



160 SOUTH MAIN  
FARMINGTON, UT 84025  
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## **FARMINGTON CITY**

### **HISTORIC PRESERVATION COMMISSION MEETING AGENDA**

Monday, May 19, 2025 | 6:00 PM | 160 S Main St. Farmington 84025

1. James H. Wilcox Home Historic Landmarks Register Designation Recommendation/ Determination.
2. Sorrel Spring Subdivision proposal – 638 North Compton Road (200 West) status
3. DETERIORATION BY NEGLECT status of the home at 368 West State Street status
4. DETERIORATION BY NEGLECT status of the Historic Barn at 268 West State status
5. Farmington Historic Plaque Program – Status.
6. Possible \$50,000 grant to help open the Buttered Bake Shop/Restaurant in the historic 1877 Rose Cottage.
7. Neal Sessions / Francisco Restaurant building – status
8. Nomination of two more historic homes to the MPS (Theme 1800s) -Status
9. Approval of Minutes for April 28, 2025.
10. Other items.



## **Farmington City Historic Preservation Commission (FCHPC) Staff Report May 19, 2025**

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### **Item 1: James H. Wilcox Home—Farmington City Historic Landmarks Register Designation Recommendation/Determination**

The Farmington City Mayor and City Council received the attached request from David Barney, Chair of the FCHPC, to designate the James H. Wilcox home at 1149 S 200 E as an historic resource on the Farmington City Historic Landmarks Register pursuant to Chapter 39 of the City's Zoning Ordinance.

Section 11-39-050 E. paragraphs 2. and 3. state:

2. Upon written request for designation, the historic preservation commission chairperson shall arrange for the designation to be considered at the next historic preservation commission meeting, which shall be held at a time not to exceed thirty (30) days from the date the designation request was received.
3. A decision by the historic preservation commission shall be based on whether the property meets the criteria for designating properties to the register as set forth in subsection C of this section. The historic preservation commission shall forward its recommendation in writing to the city council within fourteen (14) days of the decision.

The above referenced subsection C in subparagraph 3 is as follows:

- C. Criteria: Any building, structure, object or district may be designated to the register in accordance with the procedures set forth herein if it meets all the criteria set forth below:
  1. It is located within the corporate boundaries of Farmington City.
  2. It is currently listed in the national register of historic places (the "national register"), or it has been officially determined eligible for listing in the national register under the criteria of 36 CFR 60.4, as amended.
  3. Historic resources shall also meet at least two (2) of the following criteria:
    - a. It is an easily identifiable visual feature of its neighborhood or the city because of its positioning, location, age, scale or style, and it contributes to the distinctive quality or identity of its area in such a way that its absence would negatively affect the area's sense of place;
    - b. It figures importantly into Farmington City's founding or development through its uses, especially public uses;
    - c. It is associated with persons significant in the founding or development of Farmington City, especially the earliest settler families (1847 - 1900);

- d. It is associated with events that have made a significant contribution to the founding or development of Farmington City;
  - e. It illustrates an important architectural form, style or building technique, especially as an example of "local vernacular" (e.g., single- and two-story rock/adobe homes; simple brick Victorians) or as a singular example of form, style or technique within the city;
  - f. It has been used as a wayfinding landmark for at least fifty (50) years; or
  - g. It has yielded, or may be likely to yield, information important in prehistory or history (e.g., archaeological sites).
4. If a historic resource does not meet at least two (2) of the criteria of subsection C3 of this section, but is of exceptional importance to Farmington City's history and the owner of the property wishes to have it designated as a historic resource on the register, the historic preservation commission may review the request and, if deemed suitably significant, may recommend to the city council that the historic resource be added to the register.

### **Suggested Motion:**

Move that the FCHPC recommend that the that the City Council designate the James H. Wilcox home at 1149 S 200 E (Davis County Parcel #07-059-0121) as an historic resource on the Farmington City Historic Landmarks Register pursuant to Chapter 39 of the City's Zoning Ordinance. This recommendation is based on the determination/findings as follows.

### **Findings:**

1. The James H. Wilcox Home is located within the corporate boundaries of Farmington City.
2. It is currently officially determined to be eligible for listing in the national register of historic places (the "national register").
3. The James H. Wilcox Home meets 5 (**in bold—a, b, c, d, and e**) of the 7 criteria below necessary for Landmark Register Designation [note: only compliance with two of the seven criteria is required].
  - a. It is an easily identifiable visual feature of its neighborhood or the city because of its positioning, location, age, scale or style, and it contributes to the distinctive quality or identity of its area in such a way that its absence would negatively affect the area's sense of place;**
  - b. It figures importantly into Farmington City's founding or development through its uses, especially public uses;**
  - c. It is associated with persons significant in the founding or development of Farmington City, especially the earliest settler families (1847 - 1900);**
    - James H. Wilcox was Farmington City's Mayor 1892 to 1896.
  - d. It is associated with events that have made a significant contribution to the founding or development of Farmington City;**
  - e. It illustrates an important architectural form, style or building technique, especially as an example of "local vernacular" (e.g., single- and two-story**

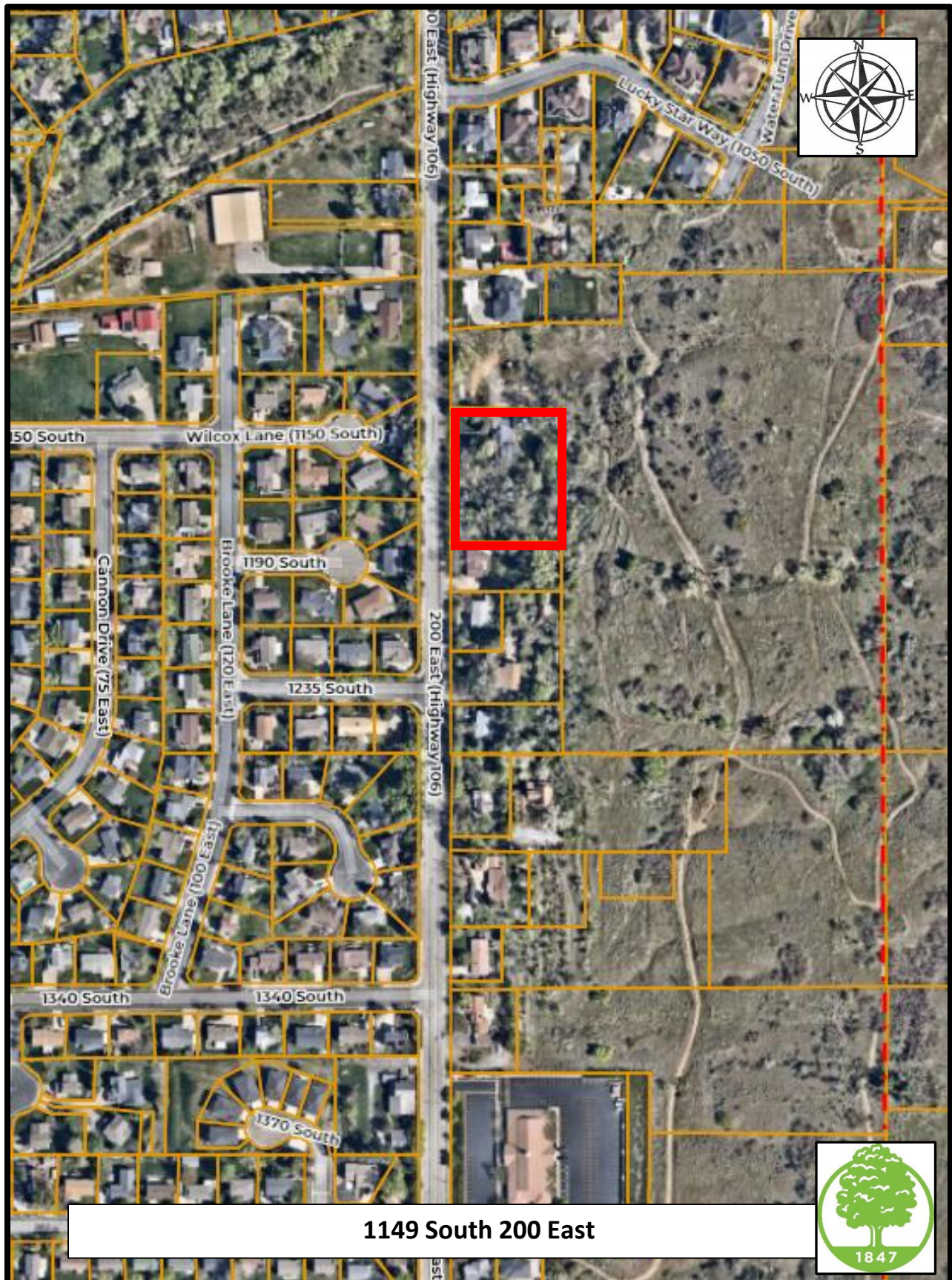
- rock/adobe homes; simple brick Victorians) or as a singular example of form, style or technique within the city;**
- f. It has been used as a wayfinding landmark for at least fifty (50) years (?);
  - g. It has yielded, or may be likely to yield, information important in prehistory or history (e.g., archaeological sites).

**Supplemental Information**

1. Vicinity Map;
2. David Barney letter of request, 5.13.2025.



## Vicinity Map





160 S Main  
Farmington Utah 84025

May 13, 2025

RE: James H. Wilcox Home Landmarks Register Designation Request

Dear Mayor Brett Anderson and members of the Farmington City Council:

As a member and Chair of the Farmington City Historic Preservation Commission I am requesting that the City designate the James H. Wilcox home at 1149 S 200 E as an historic resource on the Farmington City Historic Landmarks Register pursuant to Chapter 39 of the City's Zoning Ordinance. James H. Wilcox was Farmington City's first mayor (1892 – 1896), and information from the Utah State Historic Preservation Office confirms that his home, constructed in 1890 (Davis County recorded the year it was built as 1860), became officially eligible for the National Register of Historic Places in 05/2017.

Thank you for your consideration of this request—attached are four recent photos of the site. If you have any questions, you are welcome to contact me at [dbarney@farmington.utah.gov](mailto:dbarney@farmington.utah.gov) (or at 801-706-7512).

Sincerely,

David Barney, Chairman  
Farmington City Historic Preservation Commission

Cc: Brigham Mellow, City Manager  
David Petersen, Community Development Director



















**FARMINGTON CITY HISTORIC PRESERVATION COMMISSION MINUTES**

Monday April 28, 2025 | 160 S. Main St.

*Present: Dorothy Arnold, David Barney, David Petersen, Elise Allred, Shauna Wardrop, Melissa Layton, Dana Pushley, and Andrew Clark.*

**1. Wilcox Home 93 E 100 N:**

- a. DJ is living in Idaho, Elise will get a hold of DJ to see about getting an MPS on his home.

**2. Sorrel Spring Subdivision proposal 638 North Compton Road (200):**

- a. Had a Meeting on keeping the old Family home. Meeting went well. He is open to keeping the home and still being able to develop the property.

**3. DETERIORATION BY NEGLECT: status of the home at 368 West State Street -**

- a. Andrew came and did a Presentation on the Clark Home.
- b. Shared the History of the home
- c. He has owned the home for 5 years, and has been working on things to get it finished the historic way. But has come up to some difficult situations of getting the right people to commit and accomplish the task.
- d. Andrew has agreed to get the roof done in a timely manner.
- e. Andrew told us the original house has not been damaged inside by water / weather.
- f. He is planning on taking off the back part of the home that is not original.

**4. DETERIORATION BY NEGLECT: status of the Historic Barn at 268 West State -**

- a. Funds to restore the barn are on hold.

**5. Farmington Historic Plaque Program:**

- a. There were interviews and pictures taken and put in the Farmington May letter of us that have these plaques on their homes.
- b. Still looking for others that would like this on their homes.

**6. Neal Sessions/ Francisco Restaurant building:**

- a. There were people interested in buying it. Not for sale anymore.
- b. There has been no water damage.
- c. Neil has handed this over to his niece to handle it. (Poor health.)
- d. The front that was exposed is in good shape.
- e. Have the Mayor talk with her on the project and cost.

**7. Nomination looking for two more historic homes to the MPS (Theme 1800's):**

- a. Asking DJ if he would like to do this.

**8. Approval of Minutes for February 24 and March 24, 2025:**

- a. Approved.

**9. Other Items:**

- a. No.