

Minutes of the Regular Meeting of the Ogden City Landmarks Commission held on Thursday, March 27, 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-Via Zoom
James Wilson
Mandy Shale
Sue Wilkerson

Members Excused: Tony Pantone
Thomas Moore
Carver Shaw

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

Others Present: Jared Allen

1. **Approval of Minutes** for the work session held February 27, 2025.
COMMISSIONER SHALE MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD FEBRUARY 27, 2025. COMMISSIONER WILKERSON SECONDED AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE.
2. **Ratification of Staff Approval:**
 - a. **Repaint storefront at 109 25th St**
 - b. **Install new lettering to the existing sign at 175 25th St****COMMISSIONER WILKERSON MOVED TO APPROVE THE RATIFICATION OF STAFF APPROVALS FOR: A) REPAINT STOREFRONT AT 109 25TH ST AND B) INSTALL NEW LETTERING TO THE EXISTING SIGN AT 175 25TH ST. COMMISSIONER WILSON SECONDED, AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE.**
3. **Certificate of Historic Appropriateness: Rear site modifications at 164-168 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 B. Character and I. New Construction. She also outlined the background, staff analysis, findings of fact, possible commission findings and actions and Landmark Staff's recommended action.

Ms. Hale explained the request involves adding a patio and landscaping to the rear of the Windsor Hotel as well as removing the two stairways leading to the basement, installing a new stairway leading to the basement, and widening the existing coal room door.

Ms. Hale recommended the commission approve the Certificate of Historic Appropriateness with the following modifications:

1. That two existing stairways and entrances are preserved and fenced off if needed.

2. That a land use permit is applied for which shows the types of plants that will be used. Plants should be selected for their tolerance to heat and cold, low humidity, and low water usage.

Mr. Wilson inquired if staff is recommending the doors on either side of the budling to be blocked off or maintained in some way as it currently exists. Ms. Hale responded this decision has been left up to the applicant.

The Applicant, Jared Allen was invited to come up and address the commission with his plans. He is wanting to fill in the stairways so they don't become restrooms.

Further discussion regarding the stairways, the patio and the coal chute as well as any issues that could arise.

COMMISSIONER WILKERSON MOVED TO APPROVE A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR THE WINDSOR HOTEL AT 164-168 25TH ST TO INSTALL A NEW STAIRWAY LEADING TO THE BASEMENT AND WIDENING THE EXISTING COAL ROOM DOOR. A LAND USE PERMIT IS APPLIED FOR, WHICH SHOWS THE TYPES OF PLANTS BEING USED. PLANTS SHOULD BE SELECTED FOR THEIR TOLERANCE TO HEAT AND COLD, LOW HUMIDITY AND LOW WATER USAGE. REMOVE THE TWO EXISTING STAIRWAYS AND REMOVE THE EXISTING STAIRWAYS PLUS THE COAL CHUTE SHALL BE COMMEMORATED AND DOCUMENTED SO THAT POSTERITY WILL KNOW THEY EXISTED. SUBJECT TO FINDINGS OF FACT AS LISTED. COMMISSIONER WILSON SECONDED, AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE BY ROLL CALL VOTE: COMMISSIONER LANGSDON, COMMISSION CREEGER, COMMISSIONER SHALE, COMMISSIONER WILKERSON, COMMISSIONER WILSON.

4. A Certificate of Historic Appropriateness: To install flashing and one-and-a-half-inch metal coping along the west parapet wall at 234 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 informed the commission that the applicant has now submitted a revised application to install flashing up and over the parapet wall and then install one-and-a-half-inch thick metal coping.

Staff recommends approval for the request to install flashing and one-and-a-half-inch metal coping along the west parapet wall at 234 25th St based on the findings of fact listed with the following conditions:

1. That the metal coping be screwed into the mortar on the back side of the parapet wall so as not to be visible.
2. That the flashing is dark brown and is terminated along the east edge of the parapet wall.

COMMISSIONER WILKERSON MOVED TO ISSUE A CERTIFICATE OF HISTORIC APPROPRIATENESS TO INSTALL FLASHING AND ONE-AND-A-HALF-INCH METAL COPING ALONG THE WEST PARAPET WALL AT 234 25TH ST BASED ON THE FINDINGS OF FACT AS LISTED WITH THE FOLLOWING CONDITIONS: 1) THAT THE METAL COPING BE SCREWED INTO THE MORTAR ON THE BACKSIDE OF THE PARAPET WALL SO AS NOT TO BE VISIBLE AND 2) THAT THE FLASHING IS DARK BROWN AND TERMINATED ALONG THE EAST EDGE OF THE PARAPET WALL. COMMISSIONER SHALE SECONDED, AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE BY ROLL CALL VOTE: COMMISSIONER LANGSDON, COMMISSION CREEGER, COMMISSIONER SHALE, COMMISSIONER WILKERSON, COMMISSIONER WILSON.

5. Work Session: 2325 Madison Historic Designation

Mr. Brierley presented a petition to designate the property at 2325 Madison Ave as a local historic property. The petitioner is Sean Bishop, and he is not the owner. He was asked to provide written documentation of the consent from the property owner and he declined to do that. Weber Housing Authority owns it today, tomorrow it will be owned by the Ogden Redevelopment Agency. He continued to share the following from his memorandum: Code sections applicable to historic designation petitions, Landmarks Policies, Background on the property, Historic designation criteria, Options and Staff Recommendation.

Staff Recommends the Landmarks Commission request that staff prepare a written disapproval of the petition for consideration at the April 24, 2025 Landmarks Commission meeting, due to:

1. The property owner not consenting to the application, and
2. The property being out-of-period for the Central Bench Historic District

The Commission addressed the property itself, the past and present uses, the owner, the city and the pros and cons.

Applicant, Sean Bishop spoke to the Commission via zoom and offered an explanation for his petition.

Vice Chair Langsdon suggested there is enough information to schedule the items for formal consideration. We need to request additional research or request the staff prepare written disapproval.

Commissioner Wilkerson commented that a request for additional research would be needed to have all the information to make a decision. She said she could get the keys for a field trip to get a closer look at the building.

COMMISSIONER SHALE MOVED THAT REGARDING THE 2325 MADISON HISTORIC DESIGNATION, WE REQUEST ADDITIONAL RESEARCH ON THE PROPERTY PRIOR TO THE APRIL 24TH MEETING. COMMISSIONER WILKERSON SECONDED, AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE BY ROLL CALL VOTE: COMMISSIONER LANGSDON, COMMISSION CREEGER, COMMISSIONER SHALE, COMMISSIONER WILKERSON, COMMISSIONER WILSON.

Other Business:

Ms. Hale spoke about the second open house for the Marilyn Drive Historic District and how well it went.

We would also like to schedule a work session for either April 10th or April 17th. The 17th was chosen and will start at 4pm.

Mr. Brierley advised now that Mary is gone, the Commission needs to vote in a new Chair Person. Elections will be placed on the Agenda for the April 24th Meeting. The categories and suggestions on the people needed were talked about.

Review of the Meeting:

N/A

As there was no additional business before the commission, **COMMISSIONER WILKERSON MOVED THE MEETING BE ADJOURNED AT 5:43pm. THE MOTION WAS SECONDED BY COMMISSIONER WILSON AND PASSED UNANIMOUSLY WITH ALL VOTING AYE.**

Kathy Barron
KATHY BARRON
ADMINISTRATIVE ASSISTANT I

APPROVED: 04/24/25
(DATE)