

Minutes of the Regular Meeting of the Ogden City Landmarks Commission held on Thursday, May 23, 2024, at 4:30pm, in the Council Chambers and via electronic means on the third floor of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

Members Present: Mary McMillen, Chair
Sarah Langsdon, Vice Chair (*Via Zoom*)
Judy Mitchell
Tom Moore
Mandy Shale
Carver Shaw (*Via Zoom*)
James Wilson

Members Excused: Tony Pantone
Sue Wilkerson

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

Others Present: Anna Graff
Trudi Simpson
Stan Tucker

Approval of the Minutes of the work session held April 18, 2024.

A MOTION WAS MADE BY COMMISSIONER SHALE TO APPROVE THE MINUTES AS PREPARED. MOTION WAS SECONDED BY COMMISSIONER MITCHELL AND PASSED UNANIMOUSLY.

Ratification of Staff Approval and Technical Review: a) Paint the garage doors and trim at the rear of property the same color as what is currently existing at 130 25th St; b) Replace like for like soffit, fascia, and rain gutters; repaint the stucco, window frames, trim and ledges; and repair the foundation at 1064 26th St; c) Remove the cornerstone on the Union Station (technical review) at 2501 Wall Ave.

Ms. Hale reported she had approved the following ratifications:

a) Paint the garage doors and trim at the rear of the property the same color as what is currently existing at 130 25th St. The proposed work complies with the Landmarks ordinance and meets all the guidelines allowed within the district. The color is consistent with the architecture and the historic district in which it is located. No brick will be painted.

b) Replace like for like soffit, fascia and rain gutters; repaint the stucco, window frames, trim and ledges; and repair the foundation at 1064 26th St. The proposed work complies with the Landmarks ordinance in that it does not destroy historic material and has the same visual qualities as the original features. The proposed work meets all the guidelines allowed within the district. The color is consistent with the architecture and the historic district in which it is located. No brick will be painted.

c) Remove the cornerstone on the Union Station (technical review) at 2501 Wall Ave. The proposed work complies with the Landmarks ordinance in that it will retain and preserve the historic

materials, archaeological resources, and character of the property. All work will be undertaken using the gentlest means possible.

A MOTION WAS MADE BY COMMISSIONER WILSON TO RATIFY STAFF APPROVAL AND TECHNICAL REVIEW OF: A) PAINT THE GARAGE DOORS AND TRIM AT THE REAR TO THE PROPERTY THE SAME COLOR AS EXISTING AT 130 25TH ST; B) REPLACE LIKE FOR LIKE SOFFIT, FASCIA, AND RAIN GUTTERS; REPAINT THE STUCCO, WINDOW FRAMES, TRIM AND LEDGES, AND REPAIR THE FOUNDATION AT 1064 26TH ST; C) REMOVE THE CORNERSTONE ON THE UNION STATION (TECHNICAL REVIEW) AT 2501 WALL AVE. MOTION WAS SECONDED BY COMMISSIONER MITCHELL AND PASSED UNANIMOUSLY, WITH ALL VOTING AYE.

Certificate of Historic Appropriateness: to install a new fence, window, door and porch columns; make repairs, and change the paint color at 2633 Jefferson Ave

Ms. Hale reported that she approved a Certificate of Historic Appropriateness to install a new fence in the rear yard, replace the south facing 2nd floor window, replace the front door, replace the metal porch supports, repair existing windows, the porch ceiling, porch light, and change the paint colors at 2633 Jefferson Avenue. Landmark staff's recommended action:

1. Find that the request to install a new fence in the rear yard, replace the south facing 2nd floor window, repair existing windows, the porch ceiling, and the front door transom, trim, and threshold, relocate the porch light, and change the paint colors at 2633 Jefferson Avenue meets the criteria found in OMC 17-4 and approve the request.

2. Find that the request to install a refurbished wooden front door and to replace the metal porch supports with square wood columns designed after the house directly to the north, does not meet the criteria found in OMC 17-4 and deny the request based off the following findings:

- a. The proposed front door and porch supports would create a false sense of historical development by adding conjectural features and architectural elements from other buildings.

Discussion between the commissioners and homeowner Anna Graf regarding the changes being made, where the door was purchased and the materials being used.

A MOTION WAS MADE BY COMMISSIONER MOORE TO APPROVE A CERTIFICATE OF HISTORIC APPROPRIATENESS; TO INSTALL A NEW FENCE, WINDOW, DOOR AND PORCH COLUMNS; MAKE REPAIRS, AND CHANGE THE PAINT ACCORDING TO FINDINGS OF FACT, ARE THAT WILL NOT CREATE A SENSE OF HISTORIC DEVELOPMENT, WILL REPAIR RATHER THAN REPLACE THE INTERIOR DECORATED HISTORIC FEATURES, WILL NOT DAMAGE OR REMOVE HISTORIC MATERIALS OR FEATURES, BE DIFFERENTIATED FROM THE OLD AND WILL BE COMPATIBLE WITH THE MASSING, SIZE, SCALE AND ARCHITECTURAL FEATURES AND THINGS LIKE THAT. MOTION WAS SECONDED BY COMMISSIONER WILSON AND PASSED UNANIMOUSLY, WITH ALL VOTING AYE.

Certificate of Historic Appropriateness: to repair and replace walkways and replace front entryway broken and missing bricks at the Union Station, 2501 Wall Ave

Ms. Girardo reviewed the applicable standards described in Section 17-4-1 of the Landmarks ordinance to be considered, which included standards B. Character and I. New Construction. She presented the applicant is proposing to replace cracked and lifted cement walkways throughout the property and curb and gutter in two areas. The applicant is proposing to add an ADA compliant ramp. The repairs to the sidewalk areas will match the existing concrete. Attachment three contains the proposed repairs site plan and more details. Landmark staff's recommended actions:

Find that the application to repair sidewalks and affected curb and gutter, add an ADA compliant ramp, and remove and replace brick pavers does meet the criteria found in OMC 17-4 and approve the application for sidewalk repairs and affect curb and gutter.

Ms. Girardo also reviewed four options showing where the ADA ramp could be placed and it was discussed amongst the commissioners but was not a deciding factor in their vote.

A MOTION WAS MADE BY COMMISSIONER MOORE TO ISSUE A CERTIFICATE OF HISTORIC APPROPRIATENESS, FOR THE PROPERTY AT 2501 WALL AVE, TO REPAIR AND REPLACE LIFTED CEMENT WALKWAYS AND REPLACE FRONT ENTRYWAY BROKEN AND MISSING BRICKS AT UNION STATION ACCORDING TO THE FINDINGS OF FACT, IS THAT ITS COMPATIBLE WITH THE MASSING, SIZE, SCALE AND ARCHITECTURAL FEATURES. TO PROTECT THE HISTORIC INTEGRITY OF THE PROPERTY AND ITS ENVIRONMENT WILL NOT DAMAGE, REMOVE HISOTRIC MATERIALS OR FEATURES, WILL MATCH THE HOLD DESIGN, COLOR, TEXTURE AND OTHER VISUAL QUALITIES. MOTION WAS SECONDED BY COMMISSIONER SHALE AND PASSED UNANIMOUSLY, WITH ALL VOTING AYE.

Certificate of Historic Appropriateness: to replace the front door at 2661 Jefferson Ave.

Ms. Girardo supplied the applicable standards described in Section 17-4-1 of the Landmarks ordinance to be considered, which included standards C. Physical Record. She presented the applicant would like to replace the existing red front door on their townhome at 2661 Jefferson Ave. The replacement door is the same color and has a stained glass insert.

Landmark staff's recommended action: Find that the application to replace the front door with a stained-glass door at 2661 Jefferson Avenue does meet the criteria found in OMC 17-4 and approve the application.

A MOTION WAS MADE BY COMMISSIONER MOORE TO ISSUE A CERTIFICATE OF HISTORIC APPROPRIATENESS TO REPLACE THE FRONT DOOR AT 2661 JEFFERSON AVE ACCORDING TO THE FINDING OF FACTS, WHICH IS COMPATIBLE WITH THE HISTORIC JEFFERSON DISTRICT, WILL NOT CREATE A FALSE SENSE OF HISTORICAL DEVELOPMENT, WILL NOT DAMAGE OR REMOVE HISOTRIC MATERIALS OR FEATURES. MOTION WAS SECONDED BY COMMISSIONER WILSON AND PASSED UNANIMOUSLY, WITH ALL VOTING AYE.

Certificate of Historic Appropriateness: to install security cameras on the Scowcroft Warehouse at 105 23rd St

Ms. Hale presented the applicable standards described in Section 17-4-1 of the Landmarks ordinance to be considered, which included standards I. New Construction. She presented the owner of the Scowcroft building hired Northern Construction, the applicant, to replace three existing security cameras on the NE corner, SW corner, and SE corner of the building and install new security cameras on the NW corner of the building, and the center of the south dock wall. They will also be installing an 11-foot pole and security camera at the SW corner of the dock and installing new data wiring and replacing interior cameras (attachment two shows the camera locations).

Landmark staff's recommended actions: Find that the request to replace the existing security cameras, install two new security cameras, and install new data wiring at 105 23rd Street meets the criteria found in OMC 17-4 and approve the request subject to the following conditions:

1. That the security cameras and wiring are installed through the mortar and not the brick.
2. That as little wiring as possible is seen on the exterior of the building.

Scott Richens, applicant, is a general contractor and is representing Northern Construction. He mentioned they are consulting with subcontractor CTI Electric regarding the technical information for the installation. They have an option of not putting the two new cameras on the wall but can put them on the roof parapet to eliminate additional holes in the mortar.

Further discussion between the commissioners and CTI Electric, the subcontractor, on the planned conversion from 115 volt to a POA system which would reduce the amount of wiring showing, the mounting locations, reducing the visibility of the wiring. They will use mortar or a mortar colored caulk that would adhere better to fill in the larger holes and seal better. Mention of the color of the cameras – black vs white, black blends better however mostly white is what's available.

Commissioner Moore reiterated if there's existing conduit, utilize it. If there's not and it's going right on the building, just use wire. We don't have to have it sitting in conduit.

A MOTION WAS MADE BY COMMISSIONER MOORE TO ISSUE A CERTIFICATE OF HISTORIC APPROPRIATENESS TO INSTALL SECURITY CAMERAS ON THE SCOWCROFT WAREHOUSE AT 105 23RD ST ACCORDING TO THE FINDINGS OF FACT; 1) IS COMPATIBLE WITH THE HISTORIC FEATURES FO THE BUILDING AND WILL RETAIN ITS HISTORIC CHARACTER. 2) WILL NOT DAMAGE ORE REMOVE HISTORIC MATERIALS OR FEATURES AND THE FOLLOWING CONDITIONS:

- 1. THAT THE SECURITY CAMERAS AND WIRING ARE INSTALLED THROUGH THE MORTAR AND NOT THE BRICK.**
- 2. THAT AS LITTLE WIRING AS POSSIBLE IS SEEN ON THE EXTERIOR OF THE BUILDING.**

MOTION WAS SECONDED BY COMMISSIONER WILSON AND PASSED UNANIMOUSLY, WITH ALL VOTING AYE.

Certificate of Historic Appropriateness: to replace windows and clean the brick at 1064 26th St

Ms. Hale provided the applicable standards described in Section 17-4-1 of the Landmarks ordinance to be considered, which included standards B. Character, G. Treatments and I. New Construction. She presented the applicant is proposing to remove and replace the large steel frame tripartite window on the front elevation of the home. They would like to replace the window with a fiberglass clad wood frame window made by Marvin Windows with the Elevate product line. The replacement will be a large picture window.

Landmark staff's recommended action:

Find that the request to replace three steel basement windows with fiberglass slider windows, replace the steel frame window on the front elevation with a three-piece fiberglass clad wood frame window with cottage style grids, and clean the brick on the house at 1064 26th St meets the criteria found in OMC 17-4 and approve the request subject to the following conditions:

1. That the brick is not sealed.
2. That the product instructions and specifications of the cleaners are followed.
3. That the cleaning solutions are not used when there is any possibility of freezing temperatures.
4. That only one layer of the solutions is applied (that no reapplication is done).
5. That all openings are tightly covered, and all cracks or joints be well pointed before cleaning in order to avoid the water penetrating the façade.

Discussion about the year the house was built and when the casement windows came out and were put into homes.

Ms. Hale described the 10 steps to be followed in order to clean and seal the bricks properly. Further discussion on the products and the properties/characteristics of them.

Mr. Stan Tucker, owner of this home, came up to explain he is dealing with the SHPO for a tax credit and said the engineer approved the use of the cleaner which is more of a water repellent type sealer. He received an email confirmation for the historic tax credit application regarding the work being done on a historic residence and also a preliminary approval of the work. He read a list of petitions that must be met and work as described in his application.

Commissioner Moore stated since the home is long and horizontal the proposed windows are not horizontally in line.

Mr. Tucker indicated the despite how the pictures of the windows came out; they will be symmetrical across and not long on the sides. Further discussion about all the windows in the house and matching them to be the same.

Commissioner Moore would like to have the engineered version of the windows resubmitted to staff to get the stamp of approval and so it's in our record.

A MOTION WAS MADE BY COMMISSIONER WILSON TO ISSUE A CERTIFICATE OF HISTORIC APPROPRIATENESS TO REPLACE THREE STEEL BASEMENT WINDOWS WITH FIBERGLASS SLIDER WINDOWS, REPLCE THE STEEL FRAME WINDOW ON THE FRONT ELEVATION WITH A THREE PIECE FIBREGLASS CLAD WINDOW FRAME WINDOW WITH COTTAGE STYLE GRIDS AND CLEAN AND SEAL THE BRICK. THE SEALING IS BEING ELIMINATED UNTIL MORE RESEARCH IS DONE. MOTION WAS SECONDED BY COMMISSIONER SHALE AND PASSED UNANIMOUSLY, WITH ALL VOTING AYE.

Other Business:

Ms. Hale mentioned there was a preservation event on Wednesday and no one came. Lori Ranz spoke about the Red Cross canteen and explained what it was about.

Review of the Meeting:

Mr. Tanner thought the questions asked regarding the security cameras was good. Nice to hear the new cameras are going on the roof rather than hanging off the wall.

Commissioner Wilson works for ACE heating and AC has been noticing people crawling around their houses painting soffits and touch up on things and is thinking they are trying to fly below the radar. He will keep documenting this activity from now on.

Ms. Hale said she would also notify Code Enforcement so they are aware.

Commissioner Moore would find it very helpful to know what staff can approve, what needs to come back and what needs to be brought before the commission. If it's something simple, can he sign it without having to wait six weeks?

Ms. Hale stated the answer is in the Landmarks Commission standards and she will mail a copy to everyone. She can approve painting and change of colors as long as it's within the historic palette.

As there was no additional business before the commission, **THE MEETING WAS ADJOURNED
AT 5:59 PM**


KATHY BARRON, PREPARER
ADMINISTRATIVE ASSISTANT I

APPROVED: October 24, 2024
(DATE)

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