

**Minutes of the Regular Meeting of the Ogden City Landmarks Commission held on Thursday, May 29, 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  
Sue Wilkerson  
Mandy Shale  
James Wilson  
Tony Pantone  
Tom Moore

Members Excused: Richard Creeger  
Carver Shaw-On Zoom Briefly, Unable to hear him

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

Others Present: Brian & Ashley Nebeker  
Mike McDonald  
Jessica Darling

1. **Approval of Minutes** for the regular meeting held April 24, 2025.

**COMMISSIONER SHALE MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD APRIL 24, 2025. COMMISSIONER WILKERSON SECONDED AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE.**

2. **Certificates of Historic Appropriateness:**

- a. **Update Existing Hanging Blade Sign at 111 25<sup>th</sup> St**
- b. **Rear Patio Railing at 207 25<sup>th</sup> St**
- c. **New Metal Hanging Blade Sign at 115 25<sup>th</sup> St**

- a. **Update Existing Hanging Blade Sign at 111 25<sup>th</sup> 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 I. New Construction. She also outlined the design guidelines for new signs on 25<sup>th</sup> St, staff analysis, findings of fact, possible commission findings and actions and Landmark Staff's recommended action.

Ms. Hale indicated this building is the Senate building, located between Wall & Lincoln Ave on historic 25<sup>th</sup> St. The applicant plans to refurbish the sign by updating the vinyl logo to "Grounds for Coffee" and replacing the existing neon lights with LED rope lights.

Staff recommended the Commission find the request to update the existing hanging blade sign at 111 25<sup>th</sup> St meets the criteria found in OMC 17-4 and approve the request based on the findings of fact as listed and the condition that it receives approval from Preservation Utah.

Commissioner Pantone questioned whether the sign update involves replacing the logo & lighting.

Mr. Nebecker, the applicant, confirmed the LED lights will be mounted the same way as the neon lights.

**COMMISSIONER MOORE MOVED TO ISSUE A CERTIFICATE OF HISTORIC APPROPRIATENESS TO UPDATE THE EXISTING HANGING BLADE SIGN AT 111 25<sup>TH</sup> ST ACCORDING TO THE FINDINGS OF FACT WHICH ARE: THAT IT IS COMPATIBLE WITH THE HISTORIC FEATURES OF THE BUILDING, WILL RETAIN ITS HISTORIC CHARACTER, THE DESIGN MATERIAL AND SIZE IS COMPATIBLE WITH THE BUILDING AND THE DISTRICT AND IN COMPLIANCE WITH THE 25<sup>TH</sup> ST GUIDELINES. COMMISSIONER PANTONE SECONDED, AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE BY ROLL CALL VOTE: COMMISSIONER LANGSDON, COMMISSIONER MOORE, COMMISSIONER PANTONE, COMMISSIONER SHALE, COMMISSIONER WILKERSON, COMMISSIONER WILSON.**

**b. Rear Patio Railing at 207 25<sup>th</sup> St**

Ms. Hale stated in her report the applicable standards are described in Section 17-4-1 of the Landmarks Ordinance to be considered, which include standards I. New Construction and J. Form and Integrity. She also reviewed the design guidelines for new construction in the 25<sup>th</sup> St Historic District, staff analysis, findings of fact, possible commission findings and actions and Landmark Staff's recommended action. The railing will have a three and a half foot wide gate and will be bolted to the existing curbing.

Staff recommends the commission find the request to install three foot steel railing on the concrete patio located on the south side (rear) of the Helena Hotel at 207 25<sup>th</sup> St meets the criteria found in OMC 17-4 and approve the request subject to the findings of fact as listed.

**COMMISSIONER MOORE MOVED TO ISSUE A CERTIFICATE OF HISTORIC APPROPRIATENESS TO INSTALL A THREE FOOT RAILING ON THE CONCRETE PATIO LOCATED ON THE SOUTH SIDE (REAR) OF THE HELENA HOTEL AT 207 25<sup>TH</sup> 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, WILL NOT DAMAGE OR REMOVE HISTORIC MATERIALS OR FEATURES WHICH CHARACTERIZE THE PROPERTY, IS COMPATIBLE WITH THE DISTRICT AND IN COMPLIANCE WITH THE 25<sup>TH</sup> ST GUIDELINES. COMMISSIONER SHALE SECONDED, AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE BY ROLL CALL VOTE: COMMISSIONER LANGSDON, COMMISSIONER MOORE, COMMISSIONER PANTONE, COMMISSIONER SHALE, COMMISSIONER WILKERSON, COMMISSIONER WILSON.**

**c. Install Metal Hanging Blade Sign at 115 25<sup>th</sup> St**

Ms. Hale described in her report the applicable standards as described in Section 17-4-1 of the Landmarks Ordinance to be considered, which include standard I. New Additions. She also detailed the design guidelines for new signs in the 25<sup>th</sup> St Historic District, staff analysis, findings of fact, possible commission findings and actions and Landmark Staff's recommended action.

Ms. Hale informed the commission the sign has already been installed, and the applicant is requesting approval for the new logo "The Moonstone Manor".

Staff recommended the commission find the request to install one (1) 2.5' x 2.5' hanging blade sign with a vinyl logo meets the criteria found in OMC 17-4 and approve the request based on the findings listed above and the condition it receives approval from Preservation Utah.

Commissioner Wilkerson addressed the logo design, signage and the manner in which it was hung.

Commissioner Wilson expressed his concern for the way the sign has been hung and that it will not be secure and flap in the wind and/or create a rocking motion that could tear into the column unless it's fixed into the column.

Jessica Darling, Applicant, explained the sign has been up since before she bought the building. The collar/band is securely fixed although not drilled into the column. She has owned the building for 10 years and had never seen it flap in the wind nor had any issues.

**COMMISSIONER WILKERSON MOVED TO ISSUE A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR TWO AND A HALF BY TWO AND A HALF FOOT HANGING BLADE SIGN WITH FINAL LOGO THAT MEETS OUR CRITERIA AND APPROVED BASED ON THE FINDINGS OF FACT AS LISTED: THAT IT'S COMPATIBLE WITH THE HISTORIC FEATURES OF THE BUILDING AND WILL RETAIN ITS HISTORIC CHARACTER, IT WILL NOT DAMAGE OR REMOVE HISTORIC MATERIALS OR FEATURES, THE DESIGN, MATERIAL AND SIZE IS COMPATIBLE WITH THE BUILDING AND THE DISTRICT AND IN COMPLIANCE WITH THE 25<sup>TH</sup> ST GUIDELINES AND ALSO REQUIRES APPROVAL OF PRESERVATION UTAH. COMMISSIONER WILSON SECONDED, AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE BY ROLL CALL VOTE: COMMISSIONER LANGSDON, COMMISSIONER MOORE, COMMISSIONER PANTONE, COMMISSIONER SHALE, COMMISSIONER WILKERSON, COMMISSIONER WILSON.**

Robin with the Utah Preservation Society requests the owners submit a proposal for alteration form through their website for each property address needing approval (a and c).

Commissioner Wilkerson and other commissioners discuss the design and installation of the sign at 115 25<sup>th</sup> St.

**Other Business:**

We are still looking for Landmarks Commission members, if you know anyone send them our way.

Commissioner Moore asked if there were any updates on 2508 Jackson? No

Commissioner Moore asked if there were any updates on the Stockyard Exchange?

Mr. Brierley answered we are in discussion with someone who may be interested in taking it over and using it.

The Forest Service Building – Update given by the Assistant City Attorney, Mr. Tanner. A developer is interested in putting commercial on the first floor, housing on floors two and three. And because it is in the Nine Rails District, it will be artist lofts. And then possibly condominiumizing the top two floors for ownership.

Commissioner Wilkerson asked about the Historic Aspen Care Center.

Mr. Brierley responded the request for historic designation has gone to the City Council and they said no.

**Review of the Meeting:**

Mr. Tanner remarked the meeting went smooth.

As there was no additional business before the commission, **COMMISSIONER WILKERSON MOVED THE MEETING BE ADJOURNED AT 5:05pm. THE MOTION WAS PASSED UNANIMOUSLY WITH ALL VOTING AYE.**

Kathy Barron  
KATHY BARRON  
ADMINISTRATIVE ASSISTANT I

APPROVED: 06/26/25  
(DATE)