

Millcreek City Council

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RECORD OF DECISION

Re: Removal of a Historic Structure From the Local Historic Sites and Districts List
Address: 2661 East Evergreen Avenue
Date: October 20, 2025

Background

On October 13, 2025, the owners of the historic home at 2661 East Evergreen Avenue submitted a request to have their property removed from Millcreek's Historic Sites and Districts list, pursuant to §18.73.060 of the Millcreek Code of Ordinances. This home is located within the Evergreen National Historic District, which is listed as one of the Historic Sites and Districts worthy of special protection under Millcreek's Historic Preservation ordinance. The owners of the property intend to demolish the home, subdivide the property into two lots, and build two new homes on the property.

According to the nomination narrative for the Evergreen National Historic District, the home was built by John Neff III in 1897 on a portion of the property that was formerly used as a grist mill. This home was the most prominent of several large estates built by members of the Neff family. The nomination states that the home was built as a two-and-a-half-story Victorian cross-wing structure, and was significantly expanded and remodeled in 1946 to resemble a colonial revival mansion, and it retains that character today. It appears that the home received additional renovations and possibly an expansion after 1946.

Millcreek included the Evergreen National Historic District in its Historic Sites and Districts List as part of an update to the Historic Preservation ordinance in 2022. Any property that is included on the Historic Sites and Districts list is subject to certain standards relating to demolitions, remodels, and new constructions.

The Historic Sites and Districts list is essentially voluntary, however, and the code includes a process (Millcreek Code Section 18.73.060 (G)) whereby a property owner can request removal from the Historic Sites and Districts list.

Although the applicant is seeking to have the property removed from the Historic Sites and Districts List, the demolition permit was applied for while the property was subject to the standards above. Millcreek retained a historic preservation consultant to conduct a survey of the property. That survey work was done on the week of October 12, 2025, and a final report is still pending as of this date.

The role of the Historic Preservation Commission in this case is administrative, and the code does not contemplate an option for the Commission to deny a request to have the property removed from the Historic Sites and Districts list. Nor does the code impose any other restrictions on the property that would preclude a subdivision and new construction.

Staff notes that new construction would be subject to the setbacks, height, and massing requirements of the R-1-8 zone. Additionally, new construction would be subject to the design standards set forth in [§18.73.110](#) regulating new construction within an historic district. Additionally, the property is subject to the tree preservation standards found in [§18.64.040](#) of the Millcreek Code.

Decision and Findings

At a public meeting held on October 20, 2025, the Millcreek Historic Preservation Commission unanimously approved the removal of 2661 East Evergreen Avenue from the Millcreek Historic Sites and Districts list, with the following findings:

1. 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.
2. The applicant submitted a request to have the residence located at 2661 East Evergreen Avenue on October 13, 2025 to the City Recorder.
3. 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.
4. The Historic Preservation Commission has made reasonable efforts to document the historic resource prior to the removal from the list.
5. 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 tree preservation standards.
6. As the property is in the Evergreen National Historic District, the Historic Preservation Commission shall notify the State Historic Preservation Office of its impending demolition.

As part of their motion, the Historic Preservation Commission adopted the following statement:

The Millcreek Historic Preservation Commission acknowledges the forthcoming demolition of the residence located at **2661 East Evergreen Avenue**, a 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 the constraints of the existing structure. In addition, the owner reports that their condition evaluation found that the house has asbestos and black mold that would require significant remediation. The owner also mentioned structural concerns.

After careful review and dialogue, 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 Millcreek’s historic structures and neighborhoods. However, under 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 solemn 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 homeowners, promoting the existing financial benefits of preservation, and celebrating the heritage that continues to define Millcreek’s character.

The Millcreek Historic Preservation Commission

- **Ryan Lufkin**
Chair

- **Peter Brinton**
Vice Chair

- **Kaye Donahoe**
Commissioner

- **Tiffany Hunter Greene**
Commissioner

- **Emily Johnson**
Commissioner

- **Arie Leeflang**
Commissioner

- **Melissa Coy**
Commissioner

Appeals

Any person adversely affected by any final decision of the Historic Preservation Officer or the Planning Director in the administration of this chapter may appeal such decision to the Land Use Hearing Officer in accordance with MKZ 18.04, Appeals, using the following procedure:

1. A notice of appeal must be filed with the Planning Director within ten (10) business days of the issuance of a written administrative decision from a Land Use Authority.
2. Any applicable fee as set forth in the Consolidated Fee Schedule must be paid at the time of filing the notice of appeal.
3. Upon receipt of the notice of appeal, the Planning Director will schedule the item for the next available public meeting of the Land Use Hearing Officer (LUHO), not to exceed forty-five (45) days from when the notice of appeal was received.
4. Noticing shall be as set forth in MKZ 18.14.080, Public Notice.
5. The LUHO shall make a determination at the meeting and issue a written decision within ten (10) days of the meeting.