



Memorandum

To: The Historic Preservation Commission
From: Kyndal Sagers
Date: November 6, 2025
Re: SHPO Conference Overview

Introduction

Utah SHPO: The Utah State Historic Preservation Office held its annual conference in June this past year in Spring City, Utah. Springdale's Historic Preservation Commissioner, Rich Levin, attended the conference, pinpointing several key takeaways, including the following:

Embracing the Utah State Preservation Office

- Giving the State Preservation Office a historical tour of Springdale and Zion National Park

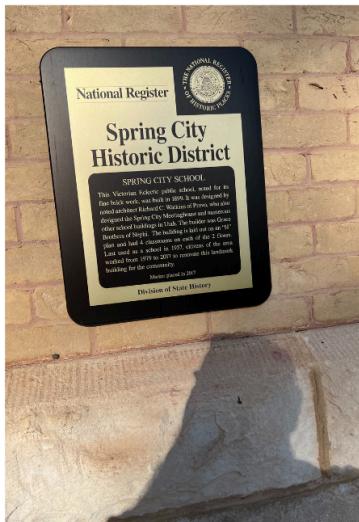
Creating a critical partnership with law enforcement

- State laws for Historic Preservation and law enforcement
 - Utah Antiquities Act
 - National Historic Preservation Act (NHPA)

Keynote speaker - Dr. Thomas Carter

- Review Dr. Carter's work "The Stories Buildings Tell" here:
<https://continuum.utah.edu/features/the-stories-buildings-tell/>

Spring City is a great example of how historic preservation is conducted in Utah (see images below)





The Utah Historic Preservation Tax Credit



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. 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). Depending on the historic conditions and the specifics of the proposed rehab work, some examples of eligible work items include:

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



before

after

What work does not qualify?

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

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.

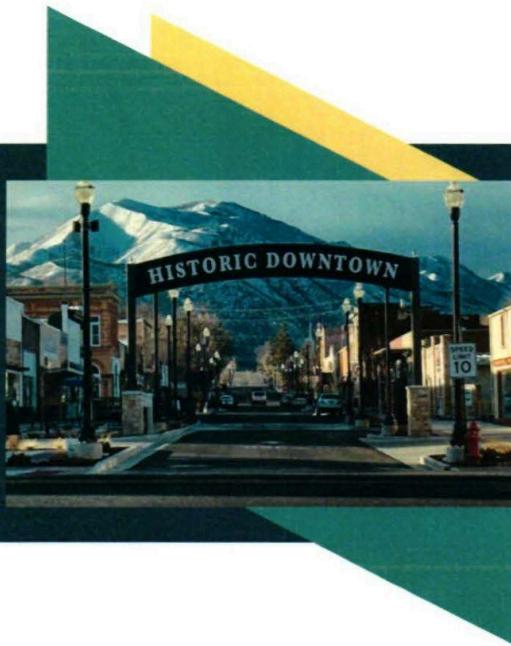
Utah Main Street

UTAH MAIN STREET



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Utah Main Street is the statewide coordinating program of Main Street America. Utah Main Street is a network of passionate community members engaged in historic commercial district revitalization. We bring people together to preserve the heart of our communities, strengthen local economies, and celebrate our unique places.

By utilizing the Main Street America Four-Point Approach, this community-led preservation-based economic development tool builds capacity, opportunity, and activation of local main street communities. It goes beyond the scope of a project or grants program.

As of 2025, 22 Main Streets and business districts are participating in the program.

Tier 2 Affiliate Communities: Brigham City, Cedar City, Heber, Helper, Logan, Mt. Pleasant, Murray, Ogden, Payson, Price, Tooele, Vernal

Tier 1 Promising Communities: Fillmore, Green River, Gunnison, Koosharem, Magna, Monroe, Parowan, Pleasant Grove, Spring City, Springville

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Spring City Walking Tour

