

Minutes of the Regular Meeting of the Ogden City Landmarks Commission held on Thursday, March 26, 2026, 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
Richard Creeger
Sue Wilkerson
Carver Shaw

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: Ian west
Tess Hilton
Sammy Langsdon

1. Approval of Minutes for the regular meeting held February 26, 2026

VICE CHAIR SHALE MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD FEBRUARY 26, 2026. COMMISSIONER WILKERSON SECONDED AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE.

2. Certificate of Historic Appropriateness: Store Front Change at 130 ½ 25th Street

Ms. Girardo outlined the request to replace front windows and metal frames at 130 ½ 25th Street. She detailed the standards for rehabilitation, design guidelines, for the 25th Street district, and the specific changes made to the Bismarck Hotel storefront. The applicant replaced the front windows and trim with 100 picture transom windows with a flush fin which are not typically considered historic appropriate.

Landmark Staff's recommended action: Find the replacement of the storefront windows on 130 ½ 25th Street does meet the applicable criteria of OMC 17-4 and complies with the 25th Street District Design Guidelines. Staff recommends approval.

Commissioner Wilkerson and Mrs. Girardo discuss the material used for the windows, confirming they are metal.

The applicant, Andrea Philips, who spoke via zoom, explained the decision to replace the transoms for continuity and mentions plans to seek approval before replacing the door.

Vice Chair Shale questioned the applicant's history of compliance and the decision to replace the windows without prior approval. Ms. Philips apologized and acknowledged the lesson learned, promising to seek approval before any future changes.

COMMISSIONER WILKERSON MOVED TO GRANT A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR THE STORE FRONT CHANGE AT 130 ½ 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.
4. THE DESIGN, MATERIAL, AND SIZE ARE COMPATIBLE WITH THE HISTORIC 25TH STREET DISTRICT AND IN COMPLIANCE WITH 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: Install a sign on an open lot at 220 25th Street

Ms. Girardo presented a request to install two sign options at 220 25th Street. The standards for rehabilitation and the design guidelines for the 25th Street district are discussed. The proposed signs include a monument sign and a pole sign, with specific dimensions and materials.

Ian West, the applicant, introduced himself and explained his vision for the vacant lot, including a restroom and potential use for events and vendors.

The commissioners discuss the implications of adding a building to the lot and the need for exceptions to the downtown zone guidelines. Also, the height, depth and lighting for the sign.

COMMISSIONER SHALE MOVED TO TABLE A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR THE INSTALLATION OF A SIGN ON AN OPEN LOT AT 220 25TH STREET UNTIL MORE INFORMATION IS AVAILABLE. 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 SHAW.

4. Staff Ratification: Sign Maintenance at 174 25th Street

Ms. Girardo showed in her report the Staff Ratification for the following:

A. 174 25th Street – Major Drug Company – Existing Rovali's Sign Maintenance:

1. Repaint the channel letters satin white, same color.
2. Repaint letter returns and raceways satin black, same colors.
3. New internal wiring.
4. Replace current red bulbs with LED Red transparent bulbs, same bulb style, color, and configuration.
5. Original design specifications of the sign maintained.
6. Reinstall in its original location and fastened in the mortar joints using existing mounting holes.

Action is based on the findings:

The proposed work complies with the Landmarks ordinance and meets all the guidelines allowed within the district. The design, material, and size is compatible with the historic features of the building and the Historic 25th Street District.

COMMISSIONER WILKERSON MOVED TO APPROVE A STAFF RATIFICATION FOR THE RESTORATION OF RAVOLI'S SIGN AT 174 25TH STREET.

COMISSIONER 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.

Other Business:

Mr. Brierley mentioned there are a couple of applications for the Landmarks Commission.

The Scavenger Hunt has been set for Wednesday, May 13, 2026, 6pm at Fort Buenaventura Park. We will have Brad Timothy who's an expert on all things. Miles Goodyear will be speaking with us.

The draft of the brochure is coming along and looks good. A SHPO representative will have a table. All are welcome.

Commissioner Wilkerson invited everyone to an Open House for the Scowcroft Littles on Saturday, April 4th from 4pm to 7pm.

Review of Meeting:

Mr. Tanner, Assistant City Attorney, commented the meeting was nice.

As there was no additional business before the commission, **COMMISSIONER SHALE MOVED THE MEETING BE ADJOURNED AT 5:18pm. THE MEETING WAS ADJOURNED WITH ALL VOTING AYE.**

APPROVED: 04/23/26
(DATE)

Kathy Barron
KATHY BARRON
ADMINISTRATIVE ASSISTANT I