

Minutes: Cheyenne Historic Preservation Board Meeting

Tuesday, May 11, 2021 – 6:00 pm

Electronic meeting – Zoom

Cheyenne Historic Preservation Board Ex-Officio City Council Representative (invited)
Urban Planning Office Representative (invited)

1. Roll Call – All present except John Brewster, Jason Bogstie and Max Carre.
2. Approval of Minutes from April 13, 2021 regular meeting

Josh moved, Cathie seconded to approve the Minutes. Motion approved unanimously.

3. Audience Business: Comments from the Audience (Each limited to 5 minutes, please)

A member of the public, David Palacios – wants to build an extension in front of the street in the Gov. Mansion Protective Area. 315 E. 21st St. It will be a 22' x 22' extension. The material he uses will look similar to what it looks like right now.

Milward S. asked about the timing. He will replace the roof and the windows and do maintenance around everything. Then will do the extension within 5 months. It was originally built in 1890 and he believes it was remodeled in 1950.

Don H. asked what the city knows about the project.

Sam C. responded that Mr. Palacios had approached her today and she advised him to attend this meeting to get a sense of how the board would respond to his project in terms of a Certificate of Appropriateness.

JY asked if it was on the Contributing Structures list. Sam responded she'd look into it.

Amber asked if the whole exterior was stucco. He responded "yes." She also asked if the intent was to mimic what was already there on the façade. Mr. Palacios responded that it was.

Milward asked if the Protective Area Ordinance can be sent to Mr. Palacios and mentioned the importance of following the process for applying for the Certificate of Appropriateness.

Mr. Palacios indicated his interest in coming back to the June meeting for approval. Cathie asked if the house was in the Rainsford District. Milward indicated it was.

Sam indicated it didn't appear the house was "contributing" but that she would check the National Register and get back to the board.

Milward mentioned that the ordinance does not stipulate that it only applies to contributing structures.

4. Comments/Report from City Council Rep.

Richard Johnson – Reported that the Pump House Resolution was passed on Consent Agenda and that the Council was standing by to learn where the Board was at on the Demo By Neglect ordinance.

5. Comments/Report from Urban Planning Office Rep.

Sam asked what the board's preference was for meeting in person or virtually going forward.

Discussion ensued with expressions of support for returning to meeting in person and for a hybrid of meeting in person and people being able to attend virtually if they prefer.

JY moved that we move our meetings to a hybrid of in-person and zoom. Milward seconded. Motion passed unanimously.

6. Committee Chairs' & Liaisons' Reports

Don H. – DDA Liaison - Committee met on April 15 and Sam C. was appointed to the design committee. They brought up the Demo By Neglect ordinance. Amber asked the board to review the public work session video. Milward asked if the "Open Door" event was discussed and advised that the board needs to propose a date for the program in September.

Dave B. reported on HCI activities. Pumphouse resolution passed. They decided not to make any changes to the MOU. HCI will be meeting to discuss where it wants to go on the Pumphouse and the MOU.

DDA Design Committee: Amber indicated that the committee meets again tomorrow.

Historic Places Committee: A meeting hasn't been scheduled yet.

Marketing Committee: Cathie reported on plans for the Airport Fountain Fire-Up on May 22nd and that Don H. has been active posting historical information on our facebook page for Historic Preservation Month.

Milward asked about hosting a pub crawl for the "Open Door" event in September. Councilman Johnson indicated relative to the open container ordinance that we would need to request an open container permit if it's "transient" where people would drink a beer between locations.

The Committee will pick a date for "Open Door" in September to bring to the board in June.

Fundraising Committee: No report.

7. Old Business

1. Demolition by Neglect Ordinance

Sam and Jason met with the City Attorney and the Planning Dept. - Jason and Milward will edit the ordinance. The board would tentatively approve and Alessandra would review at. The plan is to take it before the City Council on Sept. 22. The board would continue to do public outreach in the meantime. When the draft is finished we could still hold the mock demo-by neglect workshop.

They talked about taking out the economic hardship provision and the 'eligible structures' language, making changes to the lien provisions, removing language about entering buildings and not being able to enter a building in five years.

The Cheyenne Board of Realtors contacted Cathie about attending the September meeting and expressed concerns about the ordinance and preferences for how to keep the public informed about the ordinance details.

Discussion ensued about how to ensure robust public outreach and about the pros and cons of deleting the economic hardship provision and the balance between revision of key provisions and proposing an ordinance that has the desired effect.

b. Airport Fountain

Sam reported we're working with Jerry Berggren at Berggren Architects and Doug Elting. They contacted Building Restoration Specialties Co. in Denver. The proposal is to use the \$2,500 from the Women's Civic League grant for bidding documents for Berggren to do for us. Sam then gave an overview of the proposed costs and available funds in our account and from grant seeking, etc. Will hear back on the Cultural Trust Fund grant on May 15.

Milward asked about the training costs (\$5,000) and indicated a preference for making the training available to boost local restoration skills. Josh asked how often maintenance would need to be done on the terra cotta. Sam indicated every 30 years. Dave B. indicated there were a lot of Cheyenne buildings where those skills could be applied. JY expressed a preference to assure that there would be an audience for the training.

JY moved to move forward with the Colorado company based on their estimate with the caveat that a training could be added once we assess local interest. Amber Seconded.

Discussion: Don H. asked Councilman Johnson about the possibility of the city contributing funds. Richard indicated that the Wards no longer had contingency funds.

Motion passed unanimously.

c. HCI MOU

JY proposed to make it a work session topic with the idea of prioritizing the Capitol North project first. David B. asked if we could ask the Attorney's office why the new language was inserted.

8. New Business

1. Capitol North District Expansion

18th – open house, Cheyenne Activity Center. 3121 Carey Ave. 6 p.m. Masks encouraged.

25th official public hearing

Sam indicated she sent out a mailing including forms where people could indicate they approved the expanded contributing structures list. Sam asked the board to encourage folks in the district to sign the approval forms. 50% is required to pass.

Richard Johnson asked how we wanted citizens to engage the planning dept. on this. Sam indicated the code required her to send letters to everyone. They would have to mail it back, bring it in person. A third option is she and Mark C. will sit at the building from 8 – 11 on the 21st for folks to bring them by then.

He asked Sam to send him the particulars so he could help promote it

b. DDA #WyoWednesday Campaign

Sam reported that the DDA highlighted historic buildings for their campaign. They highlighted the Historic Plains Hotel, St. Mark's Episcopal Church, the Depot, the Nagel Warren Mansion all highlighted in their campaign

Other Business: Gary S. reported that he submitted his ornament design for this year which will be the Airport Fountain. He'll be incorporated segments of the tiles into each ornament.

Sam C. and Richard Johnson were thanked for their time and involvement in board activities.

9. Adjourn

Don H. moved, Josh seconded to adjourn the meeting.

Looking Ahead:

Next Work Session: May 25, 2021, 5:30 pm – Zoom
Next Board Meeting: June 8, 2021, 6 pm – Zoom