

Minutes of the Regular Meeting of the Ogden City Landmarks Commission held on Thursday, April 23, 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: Jennifer Patrick, Planner II
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 March 26, 2026

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

2. Certificate of Historic Appropriateness: Re-roof, two types of roofing at 152-162 25th St

Ms. Girardo detailed the request to remove and replace the low-slope asphalt shingles on the northwest section of the rear roof and install a tan TPO flat roof system, and to cover the northeast section of the rear roof asphalt shingles with new asphalt shingles.

Landmark Staff's recommended action: Find that the request to remove and replace the asphalt shingles on the northwest section of the rear roof and install a tan TPO flat roof system, and to cover the northeast section of the rear roof asphalt shingles with new asphalt shingles at 152-162 25th St meets the criteria found in OMC 17-4 and approve the request subject to the following conditions:

1. The TPO will only be fastened to appropriate parts of the roof and not damage historic features of the building.
2. That the TPO/roofing membrane is not visible from the street.

COMMISSIONER WILKERSON MOVED TO GRANT A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR THE BUILDING LOCATED AT 152-162 25TH ST FOR TWO VARIOUS TYPES OF ROOFING AND THE FINDINGS OF FACT AS LISTED:

1. WILL BE DIFFERENTIATED FROM THE OLD AND WILL BE COMPATIBLE WITH THE MASSING, SIZE, SCALE, AND ARCHITECTURAL FEATURES OF THE PROPERTY.

2. WILL NOT DAMAGE OR REMOVE HISTORIC MATERIALS OR FEATURES WHICH CHARACTERIZE THE PROPERTY AND THE DESIGN, MATERIAL AND SIZE, ARE COMPATIBLE WITH HISTORIC 25TH STREET GUIDELINES AND IN COMPLIANCE WITH 25TH 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: Restroom and Site Improvements at 220 25th St

Ms. Girardo presented the request, which was tabled at the last meeting, and is now for a restroom, fencing, decorative lighting and landscaping on an open lot at 220 25th Street. The Standards for Rehabilitation and the Special Standards for Historic Districts design guidelines are discussed. The proposed restroom building does not meet several guidelines, including alignment with the front property line and appropriate fenestration.

The commission discussed the need for adjustments to meet the guidelines, including the placement of planters and the height of the lighting fixtures.

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 discussed the implications of adding a building to the lot and the need for exceptions to the downtown zone guidelines as well as the need to review and possibly revise the 25th St Guidelines.

COMMISSIONER WILKERSON MOVED TO DENY A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR THE RESTROOM AT 220 25TH ST FOR THE FOLLOWING REASONS: 1) THE BUILDING WILL NOT ALIGN WITH THE ESTABLISHED HISTORIC DISTRICT GUIDELINES ALONG 25TH STREET, INCLUDING ORIENTATION TO THE STREET FAÇADE PLACEMENT AND FRONTAGE COVERAGE, AND 2) THE BUILDING WILL NOT PROVIDE APPROPRIATE FENESTRATION CONSISTENT WITH HISTORIC 25TH STREET DISTRICT STANDARDS, AS THE BUILDING CONTAINS NO WINDOWS AND DOES NOT MEET GUIDELINES RELATED TO SOLID DEVOID RELATIONSHIPS.

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.

COMMISSIONER SHALE MOVED TO APPROVE A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR THE FENCING, DECORATIVE LIGHTING AND ADDITIONAL LANDSCAPING IMPROVEMENTS AT 220 25TH ST FINDING IT DOES COMPLY WITH THE HISTORIC 25TH STREET DISTRICT GUIDELINES WITH THE FOLLOWING CONDITIONS: 1) THE FRONT FENCE SHALL CONSIST OF A THREE-FOOT RED BRICK BASE WALL WITH A TWO-FOOT BLACK MATTE WROUGHT-IRON/METAL FENCE ABOVE, FOR A TOTAL HEIGHT OF FIVE FEET, AND SHALL INCLUDE A CENTERED GATE. IF LIGHTING IS INSTALLED ON THE FENCE COLUMNS, IT SHALL BE SHIELDED, DOWNWARD-FACING, AND SHALL PROVIDE WARM LIGHTING NOT EXCEEDING 2700 LUMENS, 2) THE REAR FENCE SHALL BE A SIX FOOT BLACK MATTE WROUGHT-IRON STYLE FENCE WITH A CENTERED SLIDING GATE, 3) INSTALL SIX (6) DECORATIVE BLACK CAST-IRON SINGLE-GLOBE LAMPPOSTS, WITH THREE (3) LOCATED ALONG THE WEST PROPERTY LINE AND THREE (3) ALONG THE EAST PROPERTY LINE. SIMILAR HEIGHT TO 25TH STREET LAMPPOSTS. THE TWO REAR LAMPPOSTS LOCATED NEAR ADJACENT OUTDOOR SEATING AREAS SHALL BE REMOVED OR RELOCATED TO PREVENT LIGHT TRESPASS ONTO NEIGHBORING PROPERTIES. ALL FIXTURES SHALL BE SHIELDED, SHALL USE WARM LIGHTING NOT EXCEEDING 2700 LUMENS, AND SHALL BE ORIENTED TO PREVENT GLARE, AND 4) ALL PROPOSED PLANTER BOXES SHALL BE LOCATED BEHIND THE FRONT FENCE TO REDUCE POTENTIAL VANDALISM AND MAINTAIN PLACEMENT WITHIN PRIVATE PROPERTY BOUNDARIES.

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. **Technical Review: Install stair railing at 795 24th St**
Staff Ratification: Repaint exterior door, trim and bay window. Reapprove previously approved work to install wrought iron fence around back yard at 795 24th St
This item will be continued once there is a quorum to vote on it.

5. **Staff Ratification: Re-roof low-roof areas from EPDM to TPO at 2408 Van Buren Ave**
Re-roof low-slope sections surrounding the tile roof from EPDM to TPO:
1. 60 mil TPO, light gray – mule hide, mechanically fastened.
 2. Remove and reset tile rows at termination points.
 3. Full or partial redeck as needed.
 4. Tapered ISO insulation and cricket system to correct drainage.

Action is subject to the conditions:

1. The TPO will only be fastened to appropriate parts of the roof and not damage historic features of the building.
2. The TPO is not visible from the street.

Action based on the findings:

The proposed work will protect the historic integrity of the property and the environment. It will not damage or remove historic materials or features which characterize the property, including the existing tiled roof. The color is compatible with the property in which it is located.

COMMISSIONER SHALE MADE A MOTION TO APPROVE THE STAFF RATIFICATION FOR THE RE-ROOF, LOW ROOF AREAS FROM EPDM TO TPO AT 2408 VAN BUREN AVENUE WITH THE FOLLOWING CONDITIONS: 1) THE TPO WILL ONLY BE FASTENED TO APPROPRIATE PARTS OF THE ROOF, 2) NOT DAMAGE HISTORIC FEATURESE OF THE BUILDING AND 3) THE TPO IS NOT VISIBLE FROM THE STREET.

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.

6. **Staff Ratification: Repaint exterior door, trim and bay window. Reapprove previously approved work to install wrought iron fence around back yard at 101-103 25th St**
1. Revise the approved paint color for the upper portion of the north exterior walls of 101 and 103 to match the approved colors on the front lower portions. All other previously approved colors shall remain the same.
 2. Revise the approved paint color for the upper portion of the west and south exterior walls of 101, while maintaining the lower portion as "Gauntlet Gray". The upper portion color will change from "Gauntlet Gray" to "Tinsmith Gray".

Action is subject to the conditions:

1. The upper portion of the exterior walls of 101 and 103 shall be painted "Tinsmith Gray" in place of the previously approved "Gauntlet Gray".
2. The west and south exterior walls shall include a paint strip of "Black Magic" that aligns with and be the width of the door's impost trim to provide visual contrast between the two colors

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 SHALE MOVED TO APPROVE THE STAFF RATIFICATION FOR THE REVISION OF THE APPROVED COLOR FOR THE UPPER PORTION OF 101-103 25TH ST WITH THE FOLLOWING CONDITIONS: 1) THE UPPER PORTION OF THE EXTERIOR WALLS OF 101 AND 103 SHALL BE PAINTED TINSMITH GRAY IN PLACE OF THE PREVIOUSLY APPROVED GAUNTLET GRAY, AND 2) THE WEST AND SOUTH EXTERIOR WALLS SHALL INCLUDE A PAINT STRIP OF BLACK MAGIC THAT ALIGNS WITH AND BE THE WIDTH OF THE DOORS IN POST TRIM TO PROVIDE VISUAL CONTRAST BETWEEN THE TWO COLORS.

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.

Other Business:

Mrs. Girardo confirmed the brochures are out there online and ready to go.
The event is being held on May 13, 6pm at Fort Buenaventura Park.

Review of Meeting:

Mr. Tanner, Assistant City Attorney, just looked up Robert's Rules and while some jurisdictions do allow you to have a conflicted member on the panel just not vote. Robert's Rules specifically rejects that.

Commissioner Wilkerson is ok to pass it along to the next meeting.

Commissioner Shale said she will address the concern about the bathroom and the park requirements on 25th St at the Planning Commission meeting next week.

Chair Langsdon will speak to Mr. Brierley about the design guidelines and how to change them.

As there was no additional business before the commission, **COMMISSIONER SHALE MOVED THE MEETING BE ADJOURNED AT 5:32pm. THE MEETING WAS ADJOURNED WITH ALL VOTING AYE.**

APPROVED: 05/28/2026
(DATE)

Kathy Barron
KATHY BARRON
ADMINISTRATIVE ASSISTANT I