



**Minutes of the
Millcreek Historic Preservation Commission
October 20, 2025
6:00 p.m.
Special Meeting**

The Historic Preservation Commission of Millcreek, Utah, met in a special meeting on October 20, 2025, at City Hall, located at 1330 E. Chambers Avenue, Millcreek, UT 84106. The meeting was conducted electronically and live streamed via the City's website with an option for online public comment.

PRESENT:

Commissioners

Ryan Lufkin, Chair
Peter Brinton, Vice Chair
Kaye Donahoe (Excused)
Tiffany Hunter Greene
Emily Johnson (Virtual)
Arie Leeflang (Excused)
Melissa Coy (Virtual)

City Staff

Francis Lilly, Planning Director
Alex Wendt, Deputy City Recorder

Attendees: Meg Thunell, Kyle Hill

MEETING – 5:00 p.m.

TIME COMMENCED – 5:08 p.m.

1. Request to Remove 2661 East Evergreen Avenue from the Millcreek Historic Sites and Districts List pursuant to Section 18.73.060(G)(2) of the Millcreek Code of Ordinances; Applicant Kyle and Jessica Hill

Mr. Lilly spoke on behalf of the Planning Staff. This is an administrative matter decided by the Historic Preservation Commission. Mr. Lilly prepared a staff report and shared the code basis for this. On October 13, 2025, the owners of a historic home at 2661 E Evergreen Avenue submitted a request to have their property removed from the Millcreek Historic Sites and Districts list. The historic sites and districts list describes the way a home may be removed from the list. The code requires the Historic Preservation Commission to remove a historic resource from the Historic Sites and Districts list within 10 calendar days of receiving notice. The city contracted with Kirk Huffaker, of Preservation Strategies, to document the home. Mr. Huffaker noted that the home was in poor shape prior to some preliminary demolition that had already occurred. The documentation of the home at this point is done. The role of the Historic Preservation Commission in this case is administrative and the code does not contemplate an option for the HPC to deny the removal.

Chair Lufkin said the Commission has created a statement about the removal that will be entered into the record. Chair Lufkin asked if the Hill's wanted to speak. Mr. Hill said he did not have anything to add beyond what they said in the last meeting.

Commissioner Brinton moved to approve the removal of 2661 East Evergreen Avenue from the Millcreek Historic Sites and Districts List pursuant to Section 18.73.060(G)(2) of the Millcreek Code of Ordinances based on the findings and conclusions in the staff report and meetings with the new owners. One the residence is a contributing historic resource located in the Evergreen National Historic District, which is listed as a historic district that is subject to the standards of the historic preservation ordinance. Two, the applicant submitted a request to have the residents located at 2661 East evergreen Avenue on October 13, 2025, to the city recorder. Three, the historic preservation commission is required by ordinance to remove the resource from the historic sites and districts list within 10 calendar days of receiving the request for the historic preservation commission has made reasonable efforts to document the historic resource prior to the removal from the list. Five, as the parcel is still located in the Evergreen National Historic District. Future construction will be subject to the design standards set forth in the historic preservation ordinance, in addition to all applicable requirements in city code, including, but not limited to height, setback, massing, building envelope requirements and preservation standards. Number six, the historic preservation commission, with the help of the city, will be attempting to notify the Utah State Historic Preservation Office of the removal from the list.

Commissioner Brinton read a statement from the Historic Preservation Commission. The Millcreek historic preservation commission acknowledges the forthcoming demolition of the residence located at 2661 East evergreen Avenue. The contributing structure within the Evergreen Avenue Historic District, which is listed on the National Register of Historic Places. While this outcome is deeply unfortunate, we understand and respect the needs of the new owners, particularly their desire for significant accessibility improvements that could not be reasonably achieved within their constraints of the existing structure. In addition, the owner reports that their condition evaluation found that the House has an asbestos and black mold that would require significant remediation. The owner also mentioned structural concerns. After careful review and dialog, the property owner has elected to demolish the current home and build a new, fully accessible residence. In doing so, they have made the commendable decision to subdivide the property into only two lots, far fewer than what current zoning would allow, thereby helping to preserve the scale and rhythm of the historic streetscape. As a commission, we remain steadfast in our mission to protect and preserve mill Creek's historic structures and neighborhoods. However, under state Utah State law. Our authority is limited, even within nationally recognized historic districts, such as Evergreen Avenue. We do not possess enforcement powers to prevent demolition or mandate preservation. We do, however, look forward to working with the homeowners to ensure the property and its history are documented and shared with the community. This case is a solid reminder of both the fragility of our historic resources and the urgent need for stronger preservation tools. At the local level, we remain committed to advocating for voluntary preservation, offering education and support to home homeowners, promoting the existing financial benefits of preservation, and celebrating the heritage that continues to define Millcreek's character. The Millcreek Historic Preservation Commission, which consists of Ryan Lufkin, chair, Peter Brinton, Vice Chair,

Kaye Donahoe, Commissioner Tiffany Hunter Greene, Commissioner Emily Johnson, Commissioner Arie Leeflang, Commissioner Coy.

Commissioner Greene seconded the motion. Chair Lufkin asked for the vote. Commissioner Johnson voted yes, Commissioner Greene voted yes, Commissioner Brinton voted yes, Chair Lufkin voted yes. The motion passed unanimously.

2. Adjourn

ADJOURNED: Commissioner Greene moved to adjourn the meeting at 5:24 p.m. Commissioner Brinton seconded the motion. Commissioner Greene voted yes, Commissioner Brinton voted yes, Commissioner Johnson voted yes, Chair Lufkin voted yes. The motion passed unanimously.

APPROVED: _____ Date
Ryan Lufkin, Chair

Attest: Alex Wendt, Deputy Recorder