

Minutes of the Regular Meeting of the Ogden City Landmarks Commission held on Thursday, January 23, 2025, at 4:30pm, in the Council Chambers and via electronic means on the third floor of the Municipal Building, 2549 Washington Blvd, Ogden City, Weber County, Utah.

Members Present: Sarah Langsdon
Richard Creeger
Thomas Moore
Tony Pantone
Mandy Shale – Via Zoom
Sue Wilkerson
Carver Shaw – Via Zoom

Members Excused: James Wilson
Mary McMillan

Staff Present: Joseph Simpson, Assistant Planning Director
Haylie Hale, Planner
Kathy Barron, Administrative Assistant I
James Tanner, Assistant City Attorney

Others Present: Wilmer Valencia

1. **Approval of Minutes** of the regular meetings held December 12, 2024.
COMMISSIONER MOORE MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD DECEMBER 12th, 2024. THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE.

2. **Certificate of Historic Appropriateness: to install a new sign face & external lighting at 227 25th St**

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 I. New Additions including color and sign context. She also outlined staff analysis, findings of fact, possible commission findings and actions and Landmark Staff's recommended action.

Ms. Hale explained the request involves installing a new acrylic sign face to the existing hanging blade frame and installing two external gooseneck lamps.

Ms. Hale recommended the commission they deny the request subject to the following reasons: Acrylic/plastic is not an appropriate sign material in the Historic 25th St District.

Further discussion among the commissioners and Ms. Hale regarding the differing types of sign materials and lights vs illumination on the signs currently in the historic downtown area.

Mr. Wilmer Valencia, applicant, explained the sign material and the changes made to address code enforcement issues. He hired a sign company who he believed had done research on other signs downtown prior to creating his. He indicated there is no reflective material in his sign and he turned off the internal lights and will install external gooseneck lamps to light the sign.

The material of the sign, as well as lighting and permits became the topic of discussion. Plastic and acrylic are not permitted materials for use in signs downtown.

COMMISSIONER MOORE MOVED TO DECLINE A CERTIFICATE OF HISTORIC APPROPRIATENESS TO INSTALL A NEW ACRYLIC SIGN TO THE EXISTING HANGING BLADE SIGN AT

227 25TH ST ACCORDING TO THE FINDINGS OF FACT AS LISTED, THAT THE WORK WILL BE DIFFERENTIATED FROM THE OLD AND WILL RETAIN THE HISTORIC INTEGRITY, DAMAGE OR REMOVE HISTORIC MATERIALS, BUT THE DESIGN, MATERIAL AND SIZE IS COMPATIBLE WITH THE HISTORIC FEATURES OF THE BUILDING AND HISTORIC 25TH STREET DISTRICT.

COMMISSIONER WILKERSON SECONDED, AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE BY ROLE CALL VOTE: COMMISSIONER LANGSDON, COMMISSION CREEGER, COMMISSIONER MOORE, COMMISSIONER PANTONE, COMMISSIONER SHALE, COMMISSIONER SHAW, COMMISSIONER WILKERSON.

3. A Certificate of Historic Appropriateness: to install new rear basement doors at 166 25th St

Ms. Hale pointed out in her report the applicable standards as described in Section 17-4-1 of the Landmarks Ordinance to be considered, which include standard B. Character. She also outlined staff 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 exterior alterations that should not destroy historic materials which characterize the property. The applicant is requesting to widen the rear basement doorways from 36" and 30" to 42", they'll each be 42" wide. In addition, they would like to install two new 36" by 80" exterior wood doors which will be a simple wooden door. The applicant also owns Helena and they will use the same type of door that was used there.

Staff is recommending the commission find the request to widen two rear basement doors and install new wood doors meet our criteria and approve the request based on the findings of fact as listed.

COMMISSIONER MOORE MOVED TO ISSUE A CERTIFICATE OF HISTORIC APPROPRIATENESS TO WIDEN THE TWO REAR BASEMENT DOORWAYS AND INSTALL NEW WOOD DOORS AT 164 AND 168 25TH ST, ACCORDING TO THE FINDINGS OF FACT, WHICH ARE; IT WILL BE DIFFERENTIATED FROM THE OLD AND WILL BE COMPATIBLE WITH THE MASSING, SIZE, SCALE AND ARCHITECTURAL FEATURES OF THE PROPERTY, 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. COMMISSIONER WILKERSON SECONDED, AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE BY ROLE CALL VOTE: COMMISSIONER LANGSDON, COMMISSIONER CREEGER, COMMISSIONER MOORE, COMMISSIONER PANTONE, COMMISSIONER SHALE, COMMISSIONER SHAW, COMMISSIONER WILKERSON.

4. Other Business:

Ordinance Advisory Committee Meeting

Commissioner Wilkerson mentioned there is an Ordinance Advisory Committee meeting on February 6th, she is the Landmarks representative but will be out of the country. Commissioner Langsdon agreed to attend in her place.

Commissioner Wilkerson informed everyone there was a discussion regarding creating a historic district at the last meeting. This meeting is scheduled for 430pm to 630pm but usually runs late.

Mr. Simpson went over information with the Advisory Committee talking points.

Stockyard Exchange Building

Mr. Simpson began a brief discussion about the Stockyard Exchange Building and the RFP's that went out to bid but did not come back favorably. The city is committed to saving it.

Ms. Hale responded that the cost of repairing this building is very high at about \$40 Mil.

Further discussion regarding stop work orders, building inspectors, the Broom Hotel, the Forest Service Building and a shelter coming up for sale.

5. Review of the Meeting:

This was not discussed.

As there was no additional business before the commission, **THE MEETING WAS ADJOURNED AT 5:12pm.**

Kathy Barron

KATHY BARRON
ADMINISTRATIVE ASSISTANT I

APPROVED: 02/27/25
(DATE)