

Minutes of the Regular Meeting of the Ogden City Landmarks Commission held on Thursday, December 12, 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: Sarah Langsdon
Richard Creeger
Tony Pantone
Mandy Shale
Sue Wilkerson
Carver Shaw
James Wilson
Mary McMillen

Members Excused: Thomas Moore

Staff Present: Joseph Simpson, Assistant Planning Director
Haylie Hale, Planner
Aimee Pagano, Administrative Assistant II
James Tanner, Assistant City Attorney

Others Present: Oscar Mata
Patrick & Tracy Cross

1. **Approval of Minutes** of the regular meetings held October 24th and the 2025 Meeting Schedule. **COMMISSIONER WILKERSON MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD OCTOBER 24TH AS WELL AS THE 2025 MEETING SCHEDULE. COMMISSIONER SHALE SECONDED AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE.**

2. **Ratification of Staff Approvals for the following: a) Paint the storefront window frames & door white at 3201 Washington Blvd; b) Repair & replace damaged white aluminum rain gutters like for like at 2524 Van Buren Ave; c) Install slip sheet & TPO roofing membrane over existing white roofing membrane at 101-103 25th St; d) Paint wood storefront & repair damaged stucco & concrete curb at 2402 Wall Ave**

Ms. Hale specified in her report ratification of staff approvals and the following actions are based on findings:

- a. 3201 Washington Blvd-The proposed work will retain the historical character of the property and will not destroy historic materials which characterize the property. The color is compatible with the massing, size, scale and architectural features of the building. No brick will be painted.
- b. 2524 Van Buren Ave-The proposed work will retain the historic character of the property and will not destroy historic materials which characterize the property.
- c. 101-103 25th St-The proposed work will protect the historic integrity of the property and its environment and will not damage or remove historic materials or features which characterize the property. The roofing membrane will be terminated on the back of the

parapet wall in the same place that the current membrane is terminated. The membrane will not be visible from the street.

- d. 2404 Wall Ave-The historic character of the property will be retained and preserved. The removal of historic materials or alteration of features and spaces which characterize a property will be avoided. The deteriorated historic features will be repaired rather than replaced.

COMMISSIONER WILKERSON MOVED TO RATIFY STAFF APPROVALS. COMMISSIONER LANGSDON SECONDED, AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE.

3. Ratification of Technical Review Committee Approvals: a) Replace the landscaping in the park strip, front & rear yard at 2640 Jefferson; b) Place a new 16"x16"x16" cornerstone above the original 1924 cornerstone at 2501 Wall Ave

Ms. Hale noted in her report ratification of technical committee approvals for the following and actions are based on findings:

- a. 2640 Jefferson-An 18" Gabion retaining wall will be located along the front yard, about 2 feet behind the sidewalk. The grass will be removed and replaced with water-wise plantings. Walkways, patios, retaining walls, and a greenhouse will be added to the rear yard. The proposed work will retain and preserve the historic character of the property and its environment and will not create a false sense of historical development.
- b. 2501 Wall Ave-The East facing side of the new cornerstone will read: Ogden City Rededication and the North facing side will read: Centennial 1924-2024. The remaining area above will be re-bricked with 2 layers of the original bricks and permanently mortared back in place.

With the following conditions:

1. That the mortar composition is compatible with the composition of the historic brick.

The proposed work complies with the Landmarks ordinance in that it is compatible with the massing, size, scale and architectural features of the building, will retain and preserve the historic materials, archaeological resources, and character of the property. All work will be undertaken using the gentlest means possible.

COMMISSIONER SHALE MOVED TO RATIFY TECHNICAL REVIEW COMMITTEE APPROVALS. COMMISSIONER THOMAS SECONDED, AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE.

4. Certificate of Historic Appropriateness: summer kitchen roof replacement at 2622 Madison Ave

Ms. Hale stated in her report the applicable standard as described in Section 17-4-1 of the Landmarks Ordinance to be considered, which includes standards B. Character and F. Repair. She also outlined an analysis, findings of fact, possible commission findings and actions and Landmark Staff's recommended action.

Ms. Hale explained the request involves replacing existing wood shingles with CertainTeed Landmark ClimateFlex shingles in the color Resawn Shake. The homeowners would like to change from wood to composite due to the high cost and maintenance of wood shingles.

Ms. Hale recommended to the commission that they approve the request for a summer

kitchen roof replacement at 2622 Madison Ave, due to the findings of fact listed above in the report

COMMISSIONER WILKERSON MOVED TO GRANT A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR A SUMMER KITCHEN ROOF REPLACEMENT AT 2622 MADISON AVE. COMMISSIONER MITCHELL SECONDED, AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE BY ROLL CALL VOTE: COMMISSIONER LANGSDON, COMMISSION CREEGER, COMMISSIONER PANTONE, COMMISSIONER SHALE, COMMISSIONER SHAW, COMMISSIONER WILSON AND CHAIR MCMILLEN.

5. A Certificate of Historic Appropriateness: new front door, fencing & radon system at 2521 Van Buren Ave

Ms. Hale pointed out in her report the applicable standard as described in Section 17-4-1 of the Landmarks Ordinance to be considered, which include standard I. New Construction. She also outlined an analysis, findings of fact, possible commission findings and actions and Landmark Staff's recommended action.

Ms. Hale reviewed the applicable standards for new construction, including compatibility with the massing, size, scale and architectural features of the property. The applicant is requesting to replace the existing gold pinhead glass front door and sidelight with a wood craftsman style door. He would also like to install wood and wrought iron fencing. In addition, he needs to install a radon mitigation system which will have a white coating to match the siding on the home. She also outlined an analysis, findings of fact, possible commission findings and actions and Landmark Staff's recommended action. Ms. Hale recommended the commission approve these requests based on the findings of facts.

Mr. Mata, the applicant, addressed questions about the fencing and property line, confirming the fencing will be installed up to the property line.

Chair McMillen clarified the city permitting process will handle the property line concerns.

Further discussion regarding the style of the front door, with a preference for a black door to match the existing trim.

COMMISSIONER WILKERSON MOVED TO GRANT A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR A NEW FRONT DOOR, FENCING & RADON SYSTEM AT 2521 VAN BUREN AVE. COMMISSIONER LANGSDON SECONDED, AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE BY ROLL CALL VOTE: COMMISSIONER CREEGER, COMMISSIONER PANTONE, COMMISSIONER SHALE, COMMISSIONER SHAW, COMMISSIONER WILSON AND CHAIR MCMILLEN.

6. Other Business:

Mr. Shaw spoke about the National Historic Preservation conference in New Orleans he attended recently. He went on tours, compared it to Ogden, went through a cemetery, several museums, the French Quarter and everything was historic. He will bring pictures and a power point presentation to show more of his trip at the next meeting.

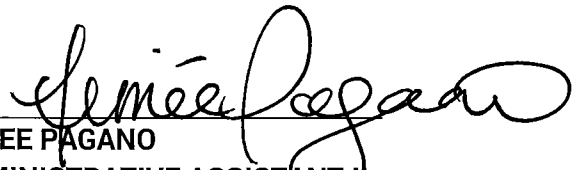
Ms. Hale shares her experience at the National Historic Preservation conference in New Orleans right after Katrina hit the area, highlighting the importance of preservation and the unique history of the city.

The commission discussed the Marilyn Drive meeting a few weeks ago, with plans for a work session on January 16th to discuss the Marilyn Drive area.

Ms. Hale thanked Judy Mitchell for her 15 years of service on the Landmarks Commission, sharing memories and appreciation from colleagues.

7. Review of the Meeting:
This was not discussed.

As there was no additional business before the commission, **THE MEETING WAS ADJOURNED AT 5:18pm.**



AIMEE PAGANO
ADMINISTRATIVE ASSISTANT II

APPROVED: 12/12/24
(DATE)

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