

Millcreek Historic Preservation Commission

February 12, 2026



Current Projects Update

01 Neff House Documentation

- Draft submitted for review and comment
- Laser scanning products being created

02 Iceberg Drive Inn NR Nomination

- Draft comments received from SHPO
- Currently under revision
- Planned to be reviewed at May SHPO mtg

03 Veteran Heights HD NR Nomination

- Nomination photos taken
- Currently in research phase
- Drafting starting in March

04 Aspen Village

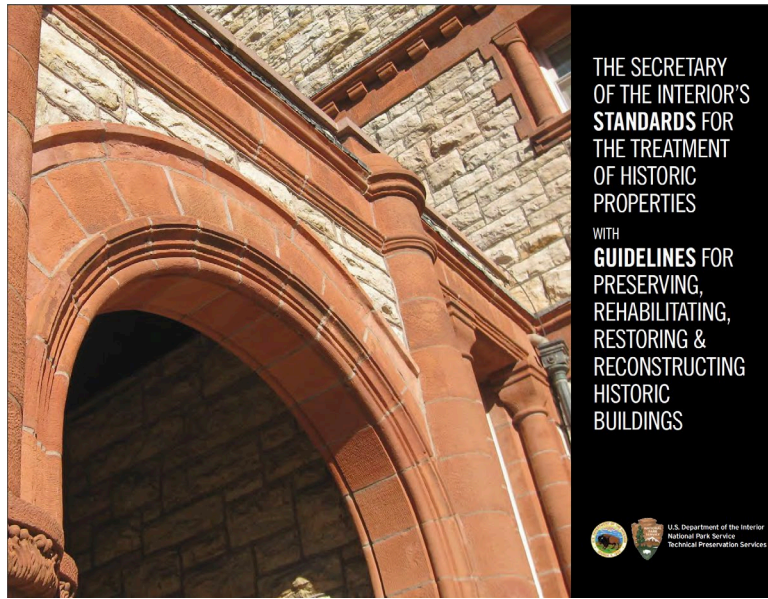
- Met with HOA to discuss NRHP process and pros & cons
- Remain very interested in pursuing designation

Secretary of the Interior's Standards for the Treatment of Historic Properties

HPC Training

“There is a need in every generation to study the past,
to absorb its spirit, to preserve its messages...it’s a
collaboration of ourselves and our ancestors, the
result is a deeper understanding for individuals and in
consequence, a broader culture for the nation.”

— National Historic
Preservation Act of 1966



1976 - Tax Reform Act passed

1977 - Secretary's Standards published

1992 - Revised

Have become the standard for review at federal, state, and local levels

How did the Standards originate?

The Four Treatments

A

Restoration

Depict a property at a particular period of time in history, while removing evidence of other periods.

B

Preservation

Sustain the existing form, integrity, and materials of an historic property.

C

Rehabilitation

Acknowledges the need to alter or add to an historic property to meet continuing or changing uses while retaining the property's historic character.

D

Reconstruction

Re-create vanished or non-surviving portions of a property for interpretive purposes.

- Ten common sense principles emphasizing:
 - Preservation of historic character
 - Repair rather than replacement
 - Compatibility of alterations
- Applies to all types of historic buildings
- Pertains to exterior and interior features and spaces

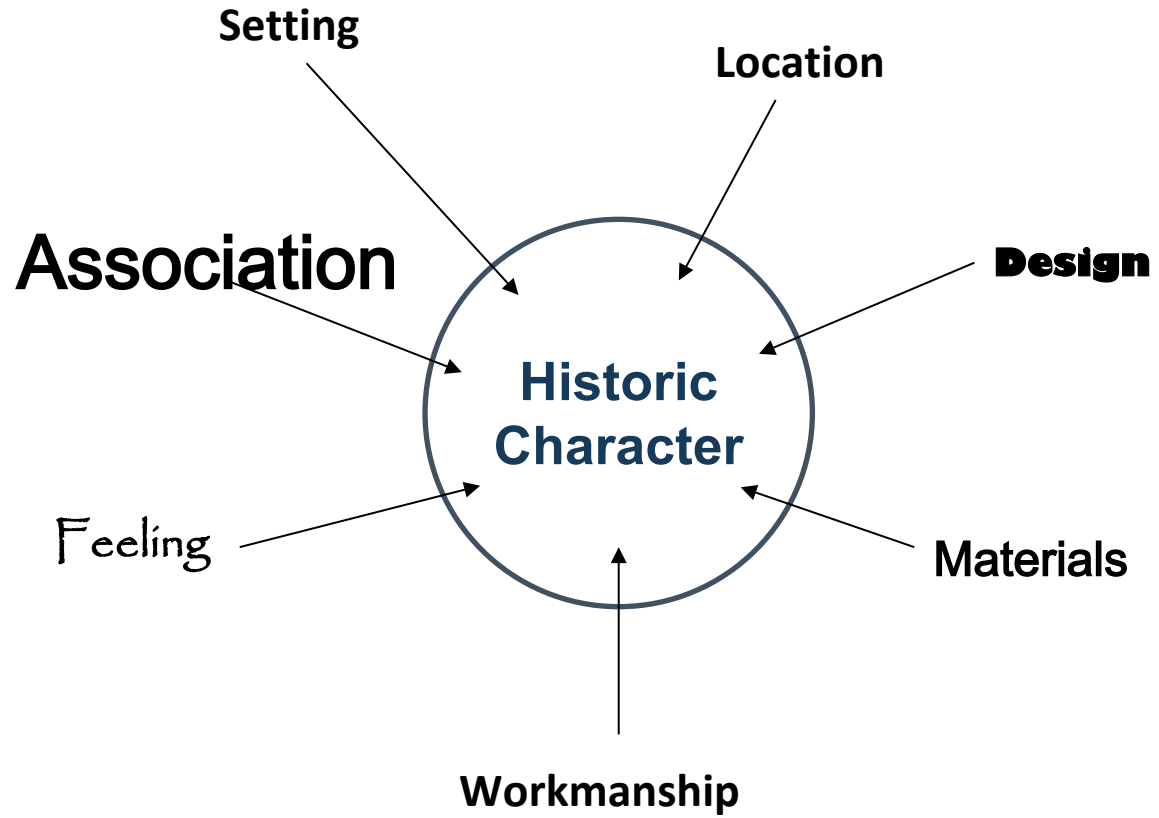
Maintenance is the best form of preservation and the least expensive.

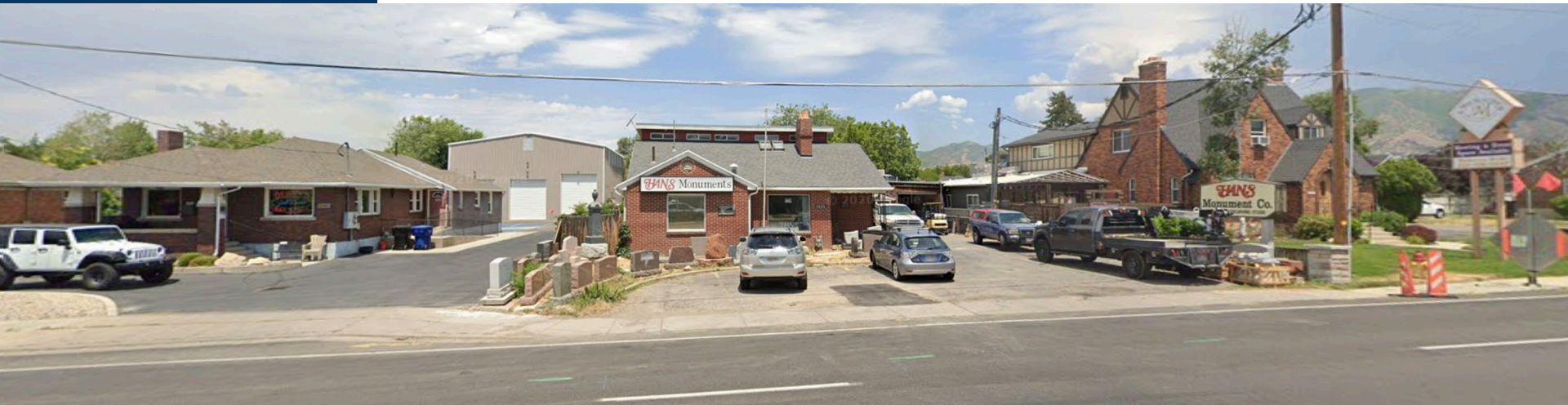


**Best
Approach**

Seven
Aspects of
Integrity

The Key to
Authenticity





Standard 1.

Find a
compatible
use

3300 South
Historic house conversions to commercial use

L to R
Dewey's Bail Bonds
Hans Monument
Meet Me on 33rd (event space)

Standard 2.

Preserve
historic
character



Standard 3.

Don't
create a
false sense
of history



Standard 4.

Preserve
additions
that have
gained
significance



Historic commercial building

Inappropriate replacement
windows

Later storefront addition,
also significant



Standard 5.

Preserve
distinctive
features

Standard 6.

Repair
before
replace

Replace in
kind



Standard 7.

Do not
cause
damage to
historic
materials



Standard 8.

Protect
significant
archaeological
features





Standard 9.

Ensure that
additions are
compatible

Standard 10.

Ensure that
additions are
reversible



Thanks

Do you have any questions?

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