

Minutes of the Regular Meeting of the Ogden City Landmarks Commission held on Thursday, April 25, 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
Judy Mitchell
Tony Pantone
Mandy Shale
James Wilson

Members Excused: Sarah Langsdon, Vice Chair
Tom Moore
Carver Shaw
Sue Wilkerson

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

Others Present: Josephine Lin
Rob Nelson
Kevin & Marlene Johnson
Mitch Vance
Chad Bessinger

Approval of the Minutes of the regular meeting held March 28, 2024.

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

Certificate of Historic Appropriateness: to install a fiber internet box at 2548 Jackson Ave

Ms. Hale reported that she approved a Certificate of Historic Appropriateness to install a fiber internet box on the rear southeast corner of the house. The following applicable standards as described in Section 17-4-1 of the Landmarks Ordinance are I. New Additions and J. New Additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The applicant is proposing to install a fiber internet box on the rear southeast corner of their house. The box is 12"x9.5" and would be mounted by a bracket on the siding of the house next to the existing power box.

The Landmark Staff's recommended actions:

Find that the request to install a fiber internet box on the rear southeast corner of the house at 2548 Jackson Avenue meets the criteria found in OMC 17-4 and approve the request.

Discussion about the internet box, size, color and location.

A MOTION WAS MADE BY COMMISSIONER SHALE TO APPROVE A CERTIFICATE OF HISTORIC APPROPRIATENESS; TO INSTALL A FIBER INTERNET BOX AT 2548 JACKSON AVE. MOTION WAS SECONDED BY COMMISSIONER WILSON AND PASSED UNANIMOUSLY, WITH ALL VOTING AYE.

Certificate of Historic Appropriateness: to replace front door and repair screen door at 2507 Van Buren Ave

Ms. Hale reviewed the applicable standards described in Section 17-4-1 of the Landmarks ordinance to be considered are B. Character and F. Repair. The applicant would like to replace the existing white, 15-lite, wooden front door with a solid Tudor style wooden door since it is warped in multiple places and is consistently needing glass panes replaced as they are easily broken. They would also like to repair the existing screen door by stripping the maroon paint from the wooden frame and re-staining it a natural wood color and replacing the wire mesh with a new black mesh screen.

Landmark Staff's recommended actions:

Find that the application to replace the 15-lite front door with a Tudor style solid wood door at 2507 Van Buren Avenue does not meet the criteria found in OMC 17-4 and deny the application for the following reasons.

1. That the front door is a contributing feature of the home and should be repaired rather than replaced per standards B and F of The Secretary of the Interior's Standards for Rehabilitation.

Find that the application meets the criteria found in OMC 17-4 and approve the application to repair the screen door at 2507 Van Buren Avenue.

Commissioner Shale asked if there was any documentation showing the door is not repairable from a professional.

Chair McMillen stated she had a door just like this and it warped badly and let air in plus the new door being proposed feels too heavy for that façade.

Further discussion about the new door and being able to see the door through the screen door.

Commissioner Pantone noted the new door is not compatible with historic architecture.

A MOTION WAS MADE BY COMMISSIONER PANTONE TO DENY A CERTIFICATE OF HISTORIC APPROPRIATENESS; TO INSTALL A NEW FRONT DOOR; AND APPROVE THE REPAIR OF THE SCREEN DOOR AT 2507 VAN BUREN AVE. MOTION WAS SECONDED BY COMMISSIONER SHALE AND PASSED UNANIMOUSLY, WITH ALL VOTING AYE.

Certificate of Historic Appropriateness: to replace transom windows at 2584 Van Buren Ave.

Ms. Hale supplied the applicable standards described in Section 17-4-1 of the Landmarks ordinance to be considered are B. Character, C. Physical Record and F. Repair. The applicant was previously denied the vinyl windows but is proposing to replace the existing vinyl windows with three (3) continuous double pane fixed windows with a 2 ½" natural pinewood frame. After tabling the item, it was discussed at the April 27th, 2023 meeting that the wood frames needed to have a beveled edge to mimic what originally existed.

Landmark Staff's recommended action:

Find that the request to install three (3) continuous double pane fixed windows with 2 and 1/2-inch white, beveled edge wood frames and two (2), 2 1/2-inch white, beveled edge wood muntins overlaying each window at 2584 Van Buren Avenue meets the criteria found in OMC 17-4 and approve the request.

A MOTION WAS MADE BY COMMISSIONER PANTONE TO ISSUE A CERTIFICATE OF HISTORIC APPROPRIATENESS TO REPLACE TRANSOM WINDOWS AT 2584 VAN BUREN AVE. MOTION WAS SECONDED BY COMMISSIONER SHALE AND PASSED UNANIMOUSLY, WITH ALL VOTING AYE.

Certificate of Historic Appropriateness: to install a hanging blade sign at 143 25th St.

Ms. Hale provided the applicable standards described in Section 17-4-1 of the Landmarks ordinance to be considered are I. New Additions and J. New Additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The applicant is proposing to install a rectangular 6' x 1.2' hanging blade sign above the main entrance of the building. The bottom of the sign, when attached to the building will be 11' above the sidewalk. The sign will be fastened into the non-historic brick through an aluminum plate. The sign will read MESSAGE in 10.5" lettering. The proposed sign material is aluminum with black acrylic face. The lettering will have green, LED faux neon lighting.

Landmark Staff's recommended action:

Find that the request to install a 6' x 1.2' foot aluminum blade sign with green neon lettering at 143 25th Street, meets the criteria found in OMC 17-4 and approve the request subject to the following conditions:

1. That aluminum is used for both the face and base of the sign.
2. That the lettering on the proposed sign is no more than 10" inches in height.
3. That the proposed sign be screwed into the mortar rather than the brick.

Commissioner Pantone questioned if the same would be attached since he cannot tell from the drawings. The cantilever is 6' so the sign will hang off the side of the building and will need to match the mortar.

Further discussion about another sign, the material, light, and having a cantilever of 6'. How the sign will be hung and looking forward at the condition of the sign.

Mr. Brierley indicated they will need to get a building permit and will have to show how the sign will be installed and that cover will hold the sign itself.

Mr. Rob Nelson, who is the owner of the building and the sign, was invited to come up to speak to the commissioners and answer any questions.

Chair McMillen inquired how he felt about the staff recommendations. Staff recommended using aluminum instead of acrylic and the letters are 10.5" and cannot be more than 10'. Installation needs to be in the grout and not the brick itself.

Mr. Brierley commented there is a representative from the Davis Sign Company here.

Chair McMillen invited him to come up and speak to the commissioners.

The gentleman did not state his name but did talk about the sign and its characteristics.

Commissioner Pantone established the letters mount to a four inch wide by 14" tall bar and have the same amount on both sides. It's a fabricated box of aluminum that is faster to read and also the wiring and everything is concealed.

A MOTION WAS MADE BY COMMISSIONER WILSON TO ISSUE A CERTIFICATE OF HISTORIC APPROPRIATENESS TO INSTALL A SIX FOOT BY 1.2' ALUMINUM BLADE SIGN WITH GREEN NEON LETTERING IN THE TIMES SQUARE BUILDING AT 143 25TH ST AND THAT THE ALUMINUM IS USED FOR BOTH SIDES OF THE FACE AND THE SIGN AND LETTERING ON THE PROPOSED SIGN IS NO MORE THAN 10" IN HEIGHT, AND THAT THE PROPOSED SIGN BE SCREWED INTO THE MORTAR RATHER THAN THE BRICK. AND THAT A RENEWED TECHNICAL DRAWING BE SUBMITTED TO STAFF THAT ACCOUNTS FOR THE DIMENSIONALITY AND THE MATERIAL SEQUENCE ACCORDING TO THE FINDINGS OF FACT LISTED. MOTION WAS SECONDED BY COMMISSIONER PANTONE AND PASSED UNANIMOUSLY, WITH ALL VOTING AYE.

Other Business:

Mr. Brierley gave a presentation regarding the Wonder Block hotel on 25th St. Mitch Vance with J. Fisher is here and wants an opportunity to talk about the hotel.

Mr. Vance, who is a local development group based out of Centerville reported no plans have been submitted yet, but he wants to share some ideas about what's going on. He gave more information on his company and the different divisions and their roles. They have worked with the City of Ogden on the redevelopment and rehabilitation of Union Station. He discussed the different phases of the Wonder Block, Phase one is the structure itself, Phase two is the Parking structure, and Phase three is the parcel on 25th St which is in the beginning stages of being designed. He went on to discuss the different aspects of the Wonder Block project in his presentation.

Chair McMillen expressed concern about the five-story building going in next to a one story business and the design looks very modern next to historic buildings. We don't want it to look like a historic building, but we need to get someplace in between.

Mr. Vance responded and verified there is not design yet and they will try to strike a balance and ask for feedback. He continued with his presentation.

Discussion resumed and another building was mentioned that was several stories and no one liked it. The historic district ends right behind 25th.

Mr. Brierley established there are height limitations of four stories and it goes up as you go out. One of the allowances is for a city approved master plan and project because it was approved before it was changed back to four stories, and we know this was going to be five stories. This building can be five stories, but the hotel cannot.

Mr. Bessemer who is the owner of the J. Fisher Company shared the view he presented to his designers. He mentioned the Ramble Rounds Palace in Denver CO as a possible idea for the design.

Chair McMillen does like the steel casement windows and the different materials on the first floor but does not want to try and mimic something historic or create a false sense of history.

Mr. Bessemer clarified when they pick their architect, they will take a field trip to the Ramble Rounds Palace in Denver and do a walk through and walk around to figure out what they like and don't like. He will use a similar type of red brick with dark accents. They want to come in and say we are kicking off the design and want to know what is important to the commissioners. He's also using the Tribute Marriott Hotels as a possible model. We're hoping to get 80 to 100 rooms in and keep the five stories with a 55' height.

Chair McMillen responded she felt like the city was strong armed into changing the height limitations for that. She is concerned for a five-story building, from a historic preservation stance, this is 25th St which is our iconic Street and if we put something in like this, it takes away from the

quaintness. Then there is the backlash from the population was brutal so if you could come in at four stories, we'd be much happier.

Additional discussion on the height, number of stories, number of rooms and the size of the rooms and the potential backlash. Also, the history and the buildings in downtown Ogden now, they are newer but they fit in and further concerns by the commissioners.

Mr. Bessemer gave a history on the name of the block and the name of the new hotel.

6a. Preservation Week and Scavenger Hunt Event, May 16, 2024, 5pm at Union Station

Barton Brierley asked for a suggestion for a World War Two history speaker.

Chair McMillen suggested we could find somebody at the University. Or Maybe Sarah could give us a recommendation.

Commissioner Shale said we can call the history department at the university. Other suggestions made regarding speakers and camera men.

Review of the Meeting:

Mr. Tanner discussed 144 25th St coming back. They want to build it right, and there is a settlement agreement between the owner and the city. There is a development agreement in place and they have seven years to build. If the lender backs out and there is no financing, then it won't get built. This is the same owner as Summa Terra and Union Station LLC.

Commissioner Shale remembers the four stories being approved but this was approved for that. Does that still grandfather in the five stories?

Mr. Tanner replied yes. You look at three stories and step back 10' or 13' and there are two additional stories. If you are standing on the street and looking at it, it'll look like a three-story building. But if you're down the street, you'll be able to see that's what people screamed about the most.

Chair McMillen responded and it was in wood, so nobody could discern the setback.

Commissioner Wilson affirmed that we were used to nothing being there and as soon as something went up there, the mass and scale was five stories but it was such an abrupt change.

Chair McMillen indicated the fact it was in wood was glaring because they were going to do the red brick and it would have muted it down.

Mr. Tanner responded it stayed in that state for so long and it's because they built it wrong.

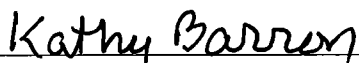
Mr. Pantone discussed if there was a history of buildings taller than three stories. He said there is the federal building which is three stories.

Chair McMillen replied they strong armed us with that whole key thing. We didn't approve that height. They went to the city and got that approved or the City Council.

Mr. Brierley clarified it was the zoning lab.

Discussion about the plans for Union Station which is still in process. There is a concept for the whole campus available and we could do a presentation at a later meeting.

As there was no additional business before the commission, **THE MEETING WAS ADJOURNED
AT 5:56 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.