
AMENDMENTS TO CHAPTER 19.86 HISTORIC PRESERVATION



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- As with a lot of what Millcreek inherited from Salt Lake County, this chapter in the zoning ordinance falls short of what is needed to preserve the historic features of Millcreek.
 - Currently the chapter's purpose is to “preserve sites with special historical, architectural, or aesthetic value which are unique and irreplaceable assets.”
 - But it only identifies four structures of historic value and discusses a required conditional use permit process.
 - What it fails to do is identify other historic structures and districts, outline a process for identifying them and how to preserve them.
 - Most historic preservation ordinances create a Historic Preservation Commission. The current ordinance has no provision for that.
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- Researching other cities' historic preservation ordinances revealed common elements for an ordinance:
 - Creation of a historic preservation commission
 - Creation of a list of historic sites and neighborhoods
 - Designation of those historic sites and districts
 - Standards for rehabilitation and design guidelines for preserving historic structures and sites
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The proposed Historic Preservation Ordinance:

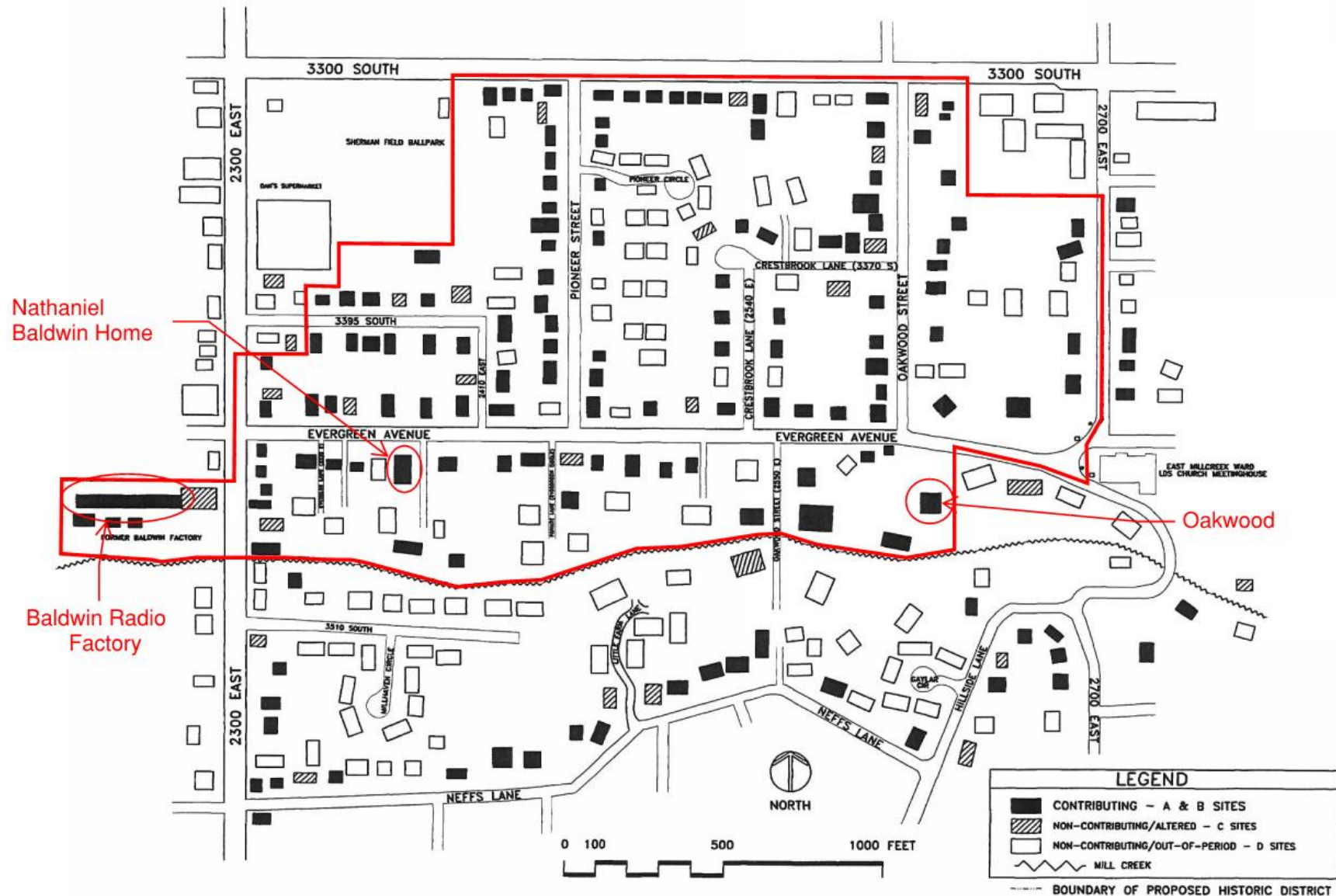
Establishes a Historic Preservation Commission and defines its membership, powers and duties:

- The commission would have 7 members, 1 from each council district and 3 at large as chosen by the mayor with advice and consent of the city council.
 - Each member shall be a bona fide resident of Millcreek and have professional background and knowledge related to historic preservation (history, architectural history, archaeology, historic architecture, planning).
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- Describes the duties and powers of the commission to include issuing certificates of appropriateness, establish a repository for important documents, artifacts, and items of historical significance
 - Provide a written history of Millcreek, historical events to promote education, designate entries to the Utah State Register of Historic and Cultural sites and to the National Register of Historic Places
 - Establishes a Historic Sites and Districts list and the criteria for including a structure or district on the list and a designation procedure
 - Designates specific historic sites and districts

In addition to the four homes in the current ordinance, the Evergreen Avenue Historic District was listed on the National Register of Historic places in 2007 but not recognized in the current ordinance along with two homes on the Utah Register:

- Susanna Bradford mansion (Oakwood)
 - Nathaniel Baldwin home
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EVERGREEN AVENUE HISTORIC DISTRICT SALT LAKE COUNTY, UTAH 2006

EVERGREEN AVENUE HISTORIC DISTRICT



Baldwin Radio Factory



Nathaniel Baldwin home



OAKWOOD



Four homes listed in current ordinance:

- 1 - Gardner Home
- 2 - Edward Pugh Home
- 3 - Butler Home
- 4 – Mill Creek Farmhouse

Other historic sites and homes in Millcreek not on any register:



900 E. & Scott Avenue



2960 S. Cascade Way



1555 E. Millcreek Way



3426 S Oakwood Street



Old Farm



3182 E. Millcreek
Canyon Rd.



East Millcreek School
(Reid School)



Libby Edwards School
(Utah School for Deaf/Blind)



Iceberg Drive-in



1810 E. Orchard Drive



3325 S. Oakwood St.



Baldwin Radio Factory

Wasatch Lawn Entry



1524 E. Millcreek Way

- Establishes a Historic Landmarks Register

Provides further recognition of significant historic resources

Provides protection for historic resources

The register shall be prepared and maintained by the Historic Preservation Commission

Describes the contents, criteria for designation on the register and designation procedure and results of the designation such as eligible grants and tax credits for rehabilitating an owner's properties

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- Retains the existing conditional use process for any modifications to a historic site or structure
 - Establishes standards for rehabilitation and design guidelines to be used by the Historic Preservation Commission in advising the Planning Commission and City Council of the appropriate treatment of historic properties
 - Establishes general design guidelines such as avoiding demolition of historic buildings, treatment of vacant historic buildings, rehab work to preserve existing historic features, and avoiding moving buildings whenever possible to avoid creating artificial groupings of historic buildings
 - Establishes criteria for additions and new construction within a historic district
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- Retains the list of uses for historical sites and buildings
 - Establishes an appeals process for any person adversely affected by decision of the Historic Preservation Commission of Zoning Administrator
 - The ordinance was patterned after other ordinances recognized as good examples by David Amott with Preservation Utah (formerly Utah Heritage Foundation)
 - Mr. Amott reviewed the proposed ordinance and made recommendations on the ordinance in addition to providing photos of historic sites and buildings in Millcreek
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