

Minutes of the Regular Meeting of the Ogden City Landmarks Commission held on Thursday, September 25, 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
Mandy Shale
Sue Wilkerson
Richard Creeger
Tom Moore

Members Excused: Tony Pantone
Carver Shaw
James Wilson

Staff Present: Barton Brierley, Planning Director
Alyssa Girardo, Planner
Joseph Simpson, Assistant Director
Kathy Barron, Administrative Assistant I
James Tanner, Assistant City Attorney

Others Present: Glenn Girsberger
Brant Hayward
Sarah Toliver

1. Approval of Minutes for the regular meeting held August 28, 2025.

COMMISSIONER SHALE MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD AUGUST 28, 2025. COMMISSIONER WILKERSON SECONDED AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE.

2. Certificate of Historic Appropriateness:

Repaint, remove damaged stucco, install windows & door at 101-103 25th St.

Mrs. Girardo explained the request is to repaint the exterior walls of 101 25th St the same colors that were approved for 103 25th St, grey with black trim. They would like to peel away the damaged stucco exposing the original brick on the rear of the building and reopen bricked in windows and doors. They would also like to open a discussion about the sign on the rear of the building. This was not part of the report due to the plans not arriving in time for this meeting. The proposed repainting and removal of stucco are deemed compatible with the 25th Street design guidelines and the Ogden Municipal Code. The applicable standards for consideration as described in Section 17-4-1 of the Landmarks Ordinance are: B. Character, F. Repair, I. New Construction, and J. Form And Integrity.

Staff recommended the Commission find the request to repaint the exterior of the building, remove damaged stucco to expose the original brick, and restore the three bricked in windows and the bricked in southwest door meets the criteria found in OMC 17-4 and approve the request based on the findings of fact as listed.

Commissioner Wilkerson questioned the applicant about the painted brick on the columns.

Mr. Hayward, applicant, explained the technique for removing loose stucco and sealing the edges.

Commissioner Moore and other commissioners discuss the appropriateness of the stucco removal and the need for more information on the windows and doors. The commission decided to table the stucco removal and window details for further research and information gathering.

Chair Langsdon questions the legal requirement to approve the sign based on a previous approval. Assistant Attorney Tanner explained the sign change is considered a non-conforming use and must comply with the 1991 approval.

COMMISSIONER MOORE MOVED TO ISSUE A CERTIFICATE OF HISTORIC APPROPRIATENESS TO REPAINT THE NORTH EXTERIOR PORITON OF 101 25TH ST AND TO CHANGE THE SIGN FACE OF THE SIGN ON THE SOUTH EXTERIOR ACCORDING TO THE FINDINGS OF FACT WHICH ARE: 1) IS COMPATIBLE WITH THE HISTORIC FEATURES OF THE BUILDING AND WILL RETAIN ITS HISTORIC CHARACTER, 2) WILL NOT DAMAGE OR REMOVE HISTORIC MATERIALS OR FEATURES, AND 3) THE DESIGN, MATERIAL AND SIZE IS COMPATIBLE WITH THE BUIDLING AND THE DISTRICT AND IN COMPLIANCE WITH 25TH STREET GUIDELINES, AND TO TABLE THE OTHER ITEMS IN THE APPLICATION.

COMMISSIONER WILKERSON SECONDED, AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE BY ROLL CALL VOTE: CHAIR LANGSDON, VICE CHAIR SHALE, COMMISSIONER WILKERSON, COMMISSIONER CREEGER, COMMISSIONER MOORE.

3. Certificate of Historic Appropriateness:

WonderBlock Hotel New Construction at 235 25th St.

Mr. Simpson described the proposal which included a five-story building with a restaurant, 92 guest rooms, connected by a walkway. The design incorporated earth-toned colors, brick, and formed colored concrete, with a step-back technique to reduce the apparent height on 25th St.. The applicable standards for consideration as described in Section 17-4-1 of the Landmarks Ordinance are: I. New Construction and the Design Guidelines for New Construction in the 25th St Historic District.

Staff recommended the Commission find the application meets the criteria found in OMC 17-4 and approve the requested Certificate of Historic Appropriateness to develop a new walkway and 5-Story (55') hotel consisting of a restaurant and lobby on the main level, and 92 guestrooms on the upper four levels at 235 25th St.

The commission discusses the compatibility of the building with the 25th Street design guidelines and the surrounding architecture.

Commissioners Wilkerson and Moore expressed concerns about the building's size and scale, comparing it to other buildings on 25th St.

Mr. Girsberger, representing the developer, summarized the design's intent to complement the surrounding architecture and create a gateway to the WonderBlock development.

The commission considered the economic viability of a full-service hotel and the need for a certain number of rooms.

COMMISSIONER WILKERSON MOVED TO GRANT A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR THE WONDERBLOCK HOTEL NEW CONSTRUCTION AT 235 25TH ST BASED ON THE FINDINGS OF FACT: 1) WILL BE DIFFERENTIATED FROM THE OLD AND WILL BE COMPATIBLE WITH THE MASSING, SIZE, SCALE, AND ARCHITECTURAL FEATURES OF THE PROPERTY, 2) WILL PROTECT THE HISOTRIC INTEGRITY OF THE PROPERTY AND ITS ENVIRONMENT, 3) WILL NOT DAMAGE OR REMOVE HISTORIC MATERIALS OR FEATURES WHICH CHARCTERIZE THE PROPERTY, AND 4) IS COMPATIBLE WITH THE DISTRICT AND IN COMPLIANCE WITH THE 25TH STREET GUIDELINES.

VICE CHAIR SHALE SECONDED, AND THE MOTION PASSED WITH A THREE TO TWO VOTE BY ROLL CALL VOTE: CHAIR LANGSDON-NO, VICE CHAIR SHALE-YES, COMMISSIONER WILKERSON-YES, COMMISSIONER CREEGER-YES, COMMISSIONER MOORE-NO.

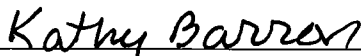
Other Business:

Mr. Brierley invited the commission to come to Newbridge Elementary School for a Historic Presentation in the gym right after the meeting.

Review of Meeting:

Mr. Tanner, Assistant City Attorney, commented overall the meeting went well.

As there was no additional business before the commission, **COMMISSIONER SHALE MOVED THE MEETING BE ADJOURNED AT 5:45pm. COMMISSIONER SHALE SECONDED AND THE MOTION WAS PASSED UNANIMOUSLY WITH ALL VOTING AYE.**


KATHY BARRON
ADMINISTRATIVE ASSISTANT I

APPROVED: 10/23/25
(DATE)