

Minutes of the Regular Meeting of the Ogden City Landmarks Commission held on Thursday, July 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
Sue Wilkerson
Richard Creeger
Daniel Murphy
Tracy Phillips
Celine Browning via Zoom

Members Excused: N/A

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

Others Present: Tony Pantone
Thaine Fischer

1. Approval of Minutes: June 25, 2026

COMMISSIONER SHALE MOVED TO APPROVE THE MINUTES. COMMISSIONER WILKERSON SECONDED AND THE MOTION PASSED UNANIMOUSLY WITH ALL VOTING AYE.

2. Certificate of Historic Appropriateness: Dining Seating Encroachment at 235 25th St

Planner Alyssa Girardo described the request to add a railing to surround an outdoor patio dining area with dining tables and chairs, in front of the property along 25th Street. Standards to be considered as described in Section 17-4-1 of the Landmarks Ordinance: I. New Construction: New additions, exterior alterations or related new construction shall not destroy historic materials which characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment. Also, Street Furniture 65. Sidewalk seating should be compatible with the historic character of the street, such as it should be located so that its use can be monitored and such that it will not obstruct pedestrian traffic, and that metal or wood are the only elements the table and chairs may be made of.

Landmark Staff's Recommended Action: Find that the request to approve the dining area encroachment at 152-162 25th Street meets the criteria found in OMC 17-4 and complies with the 25th Street District Design Guidelines. Staff recommend to approve the request subject to the following conditions: that the dining area maintains adequate pedestrian circulation along the public sidewalk and does not detract from the pedestrian-oriented character of Historic 25th Street and the proposed aluminum railing with planters, metal with a stone tabletop table, aluminum frame with wicker chairs, and other furnishings utilize materials, colors, and design elements that complement the historic district and meet Historic 25th Street Guidelines.

COMMISSIONER WILKERSON MOVED TO GRANT A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR THE DINING SEATING ENCROACHMENT SUBJECT TO STAFF'S RECOMMENDED CONDITIONS. MOTION WAS SECONDED BY COMMISSIONER SHALE AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: COMMISSIONER SHALE, COMMISSIONER WILKERSON, COMMISSIONER CREEGER, COMMISSIONER BROWNING, COMMISSIONER MURPHY, COMMISSIONER PHILLIPS, AND CHAIR LANGSDON. VOTING NO: NONE.

3. **Certificate of Historic Appropriateness:** Install A/C Unit at 2580 Jefferson Ave

Planner Alyssa Girardo described the request to install a ductless mini-split air conditioning unit to an office on the south side of the building, facing 26th Street. Standards to consider as described in Section 17-4-1 of the Landmarks Ordinance: B. Character: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces which characterize a property shall be avoided. I. New Construction: New additions, exterior alterations or related new construction shall not destroy historic materials which characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment. J. Form and Integrity: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Landmark Staff's Recommended Action: Find that the request to install a ductless mini-split air conditioning unit meets the applicable criteria of OMC 17-4 and is consistent with the Secretary of the Interior's Standards for Rehabilitation. Staff recommends approval with the following conditions: that the line hide shall be painted the same color as brick color, and the wall penetration shall be through the mortar joint and not damage the historic brick, and the outdoor condenser unit shall remain ground-mounted in the approved location behind existing landscaping.

COMMISSIONER SHALE MOVED TO GRANT A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR THE A/C UNIT INSTALL SUBJECT TO STAFF'S RECOMMENDED CONDITIONS. MOTION WAS SECONDED BY COMMISSIONER WILKERSON AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: COMMISSIONER SHALE, COMMISSIONER WILKERSON, COMMISSIONER CREEGER, COMMISSIONER BROWNING, COMMISSIONER MURPHY, COMMISSIONER PHILLIPS, AND CHAIR LANGSDON. VOTING NO: NONE.

4. **Certificate of Historic Appropriateness:** Rehabilitation Exterior and Lobby at 600 Exchange Rd

Planner Alyssa Girardo described the request to rehabilitate the historic Exchange Building through exterior restoration, interior restoration, and associated site improvements. Standards to consider as described in Section 17-4-1 of the Landmarks Ordinance: C. Character: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces which characterize a property shall be avoided. E. Distinctive Features: Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize a property shall be preserved. F. Repair: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old

design, color texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence. I. New Construction: New additions, exterior alterations or related new construction shall not destroy historic materials which characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features protect the historic integrity of the property and its environment. J. Form And Integrity: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Landmark Staff's Recommended Action: Find that the request for exterior restoration and site improvements meets the applicable criteria of OMC 17-4. Staff recommend approval of the exterior restoration and site improvements, subject to the following condition: 1. Approval of the proposed site improvements is contingent upon approval of the associated variance request to reduce the required 25-foot landscaped setback along Exchange Road and allow parking within the setback. Staff is unable to determine whether the proposed interior restoration meets the applicable criteria of OMC 17-4 because sufficient information regarding the restoration methods and treatment of interior restoration has not been provided. Therefore, staff recommend that the proposed interior restoration be continued to a future Landmarks Commission meeting upon submittal of complete restoration plans and supporting documentation.

COMMISSIONER WILKERSON MOVED TO GRANT A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR THE REHABILITATION EXTERIOR AND LOBBY SUBJECT TO STAFF'S RECOMMENDED CONDITIONS. MOTION WAS SECONDED BY COMMISSIONER SHALE AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: COMMISSIONER SHALE, COMMISSIONER WILKERSON, COMMISSIONER CREEGER, COMMISSIONER BROWNING, COMMISSIONER MURPHY, COMMISSIONER PHILLIPS, AND CHAIR LANGSDON. VOTING NO: NONE.

5. **Technical Review:** Remove Gunitite at 159 W 2nd St

Planner Alyssa Girardo reviewed the request to remove Gunitite finish on the east wall and repoint mortar joints. The Gunitite removal will use the gentlest means possible, such as with an air chisel and hand tools provided the work is performed incrementally and in small sections to avoid damaging the underlying rock. The repointing mortar shall utilize a three-to-one sand-lime mixture and shall match the composition, color, texture, tooling, and profile of the existing repointed mortar on the south elevation. If removal of the Gunitite reveals conditions that indicate continued removal may damage the historic masonry, work shall cease and staff shall be consulted prior to proceeding. Balcony railings will be painted black with powder coat finish to match existing railings around the building. The proposed work will avoid the removal or damage of historic materials and features that characterize the property and preserve the historic integrity of the property and its environment.

VICE CHAIR WILKERSON MOVED TO RATIFY THE TECHINCAL REVIEW TO REMOVE GUNITE. MOTION WAS SECONDED BY COMMISSIONER SHALE AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: COMMISSIONER SHALE, COMMISSIONER WILKERSON, COMMISSIONER BROWNING, COMMISSIONER MURPHY, COMMISSIONER PHILLIPS, AND CHAIR LANGSDON. VOTING NO: NONE.

6. **Staff Ratifications**

- a. Repaint trim same colors at 2532 Jefferson Ave
- b. Repoint mortar joints, repair/repaint front porch, reroof at 159 W 2nd St

COMMISSIONER SHALE MADE A MOTION TO APPROVE THE STAFF RATIFICATIONS LISTED ABOVE. MOTION WAS SECONDED BY COMMISSIONER WILKERSON AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: COMMISSIONER SHALE, COMMISSIONER WILKERSON, COMMISSIONER BROWNING, COMMISSIONER MURPHY, COMMISSIONER PHILLIPS, AND CHAIR LANGSDON. VOTING NO: NONE.

7. **Elect a new Chair and Vice Chair**

COMMISSIONER SHALE NOMINATED COMMISSIONER LANGSDON TO REMAIN CHAIR AND HERSELF REMAIN VICE CHAIR. MOTION WAS SECONDED BY COMMISSIONER WILKERSON AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: COMMISSIONER SHALE, COMMISSIONER WILKERSON, COMMISSIONER CREEGER, COMMISSIONER BROWNING, COMMISSIONER MURPHY, COMMISSIONER PHILLIPS, AND CHAIR LANGSDON. VOTING NO: NO

Other Business: CLG Grant Discussion

Planning Director Barton Brierley proposed updating the 25th Street Historic District nomination to include later buildings, such as the pool hall building and Greyhound building, to make them eligible for historic tax credits and stated that the state historic preservation office supports this update.

The commissioners agreed, and there was a brief mention of new representatives and the anticipation of a tour of the stockyard building.

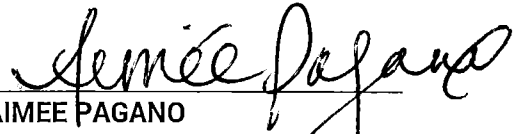
Review of Meeting:

Assistant City Attorney James Tanner extended a welcome to the new commissioners. He expressed eager anticipation for the stockyard building to be done and offered to be the legal counsel present on the tour.

As there was no additional business before the commission, **COMMISSIONER WILKERSON MOVED THE MEETING BE ADJOURNED. ALL VOTING AYE.**

APPROVED: _____

8/27/26
(DATE)


AIMEE PAGANO

ADMINISTRATIVE ASSISTANT II