



A COMMUNITY OF CHOICE

## Planning and Development Department

2101 O'Neil Avenue, Suite 202, Cheyenne WY 82001

(Phone) 307-637-6282 (Fax) 307-637-6366

### HISTORIC PRESERVATION BOARD

November 8, 2022

#### STAFF REPORT

---

**REQUEST:** A request to do exterior modifications that includes the replacement of windows and doors, the addition of basement windows, the removal of the front fence and chimney, modifications to the east and west walls, and stucco work.

**LOCATION:** 315 East 21<sup>st</sup> Street

**APPLICANT:** David Palacios, 3418 Myers Court

**Owner:** David Palacios

**CASE NUMBER:** PLN-22-00011

**PREPARED BY:** Lonnie Olson, Planner I, Planning and Development

---

#### RECOMMENDED MOTION:

Move to **deny** the Certificate of Appropriateness for 315 East 21<sup>st</sup> Steet, noting that the project does not meet the review criteria for approval.

---

#### DESCRIPTION OF PROPERTY:

315 East 21<sup>st</sup> Street is located on the south side of 21<sup>st</sup> Street between House Avenue and Evan Avenue. The House is in the Historic Governor's Mansion Protective Area and is a major contributor in the Rainsford Historic District. Built in 1890, the residence at 315 East 21<sup>st</sup> Street is a 1 story stuccoed brick bungalow and is the oldest standing structure in the Historic Governors Mansion Overlay. The residence features a wooden front door with an ornamental metal storm door and wooden eight over eight windows that have an exterior wooden storm window.

---

#### DETAILS OF PROPOSAL:

Mr. Palacios seeks to obtain a Certificate of Appropriateness for Phase I of work on 315 East 21<sup>st</sup> Street. Phase I includes the replacement of windows and doors, the addition of basement windows, the removal of the front fence and chimney, modifications to the east and west walls, and stucco work. This hearing will only pertain to Phase I even though Phase II is attached. Phase II is attached to give the board an idea

of possible work in the future. Prior to work on Phase II, an additional hearing with the board to obtain another Certificate of Appropriateness must be done.

Mr. Palacios requests approval for the replacement of the home's windows with ones that are found on the upper level of the Historic Governor's Mansion. This is an after-the fact Certificate of Appropriateness request due to the applicant having already removed all of the windows on the structure and replaced the one's on the front façade.

Mr. Palacios requests approval for the replacement of the home's front door, with one that will be flat style for compliance of colony design. This is also an after-the fact Certificate of Appropriateness request due to the applicant having already replaced the door.

Mr. Palacios requests approval for the replacement of the home's back door, with one that will be flat style for compliance of colony design. This is also an after-the fact Certificate of Appropriateness request due to the applicant having already replaced the door.

Mr. Palacios requests approval for the replacement the exterior east and west walls. The attached engineering report on the house, states the need to have structural work done. The work needed results in the removal of historic walls, that will be replaced with wooden walls. This is an after the fact Certificate of Appropriateness request due to the applicant having already removing a wall and starting structural work.

Mr. Palacios requests approval to stucco the house grey, similar to another house on the block. This is due to the request above as the replacement of the walls will affect the stucco on the exterior. This is an after the fact Certificate of Appropriateness request due to the applicant having already removing a wall affecting the existing stucco on the home.

Mr. Palacios requests approval for the creation of two egress windows for the basement to make it a useable living space and code compliant. This is also an after the fact Certificate of Appropriateness request due to the applicant having already cutting out the windows in the foundation.

Mr. Palacios requests approval for the removal of the fence and replacement with one similar to those on the block. This is also an after the fact Certificate of Appropriateness request due to the applicant having already removed sections of fence.

---

#### **STAFF ANALYSIS AND COMMENT:**

Chapter 15.50 of Municipal Code states that in granting a Certificate of Appropriateness, the Historic Preservation Board shall take into account how the significant exterior alteration or improvement to all currently existing structures and all proposed new construction harmonizes with the neighborhood architecture of the period of Cheyenne's history from 1890 to 1930. Any new construction shall be compatible with the massing, scale, size, and architectural features to protect the historic integrity of the surrounding area.

In regard to the request for replacement of the windows and doors. The replacement of a structure's historic wood windows or doors with vinyl windows compromises the architectural integrity and historic character of a building and is rarely an acceptable compromise. Maintaining and repairing historic wood windows to keep them operable and weathertight is generally more sustainable and cost effective over time than replacing them with new units with a much shorter lifespan. If a historic window or door unit is

deteriorated beyond repair, replace the unit in kind, matching the design and dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Use of a compatible substitute material should only be considered if using the original material is not feasible. It should be noted that allowing replacement windows and doors of any kind tends to lower the historic and architectural value of the structure.

Furthermore, the proposed windows would change the pattern and rhythm of window and door openings on the building elevation and may significantly diminish its architectural character. While such changes to a prominent elevation are not appropriate, sometimes a new opening can be discreetly and compatibly introduced on a side or rear elevation.

The replacement of a structure's fence can affect the overall historical character of a site and repairs are suggested before the removal of a fence. If the replacement of an entire fence necessary because of deterioration, it should be replaced in kind, matching the original in design, dimension, detail, pattern, texture, color, and, where possible, material. Consider a compatible substitute material only if using the original material is not feasible. Typically, front yard fences should be four feet or less in height, should be of metal or wood, and should allow for visibility through the fence. In rear yards, fences may reach six feet in height and have more opacity but should be constructed of wood. Further, manufactured stone or block walls and vinyl or chain link fencing are not appropriate in the historic districts.

The exterior walls are a main line of defense against wind and rain. Wall surfaces, especially where they meet roofs, porches, or other projecting features, or abut downspouts are particularly vulnerable to water damage. The replacement of damaged or deteriorated walls involves thoughtful attention to the texture, pattern, scale, and detail of the original material. Many substitute materials are not as environmentally friendly or durable as traditional materials, and their installation may result in removal or concealment of historic details. The replacement of an entire historic exterior wall due to deterioration, should be replaced in kind, matching the original design, dimension, detail, texture, color, and material. Consider use of compatible substitute materials only if using the original material is not feasible.

Failed to be mentioned in the proposal of work but observed during the site visit, the chimney has been removed. The removal of the structures chimney drastically affects the historic character of the house as it would be the only structure on the block without one. The elimination of wall features such as window or door openings, chimneys, or bays significantly compromise a building's architectural integrity. These sorts of alterations require careful study to determine if the change will significantly diminish the building's historic character.

Regarding Phase II, additions to historic structures are recommended to not compromise with the historical architecture or material integrity of the historic building. Additions should never rise above the height of the historic roofline or otherwise alter the historic roofline. The extension of a roof would alter the historic roofline and significantly diminish the buildings historic character.

In March of 2019, there was a permit for an interior remodel and the case planner at that time approved with comments that any exterior modifications would require the submission for a Certificate of Appropriateness (building permit attached). The \$7,000 permit valuation (materials + estimated labor costs) led reviewing staff to believe the permit was solely limited to interior and foundation work. In May of 2021 the applicant requested an extension on the permit and alluded to the addition of a roof, but the permit documents were never updated to reflect any exterior modifications (building permit extension attached). The permit valuation was not updated at this time. Also, in May of 2021 the applicant approached the Historic Preservation Board for guidance for a future remodel and indicated that he would be back in front of the board when his plans were finalized (meeting minutes attached). City staff at the

August 9<sup>th</sup> Historic Preservation Board Meeting was notified of the work being commenced. As an alternative to issuance of a Cheyenne Police Department citation, City staff reached out to Mr. Palacios about the work being done and the need to obtain a Certificate of Appropriateness in hopes to resolve the situation outside a criminal process. The work was red tagged September 29<sup>th</sup>, 2022, for failure to obtain a Certificate of Appropriateness. The Planning and Development director Charles Bloom, interim Chief Building Official Antony Pomerleau, and Planner I Lonnie Olson visited the site with Mr. Palacios on October 3, 2022, to observe what was done and paths to move forward. During the site visit the work was found to be outside of the scope of the issued building permit and requires updating (meeting summary attached).

The home at 315 East 21<sup>st</sup> Street creates a unique situation where the structure was in a deteriorating condition and lacked upkeep prior to Mr. Palacios becoming the owner. With the engineering report in consideration and Mr. Palacios doing the structural work, it will help save this structure rather than allowing it to age and fall into a state of disrepair.

Staff would be supportive of a project that preserves a bungalow-style house provided that it demonstrates the following compatibility:

1. all exterior windows on the main façade be replaced with eight over eight windows or ones with a similar historic style and retain the original layout;
2. the front and rear door are replaced with a wooden door or one with similar historical character;
3. the chimney is replaced to harmonize with the neighborhood;
4. the basement egress windows are placed to not been seen from the East 21<sup>st</sup> Street sidewalk;
5. the East and West exterior walls are replaced with in kind materials, matching the original design, dimension, detail, texture, color, and material;
6. and the stucco on the exterior must be lime/cement based, applied with traditional methods, incorporating a highly textured surface similar in appearance to pebbledash stucco.

Prior to approval of any Certificate of Appropriateness request, the Board must make a finding that the applicant's proposed work is congruent with the character of the neighborhood architecture of the period of Cheyenne's history from 1890 to 1930 per Cheyenne Municipal Code § 15.50.040.A.

---

## CONCLUSION

Staff has reviewed the proposal and determined that it does not meet the review criteria of Municipal Code § 15.50.040.A for the following reasons:

1. the proposed and current modifications are not in harmony with the neighborhood architecture of the period of Cheyenne's history from 1890 to 1930;
2. the new construction is not compatible with the massing, scale, size and architectural features to protect the historic integrity of the surrounding area;
3. and the modification destroys the historic bungalow-style architecture of the structure.

---

## STAFF RECOMMENDATION:

Staff recommends **denial** of the Certificate of Appropriateness due to it not meeting the criteria of Municipal Code § 15.50.040.A.

---

**ATTACHMENTS:**

1. Certificate of Appropriateness Application
2. Applicant Provided Narrative
3. Applicant Provided Architectural Renderings (Phase I)
4. Meeting Summary from October 3, 2022
5. Building Permit from March 2019
6. Building Permit Extension Request May 2021
7. Engineering Report from November 2021
8. Historic Preservation Board Meeting Minutes from May 11, 2021
9. Deed from October 2018
10. Supporting photographs
11. Applicant Provided Site Plan (Phase II)

# Certificate of Appropriateness Application

## Certificate of Appropriateness

Submission date: **3 November 2022, 9:36AM**

Receipt number: **3**

Related form version: **2**

### General Information

Applicant Name: **David Palacios**

Applicant Address: **315 E 21th**

Applicant City: **Cheyenne**

Applicant State: **Wyoming**

Applicant Zip Code: **82001**

Applicant Phone: **3079223762**

Applicant Email: **davidpalaciosvelasquez@gmail.com**

Is the Applicant the Property Owner? **Yes**

Owner Name:

Owner Address:

Owner City:

Owner State:

Owner Zip Code:

Owner Phone:

Owner Email:

Letter of Authorization: **[letter-of-authorization \(3\) \(2\).pdf](#)**

Project Location **315 E 21th**

Assessor's Parcel ID number(s)

# Certificate of Appropriateness Application

Total Project Area: 6515

## Application Specific Questions

Has the applicant met with the Planning and Development Department to discuss the project?

**Yes**

Describe the Project:

**Phase 1 would be to restore what's existing then 2 phase would be additions to it**

Describe how the Project meets the intent of the Governor's Mansion Protective Overlay:

**See videos proposed to planner**

Architectural Drawing, Rendering, or Formal Plan:

**[Property description 315 e 21th st.pdf](#)**

Plot Plan/Site Plan:

**[THE PALACE RESIDENCE 2-11-2022.pdf](#)**

Additional Information

**I would like to stabilize the property as soon as possible**

# Applicant Provided Narrative

## Property description

315 E 21th ST. is located on the south side 21th between House Avenue and Evans Avenue, The property lot has approximately 65 FT of frontage on 21th ST. The subject building is located in the historic Governor's Mansion protective area and is a major contributor in the Rainsford Historic District.

315 E 21th ST was initially constructed as a one-story building in 1890 The Bungalows style building has a stucco exterior the Rainsford historic district was designated in November 6 , 1984.

Project description: the proposed project is to make exterior, interior and alterations to the property 315 E 21TH ST the proposed includes the following:

Front windows with colonial designed as shows upper governor's mansion windows front door will have front paneling to make it flat case and new doors will be flat style for compliance of colony design, all walls will go back to stucco Bungalows style which maintains the historical design from the rains Ford district and the governor mansion district there we will be a colonial design on balconies supports ,columns ,edge of the upper corner of the whole building all Windows will have panelling that will be colonial decorative.

There will be not any fencing at this time

There will be 2 wells for egress windows with covers that will not be visible to front view

Compatibility of 1890 construction is on the stucco Bungalows style color will be gray as one house in the block

Basement will be re-condition to livable space with egress windows reinforced basement foundation with footings to stand up to 2 stories.

Modifications of east side wall rebuild wall with stucco from footings to upper plate with hurricane clips 2 windows to be reinstalled.

Modifications of west side wall rebuild wall with stucco from footings to upper plate with hurricane clips 3 windows to be reinstalled

Modification to the interior 3 full bathrooms 3 full bedrooms one living rooms one kitchen one laundry

Basement will be unfinished

Back yard will remain the same

Front fence will be take it down to match other buildings around area.

Project compatibility: I plan on rebuilding with minor modifications to the original building design as shows in the 3 d model submitted

Note

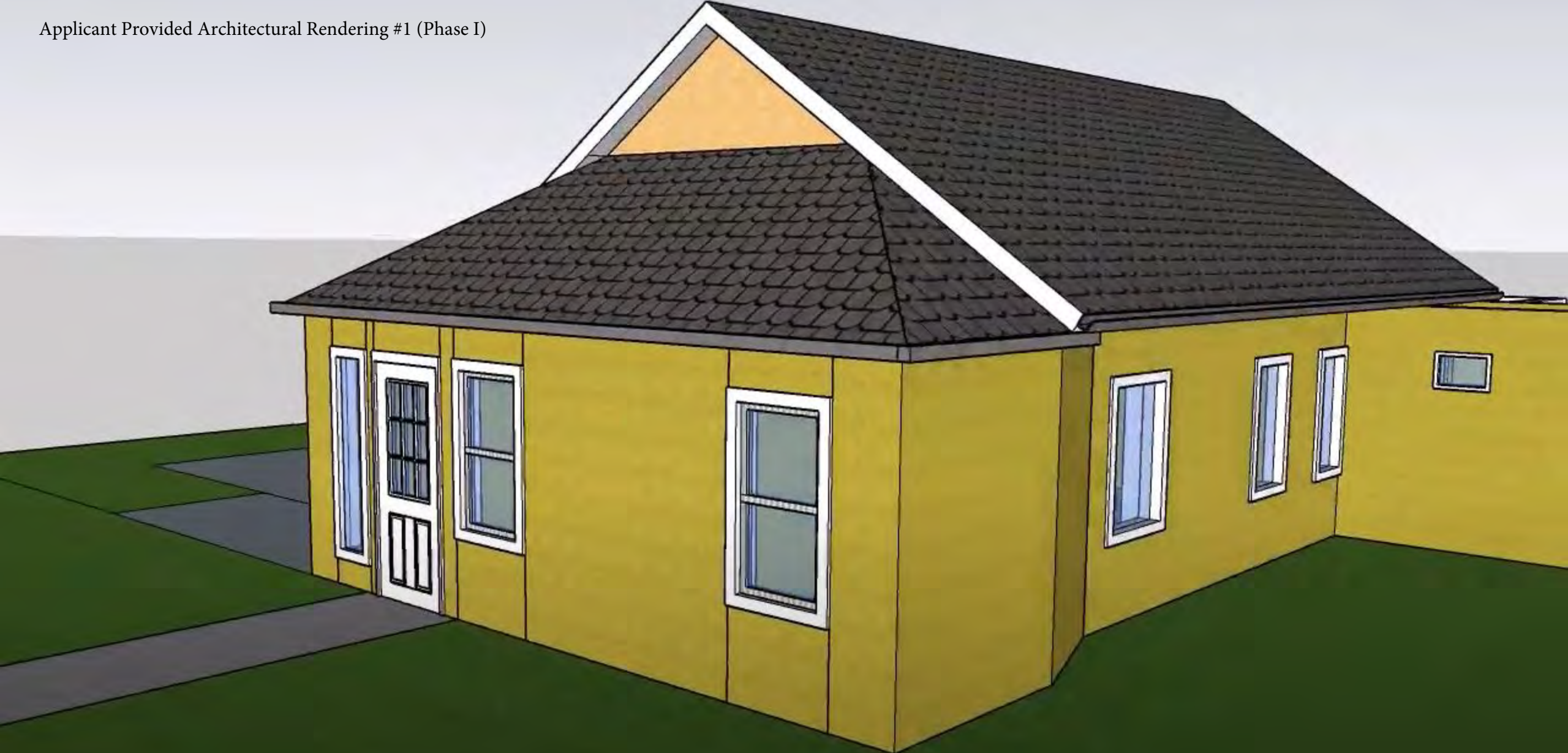
# Applicant Provided Narrative

When this property was purchased the condition of it was to be demo east side and west side walls that were brick were in a very weak condition walls were framed with 2x6 to give more strength part of the walls were falling down in 2021 all bricks inside the house have been removed from the property to keep safety inside and outside of the house.

F\_\_\_\_\_

David Palacios

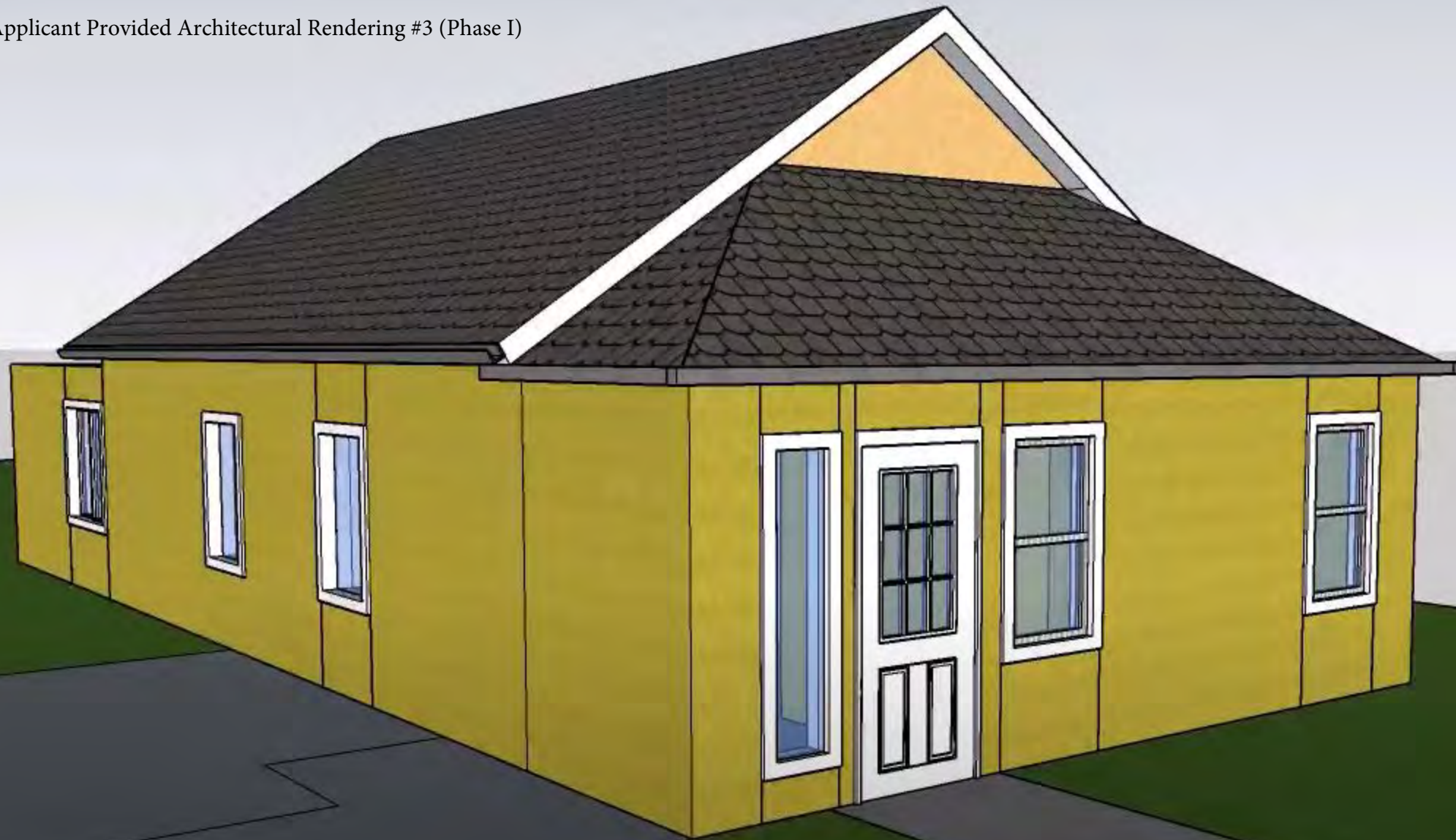
Applicant Provided Architectural Rendering #1 (Phase I)



Applicant Provided Architectural Rendering #2 (Phase I)



Applicant Provided Architectural Rendering #3 (Phase I)



# Meeting Summary from October 3, 2022



A COMMUNITY OF CHOICE

**Planning and Development Department**  
2101 O'Neil Avenue, Suite 202, Cheyenne WY 82001  
(Phone) 307-637-6282 (Fax) 307-637-6366

## Meeting Summary

<b>Project Name</b>	315 East 21 <sup>st</sup> Street
<b>Location or Legal</b>	Cheyenne: West 44' of Lot 2, North 44' of East 22' of Lot 2, Block 262
<b>Date of Meeting</b>	Monday, October 3 <sup>rd</sup> at 1:30pm
<b>Applicant Team (as on Meeting Invite)</b>	David Palacios, <a href="mailto:davidpalaciosvelasquez@gmail.com">davidpalaciosvelasquez@gmail.com</a> ;
<b>City Contacts</b> * Attending	<b>Planning and Development:</b> *Lonnie Olson (point of contact): 307-637-6307 – <a href="mailto:lolson@cheyennecity.org">lolson@cheyennecity.org</a> *Charles Bloom (Director): 307-638-4303 – <a href="mailto:cbloom@cheyennecity.org">cbloom@cheyennecity.org</a> <b>Building:</b> *Antony Pomerleau: 307-773-1046 – <a href="mailto:apomerleau@cheyennecity.org">apomerleau@cheyennecity.org</a>

## Meeting Notes

*Meeting notes are an attempt to provide a written record of the discussion and items discussed. Staff has made best efforts to address major requirements related to this pre-application. Not all agencies involved in the review process may have been present. Staff reserves the right to add or modify comments at the time of formal submittal of an application.*

### Project Description

- Remodeling a single-family home in the Governors Mansion Protective Overlay
- Structure is level 3, or major contributing, in the Rainsford Historic District
- Currently red-tagged for not obtaining a Certificate of Appropriateness

### Codes

- [Cheyenne Unified Development Code \(UDC\)](#)
- [Cheyenne Municipal Code](#)
- [Building Codes](#)

### Required Processes

- Submit application for a Certificate of Appropriateness. Applicant must submit through application:
  - an architectural drawing, rendering, or formal plan of a type that would be suitable for applying for a building permit
  - supporting documentation that demonstrates compatibility with the neighborhood providing an explanation of the intent and extent of the work to be performed
- Submit structural building plans
- Update building permit to match scope of work and valuation of work

# Meeting Summary from October 3, 2022

## Department Links

- [Building Plan Review & Permits](#)
- [Planning Applications](#)

## Historic Preservation

- Pursuant to Chapter 15.50 of City Code Historic Design Guideline; any significant exterior alteration or improvement to all currently existing structures and all proposed new construction must be designed to harmonize with the neighborhood architecture of the period of Cheyenne's History from 1890 to 1930.
  - Potential Architects to assist with rendering
    - Linda Kiisk-State Historic Preservation Office-(307)777-7566
    - Amber Conwell-TDSI- [amber@tdsi.us](mailto:amber@tdsi.us)
    - Jerry Berggren-Berggren Architects-(402)475-0597
    - Megin Rux- MBX Architecture-(307)314-2191

## Building

- Will need structural plan submitted prior to updating building permit
- Will need to update building permit to reflect scope of work and valuation of work

### *End of Meeting Summary*

*Advise City Point of Contact in writing if corrections or additions are required.  
Follow-up may be directly coordinated with the appropriate agency.*

# Building Permit from March 2019

Mail



Building Safety Department  
 2101 O'Neil Ave., Rm. 202  
 Cheyenne, WY 82001  
 (307) 637-6265 telephone (307) 637-6366 facsimile

email

p.o 861  
 Rawlins, WY 82301

A COMMUNITY OF CHOICE

## RESIDENTIAL Building Permit Application

Valuation of Work: \$ 20,000.00 7000.00

Job Address: 315 E. 21th St. Cheyenne WY

Legal Description: complete remodeling

Lot: 2 Block: 262 Tract Size: \_\_\_\_\_  
 Use Zone: \_\_\_\_\_

**Applicant (Owner or Authorized Agent) Information:**

Owner/Agent Name: David Emilio Palacios Velasquez

Owner/Agent Address and Phone Number: Home owner

Contractor Name: \_\_\_\_\_ Contractor Phone #: 307 922-3762

Architect Name and Phone Number: \_\_\_\_\_

Engineer Name and Phone Number: \_\_\_\_\_

**For Office Use Only**

Plan Review #: \_\_\_\_\_

Permit #: 19-00812

Received By: \_\_\_\_\_

Received Date: \_\_\_\_\_

Permit Fee: 139.25

Plan Review Fee: 90.51

Right of Way Fee: \_\_\_\_\_

Temporary Power Pole: \_\_\_\_\_

Investigation Fee: \_\_\_\_\_

Master Plan Fee: \_\_\_\_\_

Residential Community Facility Fee (\$400/ unit): \_\_\_\_\_

Foundation Quick Start: \_\_\_\_\_

**Total Fees Due** 229.76

Fees paid by cash \_\_\_\_\_  
 check # \_\_\_\_\_  
 escrow acct \_\_\_\_\_  
 credit card \_\_\_\_\_

**Subcontractors:** (Must be listed or TBD if undecided. The following work will not be included in the permit if it is left blank.)

Electrical:	Contractor Class & License #:
Plumbing:	Contractor Class & License #:
Mechanical:	Contractor Class & License #:
Other:	Contractor Class & License #:

**Work to be completed:**

New  Addition  Remodel  Repair  Move  Demolish

**Please answer the following questions:**

Occupancy Classification: R-3 / U Type of Construction: V-B Manufactured Housing (or Mobile Home)

Number of stories (above grade): 1

Building areas in square feet: 118159 Remodeled area: all of it

Main floor: <u>1</u>	2nd floor: <u>NONE</u>	Bonus room: _____
Basement: <u>1</u>	Garage: <u>1</u>	Deck/Porch: <u>1</u>
Other: _____		

X:\Department Folders\Building\Applications\Residential Applica

315 E. 21ST STREET BP-19-00812  
 HOMEOWNER  
 SFRR 4/2019 CODE 2018

# Building Permit from March 2019

Foundation type:	Basement <input checked="" type="checkbox"/> , Slab-on-grade including foundation <input type="checkbox"/> , Crawl Space <input type="checkbox"/> , or Block and Piers <input type="checkbox"/>
Basement condition:	Finished <input type="checkbox"/> Unfinished <input checked="" type="checkbox"/> or Square footage of Finished Area:
Garage location:	Attached <input type="checkbox"/> Detached <input checked="" type="checkbox"/>
Jetted tub(s):	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Number of fixtures:
Gas logs or fireplaces:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Number:
Lawn sprinklers:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes - Where? Front <input checked="" type="checkbox"/> Back <input type="checkbox"/> Both <input type="checkbox"/>
Deck(s):	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Number and size:

**Description of Work:** Complete description of the work done including any plumbing, mechanical (heating, ventilation, or air conditioning), electrical, fire sprinkler or alarm. *(Work is not included in the permit unless described in this scope of work.)*

Framing, sheet rock, bathrooms, kitchen, basement  
 Electrical, plumbing, windows, doors, floors, etc.  
 Mechanical furnace

### WHICH ENERGY CODE COMPLIANCE PATH WILL BE USED?

**Prescriptive Paths:**

1.  R-Value Computation (component values of thermal envelope; Table 402.1.1)
2.  UA Alternative (assembly values, Table 402.1.3)
3.  Total UA Alternative (total system values; trade-offs; REScheck)

**Performance Path:**  (\$ to operate; home energy rating, such as Energy Star, REM/Rate, HERS)

BY MY SIGNATURE AND UNDER PENALTY OF PERJURY, I HEREBY CERTIFY THAT I AM THE OWNER OF THE REFERENCED PROPERTY, OR THE OWNER'S AUTHORIZED AGENT. I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OR LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

THE ISSUANCE OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY STATE OR LOCAL LAW REGULATING CONSTRUCTION. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS. IN ANY CASE, THIS PERMIT SHALL EXPIRE ONE YEAR AFTER DATE OF ISSUE.

**Signature:** **Date:** 02-26-2019  
**Name Printed:** David E Palacios Velasquez

Insulation and a Certificate of Occupancy completion are required prior to any occupancy of the structure.

### For Office Use Only

**Permit / Plan Review Conditions:**

	Approval	Date		Approval	Date
Address Assigned	_____	_____	Dev/Zoning	_____	_____
Flood Hazard	_____	_____	Fire Review	_____	_____
Traffic	_____	_____	Bldg Plan Review	DM	3-28-19
Tap Fees	_____	_____	Card Issued by	llk	3/21/19
BOPU	_____	_____	Approved for Issue by	Dick Mason	4-3-19
Historic District	_____	_____	Permit Issued by		

# Building Permit Extension Request May 2021

**From:** [David Palacios](#)  
**To:** [Amanda Barto](#)  
**Subject:** Extension on home owner permit  
**Date:** Monday, May 10, 2021 2:51:49 PM

---

I d like to request an extension on my home owner's permit at 315 21th st Cheyenne Wy 82001 if we can add the roof on it it will cost me 3000 additional thanks

Sent from my iPhone

# Engineering Report from November 2021



NCS Structural Engineering, LLC  
3405 Dillon Ave.  
Cheyenne WY 82001

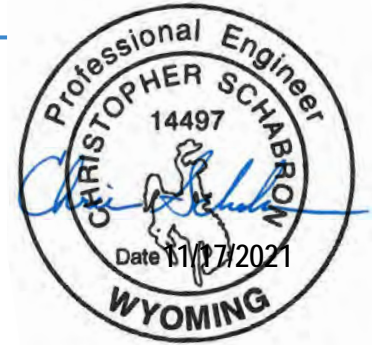
## STRUCTURAL OBSERVATION REPORT

11/17/2021

City of Cheyenne Building Department  
2101 O'Neil Ave. Ste. 202  
Cheyenne, WY 82001

RE: 315 E. 21<sup>st</sup> St., Cheyenne WY 82001

To Whom It May Concern:



This project involves the renovation of a single-story residence on a basement foundation located at 315 E. 21<sup>st</sup> St., Cheyenne, WY, as seen in the photo below. On 11/16/21, a representative of NCS visited the site in response to a call by the owner, David Palacios.

The issues that follow were looked at and discussed with David as well as Bruce Trembath of the City of Cheyenne Building Department, who was also present for the site visit. Photos are included to illustrate each item discussed, and each solution has a corresponding photo number.

- 1) No footings were present under the concrete foundation walls. For the north side of the house, the calculated bearing pressure was deemed low enough such that the walls may remain as they are. On the south side, the owner must excavate under the foundation wall where a future second story is to be added and place a 20" wide by 8" deep strip footing under it. The footing may be poured 5 feet at a time. **(Photos 1 & 2)**
- 2) The existing floor joists are undersized (2x6 at 24" on-center). The owner must sister new 2x6's against the side of every existing floor joist, fastening them with 16d nails at 16" on-center. The joists may terminate over the support beams to allow for installation of two sections at each joist rather than one long member. **(Photo 3)**
- 3) The current posts supporting the beams are inadequate (wood sitting on soil, lack of anchorage, etc.) The owner must place new 3" diameter steel posts at 8'-0" on-center max to support the (2)2x8 floor beams down whole length of the house. Under each post, he must place either a 18"x18"x8" deep spread footing or a 10" diameter x 8" deep (min) concrete pier. The steel post baseplate must be attached to the concrete with a minimum of two 1/2" diameter steel anchors (wedge or screw type), and it must also be screwed to the beam above. Once the new steel posts are in place, the old posts may be removed if desired. **(Photos 4 & 5)**
- 4) The (2)2x8 existing beam near the north end of the basement (running east-west) currently has a post under its splice, and the configuration is inadequate. The owner must bolt a 48" long section of 2x6 to each side of the spliced beam, centered on the splice. He must then attach the 2x6 sections with 1/2" diameter thru bolts, 3 on each side of the splice. The bolts will need to go through five total 2x's which are a combined width of 7.5". **(Photo 6)**
- 5) The (2)2x6 beam at the north end of the basement (running north-south) is inadequate and must be replaced with a (2)2x8 beam. Upon installation of the new beam, the owner must support the end at the concrete wall with a 4x4 short wood post that will sit on a treated 2x wood plate. He must use a metal post cap & a metal post base on each end of the 4x4 (nailed into the post and beam) and anchor the 2x plate into the concrete with two 1/2" diameter steel anchors, wedge or screw type. **(Photo 7)**
- 6) There is currently a large hole in the foundation wall on the east side where daylight is shining through. The owner must place forms on each side of the wall and fill the hole with concrete. **(Photo 8)**
- 7) The brick east and west exterior walls are failing and pose a risk of collapse if left as they are. Because the owner has built new 2x6 bearing walls on the interior side of the brick walls, they are no longer needed from a gravity-load standpoint. However, the owner must remove them down to grade (at a minimum), and place new concrete as required to ensure an 8" wide solid foundation surface that protrudes at least 6" above grade. Once the concrete surface is in place, the owner must build new 2x4 walls to form the exterior of the house and sheath them with 7/16" OSB to provide the structure with wind-shear resistance. Additionally, the owner must attach H2.5A hurricane clips from the new 2x4 wall to each of the existing roof rafters on each side of the house. **(Photos 9 & 10)**

# Engineering Report from November 2021



NCS Structural Engineering, LLC  
3405 Dillon Ave.  
Cheyenne WY 82001

## STRUCTURAL OBSERVATION REPORT



Photo 1



Photo 2



Photo 3



Photo 4

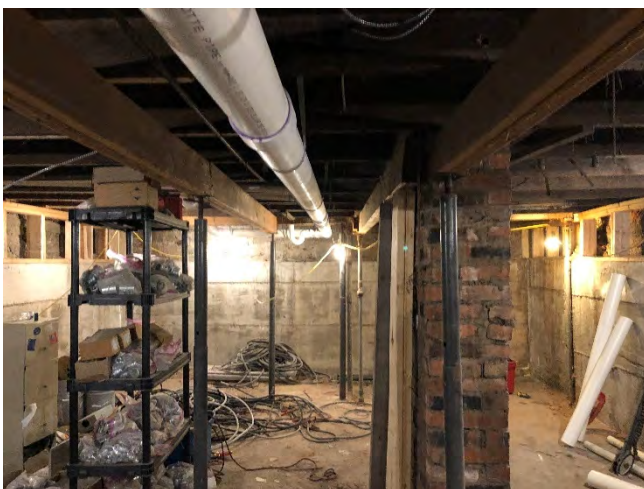


Photo 5



Photo 6



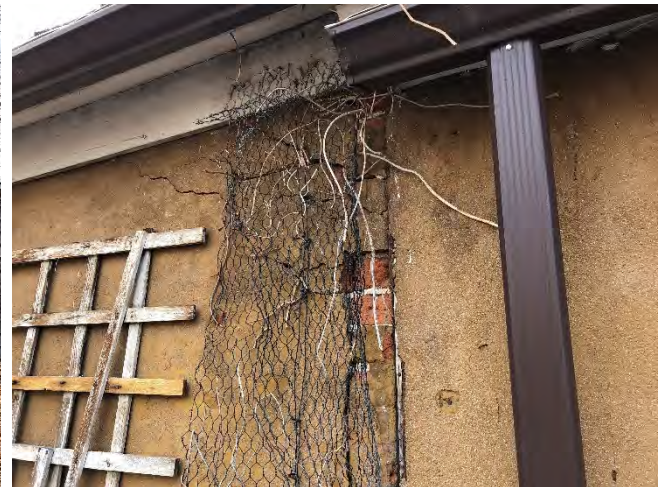
**Photo 7**



**Photo 8**



**Photo 9**



**Photo 10**

Feel free to call or email if you have any questions regarding the project. Upon completion of the repairs in this report, please contact NCS Structural Engineering for a follow-up inspection to ensure compliance.

Thank you,

A handwritten signature in blue ink that reads "Chris Schabron".

Chris Schabron, P.E. #14497  
NCS Structural Engineering  
Principal, Structural Engineer

# Historic Preservation Board Meeting Minutes from May 11, 2021

## 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. 21<sup>st</sup> 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.

# Historic Preservation Board Meeting Minutes from May 11, 2021

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.

# Historic Preservation Board Meeting Minutes from May 11, 2021

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 22<sup>nd</sup> 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.

# Historic Preservation Board Meeting Minutes from May 11, 2021

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.

# Historic Preservation Board Meeting Minutes from May 11, 2021

## 8. New Business

### 1. Capitol North District Expansion

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

25<sup>th</sup> 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 21<sup>st</sup> 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:

# Historic Preservation Board Meeting Minutes from May 11, 2021

Next Work Session: May 25, 2021, 5:30 pm – Zoom

Next Board Meeting: June 8, 2021, 6 pm – Zoom



Deed from October 2018

IN THE DISTRICT COURT, FIRST JUDICIAL DISTRICT **FIRST AMERICAN**  
COUNTY OF LARAMIE, STATE OF WYOMING *3123222*

\*\*\*\*\*

IN THE MATTER OF THE ESTATE )  
OF ) Probate No. 47-955  
PHILIP WALLACE )

**PERSONAL REPRESENTATIVE'S DEED**

WHEREAS, the First Judicial District Court of Laramie County has heretofore and on the 12<sup>th</sup> day of October, 2018 entered an Order Authorizing the Sale of Real Property and directing Suzette Pope as the duly appointed qualified and acting Personal Representative for the Estate of Philip Wallace, deceased, to execute and deliver a deed to David E. Palacios and Amber Palacios, husband and wife, with interest in stated real estate located at 315 East 21<sup>st</sup> Street, City of Cheyenne, Laramie County, State of Wyoming.

THEREFORE, SUZETTE POPE, duly appointed, qualified and acting Personal Representative of the Estate of Philip Wallace, GRANTOR, hereby grants and conveys unto DAVID E. PALACIOS and AMBER PALACIOS, husband and wife, GRANTEES, interest in real estate located at 315 East 21<sup>st</sup> Street, City of Cheyenne, Laramie County, State of Wyoming with a legal description of:

West 44' Lot 2, North 44' of the East 22' Lot 2, Block 262, City of Cheyenne  
Laramie County, Wyoming

WITNESS WHEREOF, THE GRANTOR has executed this Deed on the 24 day of October, 2018.

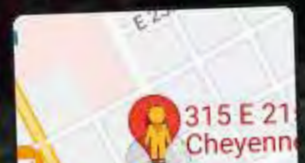
*Suzette Pope*  
\_\_\_\_\_  
Suzette Pope  
Personal Representative



314 E 21st St  
Cheyenne, Wyoming  
Google  
Street View - Aug 2019



Google maps image of structure. 08-2019





Structural Support wall 10-3-22



I Wf i S^XU` YEagfZz# Ž/SS



7YdMei [ Vai Za^V# Z/SS

7Sefi S^XU` Y` adZz# ZZSS



A VS V W Xaad\afz # ŽžSS



7Sefi S^XU` YEagfZž#" ŽŽSS



East wall facing north. 10-3-22



EfcM/Xa` fSYV##Z/SS\$



8da` f XLSVW&##Z/ZSS



Hole. 11-3-22



7Sef i S^S` VZa^V###Z/ZSS





? [ee]` Y5Z[\_ ` W/S` VZa^Wda\_ [f  
TW YdW ahWz##Z/\$\$

JO



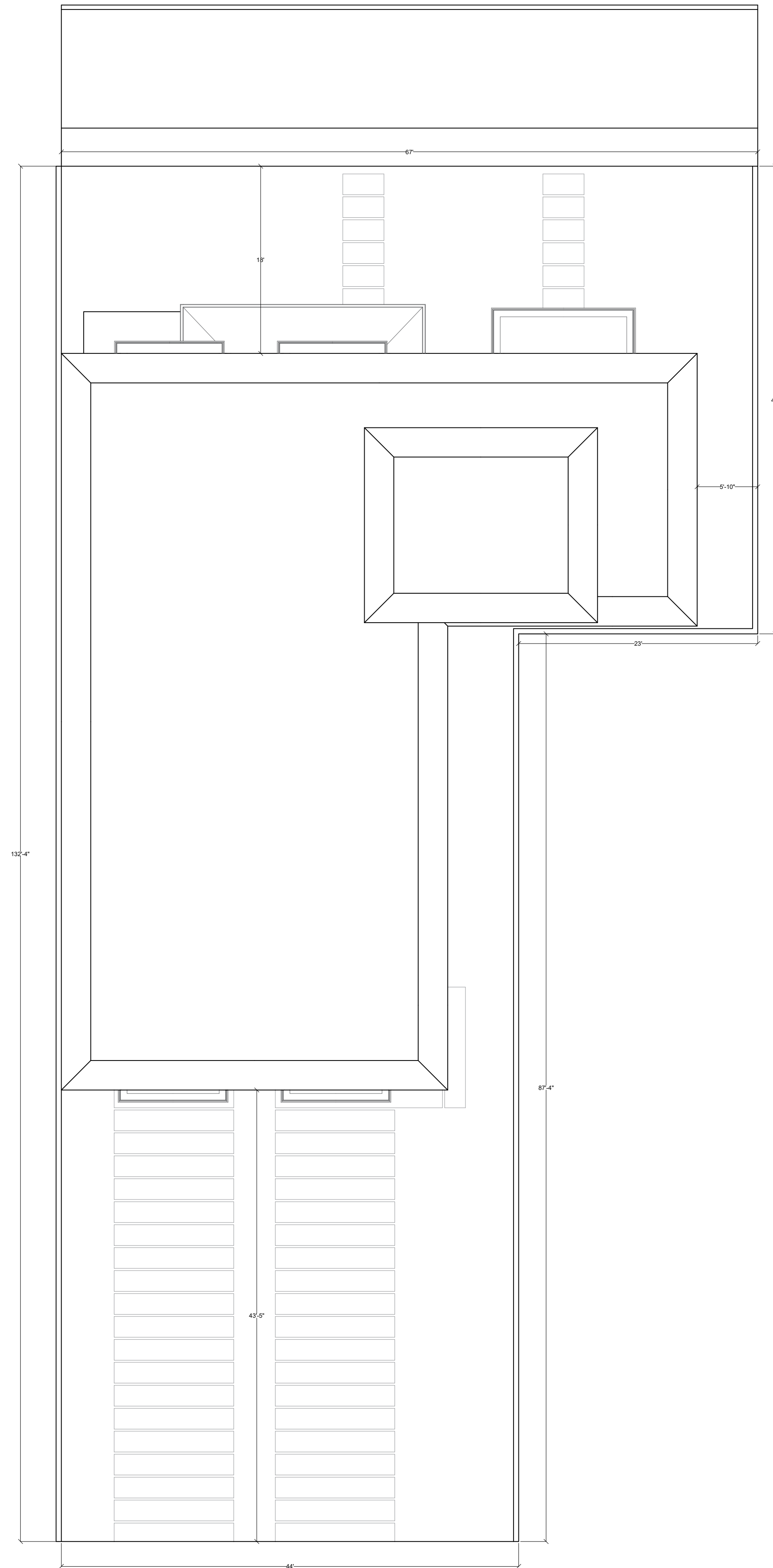
I V&f i S^XU` YEagZz##Z/SS

DVsdh[VW S` V` W  
efdgUfgdM##Z/ZSS



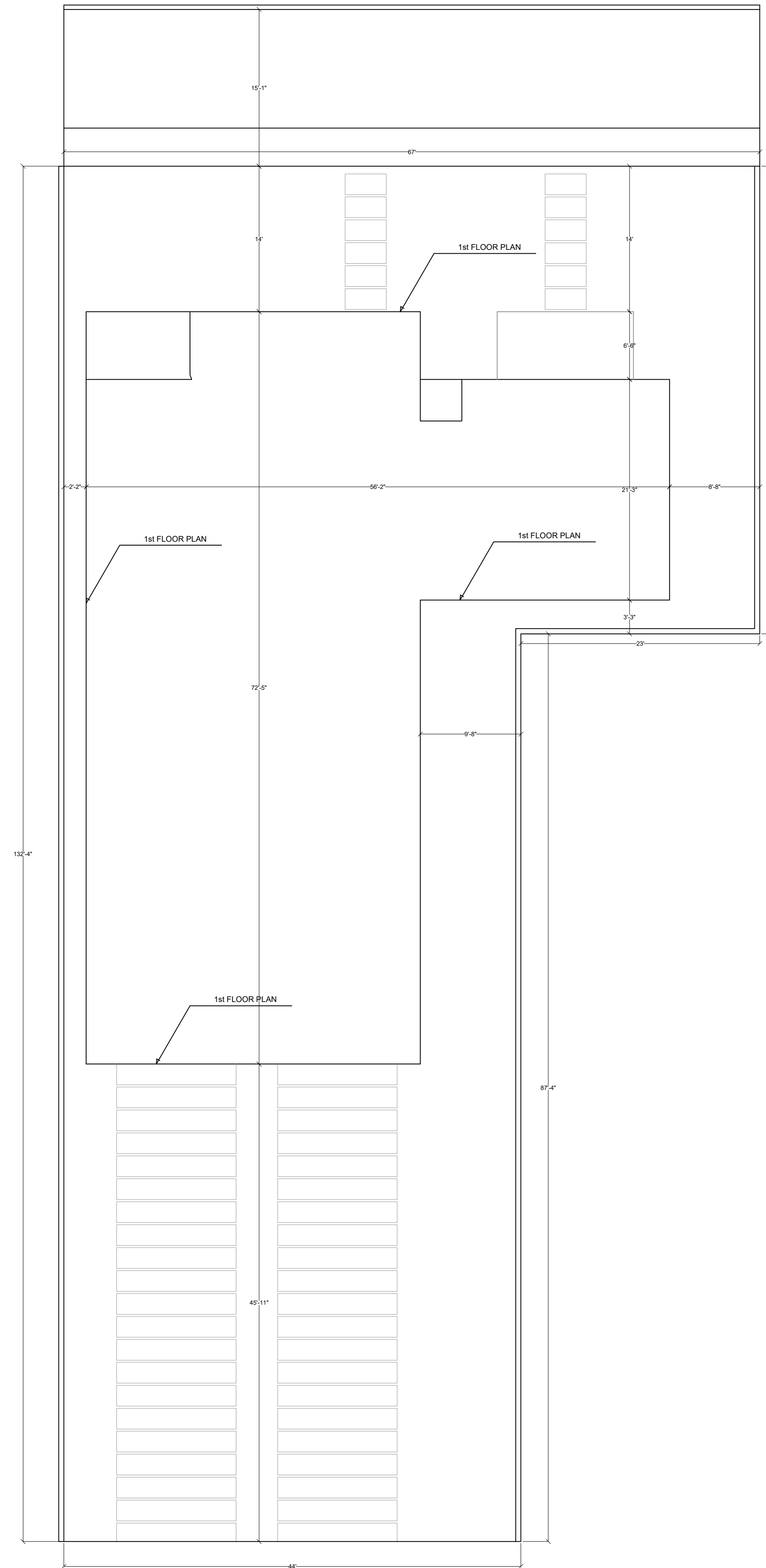
# Applicant Provided Site Plan #1 (Phase II)

21 STREET



**SITE PLAN**  
SCALE: 1/8"=1'-0"

21 STREET



**SITE PLAN**  
SCALE: 1/8"=1'-0"

ARCHITECTURE  
& CONSTRUCTION

CONTACT:

CLIENT:  
David Palacios

New Construction for:

## THE PALACE RESIDENCE

315 E 21 th  
Cheyenne, Wyoming

DATE	DESCRIPTION

PROJECT NO: 0000

DATE: 2/11/2022

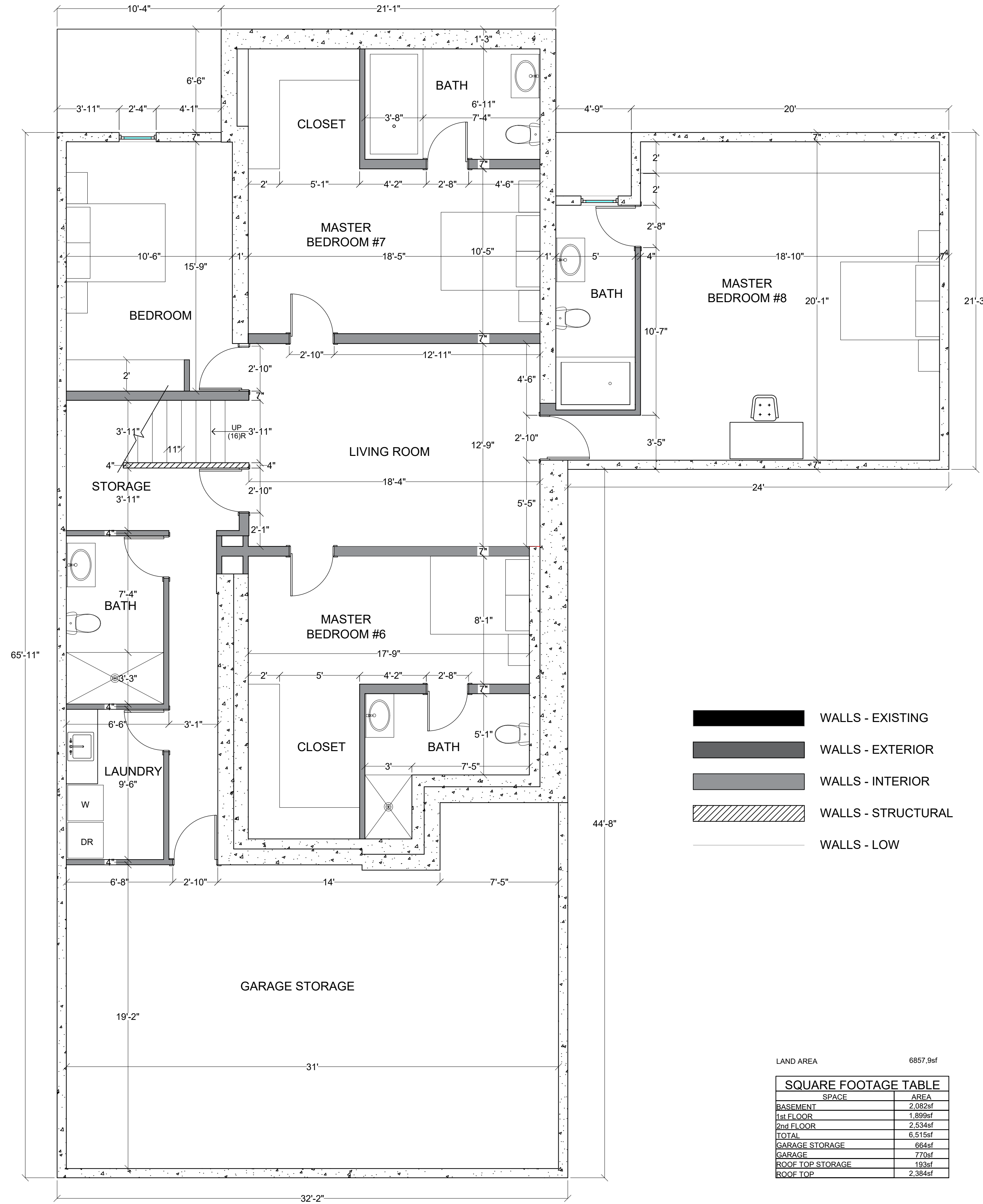
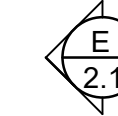
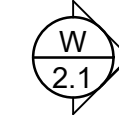
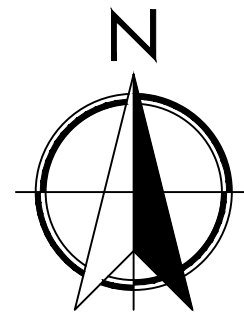
DRAWN BY: -----

SHEET TITLE

SITE PLAN

**1.0**  
SHEET 1 OF 8

# Applicant Provided Site Plan #2 (Phase II)

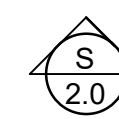


- WALLS - EXISTING
- WALLS - EXTERIOR
- WALLS - INTERIOR
- WALLS - STRUCTURAL
- WALLS - LOW

LAND AREA 6857.9sf

SQUARE FOOTAGE TABLE	
SPACE	AREA
BASEMENT	2,082sf
1st FLOOR	1,899sf
2nd FLOOR	2,534sf
TOTAL	6,515sf
GARAGE STORAGE	664sf
GARAGE	770sf
ROOF TOP STORAGE	193sf
ROOF TOP	2,384sf

**BASEMENT**  
SCALE: 1/4" = 1'-0"



ARCHITECTURE  
& CONSTRUCTION

CONTACT:

CLIENT:  
David Palacios

New Construction for:

## THE PALACE RESIDENCE

315 E 21 th  
Cheyenne, Wyoming

DATE	DESCRIPTION

PROJECT NO: 0000

DATE: 2/11/2022

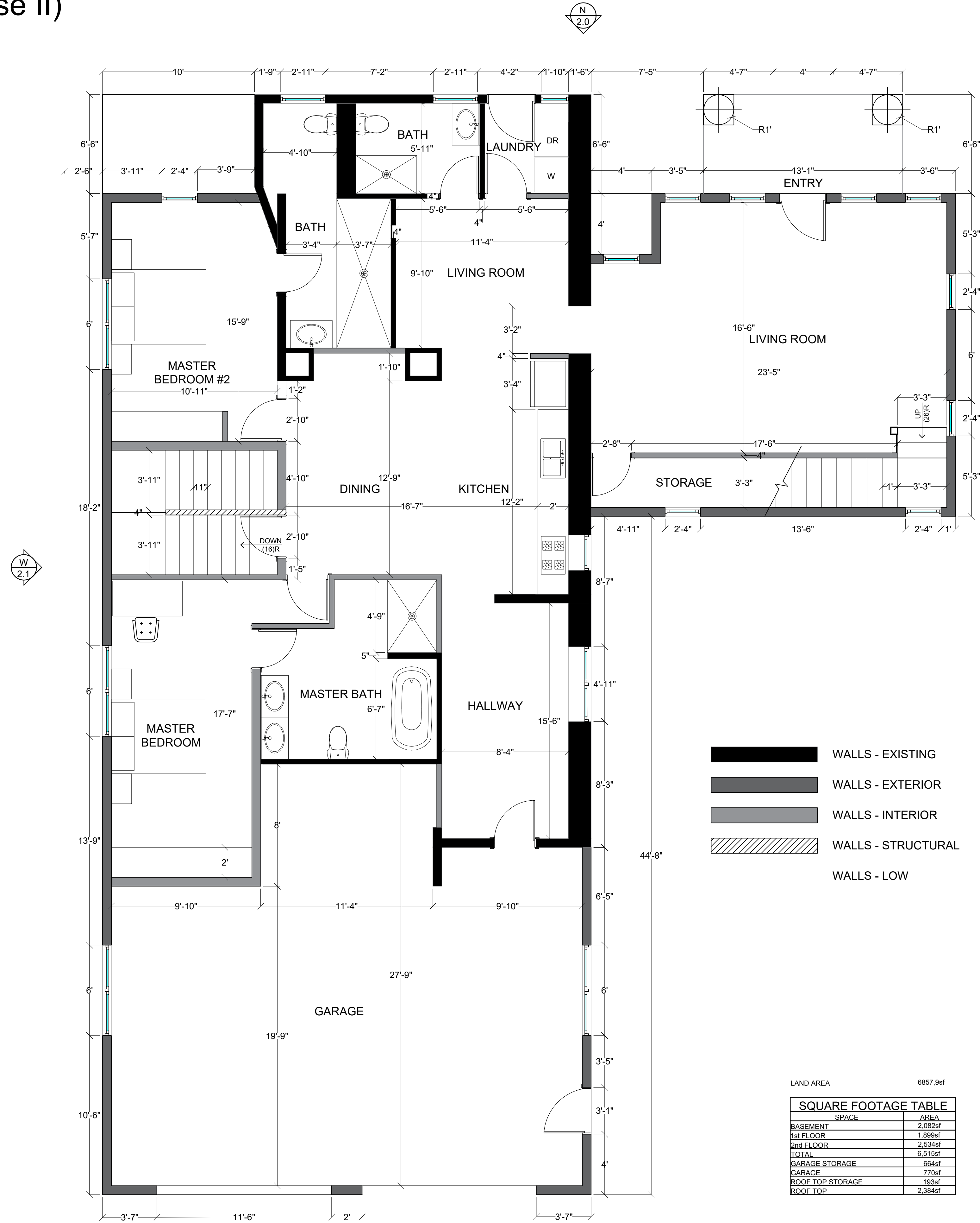
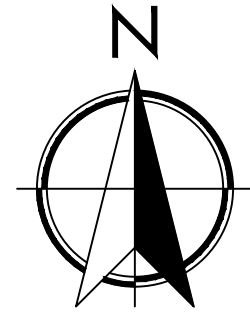
DRAWN BY: -----

SHEET TITLE

BASEMENT

1.1  
SHEET 2 OF 8

# Applicant Provided Site Plan #3 (Phase II)



LAND AREA 6857.9sf

SPACE	AREA
BASEMENT	2,082sf
1st FLOOR	1,899sf
2nd FLOOR	2,534sf
TOTAL	6,515sf
GARAGE STORAGE	664sf
GARAGE	770sf
ROOF TOP STORAGE	193sf
ROOF TOP	2,384sf

**1st FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

ARCHITECTURE & CONSTRUCTION

CONTACT:

CLIENT:  
David Palacios

New Construction for:

## THE PALACE RESIDENCE

315 E 21 th  
Cheyenne, Wyoming

DATE	DESCRIPTION

PROJECT NO: 0000

DATE: 2/11/2022

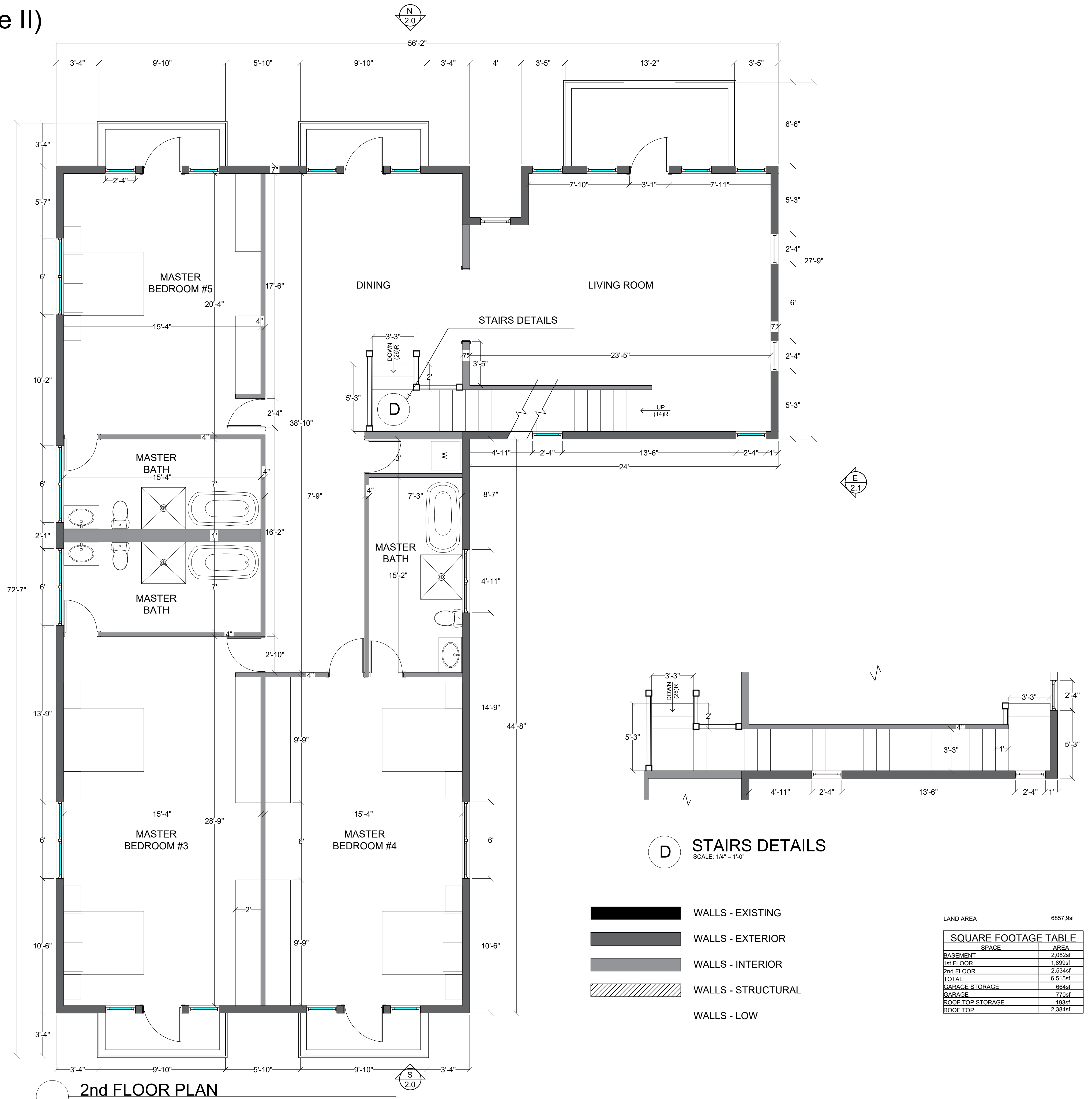
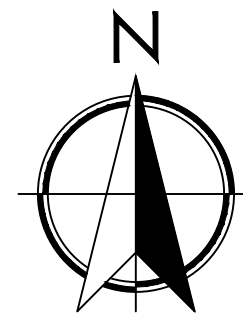
DRAWN BY: -----

SHEET TITLE

1st FLOOR PLAN

1.2  
SHEET 3 OF 8

# Applicant Provided Site Plan #4 (Phase II)



ARCHITECTURE & CONSTRUCTION

CONTACT:

CLIENT:  
David Palacios

New Construction for:  
**THE PALACE RESIDENCE**  
315 E 21 th  
Cheyenne, Wyoming

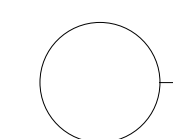
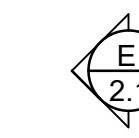
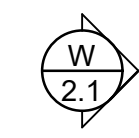
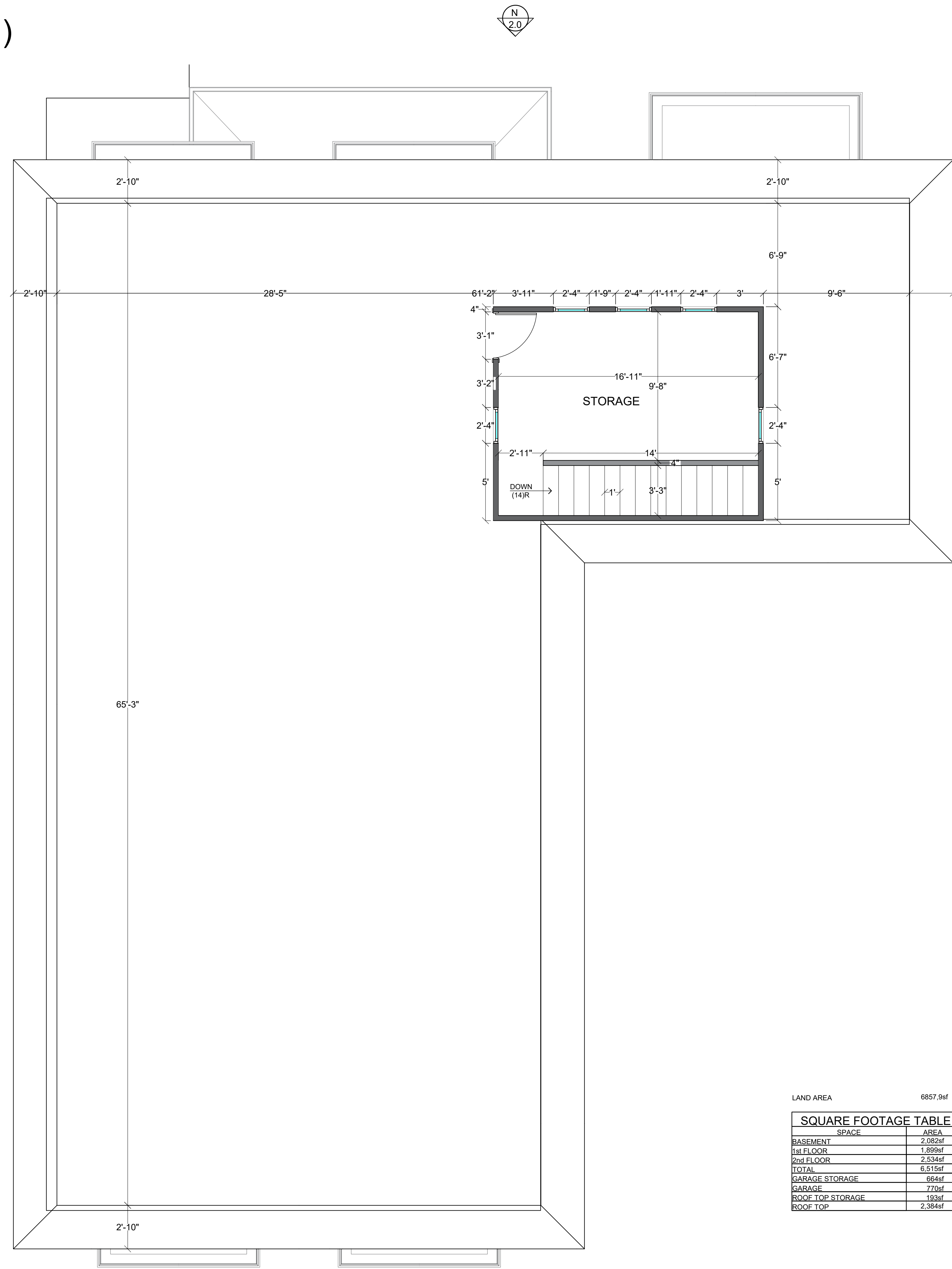
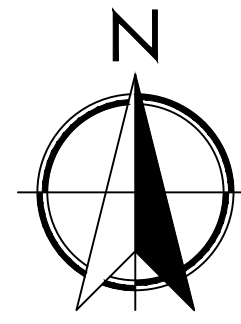
DATE	DESCRIPTION

PROJECT NO: 0000  
DATE: 2/11/2022  
DRAWN BY: -----

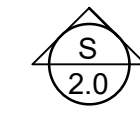
SHEET TITLE

2nd FLOOR PLAN & STAIR DETAILS

# Applicant Provided Site Plan #5 (Phase II)



**ROOF TOP**  
SCALE: 1/4" = 1'-0"



LAND AREA 6857.9sf

SQUARE FOOTAGE TABLE	
SPACE	AREA
BASEMENT	2.082sf
1st FLOOR	1.899sf
2nd FLOOR	2.534sf
TOTAL	6.515sf
GARAGE STORAGE	664sf
GARAGE	770sf
ROOF TOP STORAGE	193sf
ROOF TOP	2.384sf

ARCHITECTURE  
& CONSTRUCTION

CONTACT:

CLIENT:  
David Palacios

New Construction for:  
**THE PALACE RESIDENCE**  
315 E 21 th  
Cheyenne, Wyoming

DATE	DESCRIPTION

PROJECT NO: 0000

DATE: 2/11/2022

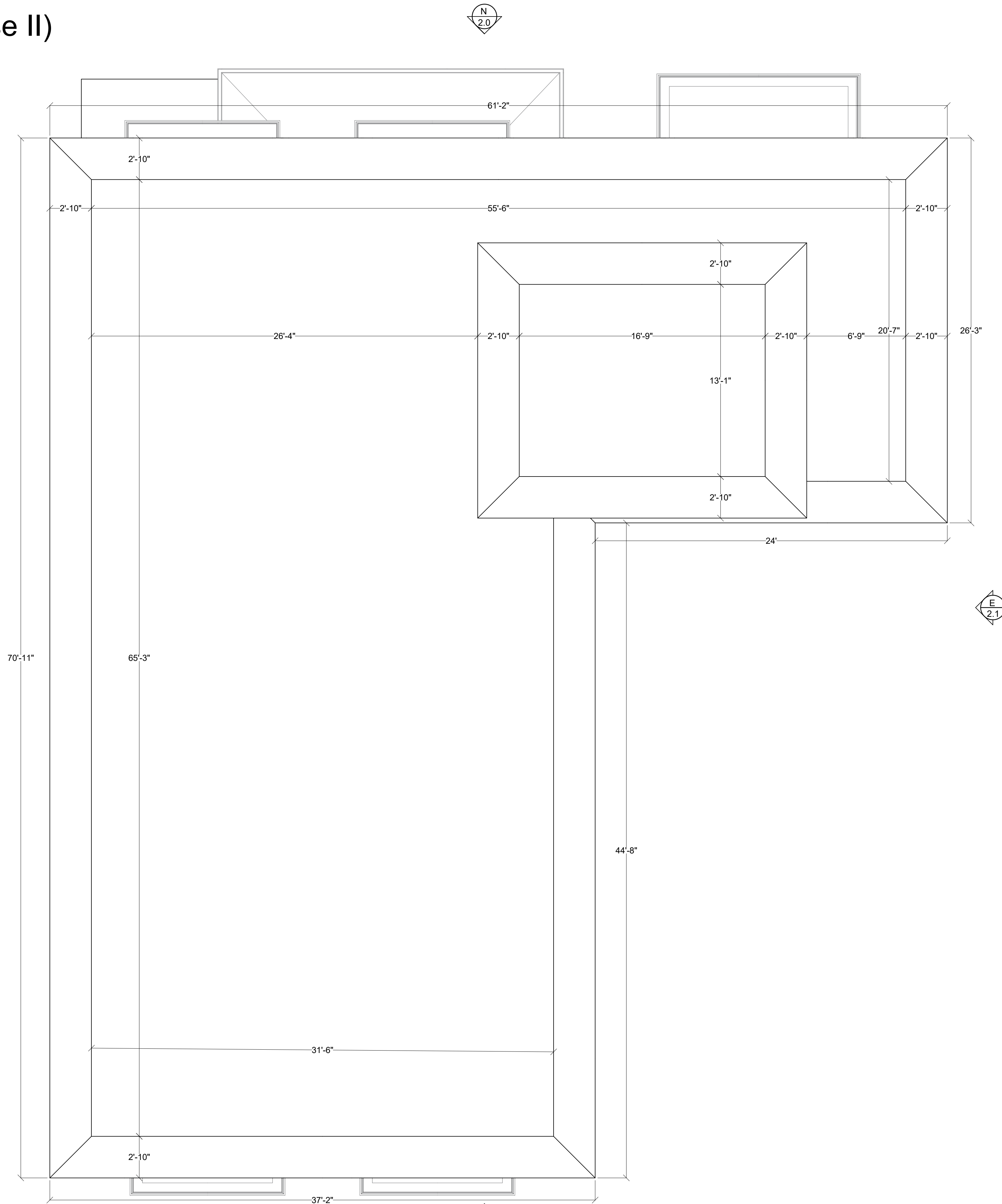
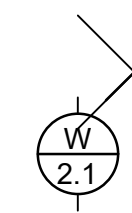
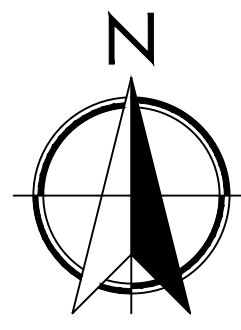
DRAWN BY: -----

SHEET TITLE

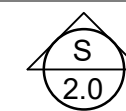
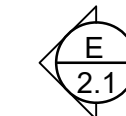
ROOF TOP

**1.4**  
SHEET 5 OF 8

# Applicant Provided Site Plan #6 (Phase II)



**ROOF PLAN**  
SCALE: 1/4" = 1'-0"



ARCHITECTURE  
& CONSTRUCTION

CONTACT:

CLIENT:  
David Palacios

New Construction for:

## THE PALACE RESIDENCE

315 E 21 th  
Cheyenne, Wyoming

DATE	DESCRIPTION

PROJECT NO: 0000

DATE: 2/11/2022

DRAWN BY: -----

SHEET TITLE

ROOF PLAN

**1.5**  
SHEET 6 OF 8

Applicant Provided Site Plan #7 (Phase II)



**N** FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



**S** REAR ELEVATION  
SCALE: 1/4" = 1'-0"

ARCHITECTURE  
& CONSTRUCTION

CONTACT:  
-----  
-----

CLIENT:  
David Palacios

New Construction for:

**THE PALACE RESIDENCE**

315 E 21 th  
Cheyenne, Wyoming

DATE	DESCRIPTION

PROJECT NO: 0000  
DATE: 2/11/2022  
DRAWN BY: -----

SHEET TITLE

ELEVATIONS

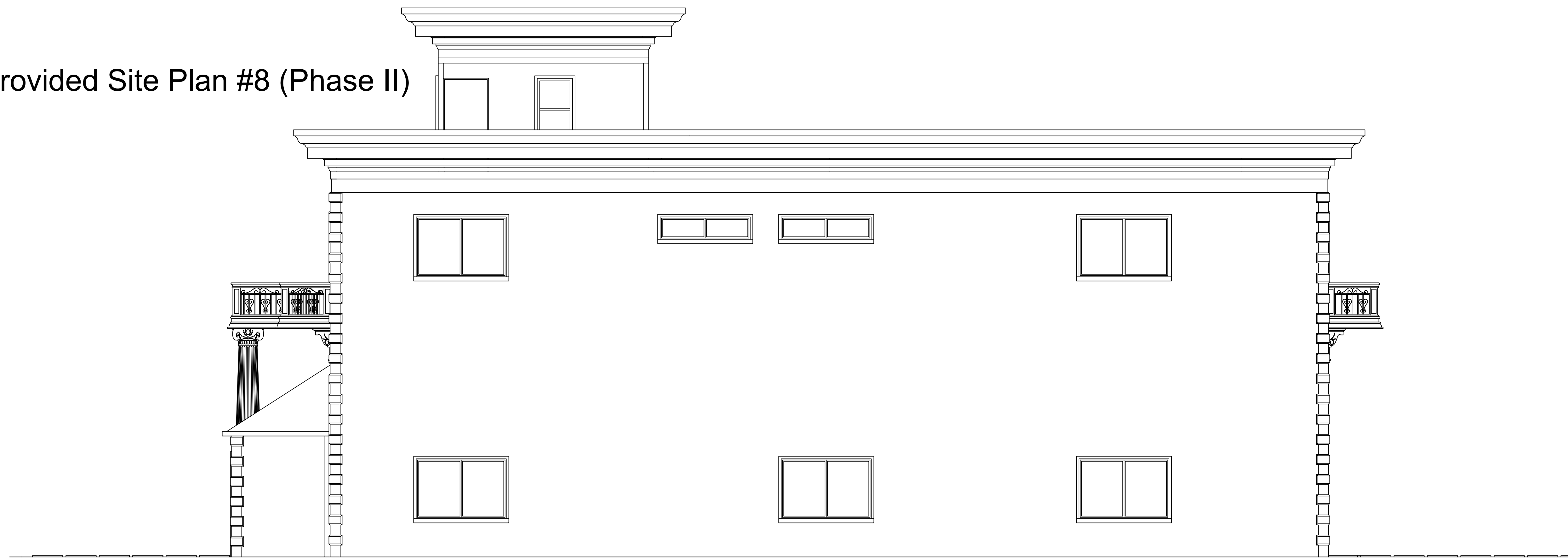
**2.0**  
SHEET 7 OF 8

Applicant Provided Site Plan #8 (Phase II)

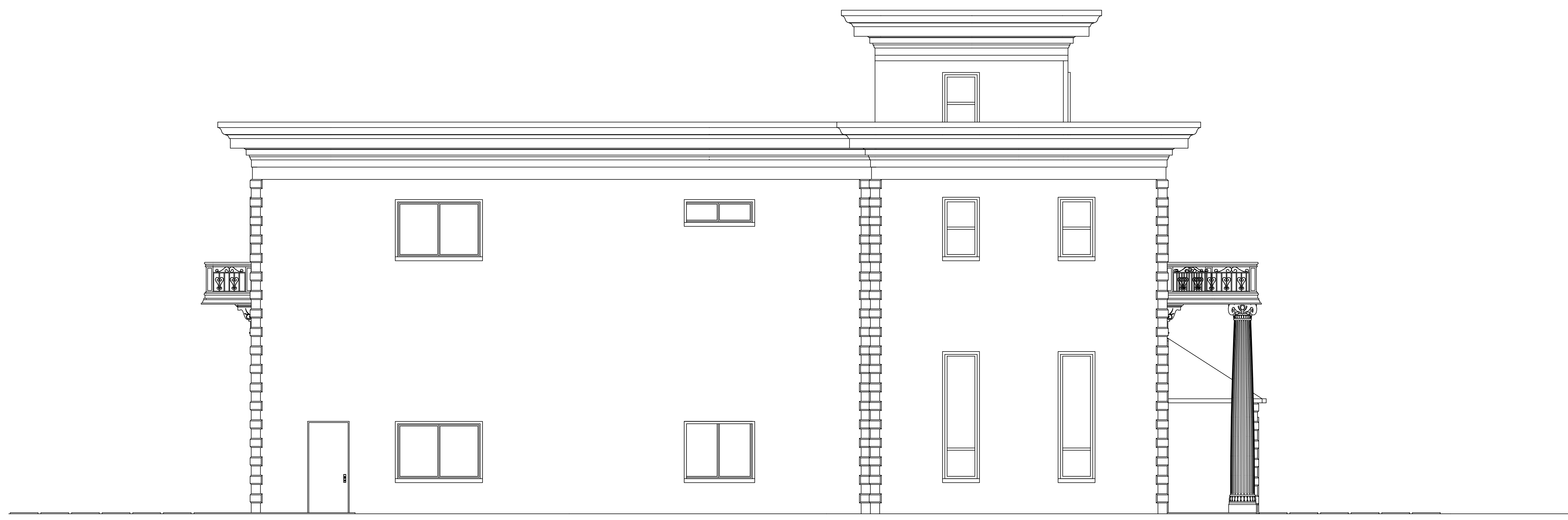
ARCHITECTURE  
& CONSTRUCTION

CONTACT:  
-----  
-----

CLIENT:  
David Palacios



**W** LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



**E** RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

New Construction for:  
**THE PALACE RESIDENCE**  
315 E 21 th  
Cheyenne, Wyoming

DATE	DESCRIPTION

PROJECT NO: 0000  
DATE: 2/11/2022  
DRAWN BY: -----

SHEET TITLE

ELEVATIONS