

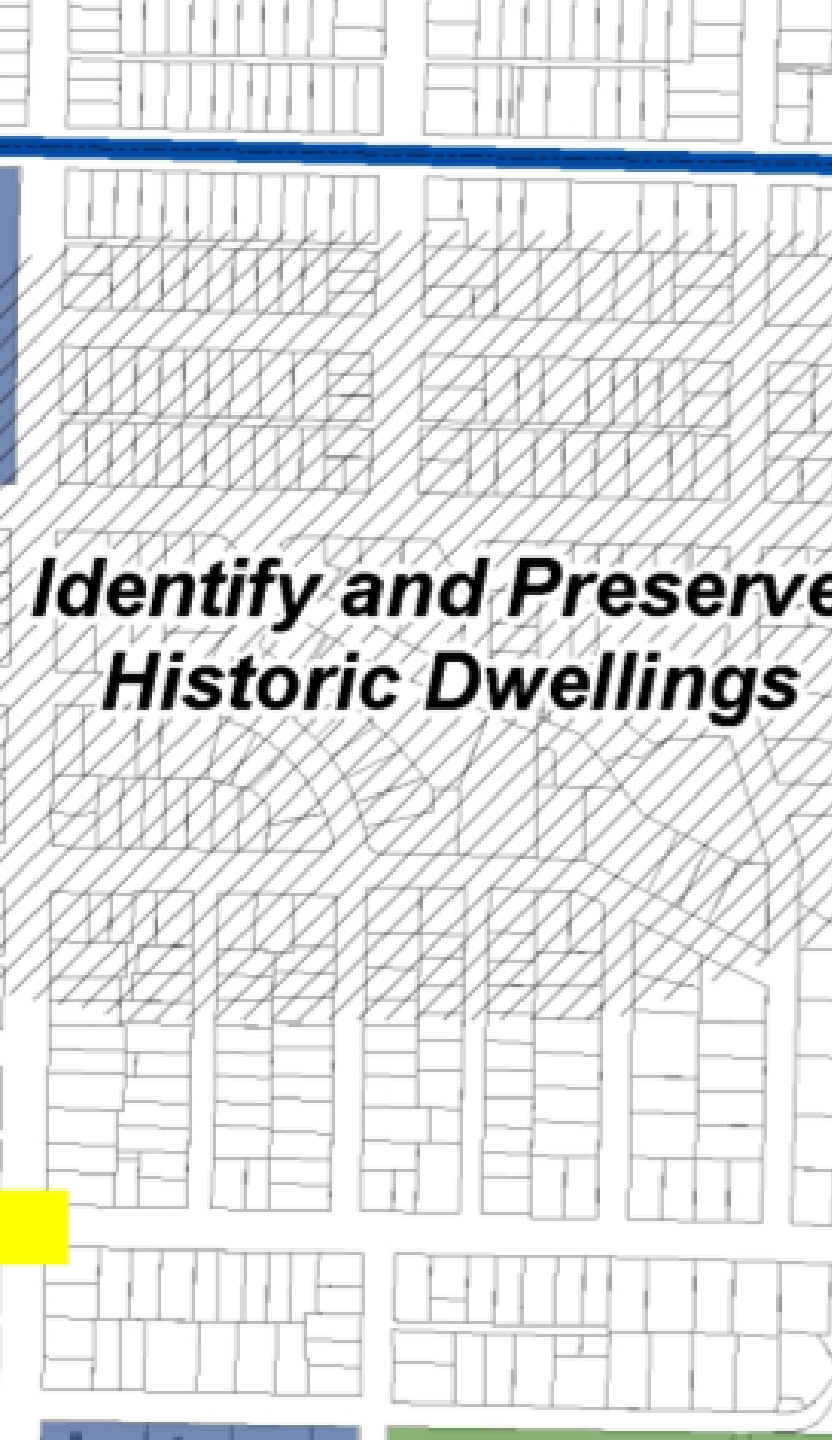


PRESERVATION UTAH

MARILYN DRIVE

NATIONAL HISTORIC DISTRICT

Brandon Rypien, AICP
Senior Planner
Ogden City Planning Division

The background of the slide is a map of Ogden, Utah, showing a street grid. A large area in the center-left is filled with diagonal hatching, indicating a designated historic district. The text "Identify and Preserve Historic Dwellings" is overlaid on this hatched area. The map also shows other street grids to the north and south of the hatched area.

OGDEN GENERAL PLAN

“Consider creation of historic district in the general area of 26th and 29th Streets, between Polk and Fillmore. The exact boundaries will be determined by the nomination process.”

Objective 14.J.3.1

***Identify and Preserve
Historic Dwellings***

2022 RECONNAISSANCE LEVEL SURVEY

*Ogden Southeast Bench
Weber County, Utah*

Selective
Reconnaissance Level Survey
July 2022



Scowcroft/Becker Residence

Final Report

July 2022

*Prepared by
Angie Abram, Storiagraph LLC*

For the Ogden City Planning Department

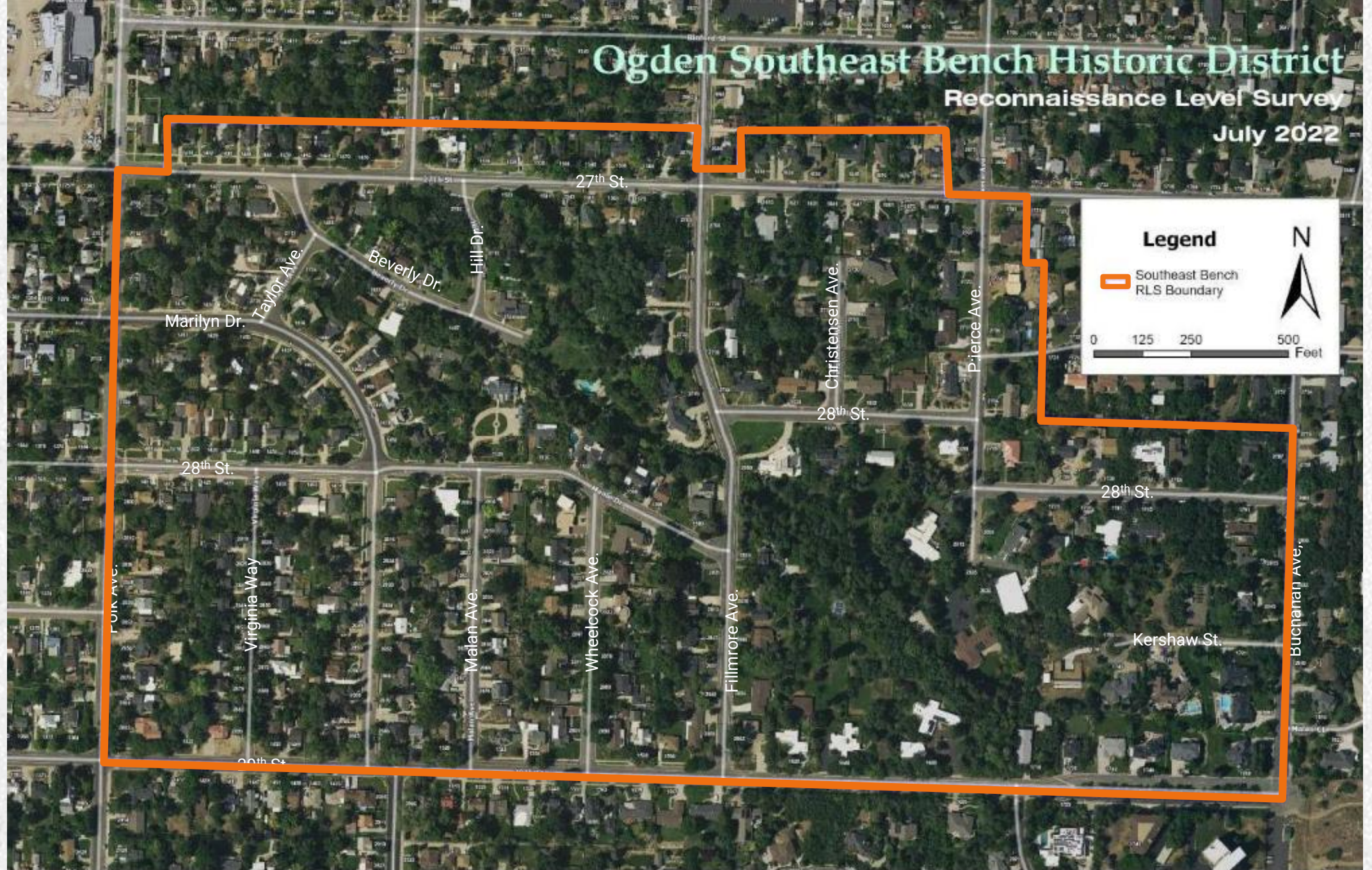
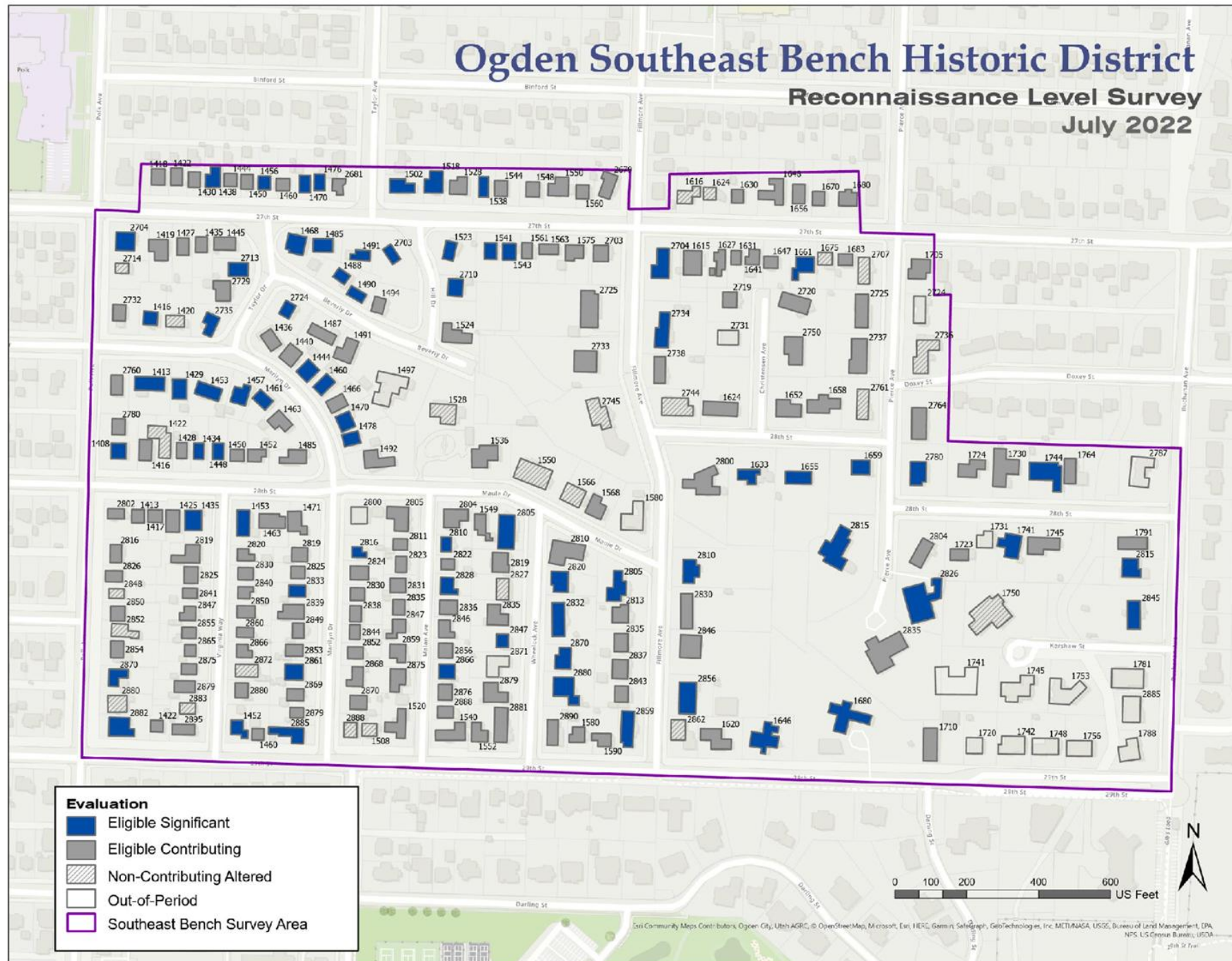


Figure 1 – Aerial view of the Southeast Bench 2022 RLS Survey Area

Ogden Southeast Bench Historic District

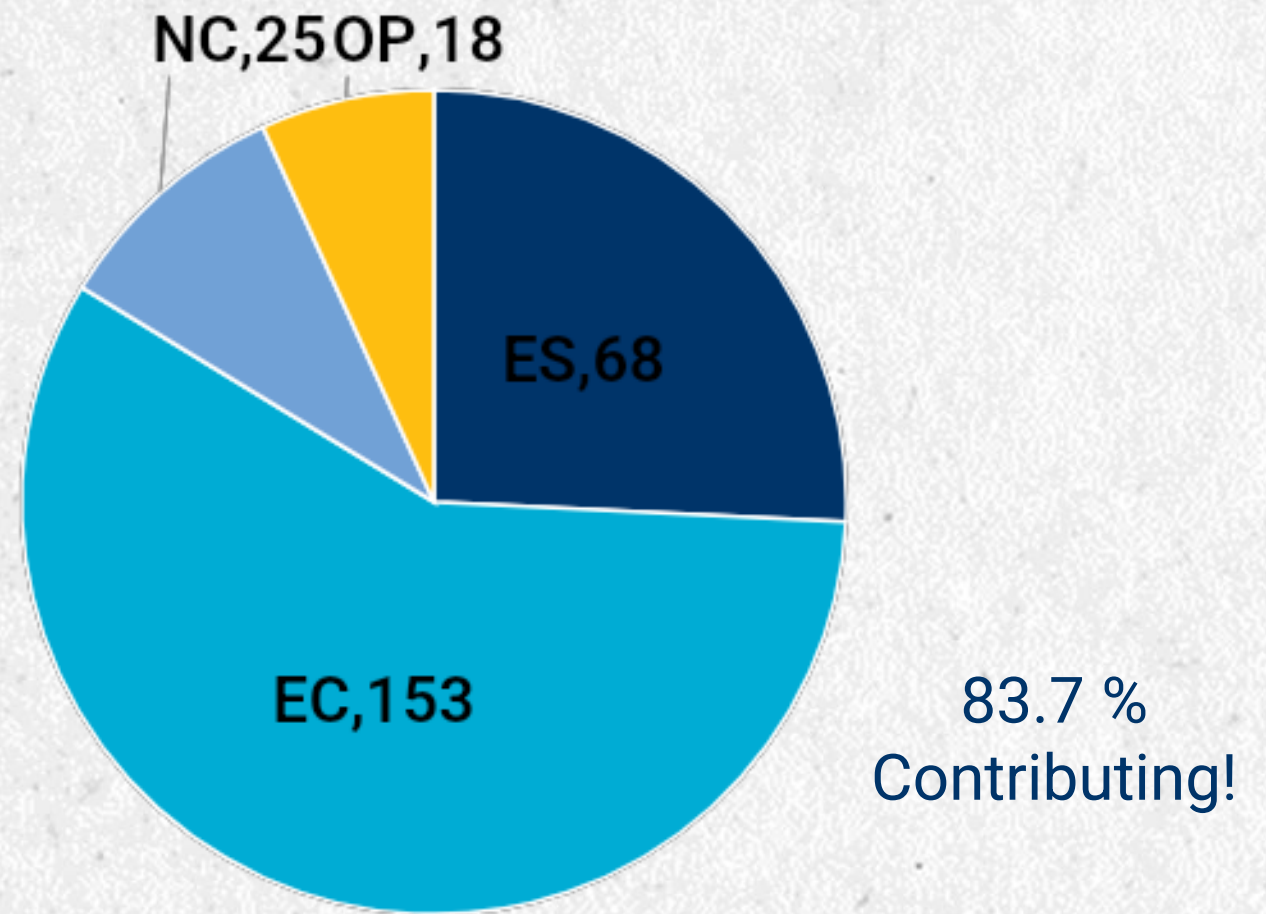
Reconnaissance Level Survey

July 2022



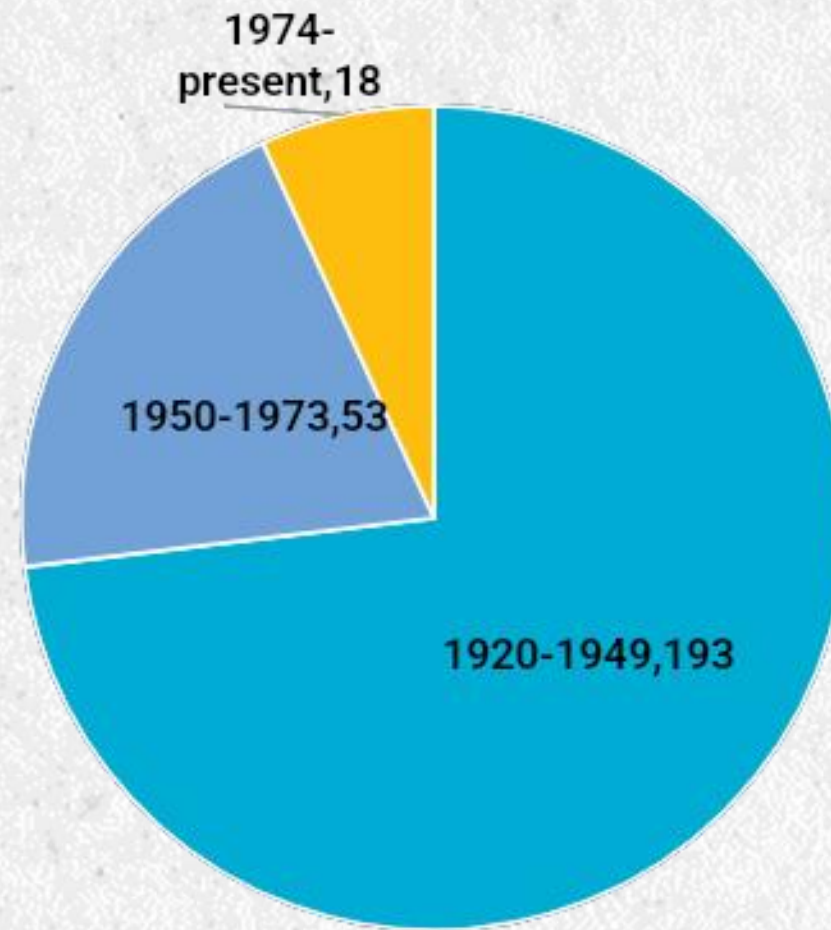


SURVEY SAYS!





CONSTRUCTION DATES





1453

© 2022 Google

© 2022 Google

PERIOD COTTAGES

1453 28TH ST. CONST. 1923



WORLD WAR II ERA COTTAGE

2880 VIRGINIA WAY. CONST. 1941



INTERNATIONAL/MODERN

1502 27TH ST. CONST. 1937

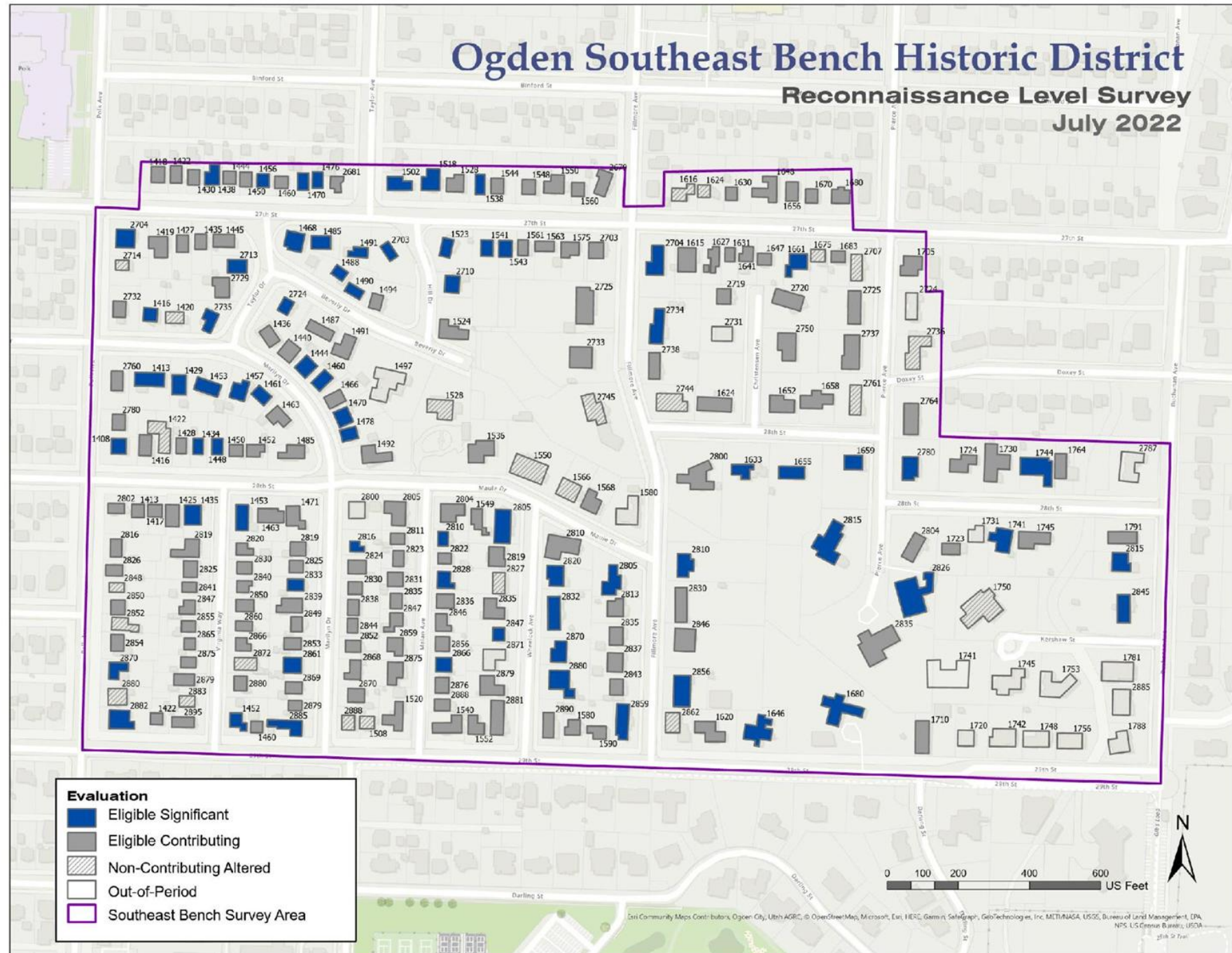


NATIONAL REGISTER CRITERIA

- ≥ 50 years old
- Primarily unaltered
- Associated with
 - A- Historical events
 - B- Significant persons
 - C- Distinctive architecture or characteristics
 - D- Important historical information

Who is
interested
in a
historic
district?

Ogden Southeast Bench Historic District Reconnaissance Level Survey July 2022





PUBLIC
ENGAGEMENT
IS KEY

Go to the
people!
Make it
easy to
participate



Potential Marilyn Drive Historic District

PUBLIC OPEN HOUSE

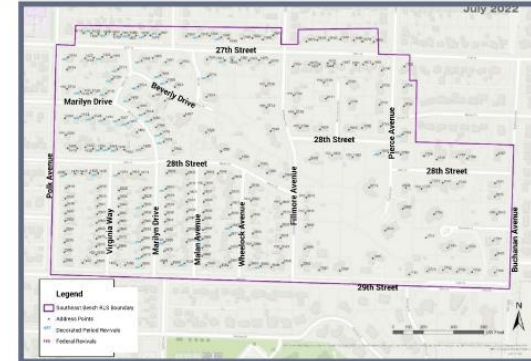


You are invited to attend and share your thoughts regarding the potential designation of the Marilyn Drive area as a National and Local Historic District.

The open house will be held on
Thursday, November 21st
6:00pm–7:30pm
Polk Elementary School,
2615 Polk Avenue, Ogden, UT 84401
Gymnasium, main East entrance

There will be a brief presentation on historic districts and the history of the Marilyn Drive area at 6:15pm. You will then have the opportunity to meet with City staff and the Utah State Historic Preservation Office to ask any questions that you may have and give your input.

For more information and to sign up for email notifications, please visit <https://www.ogdencity.com/2430/Special-Projects>



If you have comments or questions before the open house, please contact Haylie Hale at 801-629-8928 or planning@ogdencity.com



Marilyn Drive Historic District

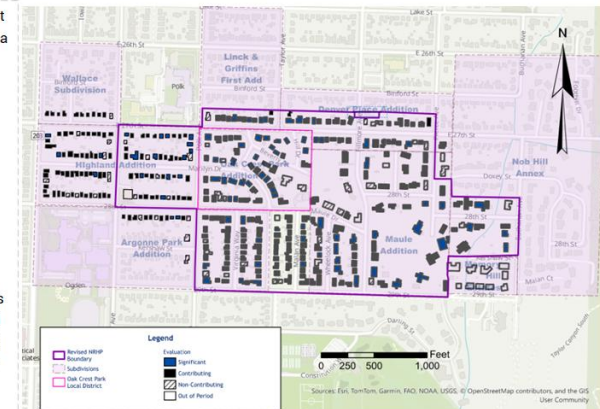
PUBLIC OPEN HOUSE



You are invited to share your thoughts and learn about the proposed designation of the Marilyn Drive area as a National and Local Historic District.

The open house will be held on
Monday, March 24th
5:30pm–7:00pm
Polk Elementary School,
2615 Polk Avenue, Ogden, UT 84401
Gymnasium, main East entrance

There will be a brief presentation on the survey results and the proposed historic district at 5:45pm. You will then have the opportunity to meet with City staff and members of the Landmarks Commission to ask any questions that you may have and give your input.



If you have comments or questions before the open house, please contact Haylie Hale at 801-629-8928 or planning@ogdencity.gov

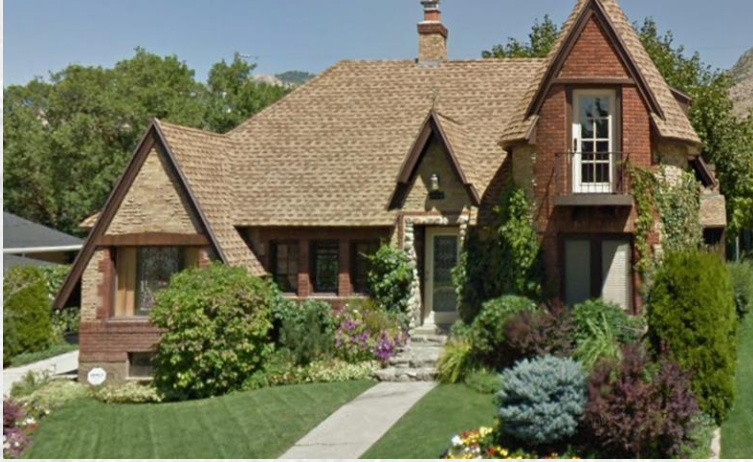
For more information and to sign up for email notifications, please visit <https://www.ogdencity.com/2430/Special-Projects>



PUBLIC OPEN HOUSES



IS IT WORTH PRESERVING?



POSTER SESSION

A BRIEF HISTORY OF THE MARILYN DRIVE AREA

Early advertising focused on issues found in the Ogden Central Bench during the 1920's such as the increase in multi-family developments.



The first home within the survey area was built in 1920 at 2732 Polk Avenue.

The developments of the Southeast Bench attracted many of the prominent residents who lived in the Ogden Central Bench.



27 additional residences were constructed in Oak Crest Park between 1926 and 1930 in Period Revival styles by distinguished architect Art Shreeves.



The city paved Oak Crest Park in 1926, completing the development of the lower section.

What specific aspects influenced your decision to live in your home or the neighborhood?

- Early to mid-century architecture
- Location
- Historic character of homes
- Quiet neighborhood
- Sense of community
- Beautiful landscaping
- Proximity to mountains and trails



Are there any physical characteristics that influenced your decision?

- Well-defined primary entrance
- Gable roofs
- Unique architecture
- Cottage-style homes
- Building materials and Colors



What elements of the neighborhood do you like?

- Homes are comparable in scale
- Streets are narrow
- Each home generally has like characteristics



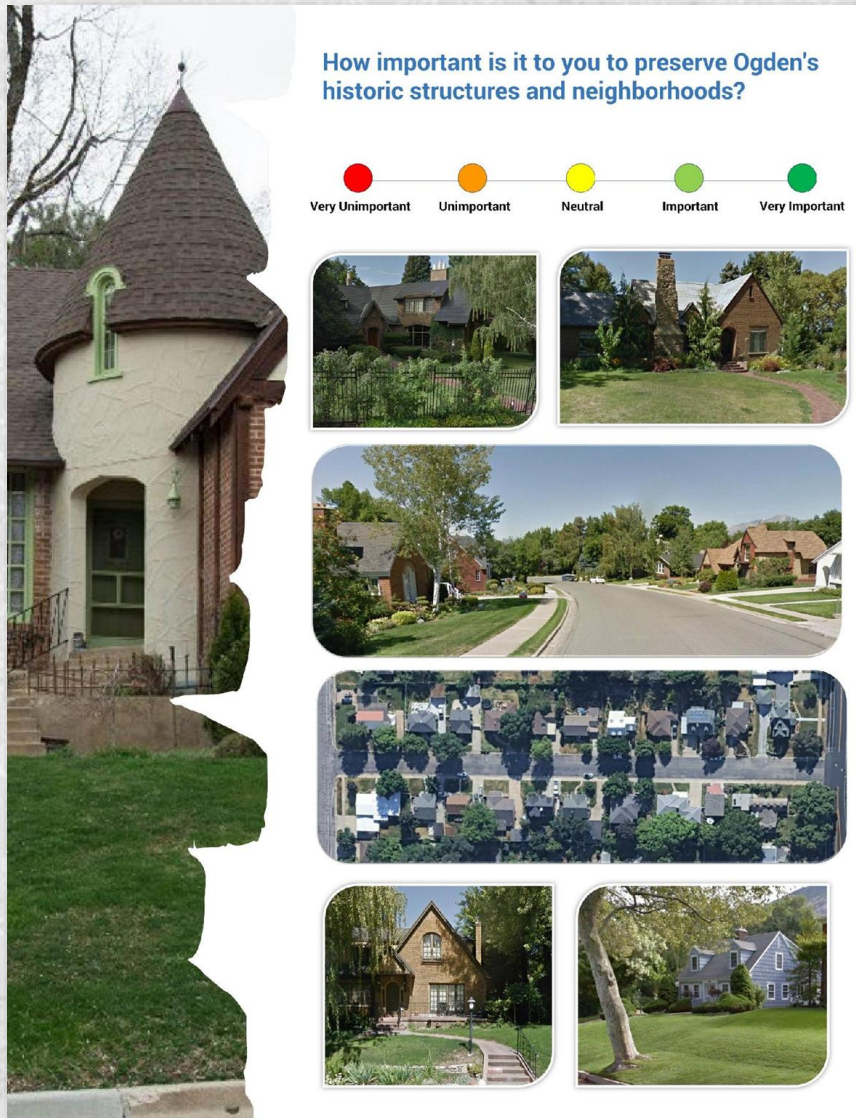
- Garage is secondary
- Building materials and architecture are unique
- Mature landscaping



Are there elements that you dislike or would change in the future?



POSTER SESSION



WHY?

State laws limiting building design elements for single and two-family dwellings

On Nov. 1, 2024, the State Legislature adopted a bill that went into affect, which limits how cities can regulate building design elements in new and existing neighborhoods.

Cities can no longer regulate:

- Exterior color
- Exterior materials
- Style, dimensions, or materials of a roof structure, roof pitch, or porch
- Window and doors
- Location, design, and placement of garage
- Minimum size of building



These could be built in your neighborhood

EXEMPTIONS:

1. A dwelling located within an area designated as a historic district in the National Register of Historic Places;
2. A dwelling located within an area that:
 - a. Is zoned primarily for residential use;
 - b. Was substantially developed before calendar year 1950*

* cities must adopt regulations

POSTER SESSION

National District

WOULD YOU LIKE TO SEE THE MARILYN DRIVE NEIGHBORHOOD BECOME A NATIONAL HISTORIC DISTRICT?



WHAT IS THE NATIONAL REGISTER OF HISTORIC PLACES?

- The official list of the Nation's historic places worthy of preservation.
- A national program to identify, evaluate, and protect America's historic and archeological resources.

WHAT THEY DO:

- Offer guidance on evaluating, documenting, and listing different types of historic places.
- Help qualified historic properties receive preservation benefits and incentives



PROVIDENCE HISTORIC DISTRICT
PROVIDENCE, CACHE COUNTY, UTAH



OGDEN CENTRAL BRANCH HISTORIC DISTRICT



Local District

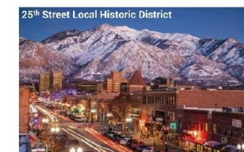
WOULD YOU LIKE TO SEE THE MARILYN DRIVE NEIGHBORHOOD BECOME AN OGDEN LOCAL HISTORIC DISTRICT?



WHAT IS A LOCAL HISTORIC DISTRICT?

An area designated by the city that protects the historic character and distinctive architectural features of a neighborhood by regulating changes to its buildings and open space.

All exterior modifications must be reviewed and issued a Certificate of Historic Appropriateness by the Landmarks Commission.



POSTER SESSION

Potential Benefits



THERE CAN BE MULTIPLE BENEFITS OF BEING DESIGNATED AS A NATIONAL OR LOCAL DISTRICT, OF THE FOLLOWING, WHICH WOULD YOU CONSIDER IMPORTANT?

- Increased sense of community and neighborhood pride.
 
- Possible increase in overall home value.
 
- Preserving the uniqueness and historic quality of a neighborhood.
 
- Possible state or federal tax credits.
 
- Technical help in keeping the homes historically accurate.
 
- Community revitalization.

Concerns?



WHAT CONCERNS, IF ANY, WOULD YOU HAVE IN DESIGNATING THE MARILYN DRIVE AREA AS A NATIONAL OR LOCAL HISTORIC DISTRICT?

- Possible regulatory restrictions (such as requiring prior authorization before making major property renovations or changes).

Review required if applying for tax incentives and listed on national register.



Review required for all exterior changes of listed on the local register.

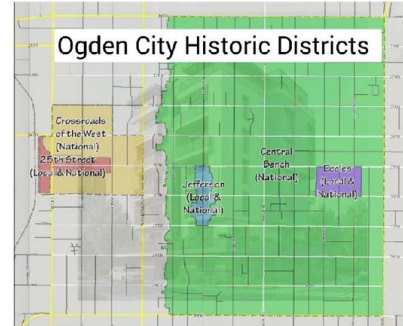


- Possible increased maintenance costs.

		
Wood: About \$300-800 each	Aluminum Clad: About \$400-1,700 each	Vinyl: About \$200-400 each

POSTER SESSION

EXISTING NATIONAL AND LOCAL HISTORIC DISTRICTS IN OGDEN AND WHAT HAS BEEN ACCOMPLISHED IN THOSE DISTRICTS (PART 1)



Eccles Avenue Historic District

National Register: 1976

Local Register: 1981

With the listing on the Local and National Register, the area became the focus of major improvements such as:



EXISTING NATIONAL AND LOCAL HISTORIC DISTRICTS IN OGDEN AND WHAT HAS BEEN ACCOMPLISHED IN THOSE DISTRICTS (PART 2)

Jefferson Avenue Historic District

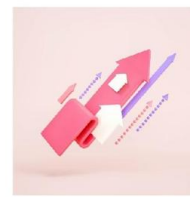
National Register: 1998

Local Register: 2004

With the listing on the National Register, the area became the focus of major improvements such as:



In addition to the above listed items, the following was achieved with the listing of the area on the Local Register:



POSTER SESSION

Pros and Cons of Historic Districts

Benefits

- **Increases sense of community and encourages civic engagement:**

Residents often feel a deeper connection to the community and local heritage. This connection can unite neighbors in a common cause.

- **Stabilizes Neighborhoods:**

Historic districts tend to have less owner turnover and longer duration in residency.

- **Preserves the past while ensuring a future:**

They are a living, active record of communities and their residents. By participating in the designation process, citizens can help direct their communities' path and ensure their neighborhood's future.

- **Ensures a neighborhood's characteristics and charm are preserved:**

Designation as a historic district can ensure that a neighborhood is unaltered in the future.



Challenges and concerns

- **Regulatory Restrictions**

Property owners potentially have additional regulations and guidelines for renovations and changes to structures, which could take more time and resources.

- **Higher Maintenance Costs**

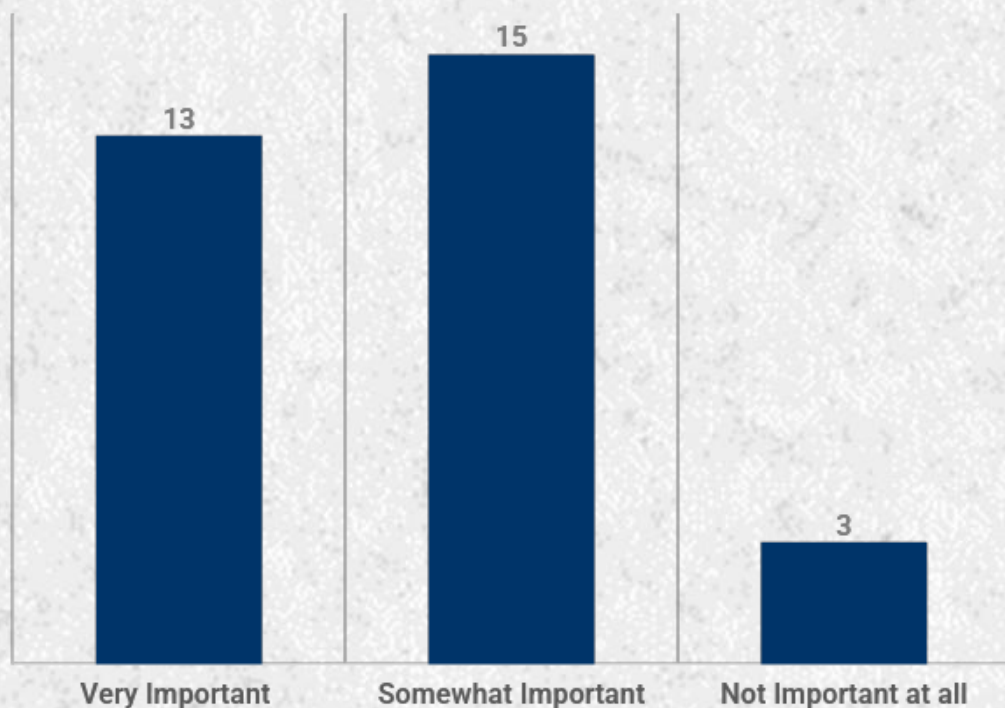
Maintaining or restoring historic properties can potentially be more expensive due to need for specialized materials or skilled labor.

- **Navigating the process of renovation**

Applying for and obtaining the required approval needed for renovations could be more time-intensive, which could dissuade property owners from performing renovation or having the proper authorizations.



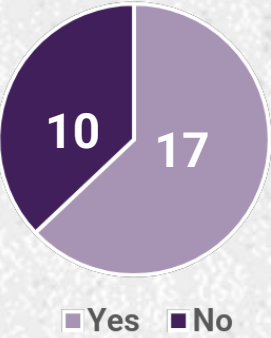
HOW IMPORTANT IS IT TO PRESERVE OGDEN'S HISTORIC STRUCTURES?



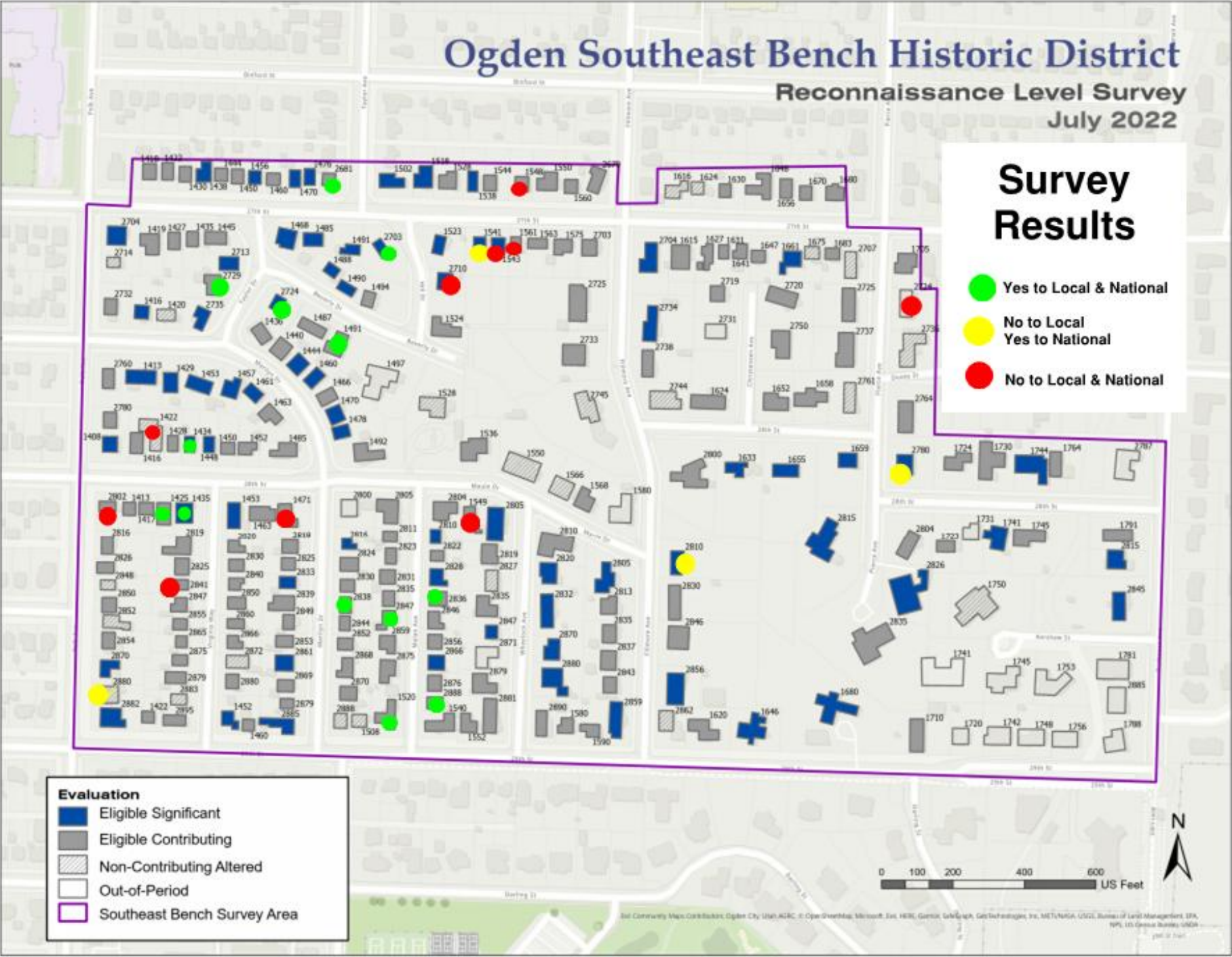
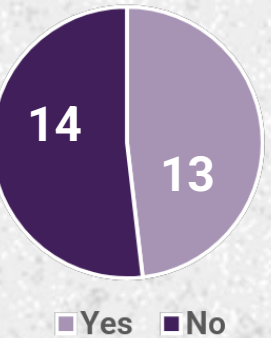
WHAT CONCERNS, IF ANY, WOULD YOU HAVE IN DESIGNATING THE NEIGHBORHOOD AS 'HISTORIC'?

- Possible regulatory restrictions.
- Possible increased maintenance costs.
- No concerns. This is much needed!

Would you like to see the area become a National Historic District?



Would you like to see the area become a Local Historic District?





Marilyn Drive Historic Neighborhood

Potential Nomination as a Historic District

Story Map updated:
May 21, 2026

In 1920, two years after the end of World War I, the first homes of the area were built in what was called the *Argonne Park Addition* and the *Denver Place Addition*. A few years later in 1926 the *Oak Crest Park Addition* was created. This area contains some of Ogden's most distinguishable homes including those designed by prominent local architect Art Shreeves.

Several notable Ogden residents have built homes along Marilyn Drive, including Myrl McClenahan who had a home at 1265 Marilyn. McClenahan was an architect who had formed a firm in 1919 with fellow architect Leslie Hodgson. The two men would go on to design and build some of Ogden's most beloved buildings including Peery's Egyptian Theater (1924) and the Bigelow-Ben Lomond Hotel (1927).



Oak Crest Park Addition Plat Map

Survey Results

The map to the right shows the updated proposed boundaries as well as some of the survey results from the previous open house event that was held last October.

Many of the survey respondents were open to the idea of becoming a National Historic District, a Local Historic District or both. Overall we received a great deal of valuable feedback from respondents that reside in the area as well as a few people that live outside the proposed boundaries. The survey respondents are shown below.



What specific aspects influenced your decision to live in your home or the neighborhood?

- Early to mid-century architecture
- Location
- Historic character of homes
- Quiet neighborhood
- Sense of community
- Beautiful landscaping
- Proximity to mountains and trails



Are there any physical characteristics that influenced your decision?

Survey Results



Would you like to see the area become a National Historic District?



Would you like to see the area become a Local Historic District?



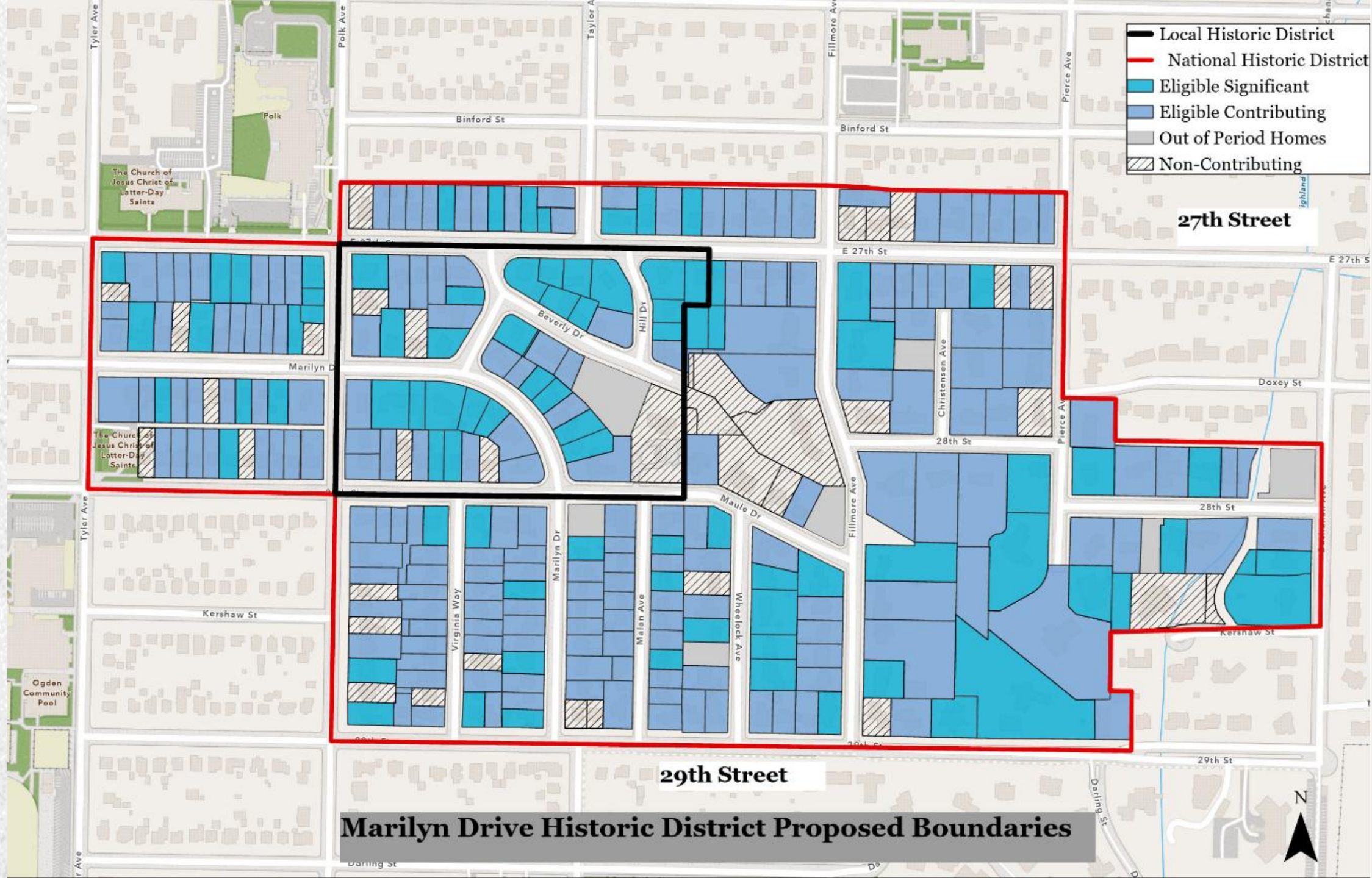
Comments:

- Love older homes
- Beautiful and unique architecture
- Prevent McMansions and tear downs or rebuilds
- Beautiful streets with many mature trees and it's quiet
- Historic homes with a lot of character

Concerns:

- Possible regulatory restrictions
- Possible increased maintenance costs
- No concerns. This is much needed!

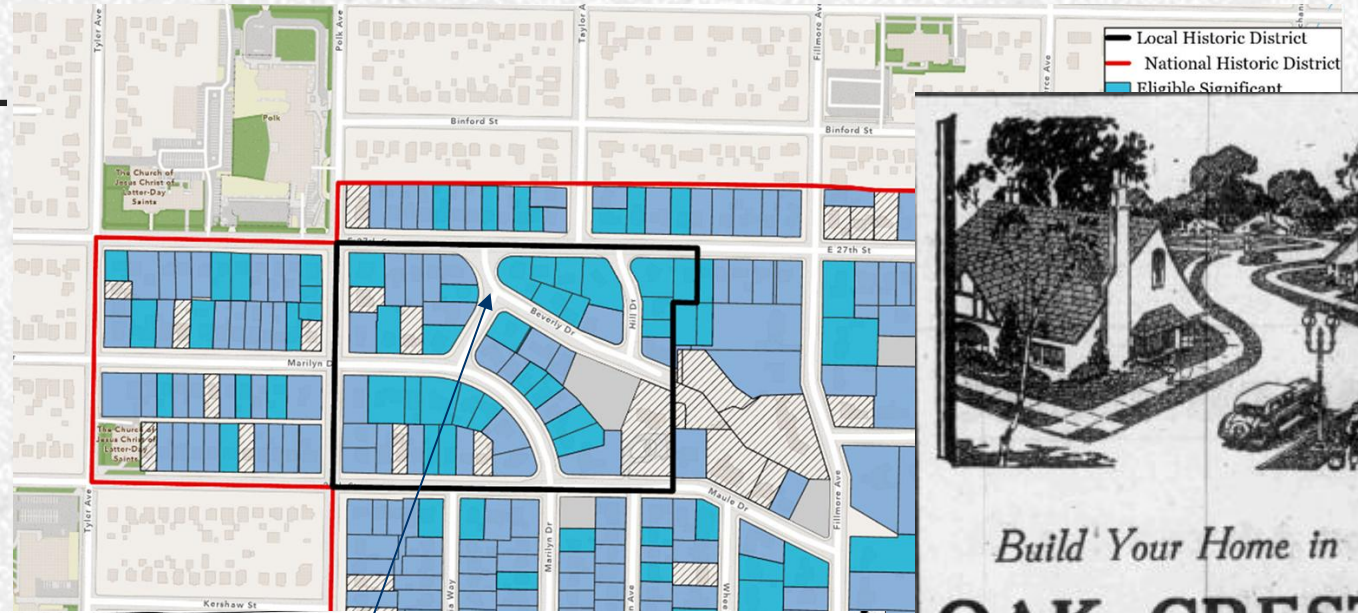
- Local Historic District
- National Historic District
- Eligible Significant
- Eligible Contributing
- Out of Period Homes
- Non-Contributing



Marilyn Drive Historic District Proposed Boundaries

LOCAL HISTORIC DISTRICT

- Designated by the Ogden City Council.
- Some extra flexibility in reuse options.
- Technical assistance available.
- City helps to keep the historic integrity of the district by implementing specific regulations and guidelines for exterior modifications.




Build Your Home in

OAK CREST PARK

A SUBDIVISION OF BEAUTY AND RESTRICTION

LOTS ARE LESS EXPENSIVE THAN IN ANY OTHER SECTION.

PRICED AS LOW AS \$800.

VISIT OAK CREST PARK SUNDAY—YOU WILL ENJOY THE WONDERFUL VIEW AND DELIGHTFUL DRIVE.

Froerer & Fowles, Inc.
REALTORS

PHONE 917 2415 KIESEL AVE.

LOCAL HISTORIC DISTRICT

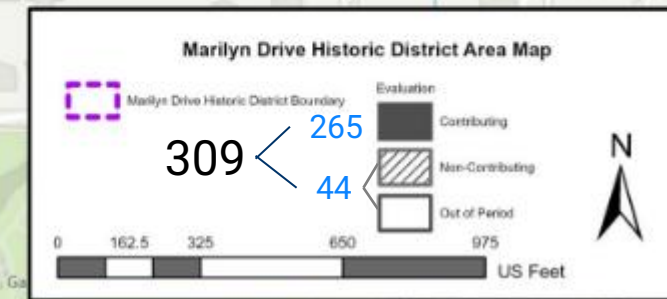
- Exterior changes are reviewed by the Ogden Landmarks Commission.
- Changes can be made if they retain the historic integrity of the property.



Marilyn Drive Historic District Area Map

114 Acres

86% contributing!





Contributing Structures



NOTICE OF NOMINATION



Spencer J. Cox
Governor

Deidre M. Henderson
Lieutenant Governor

Donna Law
Executive Director
Utah Department of Cultural
and Community Engagement



Christopher Merritt
State Historic Preservation Officer
Utah State Historic Preservation Office

September 24, 2025

Dear Property Owner:

Because of a technical issue with our virtual platform the review of the historic district noted below, that was originally scheduled to be reviewed by the Utah National Register Review Committee on September 19, 2025, for nomination to the National Register of Historic Places, has been postponed:

MARILYN DRIVE HISTORIC DISTRICT, OGDEN, WEBER COUNTY

The new date for the National Register Review Committee meeting at which the nomination will be considered is **Thursday, October 30, 2025, at 10:00 a.m.** You are invited to join the virtual meeting on Google Meet which you can access by this link: <https://meet.google.com/mfd-cohb-nrw>

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing on the National Register provides recognition and assists in preserving our Nation's heritage. Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property. If the property is listed on the National Register, tax credits for rehabilitation and other beneficial provisions may apply.

Listing in the National Register does not place limitations on the property by the federal or state government. Public visitation rights are not required of owners. The government will not attach restrictive covenants to the property or seek to acquire them.

Again, we apologize for any inconvenience the rescheduling has caused. Should you have any questions about this nomination before the meeting, please contact me at the State Historic Preservation Office at coryjensen@utah.gov, or 801/245-7242.

Sincerely,

J. Cory Jensen
National Register Coordinator/Deputy SHPO



3760 South Highland Drive • Salt Lake City, Utah 84106 • history.utah.gov



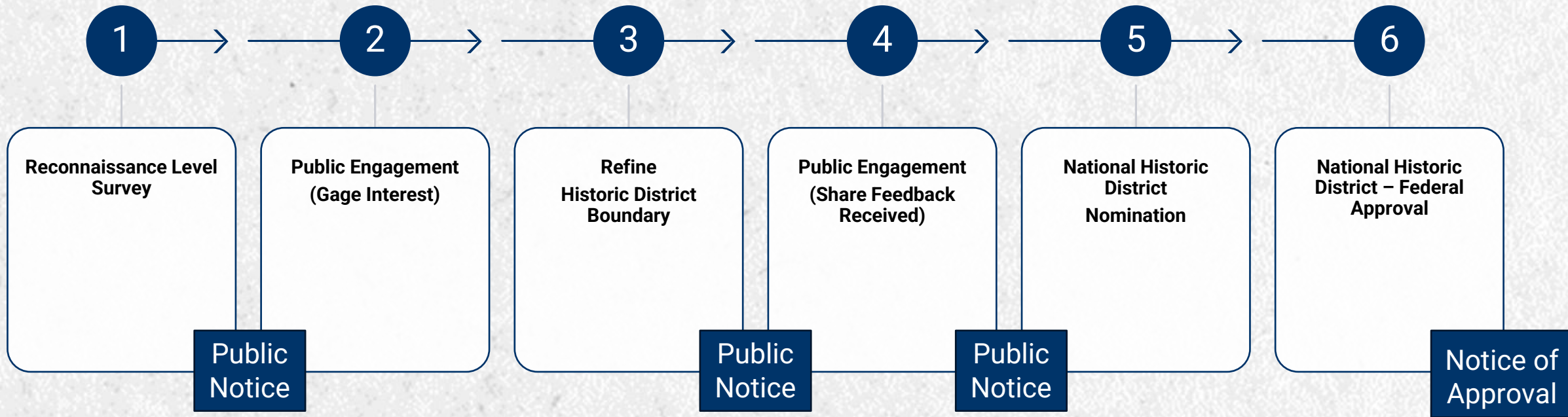
Marilyn Drive National Historic District **Nomination**

State Historic Preservation Office
Committee Review

Thursday, October 30, 2025 @ 10 a.m.

If you would like to join us for the virtual meeting, we will broadcast the meeting in the Ogden Municipal Building's Council Workroom, 3rd Floor

PROCESS



Thank you!

Special thanks to Angie Abram and SHPO!

Brandon Rypien, AICP
Senior Planner

brandonrypien@ogdencity.gov