Spanish Fork City Reconnaissance Level Survey

Prepared by Io LandArch
for Spanish Fork City

Images from *Spanish Fork. City on the Rio de Aguas Calientes;* Page numbers clockwise from top left: 91, 204, 220, 212

AGENDA

- ❖ Acknowledgements
- ❖ Project Summary & Methodology
- ❖ Statistical Summary and Analysis
- ❖ Recommendations
- ❖ Questions

Figure 15. Historic photo of the Rockhill Building–the two story building at left with the porch. (*Spanish Fork: City on the Rio de Aguas Calientes,* Page 73).

ACKNOWLEDGEMENTS

Spanish Fork City
- ❖ Tara Silver, City Recorder
- ❖ Tyler Jacobson, Assistant City Manager
- ❖ The residents who shared their stories and love for their homes

Spanish Fork Historic Preservation Commission
- ❖ Kevin Oyler
- ❖ Ian Bunker
- ❖ Darla Butler
- ❖ Kamie Hair
- ❖ Pete Hansen
- ❖ Caleb Pollock
- ❖ Tara Silver
- ❖ Nicky Smith

Utah State Historic Preservation Office
- ❖ Cory Jensen, Deputy SHPO, National Register and Survey Coordinator
- ❖ Skyler Schulzke, GIS Analyst

PROJECT SUMMARY & METHODOLOGY

Survey Objective:

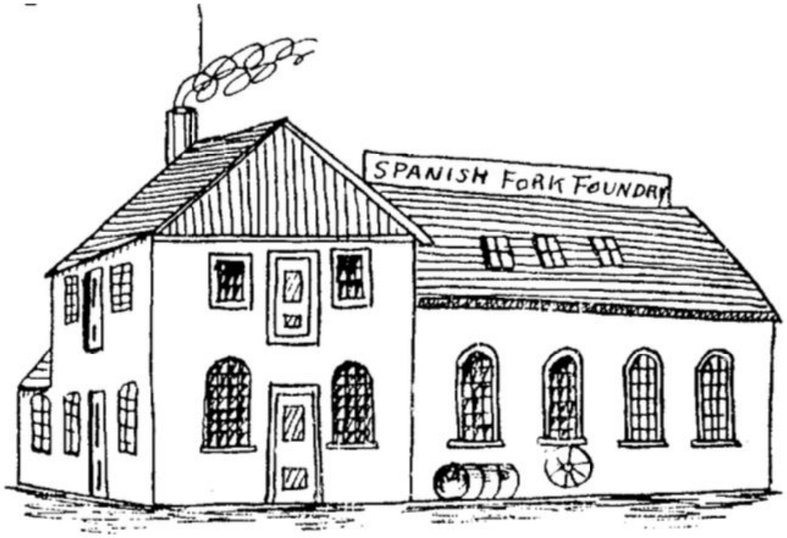
Identify & evaluate properties eligible for the NRHP and assist community preservation planning.

The first hotel in Spanish Fork (Middle house) was located on the west side of Main Street between Fourth and Fifth South, but was torn down to make room for the first high school. In the foreground, Alma Andrus' home is shown (*Spanish Fork: City on the Rio de Aguas Calientes,* Page 37).

PROJECT SUMMARY & METHODOLOGY

RLS Outcomes:

- Updated the SHPO database
- Provided digital photographs of surveyed properties
- Provided maps supporting report findings
- Provided contextual periods which accurately represent the surveyed area; and
- Provided information that would help facilitate the creation of historic districts in Spanish Fork.



A sketch of the Spanish Fork Foundry which was built by Christian R. Larsen (Spanish Fork: City on the Rio de Aguas Calientes, Page 63).

PROJECT SUMMARY & METHODOLOGY

Period of Significance

Period of significance is the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing. Period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction.

(New Jersey Historic Preservation Office, https://dep.nj.gov/hpo/programs/registration/)

PROJECT SUMMARY & METHODOLOGY

Established Periods of Significance

- European Settlement Period (1776-1849)
- Town Expansion & Early Farmsteads (1850-1874)
- Modernization, Consolidation, And The War Years (1875-1918)
- Interwar Growth and The Bungalow Era (Ca. 1919–1944)
- Post-War Expansion (1945-1959)
- Civic & Cultural Development Period (1960-1981)
- Modern Era (1981–Present)

PROJECT SUMMARY & METHODOLOGY

European Settlement Period (1776-1849)

The **earliest recorded European exploration of the Spanish Fork area occurred in 1776 when two Franciscan friars entered Utah Valley** during an expedition intended to establish a route from Santa Fe to the missions of California.

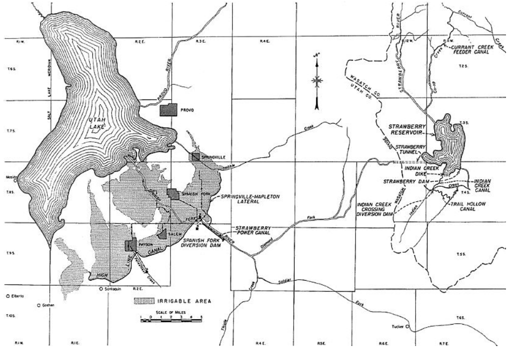
Although the Spanish explorers did not establish a permanent presence, their accounts later influenced American exploration and settlement. Permanent Euro-American presence began in 1850 and soon afterward additional settlers arrived, beginning the permanent colonization of the river bottoms.

PROJECT SUMMARY & METHODOLOGY

Town Expansion & Early Farmsteads (1850-1874)

This period begins with **pioneer settlement as part of the broader colonization of Utah Territory by members of The Church of Jesus Christ of Latter-day Saints** following the migration led by Brigham Young.

The period includes: Improvements to the land to allow for **farming**, establishment of the **historic Spanish Fork Fort**, settlement patterns following the **Plat of Zion**, the rise of **industry** and addition of mercantile and blacksmiths.



PROJECT SUMMARY & METHODOLOGY

Modernization, Consolidation, and The War Years (1875-1918)

The **“Era of Brick”** saw Main Street develop into a continuous streetscape of two-story brick commercial blocks, as well as the growth of the city to just under 4,000.

PROJECT SUMMARY & METHODOLOGY

Interwar Growth and The Bungalow Era (Ca. 1919–1944)

The most visually cohesive historic housing in downtown Spanish Fork is likely the **interwar stock of bungalows and period cottages** that infilled the grid immediately around Main and Center.

This **transitional stock bridges the bungalow era and the postwar ranch house,** aligning with statewide patterns where simplified cottages anticipated post-1945 production housing.

PROJECT SUMMARY & METHODOLOGY

Post-War Expansion (1945-1959)

The post-World War II period represents a **transition from the masonry commercial town** of the late nineteenth and early twentieth centuries to a more diversified mid-century landscape shaped by wartime pressures, industrial growth, and the rise of automobile-oriented development.

During the early 1950s, **civic architecture expanded in response to postwar population growth and new municipal ambitions.**

PROJECT SUMMARY & METHODOLOGY

Civic & Cultural Development Period (1960-1981)

By the early 1960s, the traditional brick commercial core along Main Street still defined the historic identity of the town, but **new development increasingly occurred along the expanding highway corridors and residential districts on the outskirts** of the original settlement. These changes reflected b**roader demographic growth** in Utah Valley and the gradual **integration of Spanish Fork into a larger regional economy.**

Residential architecture experienced significant transformation during the 1960s and early 1970s, reflecting the **growing influence of suburban development patterns.**

PROJECT SUMMARY & METHODOLOGY

Modern Era (1981–Present)

While most post 1981 resources **fall outside the primary period of significance for potential National Register districts**, they are critical to capture in the RLS as “out-of-period” elements in order to understand overall integrity and to map concentrations of intact historic fabric.

In some cases, late-twentieth-century infill respects traditional setbacks and massing sufficiently to allow residential districts to remain viable; in others, cumulative loss suggests that individual properties or smaller clusters will be more appropriate designation targets.

PROJECT SUMMARY & METHODOLOGY

Existing NRHP Listings in The Survey Area

DAVID H. JONES HOUSE

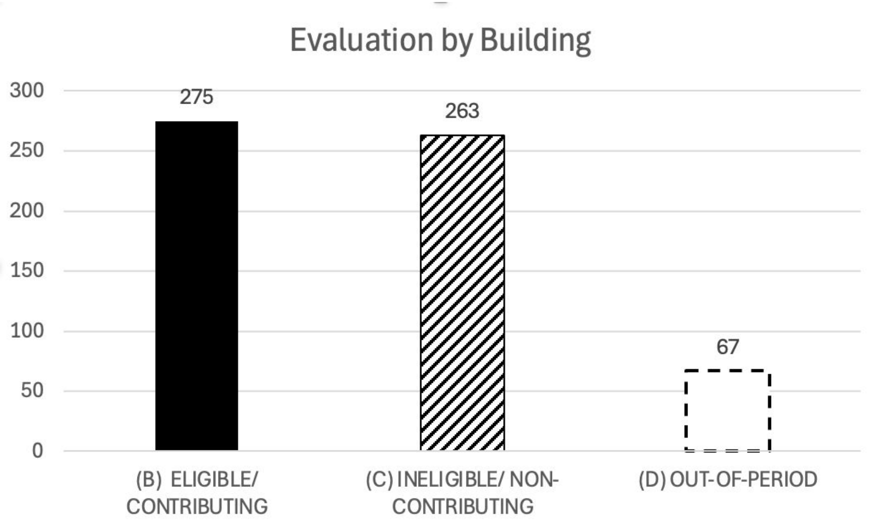
SPANISH FORK CITY HALL

THURBER SCHOOL

STATISTICAL SUMMARY & ANALYSIS

Contributing vs. Non-Contributing Resources

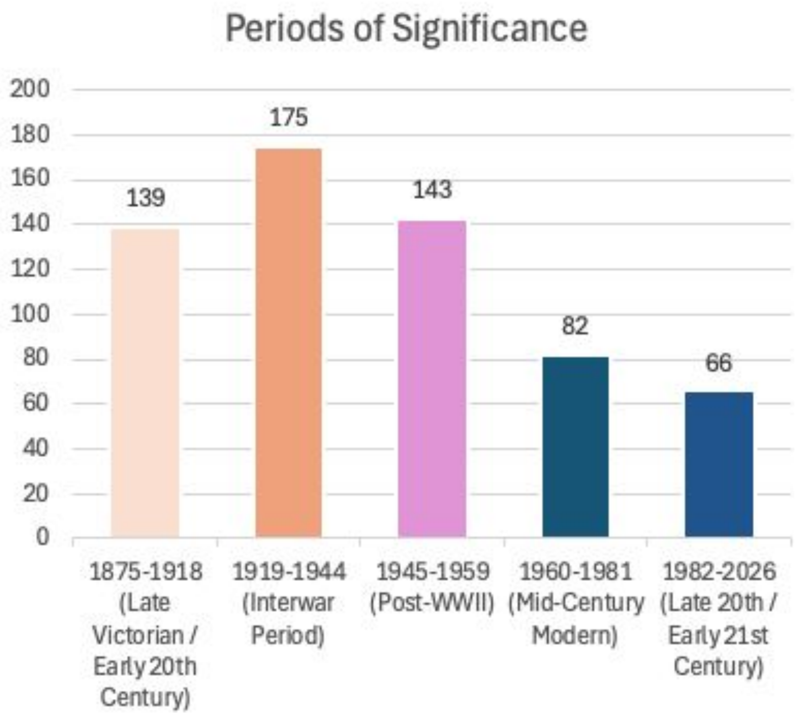
While the number of contributing resources is substantial, the overall distribution—where **non-contributing and out-of-period buildings collectively represent the majority**—suggests that the survey area, as currently defined, is unlikely to meet the threshold of integrity and cohesion required for designation as a single National Register Historic District. **The density and continuity of contributing resources are not strong enough across the full survey area to clearly convey a unified historic character.**



STATISTICAL SUMMARY & ANALYSIS

Construction Dates by Period of Significance

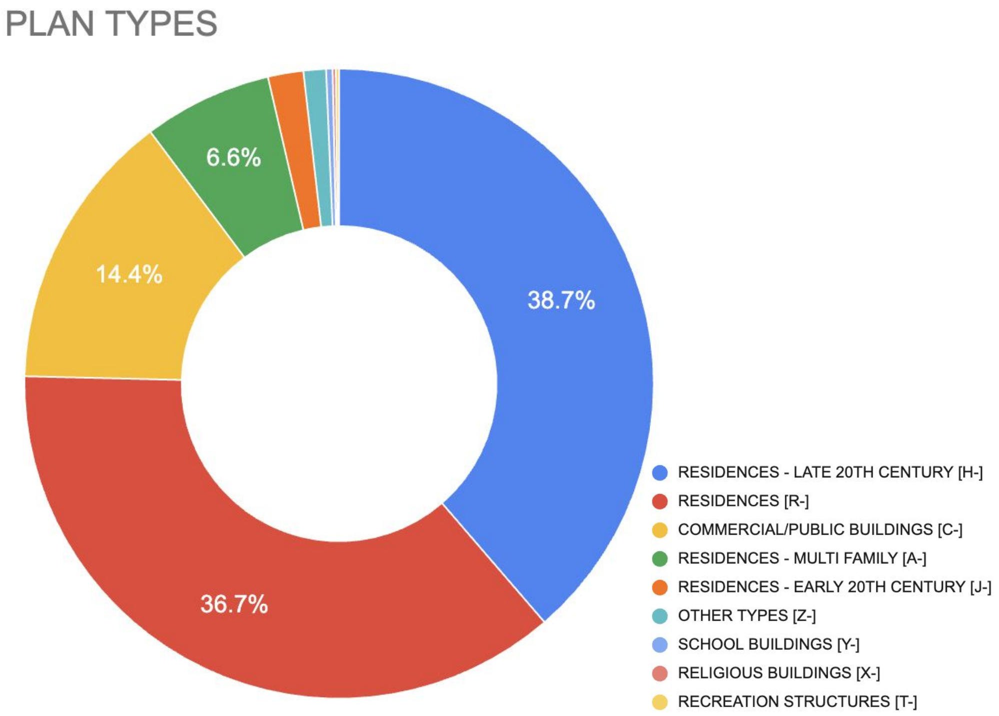
The distribution of construction dates reflects a **layered but relatively balanced pattern of development,** with the greatest concentrations of buildings dating to the Early 20th Century (1874–1918), Interwar (1919–1944), and Post–World War II (1945–1959) periods. However, their **spatial distribution is largely intermixed,** suggesting Spanish Fork developed through incremental infill, rather than through clearly defined expansion eras or “growth rings.”



STATISTICAL SUMMARY & ANALYSIS

Plan Type

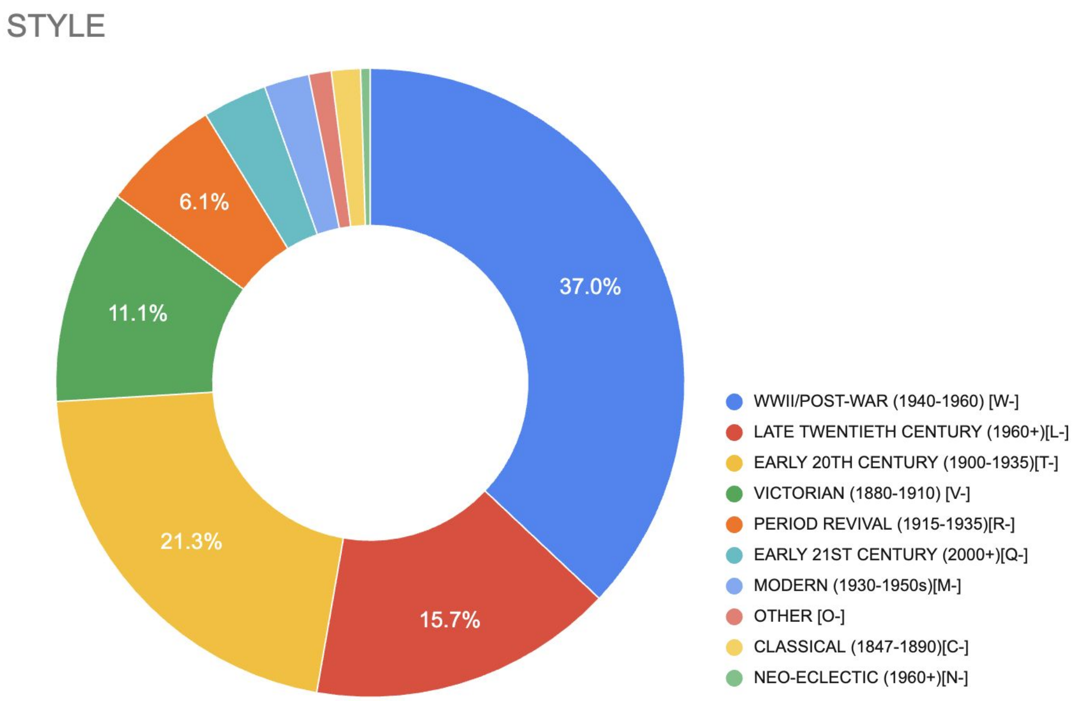
The distribution of plan types and architectural styles **further reinforces the survey area as a residential landscape shaped by modest, incremental development.** The most common plan types—**World War II–era cottages, followed by bungalows, period cottages, and crosswing forms** —reflect efficient, small-scale housing types that were widely constructed for working- and middle-class families.



STATISTICAL SUMMARY & ANALYSIS

Architectural Styles

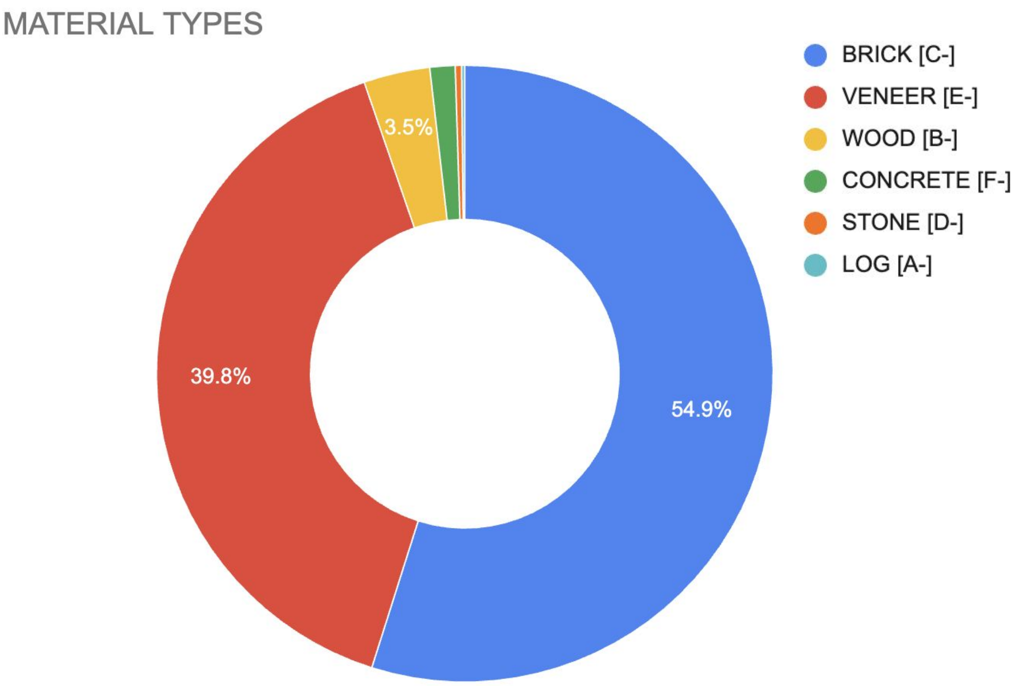
Architectural styles follow a similar pattern, with **Minimal Traditional representing the largest single category, followed by Late 20th Century vernacular forms, Bungalow, and Ranch/Rambler.** Together, these styles reflect a **continuum of vernacular and pattern-based design** rather than highly articulated or architect-specific expressions.



STATISTICAL SUMMARY & ANALYSIS

Construction Materials

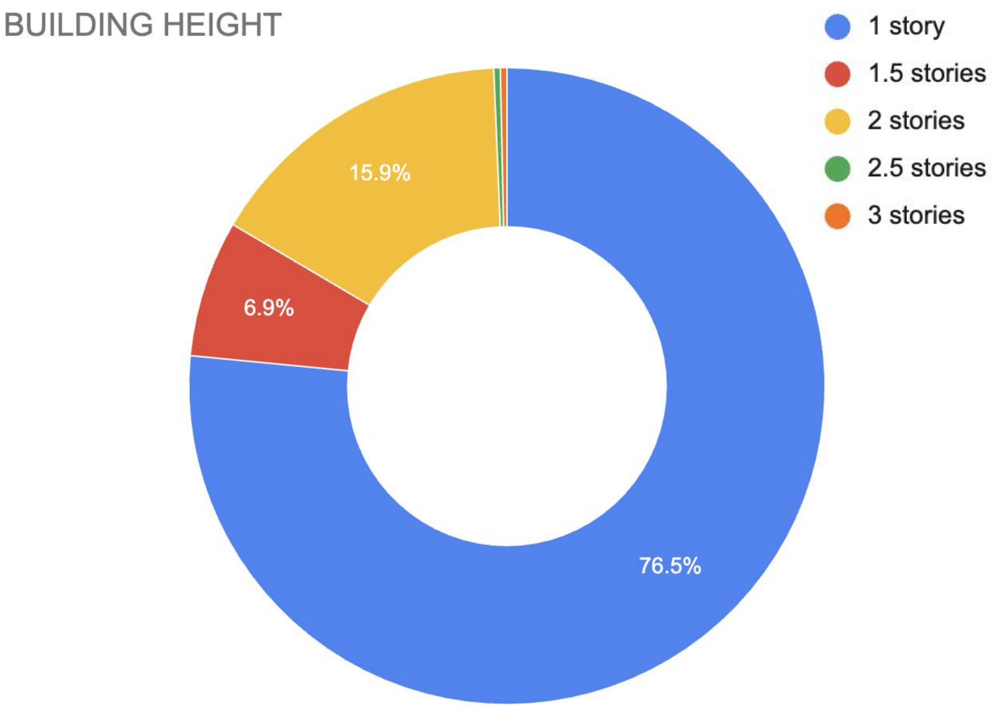
The survey area is defined by the **overwhelming use of brick as a primary construction material**, with 332 buildings (55%) constructed of regular brick and additional examples utilizing variations such as rock-faced and multi-colored brick. This prevalence reflects both the **local availability of materials and the presence of skilled masonry labor,** and contributes to a high level of durability and long-term integrity across the district.



STATISTICAL SUMMARY & ANALYSIS

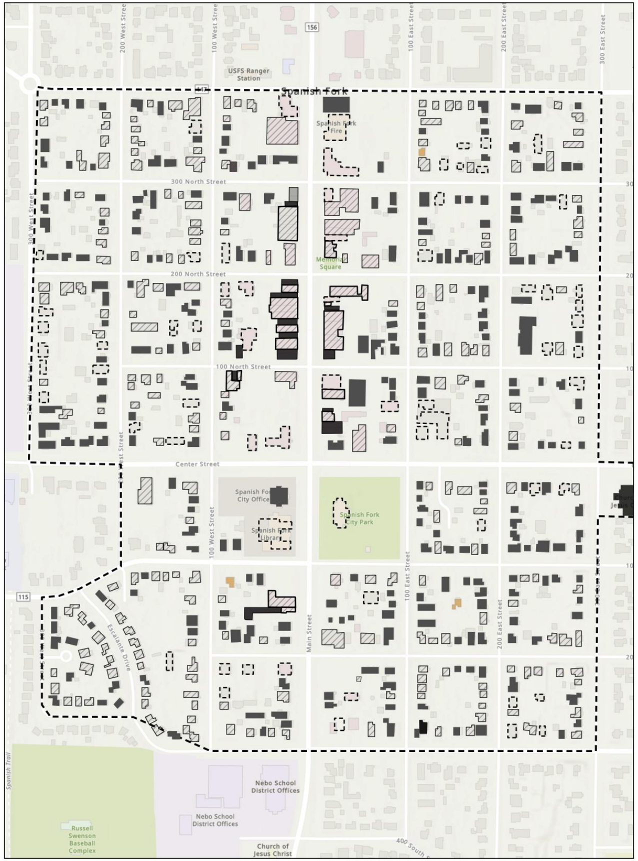
Building Height

Building heights within the survey area **further reflect a pattern of modest, small-scale development consistent with working- and middle-class housing traditions.** The predominance of one- and one-and-a-half-story buildings contributes to a consistent streetscape characterized by low profiles, human-scaled massing, and a relatively uniform roofline.



"Taken together, the plan type and style data suggest that the survey area developed as **a cohesive residential environment rooted in working- and middle-class occupancy,** particularly during the Interwar and Post–World War II periods. Rather than being defined by a single architectural style or period of high-style design, the area is **characterized by the continuity of modest housing types across multiple decades."** *Spanish Fork Reconnaissance Level Survey*

SPANISH FORK 2026 RLS ELIGIBILITY



5/21/2026

Evaluation by Building

- Eligible/Contributing (B)
- Ineligible/Non-Contributing (C)
- Out-of-Period (D)
- Undetermined (U)
- World_Hillshade

1:5,000

0 220 440 880 ft

0 65 130 260 m

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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c)

PERIODS OF SIGNIFICANCE (OVERALL)

6/9/2026

Periods of Significance

- 1880 – 1918 (Late Victorian/Early 20th Century)
- 1919 – 1944 (Interwar Period)
- 1945 – 1959 (Post WWII)
- 1960 – 1976 (Mid-Century Modern)
- 1977 – 2024 (Late 20th/Early 21st Century)

Evaluation by Building

- Eligible/Contributing (B)
- Ineligible/Non-Contributing (C)
- Out-of-Period (D)
- World_Hillshade

1:6,000

0 262.5 525 1,050 ft

0 80 160 320 m

This data is created and licensed by Microsoft under the Open Data Commons Open Database License (ODbL) https://opendatacommons.org/licenses/odbl/. Schema and attributes provided by the AGRC.
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c)

WHY DOES THIS MATTER FOR RESIDENTS?

Benefits of National Register listing & National Register District Listing include:

- Recognition & neighborhood pride
- Rehabilitation Tax Credits
- Grants
- Loans
- Building Code Leniency
- Local Zoning Variance
- Rehabilitation Advice

Restrictions

- **No** restrictions associated with National Register listing.
- Local preservation ordinances, where present, may have some implication for buildings listed on local registers, but the local register process is entirely separate from the National Register Process

National Register Benefits and Restrictions

UTAH STATE HISTORIC PRESERVATION OFFICE

Utah SHPO

The National Register of Historic Places is the official federal list of properties that are significant in American history, architecture, archaeology, and engineering. This is primarily an honorific designation intended to recognize important buildings, structures, and sites and to encourage their preservation. The following benefits and "restrictions" apply to National Register-listed properties.

Benefits

- **Recognition**: Owners may purchase, through the State Historic Preservation Office (SHPO), an official plaque that can be placed on the building. (See SHPO contact information below.)
- **Rehabilitation Tax Credits**: The State Historic Preservation Office administers tax credit programs that can save building owners 20 percent of the cost of rehabilitating their National Register-listed buildings. There is a state income tax credit for residential buildings and a federal income tax credit for "income-producing" buildings (commercial or residential rental). Requirements include submitting a short application form and performing only work that meets appropriate rehab standards. Visit the SHPO tax credit website: https://history.utah.gov/shpo/financial-incentives/, or contact the SHPO directly for details about these programs.
- **Grants**: The very limited grants that might be available are usually channeled through local historic preservation commissions. Contact your local commission or the SHPO for information about what might be available. Keep in mind, however, that in most instances, grants are not readily available, or if they are the grant amounts are quite small (usually less than $5,000).
- **Loans**: The Preservation Utah, a statewide non-profit organization, administers loan programs for historic buildings. Contact them for details: https://preservationutah.org or (801) 533-0858.
- **Building Code Leniency**: Officially designated historic buildings may not have to comply with all building code requirements. Chapter 34 of both the *Uniform Building Code* and the *International Building Code* and chapters 4-6 of the *Uniform Code for Building Conservation* provide direction for local building officials in accommodating some of the non-code-complying features of older buildings.
- **Local Zoning Variance**: Most communities have provisions that allow designated historic buildings to be used for purposes other than what the zone otherwise requires (e.g. a bed-and-breakfast in a historic home in a residential neighborhood). The choice of alternative uses is usually limited in order to protect the neighbors from radically incompatible uses, but several reasonable options are allowed.
- **Rehabilitation Advice**: The SHPO has an experienced staff of preservation specialists who can answer questions about historic building restoration: basic dos and don'ts, rehab techniques, products, qualified contractors, and so forth. Much of this information is available on the SHPO website: https://history.utah.gov/shpo/preservation/

Restrictions

Contrary to some rumors, there are **no restrictions** associated with National Register listing. Owners do not have to open their buildings to the public, nor do they need anyone's approval for anything they do to their buildings. National Register listing does not affect the property taxes or how the buildings may be used.

Local preservation ordinances, where present, may have some implication for buildings listed on **local** registers, but the local register process is entirely separate from the National Register process. Most cities in Utah do not impose restrictions on historic building owners; those that do usually limit their control to the exterior. Contact your local planning department to see what, if any, rules may apply to local historic register designation.

Additional information

Cory Jensen
Utah State Historic Preservation Office
3760 South Highland Drive
Salt Lake City, UT 84106
coryjensen@utah.gov
Or Visit Our Web Site: https://ushpo.utah.gov/shpo/national-register/
National Register website: https://www.nps.gov/subjects/nationalregister/index.htm

(05/2023)

WHY DOES THIS MATTER FOR RESIDENTS?

Utah Historic Preservation Tax Credit

20% non-refundable state income tax credit for the rehabilitation of historic buildings that are used as owner-occupied residences or residential rentals.

Utah SHPO

The Utah Historic Preservation Tax Credit

http://ushpo.utah.gov/shpo/financial-incentives/

What is the Utah Historic Preservation Tax Credit?

A 20 % non-refundable state income tax credit for the rehabilitation of historic buildings that are used as owner-occupied residences or residential rentals. Twenty percent of all* qualified rehabilitation costs may be subtracted from taxes owed on your Utah income or corporate franchise tax.

Example: $22,000 in qualified rehabilitation costs = $4,400 state income tax credit

Does my building qualify?

Buildings listed in the National Register of Historic Places, which, after rehabilitation, are used as a residence(s) qualify. The credit is not available for any property used for commercial purposes including hotels or bed-and-breakfasts. (If the historic B&B is also owner-occupied, this portion of the rehabilitation may qualify.) The building does not need to be listed in the National Register at the beginning of the project, but a complete National Register nomination must be submitted when the project is finished. The property must be officially listed in the National Register within three years of the approval of the completed project. Staff of the Historic Preservation Office can evaluate the eligibility of your building and provide instructions on nomination requirements.

***What rehabilitation work qualifies?**

The work may include interior and/or exterior repair, rehabilitation or restoration, including historic, decorative, and structural elements as well as mechanical systems. <u>All of the proposed, on-going or completed work must meet the *Secretary of the Interior's Standards for Rehabilitation* (*Standards*) and be approved by the State Historic Preservation Office (SHPO).</u> Depending on the historic conditions and the specifics of the proposed rehab work, some examples of eligible work items include:

before *after*

- Repairing/upgrading windows
- Repointing masonry
- Repairing or replacing roofs
- New floor and wall coverings
- Pointing walls, trim, etc.
- Refinishing floors, handrails, etc.
- Electrical updates
- New furnace, A/C, boiler, etc.
- Plumbing repairs and fixtures
- Reconstructing historic porches
- Compatible new kitchens & baths
- Architectural, engineering, and permit fees

What work does not qualify?

- Purchase price of building
- New additions
- Work on outbuildings
- Purchase and installation of moveable furnishings (window coverings, rugs, furniture, etc.)
- Site work (landscaping, sidewalks, fences, driveways, etc.)

All of the work must meet the *Standards*, or the tax credit cannot be taken on any portion of the work. A complete application should be submitted to the SHPO as early as possible. The state law requires application and approval by the SHPO prior to completion of the project.

Photographs showing all areas of work (interior and exterior) prior to the beginning of the rehabilitation and any construction drawings or other technical information necessary to completely understand the proposed project are also required as part of the application.

Utah State Historic Preservation Office, Utah Division of State History, 3760 S. Highland Drive, Millcreek, UT 84106 Phone 801/245-7277

It is strongly recommended that the application be submitted before starting work to ensure that it meets the *Standards*. Any work begun without prior SHPO approval is done at the owner's own risk. Once work is underway, changes to bring the project into conformance with the *Standards* can be difficult, expensive, or occasionally impossible to make.

How much money must I spend to qualify?

Total rehabilitation expenditures must exceed $10,000. The purchase price of the building and any donated labor cannot be included. The project must be completed within 36 months of your project preapproval. (There is no limit to subsequent $10,000+ projects; separate applications are required.)

When can I claim the credit?

The credit may be taken for the tax year in final approval is given by the SHPO. A unique certification number will be issued to the owner at that time. Credit amounts greater than the amount of tax due in that year may be carried forward up to five years.

Are there any restrictions placed on my building?

All work done to the building during the rehabilitation project, and for three years following the certification of the project, must meet the *Secretary of the Interior's Standards for Rehabilitation*. Please consult with the State Historic Preservation Office if you have any questions.

What if I already have approval from my local Landmarks Commission?

The local review process will be helpful to tax credit application process but state law requires application to the State Historic Preservation Office. Local preservation commissions sometimes have different requirements and other considerations than the *Secretary of the Interior's Standards for Rehabilitation*. To qualify for the state tax credit, all of the work must meet the *Standards* and receive state approval.

How do I claim the tax credit?

After the work is completed and certified, the SHPO will provide you with a TC-40H tax form with instructions for calculating your credit. Do not submit this form with your tax return; keep it and all related documents with your tax records. If you carryforward any excess tax credit, you must attach a copy of the original TC-40H form, with the new carryforward amount, to your subsequent tax return(s). Carryforward amounts must be applied against tax due before the application of any historic preservation tax credits earned in the current year and on a first-earned, first-used basis. Please consult with the State Tax Commission (801/297-2200) if you have any questions. Original records supporting the credit claimed must be maintained for three years following the date the return was filed claiming the credit.

For more information or a state tax credit application contact:

Amber Anderson (amberanderson@utah.gov or 801/245-7277)
Utah State Historic Preservation Office
3760 S. Highland Drive
Millcreek, UT 84106

Additional local preservation requirements may also apply.
Contact your city or county government for more information:

Salt Lake City Landmark Commission 801/535-6189 or
www.slcgov.com/ced/hlc
Park City Planning Department 435/615-5060
Ogden Planning Department 801/629-8930

For tax-related questions contact:
Utah State Tax Commission
Technical Research Unit at 801/297-2200

For a list of preservation contractors see Preservation Utah's Directory:
https://preservationutah.org/resources/tools-for-property-owners/ut-preservation-directory

WHY DOES THIS MATTER FOR RESIDENTS?

Federal Historic Preservation Tax Credit

20% non-refundable federal income tax credit for the rehabilitation of historic buildings that are used as income-producing properties.

Federal Historic Building Rehabilitation Tax Credit

https://ushpo.utah.gov/shpo/financial-incentives
https://www.nps.gov/tps/tax-incentives.htm

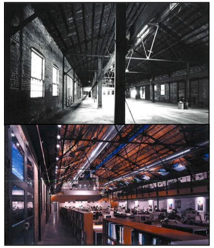
What is the Federal Historic Building Rehabilitation Tax Credit?

A 20% non-refundable federal income tax credit for the rehabilitation of historic buildings that are used as income-producing properties, including commercial or residential rental use. Twenty percent of all qualified rehabilitation costs may be subtracted from taxes owed on your federal income or corporate franchise tax.

Example: $75,000 in qualified rehabilitation costs = $15,000 federal income tax *credit* (not just a deduction)

Does my building qualify?

Buildings listed in the National Register of Historic Places, which, after rehabilitation, are used as a business or other income-producing purpose qualify. The building does not need to be listed in the National Register at the beginning of the project, but a *preliminary determination of significance* must be issued by the National Park Service (NPS) prior to project approval and a complete National Register nomination must be submitted in a timely manner. Staff of the State Historic Preservation Office can evaluate the eligibility of your building and provide instructions on nomination requirements.


before (top) and after (bottom)

What rehabilitation work qualifies?

The work may include interior and/or exterior repair, rehabilitation or restoration, including historic, decorative, and structural elements as well as mechanical systems. All of the proposed, on-going or completed work must meet the *Secretary of the Interior's Standards for Rehabilitation* (*Standards*) and be approved by the National Park Service (NPS). Depending on the historic conditions and the specifics of the proposed rehab work, some examples of eligible work items include:

- Repairing/upgrading windows
- Repointing masonry
- Repairing or replacing roofs
- New floor and wall coverings
- Painting walls, trim, etc.
- Refinishing floors, handrails, etc.
- Electrical updates
- New furnace A/C boiler, etc.
- Plumbing repairs and fixtures
- Reconstructing historic porches
- Compatible new kitchens & baths
- Architectural, engineering & permit fees

What work does not qualify?

- Purchase price of building
- New Additions
- Purchase and installation of moveable furnishings or equipment (window coverings, refrigerators, etc.)
- Site work (landscaping, sidewalks, fences, driveways, etc.)
- Other items as determined by the IRS

The National Park Service requires that you work through us (the State Historic Preservation Office, or SHPO) on your application. You should submit the first two sections of the NPS's three-part application to us as early as possible.

Photographs showing all areas of work (interior and exterior) prior to the beginning of the rehabilitation and any construction drawings or other technical information necessary to completely understand the proposed project are also required as part of the application.

Utah State Historic Preservation Office, Utah Division of State History, 3760 S. Highland Drive, Millcreek, UT 84106 Phone 801/245-7277

It is strongly recommended that the application be submitted before starting work to ensure that it meets the *Standards*. Any work begun without prior NPS approval is done at the owner's own risk. Once work is underway, changes to bring the project into conformance with the *Standards* can be difficult, expensive, or occasionally impossible to make.

How much money must I spend to qualify?

The Federal program requires your project to meet the "Substantial Rehabilitation Test." This requires you to be re-spending the greater of your building's "adjusted basis" or $5,000, typically within a 24 month measuring period of your choosing. A 60 month measuring period may be available if your project meets certain requirements (consult with SHPO early if you think you might need this). The formula for calculating "adjusted basis" is A - B - C + D, where A = purchase price of the property, B = the cost of the land at the time of purchase, C = depreciation taken for an income-producing property, and D = cost of any capital improvements made since purchase.

Example 1 (a recent purchase): $130,000 (purchase price) – $33,000 (land) = $97,000 (adjusted basis) Rehabilitation expenses must exceed the adjusted basis ($97,000).	Example 2 (long-time ownership): $130,000 (purchase price) – $70,000 (depreciation) – $33,000 (land) + $15,000 (capital improvements) = $42,000 (adjusted basis) Rehabilitation expenses must exceed the adjusted basis ($42,000).

As long as your project meets the Substantial Rehabilitation Test, you can claim costs prior to your selected measuring period and up through the end of the year in which your measuring period ends. Your project does not have to be finished within the 24 or 60 month window, but the building does have to be placed "back in service" before you can claim the credit. Fees are charged by the NPS to process parts of the federal historic rehabilitation tax credit application, except for projects under $80,000. For more information on the fee structure, see: https://www.nps.gov/tps/tax-incentives/app-process/fees.htm

Are there any restrictions placed on my building?

All work done to the building during the rehabilitation project, and for five years following the certification of the project, must meet the Secretary of the Interior's *Standards for Rehabilitation*. Unapproved changes within that five year post-project period could result in recapture of the tax credit by the IRS.

Similarly, you must keep the building for at least five years from the date you complete the project. The tax credit recapture amount ranges from 100% if the building is sold within the first year, to 20% if it is sold within the fifth year.

before (top) and after (bottom)

For more information or application instructions contact:

Amber Anderson (amberanderson@utah.gov or 801/245-7277)
Utah State Historic Preservation Office
3760 S. Highland Drive
Millcreek, UT 84106

Additional local preservation requirements may also apply.
Contact your city or county government for more information.

For tax-related questions, see:
*https://www.irs.gov/businesses/small-businesses-self-employed/tax-aspects-of-the-historic-preservation-tax-incentives-faqs
*https://www.nps.gov/tps/tax-incentives/before-apply/qualified-expenses.htm

For a list of preservation contractors see Preservation Utah's Directory:
*https://preservationutah.org/resources/tools-for-property-owners/ut-preservation-directory

NEXT STEPS FOR CITY COUNCIL

National Register Historic District Recommendations

Based on the eligibility findings in this RLS, the City of Spanish Fork should consider a combination of District nominations, Multiple Property Submissions, and Intensive Level Surveys. The creation of separate smaller districts and thematic groups of properties will allow for clearer differentiation of use, age, and architectural cohesion.

The proposed Main Street District contains the highest concentration of earlier commercial buildings and exhibits a cohesive architectural and functional character. These buildings should be considered the highest priority for designation, whether as a district or a MPS, as it offers the greatest potential to support local business owners, economic development, and heritage tourism.

NEXT STEPS FOR CITY COUNCIL

National Register Multiple Property Submission

Residential properties worthy of nomination are evenly spaced throughout the survey area, but are generally not dense enough for a single district worthy of nomination. However, the National Register Multiple Property Submission (MPS) enables the nomination of related historic resources falling under a unified thematic framework. This approach establishes shared historic contexts and eligibility criteria allowing the nomination of smaller groups of individual properties with a consistent theme over time.

NEXT STEPS FOR CITY COUNCIL

Individual National Register Nominations & Intensive Level Surveys

Given the 2026 survey data, Spanish Fork should consider nominating 12 individual properties to the National Register of Historic Places (NRHP) that are clearly eligible due to historic and/or architectural significance and retain their architectural style and integrity.

NEXT STEPS FOR CITY COUNCIL

Maintaining Survey Data & Preservation Planning

Formal designation is an important first step, but lasting preservation outcomes are most effective when supported by clear policies, local oversight, and ongoing community engagement. To support cohesive preservation efforts moving forward, It is recommended that Spanish Fork establish a comprehensive, city-wide preservation planning framework to guide the long-term stewardship of its historic resources.

Recommendations and best practices for a preservation plan are included in the RLS

NEXT STEPS FOR CITY COUNCIL

Maintaining Survey Data & Preservation Planning: Recommendations

Spanish Fork can begin by developing a Preservation Plan outlining goals, priorities, and implementation strategies to build on the findings of the RLS and any subsequent ILS work. The plan might include:

- Clear policies for identification, evaluation, and protection of historic resources
- Design guidelines for rehabilitation, additions, and new infill construction within historic areas, aligned with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*
- Strategies for managing change, including compatible infill and adaptive reuse
- Identification of priority resources or areas at risk
- Integration of preservation goals into broader planning and zoning frameworks

NEXT STEPS FOR CITY COUNCIL

Maintaining Survey Data & Preservation Planning: Best Practices

Best practices in preservation planning emphasize flexibility and incentives over regulation alone. In addition to review processes, the City should consider tools such as:

- Local landmark designation ordinances
- Overlay zoning districts for historic areas
- Financial incentives, including façade improvement programs, local grants, or tax abatements where feasible
- Encouraging use of state and federal historic tax credits for income-producing properties

QUESTIONS?