

1. Historic Preservation Commission Meeting Agenda And Packet (PDF)

Millcreek Historic Preservation Commission Meeting Agenda

Public Notice is hereby given that the Historic Preservation Commission of Millcreek will assemble in a regular public meeting on Thursday, 14 September 2023, at City Hall, 3330 S. 1300 E., Millcreek, Utah 84106, commencing at 6:00 p.m.

6:00 p.m. – Regular Meeting

1. Discussion and Consideration of EX-23-002; Sidewalk, Curb, and Gutter Exception, 3345 S Oakwood Street, Francis Lilly, Planning Director
2. Updates from Sub-Committees
3. Staff Updates
4. Approval of August 10, 2023, Regular Meeting Minutes
5. Adjourn

In accordance with the Americans with Disabilities Act, Millcreek will make reasonable accommodation for participation in the meeting. Individuals may request assistance by contacting the ADA Coordinator, 801-214-2751 or ADAINFO@MILLCREEK.US, at least 48 hours in advance of the meeting.

The meeting will be live streamed via the City's website at:

[HTTPS://MILLCREEK.US/373/MEETING-LIVE-STREAM](https://millcreek.us/373/meeting-live-stream). Public comment can be submitted before or during the meeting via the City's website at:

[HTTPS://MILLCREEK.US/FORMCENTER/CONTACT-US-5/PUBLIC-COMMENTS-61.](https://millcreek.us/formcenter/contact-us-5/public-comments-61.);

The Commission may convene in an electronic meeting. Commissioners may participate from remote locations and may be connected to the electronic meeting by GoToMeeting, Zoom, or telephonic communications. The anchor location will be City Hall.

THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF MILLCREEK HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS EMAILED OR POSTED TO:

City Offices City Website Utah Public Notice Website

Those Listed on the Agenda [HTTP://MILLCREEK.US](http://millcreek.us)

[HTTP://PMN.UTAH.GOV](http://pmn.utah.gov)

DATE: September 12, 2023

DEPUTY CITY RECORDER: Alex Wendt

Agenda items may be moved in order, sequence, and time to meet the needs of the Commission.

Documents:

[9-14-23 HISTORIC PRESERVATION AGENDA.PDF](#)

[HPC 8-10-2023 DRAFT MINUTES.PDF](#)



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**Minutes of the
Millcreek Historic Preservation Commission
August 10, 2023
6:00 p.m.
Regular Meeting**

The Historic Preservation Commission of Millcreek, Utah, met in a regular meeting on August 10, 2023, at City Hall, located at 3330 S. 1300 E., Millcreek, UT 84106. The meeting was live streamed via the City's website with an option for online public comment.

PRESENT:

Commissioners

Peter Brinton
Kaye Donahoe
Molly Enos, Chair
Tiffany Hunter Greene
Emily Johnson
Ryan Lufkin, Vice Chair (Excused)
Arie Leeflang

City Staff

Francis Lilly, Assistant City Manager
Alexander Wendt, Deputy City Recorder
Kurt Hansen, Facilities Director
Sean Murray, Planner

Attendees: Jeff Silvestrini, Victoria Reid, Cheri Jackson, Joshua Poulsen, Bob Dow, Mary Jane Dow, Gail Ascencio, Ron Richins

REGULAR MEETING – 6:00 p.m.

TIME COMMENCED – 6:01 p.m.

1. Millcreek Reconnaissance Level Survey Findings

Mr. Kirk Huffaker gave a presentation on the reconnaissance level survey that he conducted earlier in 2023. A reconnaissance level survey is very basic, it is not in depth, by that it means that he did not research who lived in these homes historically. He revisited the boundaries of the survey area. The homes are evaluated systematically, and they are evaluated by the same criteria. The methodology of the survey looks for properties that are eligible and contributing, ineligible, out of period, unidentified, or demolished. The evaluations are broken down by letter grades. A B grade home is eligible and contributing, it retains its historic integrity. A C grade home is ineligible, but it no longer has its historic integrity. The contributing buildings in Mountair Acres are most of the homes. They are B grade.

The historic period is 1848-1977. The Moutair Acres area is the current Mountair acres subdivision. The scattered sites are found in the boundary of the City of Millcreek. The history of Millcreek is broken into 6 periods that encompass 1847-1977. 63 sites were found to be contributing among the scattered sites. 335 sites in the Mountair Acres area contributing sites. 89% of the homes are contributing. This is extremely high in a subdivision of this age.

327 of the homes in Mountair Acres are early ranch style or 87%. 12% are minimal traditional style. Usually there is a greater amount of change overtime in a subdivision. 40% of the construction dates are from 1904-1938, followed by 1958-1977 having 31% of the construction. 126 homes were built in Mountair Acres in 1948. 80% of homes have retained their original use of being a single-family home in the scattered sites. 63% of homes in the scattered sites are 1 story. 99% of homes in Mountair Acres are single story homes. 87% of homes in Mountair Acres are Early Ranch style. The architectural style of the scattered sites is a solid mix. 29% are period revival, 19% are modern, 17% are late 20th century, 14% Victorian, 11% early 20th century, 8% WW2 era and 2% others.

Mr. Huffaker's first recommendation is to nominate Mountair Acres to the National Register of Historic Places (NRHP). Everything is great in place for this to be a great nomination. There are many benefits to being on the register. This encourages community pride, encourages preservation of other buildings, you can get an official plaque that tells a little bit about the history of the home. The plaques can be spread throughout the neighborhood, or a large one can be put in a central location. Perhaps the biggest incentive is the financial incentives for rehabilitation tax credits. Economic benefits include lower foreclosure rates, faster turnover, these homes hold value through economic downturns, and there is not a correlation between designation and increased taxes. A National Register of Historic Places Designation places no regulations on the property or the owner. The owner is free to do with the property as they please. Should alterations occur that diminish historic integrity, including demolition, the property would be removed from the NRHP.

Recommendation 2 is to conduct future intensive level surveys. This would be for sites that there is not enough information about. Recommendation 3 is for future reconnaissance level surveys and to include properties that Mr. Huffaker discovered. Recommendation 4 is to consider the Historic Preservation Commissions role in public education. This could be publishing information, enhancing the website, tours, awards, and the creation of markers and plaques. Provo does an annual tour in some of their historic areas. This is an option in Millcreek. Recommendation 5 is regarding policies and incentives. It is recommended that the Historic Preservation Ordinance be reviewed every five years at a minimum. Expand the list of historic sites and districts designation. Currently there are four sites and one district. When resources are designated to the Millcreek Historic Landmarks Register list them within section 19.86.080. The National Register of Historic Places is a good start for designation to the Millcreek Historic Landmarks Register. Consider future ordinance language for illegal demolition and alterations penalties. Salt Lake City is drafting an ordinance for reconstruction if a property is illegally demolished. This type of ordinance language is seen more and more. Promote Historic Tax credits to residential property owners.

Historic rehabilitation tax credits can apply to commercial and residential buildings. Commercial building credits are 20% tax credits based on rehabilitation expenses. The property must meet the substantial rehab test, own the building or have a long-term lease. It must be listed on the NRHP within three years of completing rehabilitation. The credit is taken over 5-21 years. Residential building tax credit criteria is as follows. It must be a minimum \$10,000 expenditure over three years. The project must be completed within three years of approval. The work must follow standards. The credit can be carried forward for up to five years.

Commissioner Brinton asked if the tax credit is for 20% of \$10,000 for a residential home. Mr. Huffaker said yes. Commissioner Leeflang asked for an example that people would use these tax credits for. Mr. Huffaker said windows, bathrooms, and other interior changes. You cannot put on an addition and cannot do landscaping work. The work must be preapproved by the State historic Preservation office. Commissioner Johnson said she had previously used the tax credit and felt it was quite comprehensive. Most of the work with the State Preservation Office was done over email.

2. Question and Answer Session on National Register of Historic Places Nomination

Ron Richins – How long does it take to get approved, and how do the tax credits work when the home is in a trust. Mr. Huffaker said the State Preservation office operates with a 30-day turnaround.

Joshua Poulsen – Mr. Poulsen asked what the next step is to learn about his home. How can he learn about how to be eligible? Mr. Huffaker said that is has been difficult to find out about the architect. The homes are very interesting in Pebble Glenn circle. Commissioner Greene asked if the home must be on the national register to qualify for tax credits. Mr. Huffaker said yes. The city would have to do an intensive level survey to put the property on the NRHP.

Bob Dow – Mr. Dow thanked Millcreek for having the Historic Preservation Commission. Mr. Dow is surprised that Mountair Acres is still so intact. He felt it is very important to maintain the consistency of the homes in the area.

Mayor Silvestrini asked about the zoning for the area and asked if it provides protection regarding building a second story on the homes in the area. He does not believe that the current zone offers protection. The City could enact a new zone on the area that would protect the integrity of the neighborhood if the people in the neighborhood agreed. The neighborhood would need to be wholly supportive. Mr. Lilly said state law imposes limits on what the City can and cannot do. Neighborhoods on the NRHP and built prior to 1950 are allowed to impose more restrictions. There is a process in the City Code to help protect the neighborhood. Mr. Richins asked what would happen if an earthquake leveled these homes, would the designation go away, and would there be construction requirements? Mr. Huffaker said that if a neighborhood is wiped out like New Orleans was in Hurricane Katrina that the neighborhood has no historic character left, but he does not know what it would mean legislatively. Mr. Dow asked if Mountair Acres has been recommended to be submitted as a historic district and what is the timeline. Mr. Huffaker said the Historic Preservation Commission needs to push the decision up the line to the City Council. A historic district nomination is about 70-100 pages of documentation. This takes time and money. Once paperwork is contracted it can take 6-12 months to be nominated and approved. Commissioner Johnson said that the State of Utah has historically gotten quite a bit of money from FEMA to fix brick homes. A Millcreek resident asked if the Historic Preservation Commission offers consultations on historic homes. Chair Enos said that is a new question that is worth discussing. Mr. Lilly said that the city could do an intensive survey to get more information.

3. Updates From Sub-Committees

Commissioner Greene presented some pictures from historic Millcreek. These are options of historic photographs for the 6th floor of City Hall. Commissioner Lufkin and Greene visited the state archives and found nice pictures of the area. Some of the photos are hard to know where the pictures were taken. Some pictures might be in Holladay. It would take driving around Millcreek to see the actual angle. It might be nice to have old pictures next to newer photos of the area. Mr. Lilly said the exhibit does not have to be perfect, but it will be good. Mr. Lilly said that they could do an RFP and find an expert to help with some of the exhibit questions. Commissioner Leeftang asked about reproduction rights to the photos. Commissioner Greene said that the Commission could get digital files for \$10 per image. The turnaround for obtaining pictures is reasonably fast. The photos are very high resolution. Commissioner Brinton will send his thoughts on the pictures by email. Commissioner Leeftang said that aerial images are a great option if the Commission is in a pinch. Commissioner Johnson asked about the collection policy. Mr. Murray said it must be approved by the City Attorney before presentation to the City Council.

4. Staff Updates

Mr. Murray met with Alyssa Henrie in Economic Development and Rachel Nasse from Community Life. They meet every Wednesday to plan the City Hall opening. They would like to include the historic aspect of Millcreek during the grand opening of the new building. Chair Enos asked if it would be appropriate for Kirk Huffaker to write a pamphlet. Mr. Murray said the Commission could use items from his power point and cite it. Chair Enos said that the annual review of the historic sites is coming up. She asked if starting from the list created by Mr. Huffaker would be best. What is the best way to accomplish this objective? Mr. Lilly said that a separate meeting or a regular meeting can accomplish this. Last year the list included 100 sites. The list should not be as long for 2023-2024. Chair Enos asked about the survey for Veteran Heights. Mr. Murray said that staff just received the grant money for that survey. Mr. Lilly said that he will speak with some experts about funding intensive surveys. Chair Enos asked if the City newsletter should ask people to send in suggestions for homes to survey. Mr. Murray said that is a good way to encourage community participation.

5. Approval of July 13, 2023, Special Meeting Minutes

Commissioner Greene made the motion to approve the July 13, 2023, Special Meeting Minutes. Commissioner Donahoe seconded. Chair Enos asked for the vote. Commissioner Greene voted yes, Commissioner Donahoe voted yes, Commissioner Johnson voted yes, Commissioner Leeftang voted yes, Commissioner Brinton voted yes, Chair Enos voted yes. The motion passed unanimously.

6. Approval of July 13, 2023, Regular Meeting Minutes

Commissioner Johnson made the motion to approve the July 13, 2023, Regular Meeting Minutes. Commissioner Leeftang seconded. Chair Enos asked for the vote. Commissioner Greene voted yes, Commissioner Donahoe voted yes, Commissioner Johnson voted yes, Commissioner Leeftang voted yes, Commissioner Brinton voted yes, Chair Enos voted yes. The motion passed unanimously.

ADJOURNED: Commissioner Johnson moved to adjourn the meeting at 7:42 p.m. Commissioner Brinton seconded. Chair Enos asked for the vote. Chair Enos asked for the vote. Commissioner Greene voted yes, Commissioner Donahoe voted yes, Commissioner Johnson voted yes, Commissioner Leeftang voted yes, Commissioner Brinton voted yes, Chair Enos voted yes. The motion passed unanimously.

APPROVED: _____ Date
Molly Enos, Chair

Attest: Alex Wendt, Deputy Recorder

DRAFT