

Minutes of the Regular Meeting of the Ogden City Landmarks Commission held on Thursday, May 28, 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
Sue Wilkerson
James Wilson
Richard Creeger
Carver Shaw – Zoom

Members Excused: None

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

Others Present: Brian Nebeker (Campfire Sign)
Christopher Oster
Parker Smith
Eastan Selley
Oscar Mata
Tyler Hollon

1. Approval of Minutes for the regular meeting held April 23, 2026

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

2. Certificate of Historic Appropriateness: Reroof and Adding Solar Panels at 2521 Van Buren Ave

Mr. Sriperambuduru described the request is to remove and replace the existing metal roofing on the detached garage with charcoal asphalt shingles and install roof mounted solar panels on the detached garage roof. He cited the applicable standards as described in Section 17-4-1 of the Landmarks Ordinance: I. New Construction and J. Form and Integrity.

Landmark Staff's recommended action: Find that the request to remove and replace the existing metal roofing on the detached garage located northwest of the primary structure at 2521 Van Buren Ave with new charcoal asphalt shingles, and to install roof-mounted solar panels on the detached garage roof, meets the criteria found in OMC 17-4. Staff recommends approval of the request subject to the following conditions:

- That the solar panels are exclusively placed on the detached garage only and any future solar permits would only be limited to the detached garage roof.

COMMISSIONER WILKERSON MOVED TO GRANT A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR THE REROOF AND ADDING SOLAR PANELS AT 2521 VAN BUREN AVE FOR THE FINDINGS OF FACT: 1) THE PROPOSED ROOFING MATERIAL/STRUCTURE DOES NOT OBSTRUCT THE VIEW OF ANY PART OF HISTORIC DOMINANT FEATURE OF THE PROPERTY SUCH AS DORMER WINDOW OR THE PORCH AND 2) THE PROPOSED CHARCOAL ASPHALT SHINGLES AND ROOF-MOUNTED SOLAR PANELS ON THE DETACHED GARAGE ARE COMPATIBLE WITH THE MASSING, SIZE, SCALE, AND ARCHITECTURAL FEATURES OF THE PROPERTY AND SURROUNDING HISTORIC DISTRICT; AND THE FOLLOWING CONDITION: 1) THAT THE SOLAR PANELS ARE EXCLUSIVELY PLACED ON THE DETACHED GARAGE ONLY AND ANY FUTURE SOLAR PERMITS WOULD ONLY BE LIMITED TO THE DETACHED GARAGE ROOF.

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 WILSON.

3. Certificate of Historic Appropriateness: Enlarge basement windows at 1084 26th St

Ms. Girardo presented the request is to enlarge two existing basement windows along the east elevation facing Van Buren Ave to provide code compliant egress windows. She listed the standards described in Section 17-4-1 of the Landmarks Ordinance: C. Character, I. New Construction, J. Form And Integrity and C. Windows in addition to the Findings of Fact: 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 essential form and integrity of the historic property and its environment would be unimpaired and 5) The design, material, and size are compatible with the Eccles Historic District.

Landmark Staff's Recommended Action: Find that the request to enlarge two existing basement windows along the east elevation facing Van Buren Ave to provide code-compliant egress windows. Staff find that the proposed work does meet the applicable criteria of OMC 17-4. Staff recommended approval with the following conditions: 1) The new windows shall maintain the proposed dimensions, materials, and appearance as submitted, 2) The window wells consist of a low-profile painted metal with a matte finish. Minimize the visual impact from the public right-of-way and 3) All work will comply with applicable building and safety code requirements.

VICE CHAIR SHALE MOVED TO APPROVE A CERTIFICATE OF HISTORIC APPROPRIATENESS TO ENLARGE BASEMENT WINDOWS AT 1084 26TH STREET BASED ON THE FINDINGS OF FACT: 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 ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS ENVIRONMENT WOULD BE UNIMPAIRED, AND 5) THE DESIGN, MATERIAL, AND SIZE ARE COMPATIBLE WITH THE ECCLES HISTORIC DISTRICT; AS WELL AS THE FOLLOWING CONDITIONS: 1) THE NEW WINDOWS SHALL MAINTAIN THE PROPOSED DIMENSIONS, MATERIALS, AND APPEARANCE AS SUBMITTED, 2) THE WINDOW WELLS CONSIST OF A LOW-PROFILE PAINTED METAL WITH A MATTE FINISH. MINIMIZE THE VISUAL IMPACT FROM THE PUBLIC RIGHT-OF-WAY, AND 3) ALL WORK WILL COMPLY WITH APPLICABLE BUILDING AND SAFETY CODE REQUIREMENTS

COMMISSIONER WILSON 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 AND COMMISSIONER WILSON.

4. Certificate of Historic Appropriateness: New Sign at 123 25th Street

Ms. Girardo provided the request to install one 32" x 32" blade sign hung from a 40" bracket at 123 25th Street. She listed the standards described in Section 17-4-1 of the Landmarks Ordinance: C. Character, I. New Construction, and J. Form And Integrity in addition to the Findings of Fact: 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 the 25th Street Guidelines.

Landmark Staff's Recommended Action: Find that the request to install one 32" x 32" hanging blade sign at 123 25th Street does meet the applicable criteria of OMC 17-4 and complies with the 25th Street District Design Guidelines. Staff recommended approval with the following conditions: 1) If lighting will be used, it shall be exterior LED neon tubing or indirect shielded lighting, 2) Lighting shall be a warm light and shall not exceed 2700 lumens, and 3) The sign shall be installed in the mortar joints and shall be installed a minimum of 9 feet above the sidewalk.

Mr. Nebeker, Campfire Sign and Design, Applicant, came up to talk about the sign, lighting, weight and mounting. The commission asked for the frame to be put up higher.

COMMISSIONER WILKERSON MOVED TO GRANT A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR THE NEW SIGN FOR LAVENDER VINYL AT 123 25TH STREET PER THE FINDINGS OF FACT: 1) WILL NOT DAMAGE OR REMOVE THE 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 ARE COMPATIBLE WITH THE HISTORIC 25TH STREET DISTRICT AND IN COMPLIANCE WITH THE 25TH STREET GUIDELINES; IN ADDITION TO STAFF RECOMMENDATIONS: 1) IF LIGHTING WILL BE USED, IT SHALL BE EXTERIOR LED NEON TUBING OR INDIRECT SHIELDED LIGHTING, 2) LIGHTING SHALL BE A WARM LIGHT AND SHALL NOT EXCEED 2700 LUMENS, AND 3) THE SIGN SHALL BE INSTALLED IN THE MORTAR JOINTS AND SHALL BE INSTALLED A MINIMUM OF 9 FEET ABOVE THE SIDEWALK.

COMMISSIONER WILSON 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 WILSON.

5. Certificate of Historic Appropriateness: Repair, Stabilize, Preserve Windows at 2601 Jefferson Ave

Ms. Girardo expressed the request is to repair windows and sills, recondition weather stripping, stabilize and repair brick, and repaint windows at 2601 Jefferson Ave. She listed the standards described in Section 17-4-1 of the Landmarks Ordinance: C. Character, F. Repair, I. New Construction, J. Form And Integrity and G. Materials; Texture; Color in addition to the Findings of Fact: 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 the 25th Street Guidelines.

Landmark Staff's Recommended Action: Find that the request to repair, stabilize, and repaint the existing historic wood windows, repaint exterior trim elements, and install new wood storm windows meets the applicable criteria of OMC 17-4 and is consistent with the Secretary of the Interior's Standards for Rehabilitation. Staff recommended approval with the following conditions: 1) Existing historic wood windows shall be repaired and preserved to the greatest extent feasible. Replacement of window components (including sills) shall only occur where deterioration is so severe that repair is not possible, 2) Any replacement wood sills or trim elements shall match the existing in material, profile, dimensions, and detailing, 3) Storm windows shall be wood-framed and custom-built to fit within the existing openings, maintaining the visibility of the brickmold and original window proportions, 4) Storm windows shall be painted to match the approved window sash color (Rookwood Green) unless otherwise approved by staff, 5) Storm windows shall be installed using the proposed minimal attachment method (hanger brackets and screws). Installation shall be reversible, and attachment shall not damage historic window components beyond minor screw penetrations, 6) Exterior paint shall be limited to the colors submitted, unless otherwise approved by staff: Rookwood Green – window sashes, storm windows, gable ends; Renwick Heather – window frames, sills, brickmold; Harvest Time – medallions, brackets; Swiss Coffee – soffit and fascia, and 7) No enlargement, reduction, or modification of existing window openings shall occur as part of this approval.

Tyler Hollon, applicant, introduced himself and told the commission they are doing all the windows. Caitlin with Restoration West has been hired for the repair of the windows. She just finished the LDS Temple and will be taking care of this repair this summer.

VICE CHAIR SHALE MOVED TO GRANT A CERTIFICATE OF HISTORIC APPROPRIATENESS TO REPAIR, STABILIZE, PRESERVE WINDOWS AT 2601 JEFFERSON AVE BASED ON THE FINDINGS OF FACT: 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 ARE COMPATIBLE WITH THE JEFFERSON AVENUE HISTORIC DISTRICT AND WITH THE FOLLOWING CONDITIONS: 1) EXISTING HISTORIC WOOD WINDOWS SHALL BE REPAIRED AND PRESERVED TO THE GREATEST EXTENT FEASIBLE. REPLACEMENT OF WINDOW COMPONENTS (INCLUDING SILLS) SHALL ONLY OCCUR WHERE DETERIORATION IS SO SEVERE THAT REPAIR IS NOT POSSIBLE, 2) ANY REPLACEMENT WOOD SILLS OR TRIM ELEMENTS SHALL MATCH THE EXISTING IN MATERIAL, PROFILE, DIMENSIONS, AND DETAILING, 3) STORM WINDOWS SHALL BE WOOD-FRAMED AND CUSTOM-BUILT TO FIT WITHIN THE EXISTING OPENINGS, MAINTAINING THE VISIBILITY OF THE BRICKMOLD AND ORIGINAL WINDOW PROPORTIONS, 4) STORM WINDOWS SHALL BE PAINTED TO MATCH THE APPROVED WINDOW SASH COLOR (ROOKWOOD GREEN) UNLESS OTHERWISE APPROVED BY STAFF, 5) STORM WINDOWS SHALL BE INSTALLED USING THE PROPOSED MINIMAL ATTACHMENT METHOD (HANGER BRACKETS AND SCREWS). INSTALLATION SHALL BE REVERSIBLE, AND ATTACHMENT SHALL NOT DAMAGE HISTORIC WINDOW COMPONENTS BEYOND MINOR SCREW PENETRATIONS, 6) EXTERIOR PAINT SHALL BE LIMITED TO THE COLORS SUBMITTED, UNLESS OTHERWISE APPROVED BY STAFF: ROOKWOOD GREEN – WINDOW SASHES, STORM WINDOWS, GABLE ENDS; RENWICK HEATHER – WINDOW FRAMES, SILLS, BRICKMOLD

HARVEST TIME – MEDALLIONS, BRACKETS; SWISS COFFEE – SOFFIT AND FASCIA, AND 7) NO ENLARGEMENT, REDUCTION, OR MODIFICATION OF EXISTING WINDOW OPENINGS SHALL OCCUR AS PART OF THIS APPROVAL.

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, COMMISSIONER WILSON.

6. Certificate of Historic Appropriateness: Replace Fence, Front Door, Repaint Siding and Trim at 2507 Van Buren Ave

Ms. Girardo delivered a request to replace rear yard fencing along the southern property line, repaint 2nd floor south wide wood siding – same color, repaint exterior red trim to brown, replace front door, replace clay tile roof. She listed the standards described in Section 17-4-1 of the Landmarks Ordinance: C. Character, D. Change, F. Repair, I. New Construction, G Materials: Texture; Color, and H. Roof in addition to the Findings of Fact: 1) Is compatible with the historic features of the building, 2) Will not damage or remove historic materials or features and retain the character of the property, 3) Will repair rather than replace deteriorated historic features and 4) Will match the old design, color, texture, and other visual qualities.

Landmark Staff's Recommended Action: Find that the request to replace red clay tile roof with a slate or asphalt shingles and replace the front door at 2507 Van Buren Avenue does not meet the criteria found in OMC 17-4 and deny the application for the following reasons. Staff recommended denial

based on these findings: 1) The roof is a contributing feature of the home and replacing the clay tile roof with slate or asphalt shingles would significantly alter the style, texture, and character-defining features of the dwelling. The proposed roofing materials do not retain the design, texture, material appearance, and character-defining qualities of the existing clay tile roof. (Standards B & F), 2) The existing door is a contributing feature of the home and replacing the existing historic 15-lite wood door with the proposed solid wood door does not match in design and visual qualities. (Standards B & F).

Find that the request to replace the fence, repaint the second-floor wood siding, and repaint the exterior trim does meet the criteria found in OMC 17-4 and approve the application to repair the screen door at 2507 Van Buren Avenue. Staff recommends approval with the following conditions: 1) Repaint the second-floor wood siding the same creamy white color, "White Dove", and 2) Repaint the exterior trim from a red paint to dark brown colors, "Tudor Brown" for contrasting trim and Rookwood Dark Brown" for the half timbers and main trim.

Parker Smith, Applicant/Owner, came up and spoke about the changes he is making and the reasons for the decisions he made.

The commissioners discussed the feasibility of replacing the roof and front door with slate or asphalt shingles and a custom-built wood door. Commissioner Wilkerson requested roof samples and more options for the door to be discussed at a Technical Committee Review.

COMMISSIONER WILKERSON MOVED TO GRANT A CERTIFICATE OF HISTORIC APPROPRIATENESS TO REPLACE THE FENCE AND REPAINT THE SIDING AND TRIM AT 2507 VAN BUREN AVE FOR THE FINDINGS OF FACT: 1) IS COMPATIBLE WITH THE HISTORIC FEATURES OF THE BUILDING, 2) WILL NOT DAMAGE OR REMOVE HISTORIC MATERIALS OR FEATURES AND RETAIN THE CHARACTER OF THE PROPERTY, 3) WILL REPAIR RATHER THAN REPLACE DETERIORATED HISTORIC FEATURES AND 4) WILL MATCH THE OLD DESIGN, COLOR, TEXTURE, AND OTHER VISUAL QUALITIES; AS WELL AS THE FOLLOWING CONDITIONS: 1) REPAINT THE SECOND-FLOOR WOOD SIDING THE

SAME CREAMY WHITE COLOR, "WHITE DOVE.", AND 2) REPAINT THE EXTERIOR TRIM FROM A RED PAINT TO DARK BROWN COLORS, "TUDOR BROWN" FOR CONTRASTING TRIM AND ROOKWOOD DARK BROWN" FOR THE HALF TIMBERS AND MAIN TRIM.

COMMISSIONER WILKERSON ALSO MOVED TO REFER THE REPLACEMENT OF THE ROOF AND THE FRONT DOOR TO A TECHNICAL REVIEW COMMITTEE.

COMMISSIONER WILSON 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 WILSON.

7. Staff Ratifications:

- a. 2580 Jefferson Ave - Brick cleaning, stain removal and minor repoint and repair to mortar.
- b. 262 27th St - Reroof, Shingles for Shingles, Repair Fascia, and Reinstall Solar Panels.
- c. 131 25th St - Repaint store front.
- d. 795 24th St - Repaint door, trim, bay window, same colors. Re-Approve to install a wrought iron fence around the rear yard that was previously approved in 2021.

VICE CHAIR SHALE MADE A MOTION TO APPROVE THE STAFF RATIFICATIONS LISTED ABOVE.

COMMISSIONER WILSON 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 WILSON.

8. Technical Review: Install Juliette Railings at 144 25th St

Ms. Girardo reviewed the request to install Juliette railings along the rear main level to meet building code. Building Code requires landing on all doors/sliders on the main level. To meet code, Juliette railings can be installed to meet that code. The materials match the existing railing, painted black with a powder coat finish. It was determined it would not damage or remove historic materials. They differentiated from the old and will protect the historic integrity of the 25th Street Historic District, and it is compatible with the 25th Street Guidelines.

VICE CHAIR SHALE MOVED TO RATIFY THE TECHNICAL REVIEW TO INSTALL JULIETTE RAILINGS AT 144 25TH 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, COMMISSIONER WILSON.

Other Business:

Review of Scavenger Hunt Results – Mr. Brierley stated the scavenger hunt was amazing, tough and covered a larger area. The presentation given by Brad Timothy was very good. He was limited to half an hour and still pushed past the limit. Mr. Brierley appreciated everyone who helped with the event. Mrs. Girardo thought it went well. She noted people are passionate about it and the weather calmed down so it wasn't too hot.

The commission raised concerns about discrepancies in historical records, including incorrect dates and architects and the challenges of maintaining accurate historical records and acknowledged the need for further research. Mr. Brierley brought up we look at the county record and those are often wrong.

Review of Meeting:

Mr. Tanner, Assistant City Attorney, noted this was a big meeting and a lot of work went into it. He mentioned how nice it is to see so many requests coming through because it means people are looking at their property and trying to make sure it's in the best condition possible. Also, the committee is willing to work with applicants within the scope of what they want to do.

As there was no additional business before the commission, **COMMISSIONER SHALE MOVED THE MEETING BE ADJOURNED AT 5:49pm. THE MEETING WAS ADJOURNED WITH ALL VOTING AYE.**

APPROVED: 06/25/26
(DATE)

Kathy Barron
KATHY BARRON
ADMINISTRATIVE ASSISTANT I