

Minutes of the Regular Meeting of the Ogden City Landmarks Commission held on Thursday, July 18, 2024, at 4:30pm, in the seventh floor conference room and via electronic means of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

Members Present: Sarah Langsdon, Vice Chair
Mandy Shale
Tom Moore
James Wilson
Tony Pantone
Judy Mitchell
Sue Wilkerson

Members Excused: Mary McMillen, Chair
Carver Shaw

Staff Present: Barton Brierley, Planning Manager
Haylie Hale, Planner
Marqae Martinson, Administrative Assistant II
James Tanner, Assistant City Attorney

Approval of the Minutes of the regular meeting held June 27, 2024.

These had not been prepared yet.

Ratification of Staff and Technical Team Approvals: a) Install a new canvas awning on the Belmont Building at 210 25th St and b) Replace the gravel and tar roof with TPO on the Montana House at 152-162 25th St.

Ms. Hale reported she approved a request to install a new awning with the following material and color: Sunbrella Black Canvas. The proposed work complies with the Landmarks ordinance and meets all the guidelines allowed within the district. The valance is twelve inches (12") and soft. The awning projects 3'10" from the building and is 9' high from the sidewalk. The historic character of the building will be preserved, and the historic materials will not be destroyed.

Ratification of Technical Committee Approval: for work done on the Montana House at 152-162 25th St.

Ms. Hale reported that the Technical Committee had approved a Certificate of Historic Appropriateness to replace the gravel and tar roof with TPO. Subject to the following conditions:

1. That the TPO/roofing membrane is terminated no more than 2 inches above the existing bitumen.
2. That the TPO/roofing membrane is not visible from the street.
3. That the existing gravel is removed from the roof.
4. That the TPO is terminated at least 4" from the edge of the south and west parapet walls.
5. That the termination bar is installed mid brick on the lowest row of bricks on the east wall

A MOTION WAS MADE BY COMMISSIONER WILSON TO RATIFY STAFF APPROVAL TO INSTALL A NEW CANVAS AWNING ON THE BELMONT BUILDING AT 210 25TH ST AND TO RATIFY TECHNICAL COMMITTEE APPROVAL FOR WORK DONE ON THE MONTANA HOUSE AT 152-162 25TH ST. THE MOTION PASSED UNANIMOUSLY, WITH ALL VOTING AYE.

Discussion: Preservation Easement on the Forest Service Building location at 507 25th St

Ms. Hale summarized the background and history of this building from her report. Below are the items for discussion:

The Ogden City Business Development division is working with the U.S. General Services Administration (GSA) for a possible purchase of the U.S. Forest Service building. One of the conditions that GSA has as part of selling the property is that a preservation easement is recorded on the property to ensure its ongoing historic preservation. GSA has suggested that Ogden as a Certified Local Government (CLG) could hold the easement. Ogden City is a CLG as it meets the two qualifications to be certified; have a preservation ordinance and a historic preservation commission. If Ogden were to hold the easement, it would be obligated to monitor the building to ensure its continued historic preservation. This could include:

- Reviewing any proposed modifications or alterations to the building for historical appropriateness.
- Investigating and pursuing action against any modifications done without authorization.
- Occasionally inspecting the property for compliance with preservation standards.

GSA confirmed the CLG would not be financially responsible for the upkeep or renovation of the facility. The CLG would have these responsibilities whether the building was owned by the Redevelopment Agency, the Municipal Building Authority, or if it were sold to a third party.

Mr. Brierley spoke about the designer of the building, a bit on the background and architecture. It is currently owned by the Federal Government but is not being used for support service anymore and is believed to be vacant. The city is considering purchasing this building as redevelopment agency, municipal building authority or could be city. We've talked with the GSA, the Government Services Administration, and one of the ways they can feel they can do that is if there is a preservation easement given on the property, so some entity would have to have authority to ensure it's kept up as a historic structure and follows the National Park Service guidelines for any renovations and that somebody doesn't come in and tear it down.

Further discussion regarding the difference and pros/cons between a preservation easement and putting the building on the local register.

A tour will be scheduled followed by the next meeting in August on the 22nd or the 29th. Sue will not be here on the 22nd.

Other Business:

Commissioner Wilson drove by the stockyards building and noticed the western wall is falling down. This will be discussed internally to find out if anything can be done.

Commissioner Wilson spoke about the ratification for 152 25th St, it says the termination bar is installed mid brick. Why would the termination bar be installed mid brick instead of the mortar.

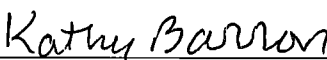
Ms. Hale-The wall wasn't an original outside wall. The mortar is a mess and the only way for that bar to hold tight is to go into the brick.

Commissioner Pantone who is the owner of the building at 210 25th St is moving his sign up into the brick that will be on the next meeting. It's not a new sign we are just changing location. He explained more details behind the change in location.

Further discussion about the relocation of the sign, how, where and in conjunction with the awning.

Review of Meeting:

As there was no additional business before the commission, **THE MEETING WAS ADJOURNED AT 5:17 PM.**



KATHY BARRON, PREPARER
ADMINISTRATIVE ASSISTANT I

APPROVED: September 26, 2024

This document, in conjunction with the digital recording and information packet, constitute the official minutes of the Ogden City Landmarks Commission.