

Minutes of the Regular Meeting of the Ogden City Landmarks Commission held on Thursday, January 29, 2026, at 6:00pm, 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
Richard Creeger
Sue Wilkerson
Carver Shaw – Via Zoom

Members Excused: James Wilson

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

Others Present: Monica Kapp
Summer Finch
Will Garner
Hope Eggett

1. Approval of Minutes for the regular meeting held December 11, 2025

COMMISSIONER SHALE MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD DECEMBER 11, 2025. COMMISSIONER CREEGER SECONDED AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE.

2. Certificate of Historic Appropriateness:

Union Station Sign repair or replace at 2501 Wall Ave

Ms. Girardo stated this request is for a certificate of historic appropriateness at 2501 Wall Ave to repair or replace the Union Station letters and replace the neon lighting on the sign to LED. She also reviewed the applicable standards described in Section 17-4-1 of the Landmarks Ordinance to be considered, which include standards B. Character, E. Distinctive Features, F. Repair, I. New Construction, and J. Form And Integrity. The Commission should also consider the Design Guidelines for New Construction, in the 25th Street Historic District, which has more detailed considerations on 25th Street.

Staff recommended the commission find the request to repair the Union Station Letters, repaint them with the same color (white) and replace the red neon lighting with red LED neon lighting meets the applicable criteria of OMC 17-4 and complies with the 25th Street District Design Guidelines.

Commissioner Creeger inquired about the type of paint or powder coating they would use for the letters.

Monica Kapp, Fleet & Facilities Director for Ogden City introduced herself and said they will be using white paint that goes over aluminum which is what's on there now. An exterior paint that sticks to aluminum.

Vice Chair Shale requested clarification that the new LED neon lights being put in will look the same as the neon lights being removed. Ms. Kapp indicated the LED lights will be offset and set on the top of the letter which is identical to the way it is now. Vice Chair Shale probed further about the letters and if any needed replacement. Ms. Kapp showed the commission a close-up picture of the letters and the deterioration.

COMMISSIONER WILKERSON MOVED TO GRANT A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR THE REPAIR OR POSSIBLE REPLACEMENT OF THE UNION STATION LETTERS AND REPLACE THE NEON LIGHTING ON THE SIGN TO LED NEON LIGHTING AND THE FINDINGS OF FACT AS LISTED: 1) WILL RETAIN AND PRESERVE THE CHARACTER OF THE PROPERTY, 2) WILL NOT DAMAGE OR REMOVE HISTORIC MATERIALS OR FEATURES WHICH CHARACTERIZE THE PROPERTY, 3) WILL PROTECT THE HISTORIC INTEGRITY OF THE PROPERTY AND ITS ENVIRONMENT, AND 4) THE DESIGN, MATERIAL, AND SIZE IS COMPATIBLE WITH THE UNION STATION CAMPUS AND IN COMPLIANCE WITH THE 25TH STREET GUIDELINES.

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

3. Certificate of Historic Appropriateness:

New Sign at 124 25th Street

Mrs. Girardo explained the request is to install one 36" x 36" hanging blade sign at 124 25th Street. She also identified the applicable standard as described in Section 17-4-1 of the Landmarks Ordinance to be considered, which include standards B. Character, I. New Construction, and J. Form And Integrity.

Staff recommended approval and the commission find the request to install one 36" x 36" hanging blade sign at 125 25th Street does meet the applicable criteria of OMC 17-4 and complies with the 25th Street District Design Guidelines.

Commissioner Wilkerson brought up the manner of mounting the sign and the lumens need to be on the 2700 end of the scale.

Mr. Will Garner, the applicant, introduced himself and described the work to be done with paint & lighting using black powder coating for the finish.

COMMISSIONER SHALE MOVED TO APPROVE A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR A NEW SIGN AT 124 25TH STREET AND THE FINDINGS OF FACT AS LISTED: 1) WILL NOT DAMAGE OR REMOVE HISTORIC MATERIALS OR FEATURES WHICH CHARACTERIZE THE PROPERTY, 2) WILL BE DIFFERENTIATED FROM THE OLD AND WILL BE COMPATIBLE WITH THE MASSING, SIZE, SCALE, AND ARCHITECTURAL FEATURES OF THE PROPERTY, 3) WILL PROTECT THE HISTORIC INTEGRITY OF THE PROPERTY AND ITS ENVIRONMENT, AND 4) THE DESIGN, MATERIAL, AND SIZE IS COMPATIBLE WITH THE UNION STATION CAMPUS AND IN COMPLIANCE WITH THE 25TH STREET GUIDELINES.

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

4. Landmarks Commission Code Review Report

Mr. Brierley outlined the Landmarks Commission Code Review Report, discussing updates to the zoning, subdivision, landmarks, and sign ordinances. The report includes changes to initiate historic designation, allowing property owners, authorized representatives, and various city officials to initiate the process. The report also addresses demolition by neglect, proposing order to preserve buildings in poor condition.

The Commission discussed the criteria for new construction in historic districts, emphasizing compatibility with existing buildings.

5. Discussion of 25th Street Hotel

The Commission addressed the 25th Street Hotel, expressing concerns about the mass and height of the building.

Chair Langsdon & Commissioner Wilkerson highlight the importance of following guidelines and preserving the historic character of the district.

The Commission acknowledges the challenges of balancing historic preservation with modern development. The discussion includes the potential impact of future developments on the historic character of 25th Street.

Other Business:

Mr. Brierley mentioned there are four positions needing to be filled on the Landmarks Commission and the areas of expertise needed. There was discussion amongst the commissioners regarding potential new Landmarks members.


The commission explored organizing a scavenger hunt to promote historic preservation and community engagement. They consider focusing on the oldest houses in Ogden and involving local experts and speakers. The commission emphasizes the importance of recruiting passionate and knowledgeable members for the scavenger hunt. They discuss potential venues and activities for the scavenger hunt, aiming to celebrate the 175th Anniversary of Ogden's history and heritage.

Commissioner Wilkerson shared a personal story about a water leak at the Becker mansion highlighting the challenges of historic preservation. The commission discusses the importance of proper maintenance and insurance coverage for historic buildings. They express excitement about upcoming events, including the return of the Merci car and the Big Boy train. The commission reflects on the success of recent preservation efforts and the importance of continued community support.

Review of Meeting:

Mr. Tanner, Assistant City Attorney, commented the meeting went well and he enjoyed the discussion on history.

As there was no additional business before the commission, **VICE CHAIR SHALE MOVED THE MEETING BE ADJOURNED AT 7:09pm. COMMISSIONER CREEGER SECONDED, AND THE MEETING WAS ADJOURNED WITH ALL VOTING AYE.**



KATHY BARRON
ADMINISTRATIVE ASSISTANT I

APPROVED: 02/26/2026
(DATE)