

SANTA CLARA CITY HISTORIC DISTRICT DESIGN GUIDELINES

A Supplement to Chapter 17.76 Historic District Zone

(BN/RK draft 3-18-2016)

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Chapter 1: Introduction and Background

A. Purpose of Development Standards

1. Introduction:

The purpose and intent of these Design Guidelines is to provide guidance to property owners within the Historic District who desire to build, remodel, replace, or otherwise make changes or improvements to their property. The standards contained herein give guidance on how property improvements can enhance the Historic District by maintaining or improving the character of the District to ensure that the qualities found in the Historic District will remain for the enjoyment, pride and economic benefit of the citizens of Santa Clara for many years to come.

These Design Guidelines are based on the concept that historic properties along Santa Clara Drive and adjacent side streets are a unique and important part of the heritage of Santa Clara and should be preserved and protected where possible. This is an attempt to encourage protection of significant historic resources that are found within the City, and to provide information to property owners to help ensure the preservation of the historic resource well into the future. Historic ‘old town’ areas which have preserved and enhanced their special charm are often a magnet for tourists seeking an authentic historic setting. The historic ‘old town’ area which developed along Santa Clara Drive (old Highway 91) has economic development potential from both a tourism and neighborhood commercial standpoint. In addition to tourism development, the mixed-use nature of the Historic District offers a potential to provide neighborhood convenience commercial services to the developing Santa Clara suburbs.

The unique setting of the historic district isn’t just about the buildings, but also includes landscaping, trees, gardens, orchards, and outbuildings (barns, and granaries). All of these elements are important in maintaining the historic charm of the area.

These Historic District Design Guidelines are further intended to supplement the regulations contained in Chapter 17.76 Historic District Overlay Zone, found in the city zoning code (Title 17 of the Santa Clara Municipal Code). Specifically, section 17.76.090:A states the City Council, upon recommendation of the Heritage Commission and Planning Commission may adopt “rules, regulations, and guidelines” to implement and administer the purposes and intent of the Historic District.

2. Goals:

The goals of these Design Guidelines are:

- a. Protect the architectural character and fabric of the Historic District, and the individual buildings within the District,
- b. Enhance and beautify all properties within the Historic District,
- c. Provide owners and residents with information concerning the rehabilitation of historic structures,

- d. To increase appreciation for the City's historical and architectural heritage, and create a desire on the part of property owners in the Historic District to replicate and expand its historical character,
- e. Ensure that new development respects the existing character of the Historic District,
- f. Promote economic development opportunities through the creation and maintenance of a special and charming setting which will draw both tourists and residents.

3. Background:

The lower Santa Clara River area had been inhabited for centuries by Native Americans who lived along the river. Many artifacts remain from those who lived here long ago. The first white settlers were members of the LDS Church who made their homes along the Santa Clara. These were mainly settlers from Switzerland who for many years made up the majority of settlers in Santa Clara.

Although some buildings in the Historic District are pioneer era structures built in the second half of the nineteenth century (e.g., Jacob Hamblin home, Relief Society House, Tithing Granary, etc) most of the structures within the Historic District are single-family homes constructed around the middle of the twentieth century (i.e. 1930's – 1960's). Their architectural style is generally described as cottage style, ranch style, or craftsman style. Most of these houses are still used as single-family dwellings, although a few have been converted to commercial use such as small offices, cafes, or boutique shops. It is the city's goal to preserve and enhance these structures whether they were built in the 1800's or 1900's.

4. Historic Places:

A number of the early homes built in Santa Clara have been placed on the National Register of Historic Places. Following is a list of these homes and the date at which they were placed on the National Register:

Jacob Hamblin Home	3386 Santa Clara Drive	Mar. 11, 1971
Relief Society House	3036 Santa Clara Drive	Feb 2, 1994
George & Bertha Graff House	2865 Santa Clara Drive	Dec. 4, 1998
Hans George Hafen House	3003 Santa Clara Drive	Dec. 4, 1998
Fredrick & Anna Maria Reber House	2988 Santa Clara Drive	Dec. 4, 1998
Mormon Tithing Granary	3105 Santa Clara Drive	Dec. 4, 1998
Lemuel & MaryAnn Leavitt House	1408 Quail Street	Feb. 12, 1999
Fredrick & Mary Reber House	3334 Hamblin Drive	Feb. 12, 1999

The National Register of Historic Places is a part of the National Park Service. Additional information is available at www.nps.gov/nr/national_register_fundamentals.htm. Although homes in the historic area of the city may be remodeled and even replaced, the purpose of these design guidelines is to make home owners aware of the historic character of the District.

When changes are proposed to property in the Historic District, it is hoped that property owners will act to enhance the quality of the Historic District in the following ways:

a. Protect the desirable and unique features of the Historic District.
b. Perform rehabilitation and construction that will respect the character of the Historic District. New construction or rehabilitation should enhance and further the goals of the Historic District by creating architectural compatibility with existing historic structures.

c. In situations where demolition of existing dwellings is deemed necessary, such demolition should be done in accordance with city requirements. (17.76.080)

d. All replacement structures shall be compatible with the established character of the Historic District and conform to adopted design standards contained herein. All construction shall comply with all standards and requirements of the International Building Code. Prior to any remodeling or new construction, the applicant shall apply for a building permit from the city building official.

5. Incentives for the preservation of historic buildings.

There are various incentives available to encourage property owners to preserve their historic properties rather than demolish them or make inappropriate modifications. In addition to the pride of preserving and enhancing a historic building the following are some of the incentives available for preservation;

Chapter 34 of the The International Building Code (IBC) governs alteration and repair of existing buildings. Section 3409 of the IBC governs historic buildings, it states that “the provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.” These building code accommodations are intended to make remodeling of historic buildings more feasible.

Accommodations to the parking requirements contained in the City Zoning regulations (section 17.32) may be granted in order to promote compatibility with the character of the historic district.

Tax Credits available under the federal IRS rules for investments in the rehabilitation of historic buildings.

Chapter 2: Design Guidelines

A. Design Guideline Introduction

1. What are Design Guidelines?

Design Guidelines address alterations to existing structures, additions, new construction, landscaping and site work. They define a range of appropriate responses to a variety of specific design issues. Some guidelines are written to be used when improving historic structures, others apply to completely new “infill” construction. Design Guidelines recommend specific design solutions that are derived from the history, historic structures, and historic landscape of Santa Clara.

2. Why have Design Guidelines?

Design Guidelines help establish a common understanding of preservation principles and standards. The historic resources of Santa Clara are finite and vulnerable to inappropriate alteration, renovation and demolition. Santa Clara’s historic assets are key parts of the community’s identity, livability and through heritage tourism, its economy as well. Adherence to Design Guidelines will insure that the historic and unique character of Santa Clara’s Historic District will be maintained.

3. Who uses Design Guidelines?

These Design Guidelines are intended to be used by property owners (and their architects, landscape architects, engineers, designers and other consultants) when decisions are being made about proposed rehabilitation and new construction projects. The Design Guidelines will also be used by Santa Clara City staff, appointed and elected officials during their evaluation of the projects proposed within the Santa Clara Historic District.

B. Determining Historical Contribution

Buildings with a sufficient percentage of structure and details exhibiting characteristics from their period of significance (see Santa Clara historical eras outline), are deemed to contribute positively to the integrity of the Historic District. In the Historical District Individual Asset Inventory the era and elements that define the historical contribution have been listed.

There are other buildings that exist within the boundaries of the Historic District that do not contribute to its significance. Buildings constructed later than the opening of the Interstate Highway through the Virgin River Gorge in 1973 are considered “non-contributing” properties. Building built during the historic periods of Santa Clara, but substantially altered so that their historic character is longer evident are also classified as “non-contributing”.

C. Ongoing Historical Research

Understanding the history of a building is important to any preservation project. The original date of construction, dates of additions and alterations are not known for the majority of the buildings in the Historic District. It is anticipated that additional research will be undertaken by property owners, historical society members, architects and designers which will increase our understanding of the methods of construction, historic uses and unique features that define each individual asset. Written histories, photographs, maps and other records should be sought out during the beginning stages of each proposed project. (Posted on Washington County Historical Society and Santa Clara City websites.)

D. Historic Eras and Styles (Outline)

It is important to understand the historical sequence of Santa Clara's settlement and evolution. This outline places key events and historic structures into a timeline extending from pre-history to the end of the period of significance in the 1960s.

Anasazi

Pueblo

Paiute

Tonaquint

Shivwits

Dominquez and Escalante 1776

Confluence

El Rio Sulfureo de los Piramides

Old Spanish Trail

Santa Clara name from this era.

Trade in native american slaves.

Parley P. Pratt reports that Indians grow crops with irrigation on Santa Clara Creek 1849

Southern Indian Mission 1854

Missionaries (10 Families with wives) Hamblin, Knight, Leavitt, Allen, Brown, others

Indian agriculture and irrigation aided when missionaries built 14 ft high dam. 1855

First cotton grown, harvested, carded, spun and woven in cloth 1855

Fort Clara built 1856

Some San Bernardino saints relocate to Santa Clara 1858

Santa Clara abobe school/ward house 16x24 adobe 1858

Cotton Mission 1861

30 Swiss Families to Santa Clara

Santa Clara Town Plat 1861

Fort Clara heavily damaged in 1862 flood

First Santa Clara Church built 1862

Jacob Hamblin Home 1863

Vineyards, Orchards, Gardens and Farms established

1870s

Hug-Gubler Home

Santa Clara Swiss peddle produce and wine in Pioche, Nevada

Dr. Edward Palmer explores Indian mound and publishes report 1875

1880s

John George and Susette Bosshard Hafen Home
John and Emma Hafen Home
John Henry Sr. and Barbara Staheli Graff Home

1890s

Shivwits Indian Farm purchased by Anthony Ivins
John Martin and Freda Lucy Reber Stucki Home
Shivwits Indian School begun
Second Santa Clara Church built 1897

1900s

Shem smelter built
Santa Clara Mercantile Store
Santa Clara Tithing Granary
George and Bertha Stucki Graff Home
Santa Clara Relief Society Building
Shem smelter closed

1910s

Santa Clara Bench Canal built
Santa Clara Bench Canal Reservoir built
Arrowhead Trail auto route located
Santa Clara Bench surveyed and settled
Electric power service provided by Dixie Power hydros on Santa Clara Creek

1920s

Santa Clara Mercantile Warehouse
Telephone service by Southern Utah Telephone company
J. Claude and Leda Frei Home
Arrowhead Trail road improved
Fruit and produce stands along highway
US Highway 91 designated 1926

1930s

Leo and Tessie Reber Home
Preston and Vella Ruth Hafen Home
Shem (Winsor) Dam built by CCC
Santa Clara Concrete Dam built by CCC

1940s

Farm Security Administration photography of Santa Clara 1940
Gates Service (Station) selling Richfield hi-octane and renting cabins
Southern Utah Produce Company trucks ship produce to Nevada, California, Arizona
Third Santa Clara Church built 1949

1950s

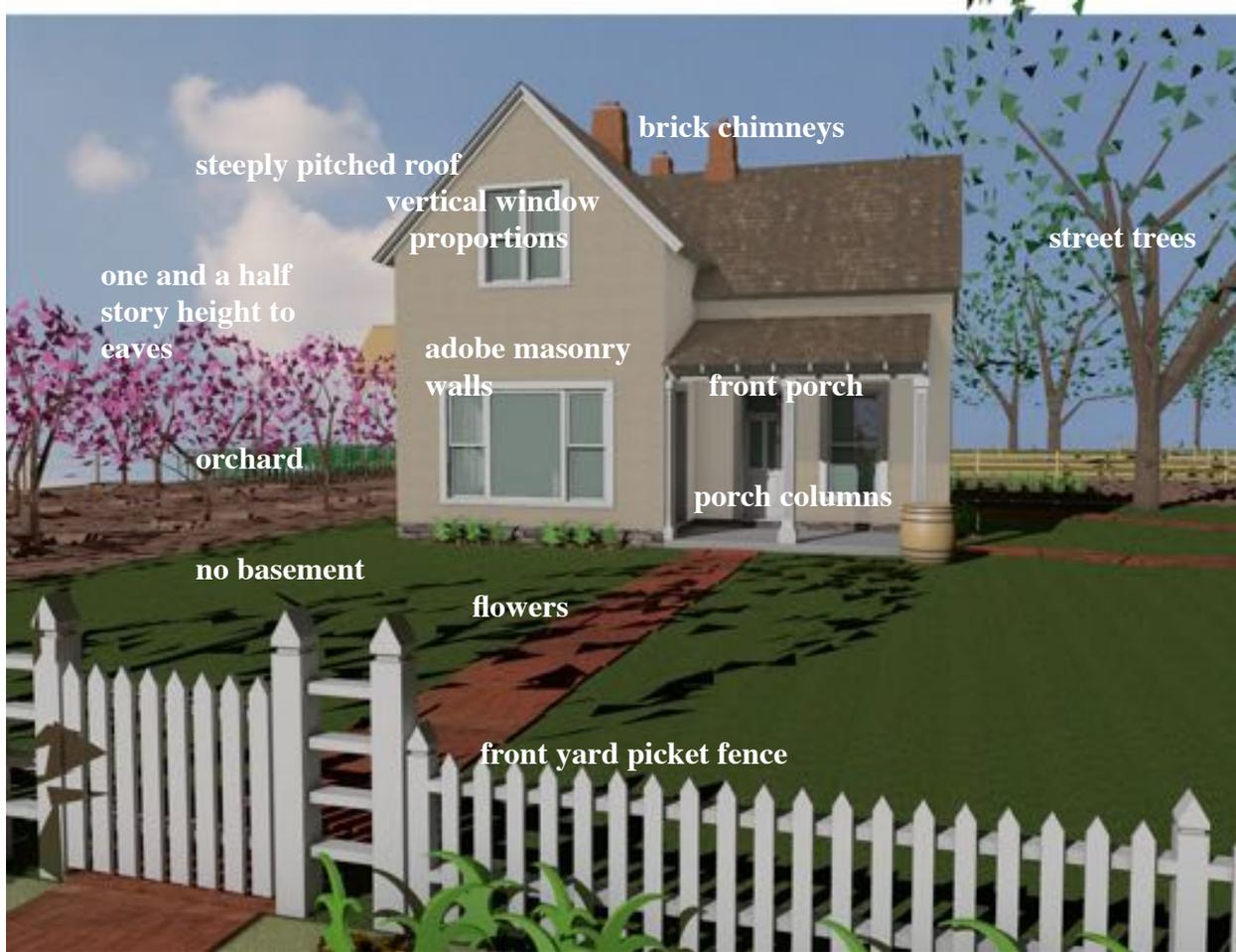
Increased traffic on US Highway 91
Virgin River Gorge highway project approved

1960s

Jacob Hamblin home restored by State of Utah open to tourists
Highway through the Virgin River under construction. Cost \$3.5 million per mile.
Virgin River Gorge freeway opens 1973. Santa Clara bypassed

E. Key Elements and Features of Historic Styles

1. Utah Vernacular
 - a. (Appendix A - Utah's Historic Architecture Guide, Utah Division of State History, Goss and Carter)
2. Bungalow Cottage
3. Period Cottage
4. Ranch House
5. Site and Landscape Context



Utah Vernacular Cross Wing 1880-1910

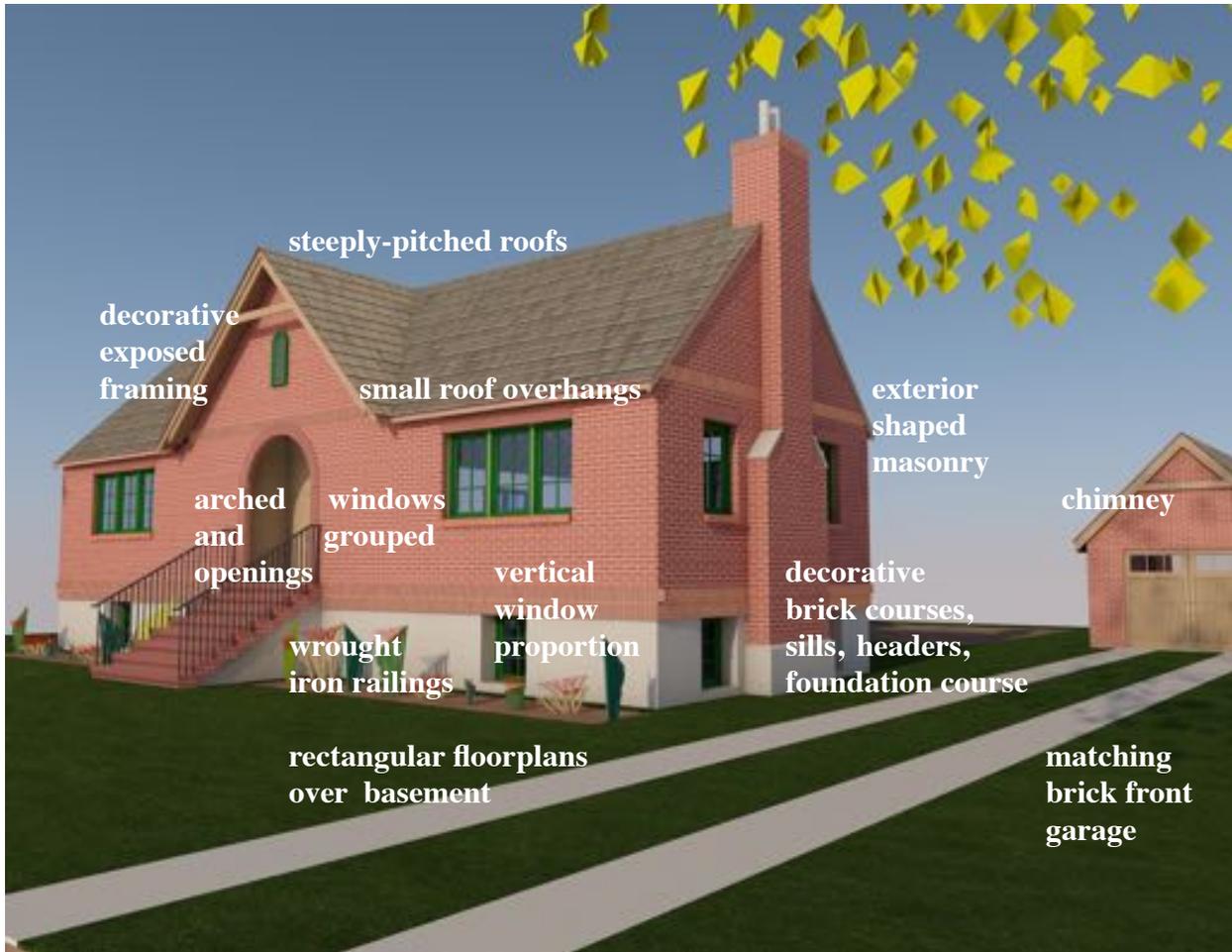
The cross-wing house consists of two wings placed at right angles so that the floor plan resembles either a “T” or an “L.” The stylistic emphasis of the house is divided equally between the facade of the forward-projecting wing and the porch fronting the main entrance in the side or flanking wing, and it is at these points that decoration is commonly found. The house itself is usually one and a half stories tall, although some are two stories. The cross-wing house initially developed in association with the Gothic Revival and Italianate styles, but during the late-19th century it became a popular plan for Victorian dwellings as well.

This is one type of Utah Vernacular architecture which occurs in Santa Clara, there are many variations. (See Appendix A - Utah’s Historic Architecture Guide, Utah Division of State History, Goss and Carter)



Bungalows 1905-1925

Bungalow and Craftsman style homes were born out of the Arts and Crafts Movement. The emphasis is on natural materials — wood, stone and brick. Wide front porches and low-pitched roofs are typical. The interior's open floor plan features built-in furniture, big fireplaces and exposed beams. As a popular dwelling type in Utah in the years before World War I, the bungalow was a noticeably low, ground-hugging house of one or one-and-a-half stories and a rectangular plan. It had a low-pitched roof that projected conspicuously out over the eaves. Decoration itself was sparse, being generally limited to exposed structural features such as rafter ends, exaggerated purlins and king posts, and heavy, tapered porch posts supporting the overhanging front porch. Porches and verandas facilitated access; inside the house, circulation was unrestricted and spaces open. Convenience was emphasized, so bungalows were generally equipped with small efficient kitchens and built-in features such as bookcases and tables. Most Utah bungalows were built by local contractors following ideas contained in popular pattern books and home-improvement magazines.



Period Cottages 1920-1935

Utah architecture between the two world wars was characterized by the revival of aesthetic concepts associated with particular historic periods. A range of house types emerged that in a general way imitated older medieval building forms. These “period houses” often had rectangular floor plans in a hall-parlor or central-passage configuration, or were variants of the cross-wing house with one projecting wing. Appearing deceptively small from the street, often they actually extended deep into the lot. Stylistically, period cottages ranged from Spanish Colonial to Mission, but they most commonly the styles are English Tudor and English Cottage. Period cottages populated the expanding suburbs of larger cities like Salt Lake City, Provo, Ogden, and Logan, but are found in rural communities as well.



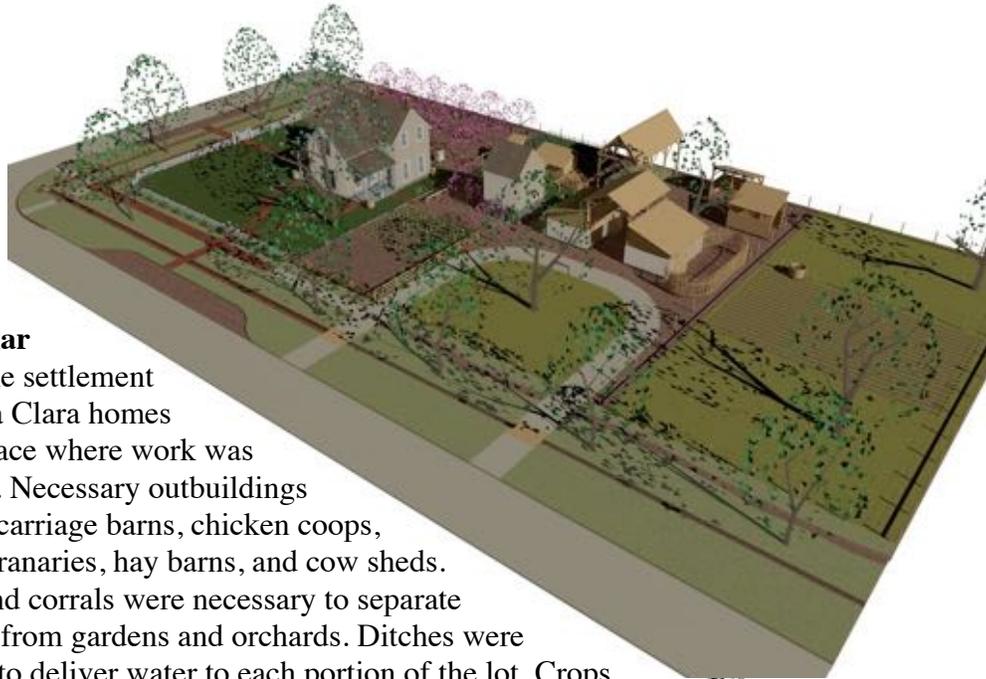
Ranch

First built in the late 1930s, ranch homes were originally modeled after rural Western ranches. Toward the end of the 1940s, post-war prosperity increased due to veterans receiving GI Bills and easier home-financing terms. As the number of marriages and size of families increased, the small World War II-era-cottage type was becoming obsolete. The core of small rooms based around a compact kitchen and living room began a transition to a new plan, a plan that actually originated in California: the “ranch house”. In response to the compact, tightly confined world war two-era cottages, the early ranch plan stretched the house slightly more across the lot and provided larger window openings to allow the outdoors in. The ranch’s exterior appearance resembled that of the world war two-era cottage, only larger. By the mid-1950s ranch house stretched longer across the lot. By the 1960s horizontally proportioned sliding windows and large plate-glass picture windows became common. Ranch architecture bears a slight resemblance to the modern style with open floor plans and easy connections to the outdoors, particularly “backyard entertaining spaces”. Focused mainly on practicality and simplicity, most ranch homes feature an attached carport or garage. Ranch houses had details including materials, brick colors, shutters and window panes which transformed them into “Colonial ranch”, “Spanish ranch”, “California ranch” and even “Swiss ranch” forms as desired.

Site and Landscape Context

The town of Santa Clara's landscape evolved in parallel with its architecture and economy. Landscape remnants such as barns, outbuildings, orchards, gardens, lawns, street trees, corrals and fences contribute significant historic value.

Each era of Santa Clara's history exhibited distinguishable landscape characteristics that can be classified into the same categories that have been used for historic architectural styles, i.e. *vernacular, bungalow, period cottage and ranch.*



Vernacular

During the settlement era, Santa Clara homes were a place where work was the focus. Necessary outbuildings included carriage barns, chicken coops, privies, granaries, hay barns, and cow sheds. Fences and corrals were necessary to separate livestock from gardens and orchards. Ditches were arranged to deliver water to each portion of the lot, Crops were cultivated for both family subsistence and commercial enterprise. Shade trees lined the streets, and front yards were adorned with flower gardens and lawns.





Bungalow

The Arrowhead Trail brought automobiles and linked Santa Clara to California’s markets. The Santa Clara bench canal brought water to new farms outside the original settlement area. Small garages replaced barns. The harvest from small gardens, vineyards and orchards could be sold to tourists passing through or exported to distant markets. The necessity for some outbuildings diminished but outdoor privies and chicken coops were still common. Backyards were still used for growing crops, but the large front porches overlooked decorative flower gardens and lawns visible to passersby.





Period Cottage

Improved transportation along Highway 91 (formerly the Arrowhead Highway) brought a degree of prosperity to Santa Clara despite the Depression. Indoor plumbing became common. Bottled and dried fruits were stored in cool cellars inside replacing the outdoor granaries of the past. Homegrown vegetables and homemade goods diminished family cash outlays. Transportation of local goods to distant markets was increasingly necessary. A growing reliance on tourist dollars was supported with the growth of roadside fruit and vegetable stands, automobile service stations, and small tourist camps. Backyard husbandry remained profitable.





Ranch

Santa Clara’s dependency on agriculture decreased after World War II. Carports replaced detached garages. Rear yard gardens were still planted but were not the necessity they had been. Portions of backyard were dedicated to swing sets and family pets. Trees were planted to shade backyard lawns where family barbecues became common. Street trees were still admired, even though more trips were made by car than on foot. Traffic along Highway 91 continued to increase until the completion of I-15 in 1973, when it fell off dramatically ending the historic era.



F. Classification of Proposed Action(s) for Historic Buildings and Landscapes

Preservation as “pickling” something in time. Slowing the deterioration.

Restoration getting it back to a given point in time ... original?maybe, maybe not. Erasing the deterioration.

Conservation is planned management of a natural resource to prevent exploitation, destruction or neglect.

Mitigation is correcting the cause of the deterioration. Has a direct effect on the historic fabric, but does not intervene with it directly.

Abstention or not doing anything can be the right thing to do. Ask... in light of the age of the building, how has it performed so far. Don't fix it if it isn't broken. No intervention at all.

Reconstitution is acting directly on the historic material.

Substitution is direct replacement of historic material with “like kind”. Add new (or salvaged) adobe to replace damaged ones.

Circumvention is direct replacement with new material that may not be “like kind”. Add new soft brick rather than adobe.

Acceleration is demolition or dismantlement.

C. Roofs: Remodeling and New Construction

1. The pitch of roofs shall be compatible with the style and period of other building forms in the Historic District.

2. Roofing materials of homes and buildings shall be compatible with the style and period of the architecture of the building.

3. The overhang, exposed eaves, rafter tails, fascia design, brackets, and material should be compatible with historic roof styles.

4. Where feasible, skylights and solar panels shall be located on sections of roofs that are not visible from street frontage, either front or side yard streets on corner lots.

D. Columns, Details and Chimneys:

1. Columns and other details should be typical of the style and period of the building.

2. Chimneys shall be compatible with the style and period that is typical of the historical buildings in the Historic District.

E. Building Materials for new buildings and remodels:

1. Materials shall be adobe, brick, wood, native stone, stucco and other materials that were employed in the Historic District. Imitation, synthetic, contemporary and modern materials that were not employed during the historic eras are generally discouraged, but may be employed on a limited basis if justified.

2. A mixture of these materials is acceptable. Normally, the all sides of a structure should employ the similar materials. The level of detail should be appropriate to the particular historic style.

F. Colors:

1. The colors of materials and paint should be typical of the architectural style and period of the structure.

2. The colors of materials and paint should be compatible with each other.

3. Fluorescent colors shall not be used on any exterior of any structure or on any site improvements.

4. Brick surfaces not previously painted should not be painted unless the painting is necessary to restore or preserve the brick, or when adding to or renovating the existing structure, and a replacement brick of similar color and texture is not obtainable.

G. Electrical:

1. Outdoor lighting fixtures should be compatible with the style and period of the main building and shall not obscure or conflict with significant architectural details of the building.

2. Overhead exposed wiring and conduit, including lighting for signage, should not be used. When the structure does not allow lighting to be hidden, conduit may be exposed in an inconspicuous location.

3. Public and parking lighting should be designed to be compatible with the overall character of the Historic District.

H. Landscape Standards:

Properties located in the Historic District should also follow the following standards;

1. The general character of the landscape in the Historic District has been established with a variety of plant materials, fencing, and other materials.

2. Front yard landscaping with lawns, shrubs and trees, and gardens located on the property are important elements of the historic fabric of the site. Therefore such elements should be preserved when buildings are modified or replaced.

3. In order to encourage the preservation of historic landscapes and gardens, the Heritage Commission may recommend accommodations to the parking requirements as contained in section 17.32 of the City Zoning Code.

4. Desert landscaping is not recommended in front yards or along sidewalks.

5. Fences and walls shall comply with the Santa Clara City Zoning Code 17.28. Walls, Fences, and Hedges. Wrought iron fences should be compatible with the historic style and period of building.

b. Wooden fences may be utilized provided that any solid fence sections be placed along side and rear property lines. The finished side of a fence should face the public street.

c. Alternative fence materials may be used as a substitute to painted wood as long as it is visually equivalent to authentic wood materials.

d. Chain link fences shall not be used on the street side of a lot.

6. Parkway landscaping and street trees shall comply with the Santa Clara City landscape requirements found in Chapter 17.90 Landscape Standards.

I. Signs:

All signs shall meet the requirements of Chapter 17.45 of the Santa Clara Zoning regulations dealing with signs in the Historic District.

J. Parking:

Ideally, new development or a change in the use of the property should meet the parking standards contained in section 17.32 of the Santa Clara City Zoning Code. Parking should be located in the rear of the property (behind building) rather than converting front yard landscaping and garden areas into parking lots. Some limited parking may be allowed in the front setback area if it does not significantly change the character of the historic site. The City Council after considering the recommendations from the Heritage Commission and Planning Commission may modify the parking standards in order to promote compatibility with the historic character of the District. The number of parking spaces required may be reduced, the type of hard surfacing may be modified, and an allowance provided for on-street parking may be granted where the City Council determines that such accommodation is in the best interest of the Historic District.