

# WHAT IS AN HISTORIC DISTRICT AND HOW ARE THEY IMPORTANT TO ME AND THE COMMUNITY?

Cheyenne currently has 7 historic districts and 1 protective overlay area, plus the Ft. D.A. Russell /F.E. Warren Air Force Base district. In addition there are 21 separate buildings also listed on the National Register of Historic Places along with 6 Westside warehouses and 10 Historic Schools.

Each district is a distinctive area that provides those living there and those visiting a sense of the atmosphere of the area in the past. Each area has its own character based on its streets, the buildings, the architectural style, and the social history.

The varying districts represent the legacy that links modern Cheyenne with its past. There are more than 1500 structures within the City's districts, and they provide a diversity of businesses, lifestyles, and living arrangements vital to the City's present and future quality of life.

The historic district category not only brings national recognition of an area's importance to the community, but they also reflect the pride of the residents in their neighborhood.

City of Cheyenne, Wyoming



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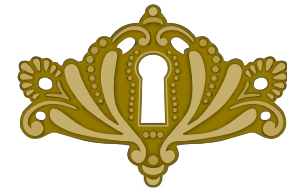
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# A Primer for Homeowners



CHEYENNE

*Historic Preservation Board*



# IMPORTANT QUESTIONS FOR HOMEOWNERS

## *How can I find out if my home is within an historic district?*

The seven districts are Capitol North, Dubois Block, Expanded Downtown, Lakeview, Moore Haven, Rainsford, and South Side. Properties within these districts are listed by common address or district name on the Preservation portion of the City's website or you can call the Planning Office at (307) 637-6305.

## *As a property owner in an historic district, can I still make changes to my property?*

Yes, historic districts are not created to prevent changes. There are currently no regulations except for property demolition that impact historic properties. The Historic Preservation Board cannot tell you what changes you should or should not make to your home. The Board will encourage you to research how to accomplish changes so they not only enhance the property but the community as a whole. In cases of demolition, the City's code provides for the Board to review and approve the demolition permit request. Primarily, the Board uses this review procedure to review other alternatives to demolition with the owner with the preferred idea being to save the structure.

## *What are the benefits to me as the property owner in an historic district? Are there any tax benefits?*

Owning property in an historic district does not insure that your neighborhood will be protected from unmanaged change. However, it usually increases the property's value (provided the property is well maintained). If your property is income producing or commercial you may qualify for Federal Income Tax credits on any rehabilitation or restoration work done. The State Historic Preservation Office will provide guidance in this area.

## *Does the historic district designation affect the usage of my property?*

No, designation does not affect the use of your property. Use is as permitted by the existing zoning code and laws.

## *Will I be required to restore my property?*

No, you are not required to make any changes to your property; however, it is advisable to keep your property looking like it fits the architectural style of the historical period of the district.

## *Is interior work or routine maintenance reviewed?*

No, interior alterations and routine maintenance are not reviewed other than to make sure that they meet building codes which apply to the whole city and not just to districts.

## *How can I find out if my project requires permits?*

The City's Building Department can answer your questions about the work you would like to do, and tell you whether any permits may be required. They can be reached at (307) 637-6332.

