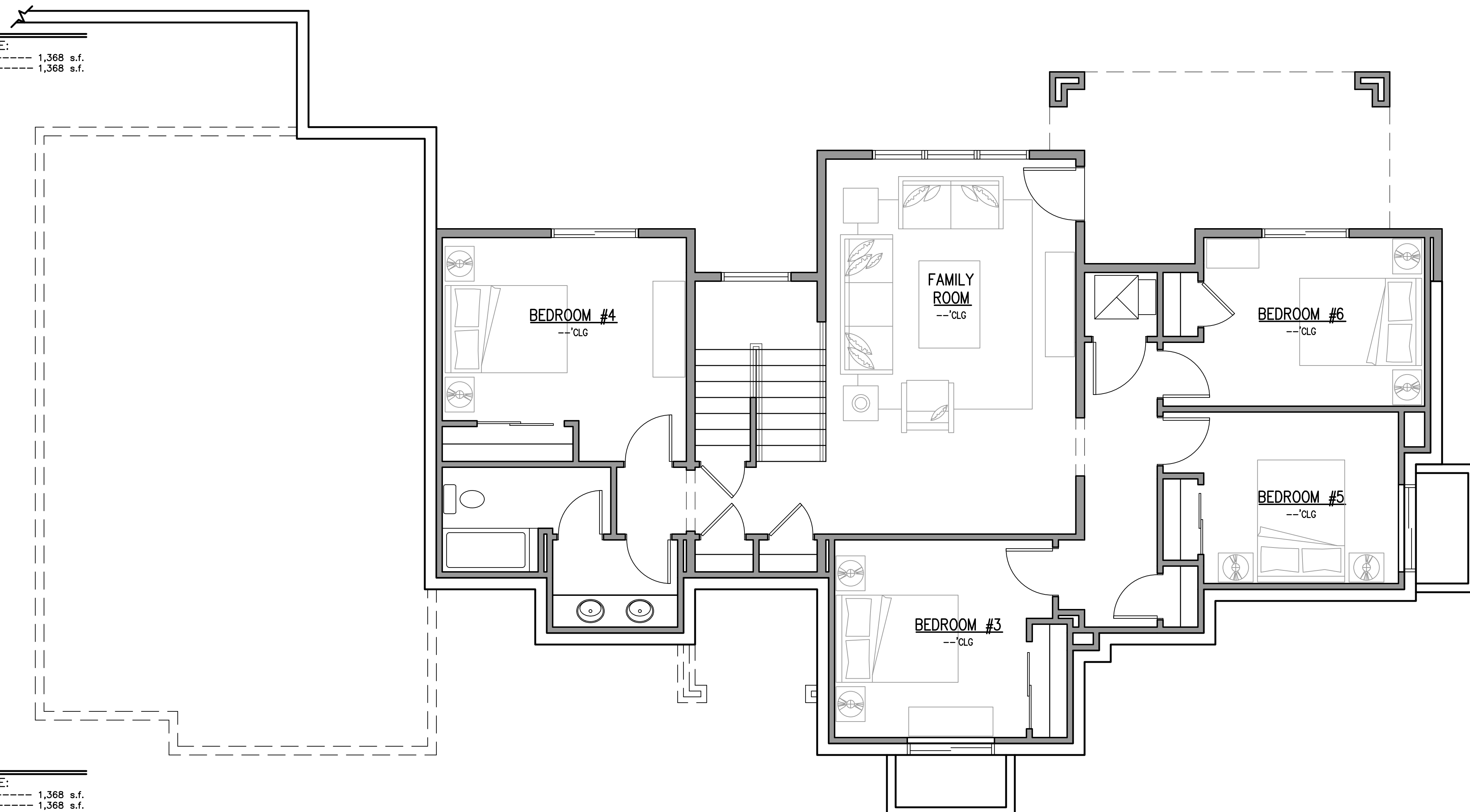
Sheet:



MAIN LEVEL FLOOR PLAN

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

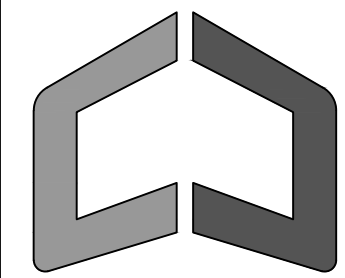
SQUARE FOOTAGE:
MAIN LEVEL ----- 1,368 s.f.
LOWER LEVEL ----- 1,368 s.f.



LOWER LEVEL FLOOR PLAN

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

SQUARE FOOTAGE:
MAIN LEVEL ----- 1,368 s.f.
LOWER LEVEL ----- 1,368 s.f.



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Sheet:



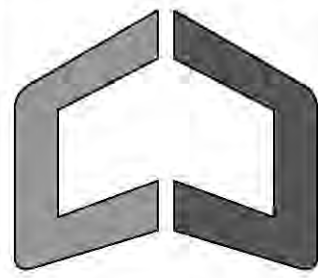
FRONT ELEVATION

SCALE 1/4" = 1'-0"



BACK ELEVATION

SCALE 1/4" = 1'-0"



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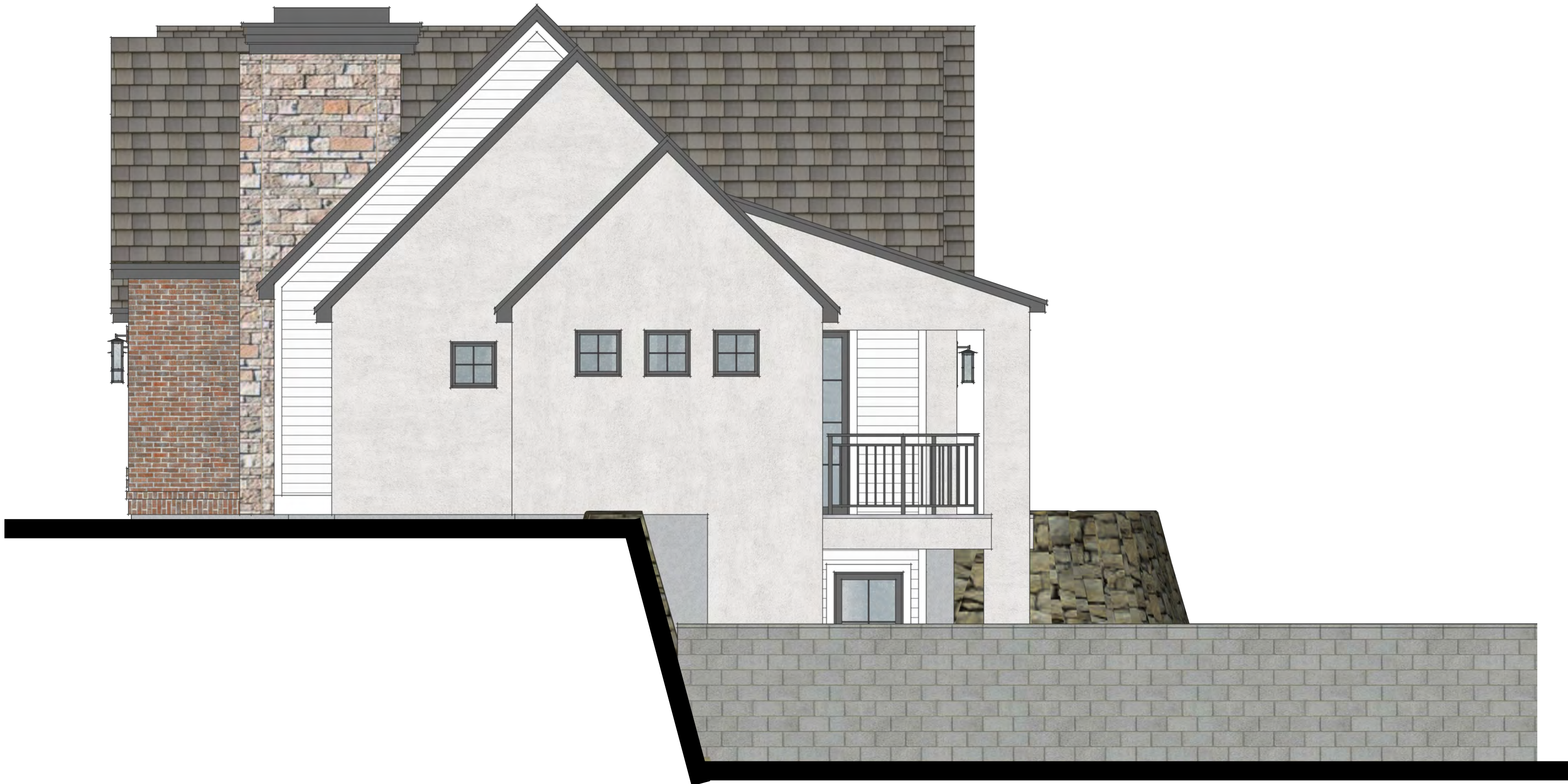
Sheet Title:

Sheet:
ELEVATIONS



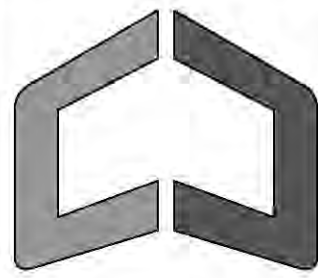
LEFT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"



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MR. AND MRS. WALTER
WALTER PROPERTY LOT #1

SANTA CLARA, UTAH

Sheet Title:

Sheet:
ELEVATIONS

**SANTA CLARA CITY HERITAGE COMMISSION
MEETING MINUTES
Santa Clara Town Hall Conference Room
2603 Santa Clara Drive
Thursday, November 21, 2024**

Present:

Commission Members: Bob Lamoreaux, Chairman
Mimi McKenna (via Zoom)
Mandi Gubler
Megan Smith

Staff: Jim McNulty, Planning and Economic Development Manager
Kristelle Hendrickson, Executive Assistant

Planning and Economic Development Manager, Jim McNulty called the meeting to order at approximately 4:00 PM.

Mandi Gubler moved to approve the minutes of October 24, 2024, Heritage Commission Meeting, as presented. Megan Smith seconded the motion. The motion passed with the unanimous consent of the Commission.

BUSINESS ITEMS

1. Continued Discussion: 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.

Mr. McNulty reported that the applicant, Michelle Walter, had incorporated some of the updates suggested by the Heritage Commission at its October 24, 2024, meeting.

Ms. Michelle Walter reported that the following changes were made based on the Heritage Commission's input:

Lot 4 (Spec Home 2):

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

Lot 5 (Spec Home 1):

- Added grids to all windows.
- Added vents to gables.
- Removed some siding to offset the cost of adding siding to Spec Home 2.

Ms. Walter reported that the Project Architect, Shawn Patten, advised against adding brick to the balcony and columns on Spec Home 1 as the added materials and labor costs of brick would be prohibitive. He also recommended retaining the small windows on the west side of this home because he believes they look more historic.

In response to a question from Ms. Gubler, Ms. Walter stated that the Hardie Board was added to Spec Home 1, but they were open to moving that home to Lot 4 at the Commission's direction. Megan Smith stated that she believed either home would be appropriate on either lot. Ms. Gubler stated that it looks better with the Hardie Board. Mimi McKenna stated that the updates have improved both homes and she did not believe the homes needed to be moved.

Ms. Gubler liked the divided windows on Spec Home 2. Ms. McKenna noted that they are both beautiful homes. She understands that they are expensive, but many existing homes were the most expensive homes built at the time.

In response to a question from Mr. McNulty, Ms. Walter clarified that the homes would be sold with finished basements. She indicated that the construction cost for each home was estimated at \$925,000 or approximately \$330 per square foot and they did not anticipate making a profit. They wanted to take on the project because they plan to build their personal home on the rear lot, and they wanted consistency. Ms. McKenna thanked her for the work they have put in to make the homes fit into the community.

In response to a question from Ms. Gubler, Mr. McNulty clarified that the Heritage Commission would not review the landscaping plan. The applicant will be required to submit a plan that meets the City's Waterwise Landscaping Ordinance as part of the Building Permit process.

Megan Smith moved to APPROVE the New Home Designs for Both Single-Family Homes on Lot 4 and 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 feet.**

Mandi Gubler seconded the motion. The motion passed with the unanimous consent of the Commission.

2. Continued Discussion: 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.

Both homes were discussed concurrently.

Mr. McNulty reported that the City has contracted with a firm to update the General Plan. A kickoff meeting with the City Council, Planning Commission, Heritage Commission, and City staff is tentatively scheduled for Tuesday, January 7, 2024. More information to come soon.

3. Adjournment.

The Heritage Commission Meeting adjourned at approximately 4:26 PM.

Approved: _____
Sherry Laier, Clerk



TO: Santa Clara Heritage Commission
FROM: Jim McNulty, Planning Director
DATE: October 15, 2026
RE: 1496 Chapel Street

Jared and Elisabeth Gardner own the home located at 1496 Chapel Street. The home was built in 1882. The home includes a Utah Vernacular “Greek Revival” architectural design from the 1880–1910 era. The Gardner’s have lived in the home for 23 years and have been working to remodel and update both the interior and exterior of the home.

Recently, work has commenced on the exterior of the home without review and approval of the Heritage Commission. City staff have been in contact with the applicants allowing for the item to be reviewed by the Heritage Commission. Additionally, the applicants have stopped working on the project until Heritage Commission review is completed.

A project narrative and four (4) images have been submitted for consideration. The homes exterior has included a frame stucco design for decades. The applicants propose to utilize board and batten siding allowing for the home to have historic character. The proposed board and batten siding color is Benjamin Moore, Simply White (OC-117). A material sample has been painted this color and will be available at the HC meeting.

Staff Recommendation:

City staff recommend that the Heritage Commission consider granting approval for the exterior update to the existing home located at 1496 Chapel Street subject to the following conditions:

1. That the board and batten siding be allowed be allowed utilizing Benjamin Moore, Simply White (OC-117).



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 SC-163-A-1
1496 Chapel Street

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.

J. Gardner
Signature Applicant(s)/Rep

1496 Chapel St. Santa Clara
Address Applicant(s)/Rep

Jared Gardner
Printed Name of Applicant(s)/Rep

435-817-6487 // jaredgardner777@yahoo.com
Phone Number / email

Project Narrative - Exterior House Painting

The purpose of this project is to restore the home's exterior siding to its original white color, as it was when the house was built in 1882.

We would like to repaint the siding white to honor the home's historical character and preserve its original appearance. The color of paint is Benjamin Moore, Simply White (OC-117)

This project will enhance the home's curb appeal while maintaining the traditional look and architectural integrity of the property.

Our goal is to respect the history of the home by returning it to its original white exterior color.







