

OK

Date: 10/4/17

RESOLUTION NO. 5879

ENTITLED: "A RESOLUTION AUTHORIZING THE ADDITION OF TWENTY (20) STRUCTURES AND REMOVAL OF TWELVE (12) STRUCTURES WITHIN THE DOWNTOWN CHEYENNE HISTORIC DISTRICT FROM THE CONTRIBUTING STRUCTURES LIST MAINTAINED BY THE CITY'S PLANNING OFFICE."

WHEREAS, the Cheyenne Historic Preservation Board is authorized by Section 2.64.070 of the City Code to designate historic districts, structures and landmarks; and

WHEREAS, it is the stated public policy of the City of Cheyenne's governing body that the protection, enhancement and perpetuation of areas, improvements and landscape features having historic character or special historical or aesthetic interest or value is a public necessity; and

WHEREAS, the City Code stipulates that the governing body must ratify the designation of any area, building, structure or other feature as being worthy of preservation; and

WHEREAS, the City of Cheyenne originally nominated the properties located within the Downtown Cheyenne Historic District for consideration of listing to the National Register of Historic Places in 1978 and has updated the properties in this district three other times with the last time being 1996; and

WHEREAS, the City of Cheyenne Historic Preservation Board received a grant and hired a consultant during 2016 to conduct a survey of the properties within the said district; and

WHEREAS, the Cheyenne Historic Preservation Board approved the recommended updates to the Contributing Structures List which added twenty (20) new structures and removed twelve (12) structures within the Downtown Cheyenne Historic District, as shown in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING, THAT: the City ratifies the addition of twenty (20) structures and removal of twelve (12) structures located within the Downtown Cheyenne Historic District and does officially update the City's Contributing Structure List to be protected in accordance with City Code.

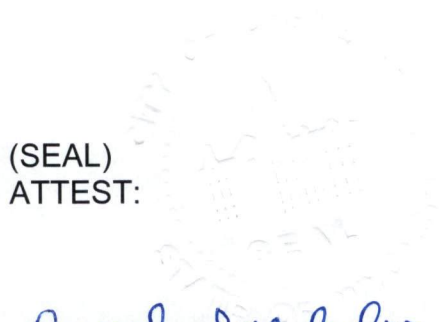
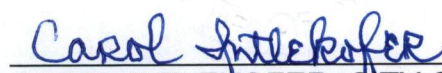
PRESENTED, READ AND ADOPTED THIS 25th **DAY OF**

September, 2017.



MARIAN J. ORR, MAYOR

(SEAL)
ATTEST:



CAROL INTLEKOFER, CITY CLERK

POSITION PAPER
Resolution No. _____

The governing body of the City of Cheyenne is required by City Code to approve by resolution all properties to be added to and removed from the City's Contributing Structures List.

Facts bearing on this request are as follows:

- ✓ The city first nominated this district to the National Register of Historic Places in 1978; this nomination contained only 22 historic structures. Two years later this was updated to include additional buildings north of Lincolnway. In 1987 a consultant was hired to expand the district which was approved in 1988. Lastly, the downtown district was again surveyed and expanded in 1996 to include 96 resources.
- ✓ The Cheyenne Historic Preservation Board (CHPB) applied for a Certified Local Government Grant in November 2015. The grant was approved by the State Historic Preservation Office in February 2016 for the amount of \$12,000.
- ✓ The Downtown Development Authority / Main Street has partnered with the Cheyenne Historic Preservation Board and is contributing \$3,000 to help pay for the consultant to conduct the survey.
- ✓ A Request For Proposal (RFP) was sent out in May 2016 to consultants; the project was awarded in June 2016.
- ✓ The first public hearing was held on June 30, 2016 at the Atlas Theatre lobby to inform the downtown property owners and community of the project work that was about to begin. The property owners were notified via letter through the USPS and a notice was published in the Wyoming Tribune-Eagle; there were ten members of the public in attendance.
- ✓ The consultant performed the necessary work over the summer and fall. A second public hearing was held November 8, 2016 at the Municipal Building to update the community on the status of the survey. The property owners were again notified via letter through the USPS and a notice was published in the Wyoming Tribune-Eagle; there were one person in attendance.
- ✓ The consultant met with the Historic Preservation Board in January 2017 to further discuss the survey findings and clarify a few questions regarding research and direction.
- ✓ A third public hearing was held on June 13, 2017 at the Municipal Building to inform the community of the survey results. The property owners were notified via letter through the USPS and a notice was published in the Wyoming Tribune-Eagle; there were fifteen members of the public in attendance.
- ✓ A fourth public hearing was held on July 11, 2017 at the Municipal Building to inform the community of the draft report. The property owners were notified via letter through the USPS and a notice was published in the Wyoming Tribune-Eagle; there were seven members of the public in attendance.
- ✓ At their July 11, 2017 meeting, the CHPB approved the report and moved to update the Contributing Structures List with the recommended changes for the Downtown Cheyenne Historic District.

Exhibit A

Summary List of Buildings Changing Status

Building #	Address	Name of Property	Date Built	Contributing/ Non-Contributing/ 1996	Contributing/ Non-Contributing 2017
16	312 W 17th St	Knights of Pythias Bldg (Flea Market)	ca. 1884- 1885 and 1960s	Non-Contributing	Contributing
17	306 W 17th St	Fowlers Bldg (Z's Home Furnishings)	1876 and 1960s	Non-Contributing	Contributing
24	212 W 17th St	Just Dandy (Harrington Furniture)	ca. 1916	Non-Contributing	Contributing
25	200 W 17th St	Dain Bosworth, Inc.	1963	Non-Contributing	Contributing
30	1720 and 1726 Capitol Ave	Geek Garage (Java Joint)	1949	Non-Contributing	Contributing
39	206 W 18th St	Vacant	ca. 1909	Contributing	Non-Contributing
40	1651 Carey Ave	Downtown Mall	1960	Non-Contributing	Contributing
46	210 W 16th St	First National Bank Bldg	1882	Contributing	Non-Contributing DEMOLISHED
67	1603-05 Central Ave	Bell Building	1913	Non-Contributing	Contributing
68	1609-11 Central Ave	Downtown Pizzeria/Neiman Musci (Automatic Electric/Insta View TV Sales)	ca. 1930	Non-Contributing	Contributing
70	319-321 W 16th St	Antique Stores (Frontier Printing)	1871 & 1962	Non-Contributing	Contributing
73	311 W 16th St	TD Real Estate (Frontier Printing addition)	ca. 1910	Non-Contributing	Contributing
77	1501 Pioneer Ave	Mid Mod (Garage/Warehouse)	1946	Non-Contributing	Contributing
95	1503 Capitol Ave	Bus Depot	1941 & 1963	Contributing	Non-Contributing DEMOLISHED
97	1600 Thomes Ave	Eagles Lodge	1941	NA	Contributing
98	1620 Thomes Ave	Trophy Creative (Wyoming Trophy & Engraving)	1957	NA	Contributing
99	509 W 17th St	Vacant (Cupid's Adult Bookstore)	1907	NA	Contributing
100	415 W 16th St	Bart's Flea Market	1928	NA	Contributing*
104	102 W 17th St (3 addresses)	Teton Jeweler's Bldg	1910 & 1960s	NA	Contributing
105	105 W 17th St			NA	Contributing
107	100 E 17th St	Elk's Lodge	1922 & 1960s	NA	Contributing
108	110 E 17th St	Old Wyoming Tribune Bldg	1929 & 1960s	NA	Contributing
109	112 E 17th St		1937	NA	Contributing
110	114 E 17th St	2 Doors Down	1936	NA	Contributing
112	1716 Warren Ave		1961	NA	Contributing
113	1719 Central Ave	Central Plaza Hotel	1964	NA	Contributing
114	1803 Capitol Ave		1928	NA	Contributing
116	108 W 18th St	Old Cheyenne Light Fuel & Power Bldg	1941	NA	Contributing
118	118 E 18th St	FUMC Education Hall	1967	NA	Contributing

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120	118 E 19th St	Frontier Hotel Motel Annex	1960	NA	Contributing
121	1919 Capitol Ave	Qwest Bldg	ca. 1960	NA	Contributing
*Property owner has requested a NC-1 (noncontributing nonintrusive) classification					

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*Property owner has requested a NC-1 (noncontributing nonintrusive) classification					

*Adopted as twice
amended**9/25/17*

OFFICE OF THE CITY CLERK

ACTION AND PROCESSING RECORD

FOR THE GOVERNING BODY OF THE CITY OF CHEYENNE

DATE PRESENTED: JULY 24, 2017**AGENDA ITEM #: 20****ENTITLED: "RESOLUTION - AUTHORIZING THE ADDITION OF TWENTY-NINE (29) STRUCTURES AND REMOVAL OF TWO (2) STRUCTURES IN THE DOWNTOWN CHEYENNE HISTORIC DISTRICT FROM THE CONTRIBUTING STRUCTURES LIST MAINTAINED BY THE CITY'S PLANNING OFFICE."****SPONSOR: SCOTT ROYBAL****COMMITTEE: FINANCE COMMITTEE**

Agenda Item #12/2nd Reading/September 25, 2017

only be affected if demolition or building moving permits were involved. Mr. Shanor moved to amend the table of properties by adding an asterisk in the far right corner next to Bart's Flea Market line and placing a corresponding asterisk at the end of the table with the wording "* Property owner has requested a NC-1 (Noncontributing Nonintrusive) classification", seconded by Mr. Roybal. Motion to amend carried. Voting "yes" -- all members of the governing body with the exception of Mr. Johnson voting "no". Concern was expressed with inclusion of buildings on the Contributing List without approval by the property owner. Upon request for clarification, Ms. Lowe verified are now 20 structures to be added to the list with 12 removed. Mr. Shanor moved to amend by changing the number of structures authorized to be added to the Contributing List for the Downtown Cheyenne Historic District from 29 to 20 and changing the number of structures to be removed from 2 to 12, seconded by Mr. White. Motion to amend carried. Voting "yes" -- all members of the governing body. Main motion as twice amended carried. Voting "yes" - all members of the governing body with the exception of Mr. Case and Mr. Shanor voting "no".

OFFICE OF THE CITY CLERK

*Adopted as twice
amended
9/25/17*

ACTION AND PROCESSING RECORD

FOR THE GOVERNING BODY OF THE CITY OF CHEYENNE

DATE PRESENTED: JULY 24, 2017

AGENDA ITEM #: 20

ENTITLED: "RESOLUTION - AUTHORIZING THE ADDITION OF TWENTY-NINE (29) STRUCTURES AND REMOVAL OF TWO (2) STRUCTURES IN THE DOWNTOWN CHEYENNE HISTORIC DISTRICT FROM THE CONTRIBUTING STRUCTURES LIST MAINTAINED BY THE CITY'S PLANNING OFFICE."

SPONSOR: SCOTT ROYBAL

COMMITTEE: FINANCE COMMITTEE

CA Agenda Item #12/2nd Reading/September 25, 2017

Stephanie Lowe, Planning and Development office, provided an update on the status of properties included on the list; properties whose owners have not responded to "opt out" letters, and communication efforts made by the City's Historic Preservation Board. She explained there are now 20 structures to be added and 12 structures to be removed. Amy Smith, on behalf of the property owner of 415 W. 16th Street, Bart's Flea Market building, designated as building #100D in the consultant's report, requested City Council reclassify the building from a C-2 (Contributing) designation, as listed in the consultant's report, to a NC-1 (Noncontributing Nonintrusive) status to avoid any unknown impact the classification may have on property taxes and insurance. Mr. Luna moved to adopt, seconded by Mr. White. Upon inquiry, Ms. Lowe explained the consultant's recommended classification of buildings has no impact as the report is not recorded or filed, and structures on the Contributing List would

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ACTION AND PROCESSING RECORD

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SPONSOR: SCOTT ROYBAL

COMMITTEE: FINANCE COMMITTEE

Agenda Item #16/2nd Reading/September 11, 2017

Lowe provided information on the "opt in/opt out" process; noted the classification report has no real authority, and stated if the Smith's decided in the future they would like to have the building added to the List they can request to do so. Reporting for Finance Committee, Mr. White moved to adopt, seconded by Mr. Roybal. Ms. Bird, upon inquiry provided further explanation of federal (Secretary of the Interior) standards regarding the "opt-out" provision. Comment followed on the number of communication letters that have not yet been returned to Ms. Lowe by property owners, and additional communication efforts by staff. Mr. Laybourn moved to postpone to September 25, 2017, seconded by Mr. Roybal. Upon inquiry, Ms. Lowe advised she was still waiting to hear from nine property owners and her most recent letters requested a response by August 31, 2017, and that the purpose of the resolution was not time sensitive. Motion to postpone carried. Voting "yes" -- all members of the governing body present.

OFFICE OF THE CITY CLERK

ACTION AND PROCESSING RECORD

FOR THE GOVERNING BODY OF THE CITY OF CHEYENNE

DATE PRESENTED: JULY 24, 2017

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SPONSOR: SCOTT ROYBAL

COMMITTEE: FINANCE COMMITTEE

Agenda Item #16 2nd Reading/August 28, 2017
Reporting for Finance Committee, Mr. Shanor moved to adopt, seconded by Mr. Roybal. Mr. Shanor moved to postpone to September 11, 2017 pursuant to staff request, seconded by Mr. Roybal. Motion to postpone carried. Voting "yes" -- all members of the governing body present.

Agenda Item #16 /2nd Reading/September 11, 2017
Stephanie Lowe, Planning and Development office, provided an update on the status of communication with property owners whose structures are involved in either being added to or removed from the List. Christina Bird, Chairperson, Cheyenne Historic Preservation Board, explained compliance with federal requirements relating to the "opt in" provision had been met, noting that property owners who have not "opted out" will have their properties automatically included on the List. Amy Smith commented on a Downtown Cheyenne Historic District report with regard to classification of properties and the contributing rating system. She submitted a copy of her comments (on file with City Clerk's office) and requested consideration by the governing body to reclassify the building referred to as Bart's Flea Market, owned by her parents, from C-2, Contributing, to NC-1, Noncontributing Nonintrusive. She explained that "opting out", which they have done, from being included in the List is different from how the building is classified. Upon inquiry, Ms.

OFFICE OF THE CITY CLERK

ACTION AND PROCESSING RECORD

FOR THE GOVERNING BODY OF THE CITY OF CHEYENNE

DATE PRESENTED: JULY 24, 2017

AGENDA ITEM #: 20

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SPONSOR: SCOTT ROYBAL

COMMITTEE: FINANCE COMMITTEE

[CA] Agenda Item #20/1st Reading/July 24, 2017
Referred to Finance Committee.

Agenda Item # 24 /2nd Reading/August 14, 2017

Stephanie Lowe, Planning Department, advised staff is requesting a postponement for two weeks to provide time to clarify the number of structures on the List and for other needed clarifications. Christina Bird, Chair, Historic Preservation Board, submitted and read a letter (on file with City Clerk's office) reflecting the Board's role in supporting and preserving historic buildings, and provided details on the review and expansion of historic districts. Mr. Luna moved to adopt, seconded by Mr. Laybourn. Mr. Roybal moved to amend by changing the number from 29 to 28 structures to be added; changing the number from 2 to 3 structures to be removed from the Contributing Structures List, and by removing building #17, the Fowlers Building (Z's Home Furnishing), from the List, seconded by Mr. Cook. Upon inquiry, Ms. Lowe advised that the form to opt out of the Contributing Structures List has been received from the owner's of the Fowlers Building and the amendment is no longer necessary. She explained the requested postponement is to allow for more time to receive opt out letters that are expected to be submitted. Motion to amend failed. Voting "no" - all members of the governing body present. Mr. Luna moved to postpone to August 28, 2017, seconded by Mr. Case. Motion to postpone carried. Voting "yes" -- all members of the governing body present. Absent: Shanor & White.

CITY OF CHEYENNE – CITY COUNCIL AGENDA ITEM SHEET

DATE OF COUNCIL MEETING: July 24, 2017

TYPE OF DOCUMENT: (☐ ORDINANCE) (☒ RESOLUTION) (☐ PRELIMINARY PLAT/
PRELIM PUD ZONE CHANGE) (☐ LEASE/CONTRACT) (CHANGE ORDER/CONTRACT
MODIFICATION) (☐ CONSIDER BID) (APPLICATIONS/LICENSES/PERMITS)
(APPOINTMENTS) (☐ ANNOUNCEMENTS/REPORTS/MOTIONS) (☐ OTHER)

SPONSORS: (ORDINANCE OR RESOLUTION) Scott Roybal

EXACT WORDING FOR AGENDA: A Resolution authoring the addition of twenty-nine (29) structures and removal of two (2) structures in the Downtown Cheyenne Historic District from the Contributing Structures List maintained by the City's Planning Office.

(1% Sales Tax Funding/Years)	<u>N/A</u>
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(Other Funding _____) (Grant _____)

CONTACT PERSON: Stephanie Lowe PHONE: 637-6305 DEPT: Planning

OTHER CITY DEPARTMENT AFFECTED: Building

OTHER GOV'T AGENCIES AFFECTED: N/A

FINANCIAL IMPACT PROPOSED OR CONDITIONS WHICH AFFECT CITY: N/A

CONTRACT TERM: N/A STARTING DATE: N/A

	YES	NO	N/A
Is funding budgeted?	()	()	(<u>X</u>)
Were Bids called for?	()	()	(<u>X</u>)
Affected parties notified of Council procedure and dates?	(<u>X</u>)	()	()
Has bond, insurance or other security been arranged?	()	()	(<u>X</u>)
Have legal descriptions been checked?	()	()	(<u>X</u>)

Agenda Item approved / reviewed by :

Risk Mgr () City Attorney (X) Dept. Head (X)

General Comments: The City of Cheyenne Historic Preservation Board recommended approval of the changes to the Downtown Cheyenne Historic District at their meeting on July 11, 2017, advancing the update to the Governing Body. See the attached staff report for more definitive information.

Submitted by: Jim Voeller Title: Interim Director Date: July 19, 2017

UPON PASSAGE OF THE AGENDA ITEM, COPIES SHOULD BE SENT TO:

City Clerk's Office

Planning Office

Engineering - GIS

Building Safety Office

Dev. office

Akh

Date: 7/18/17

RESOLUTION NO. _____

ENTITLED: "A RESOLUTION AUTHORIZING THE ADDITION OF TWENTY-NINE (29) STRUCTURES AND REMOVAL OF TWO (2) STRUCTURES WITHIN THE DOWNTOWN CHEYENNE HISTORIC DISTRICT FROM THE CONTRIBUTING STRUCTURES LIST MAINTAINED BY THE CITY'S PLANNING OFFICE."

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PRESENTED, READ AND ADOPTED THIS _____ DAY OF

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MARIAN J. ORR, MAYOR

(SEAL)
ATTEST:

CAROL INTLEKOFER, CITY CLERK

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112	1716 Warren Ave		1961	NA	Contributing
113	1719 Central Ave	Central Plaza Hotel	1964	NA	Contributing
114	1803 Capitol Ave		1928	NA	Contributing
116	108 W 18th St	Old Cheyenne Light Fuel & Power Bldg	1941	NA	Contributing
118	118 E 18th St	FUMC Education Hall	1967	NA	Contributing

Exhibit A

Summary List of Buildings Changing Status

Building #	Address	Name of Property	Date Built	Contributing/ Non-Contributing/ 1996	Contributing/ Non-Contributing 2017
119	1901 Central Ave	Frontier Hotel & others	1937	NA	Contributing
120	118 E 19th St	Frontier Hotel Motel Annex	1960	NA	Contributing
121	1919 Capitol Ave	Qwest Bldg	ca. 1960	NA	Contributing



A COMMUNITY OF CHOICE

PLANNING AND DEVELOPMENT DEPARTMENT

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**DOWNTOWN CHEYENNE HISTORIC DISTRICT UPDATE
RESOLUTION SUMMARY REPORT**

Summation

Updating the Contributing Structures List

RESOLUTION: First Reading, July 24, 2017; Public Service Committee August 8, 2017;
Final Reading, August 14, 2017

PREPARED BY: Stephanie Lowe, Planner

RECOMMENDATION: The Planning & Development Department recommends approval of the changes to the Contributing Structures List.

The first part of the City of Cheyenne Historic Preservation Board's mission is to "safeguard the city's historic structures and features" as well as "to foster civic pride in the past." Both of these goals are achieved by nominating neighborhoods to the National Register of Historic Places and ensuring this information is updated regularly. (The National Register is a federal listing of historic properties that does not conservatively hinder property rights. Being listed "provides formal recognition of a property's historical, architectural, or archeological significance based on national standards used by every state.") Furthermore, the charter ordinance for the Board clearly lays out the intent, powers, and duties of the Board as being responsible for maintaining and revising these districts, which are combined and monitored as the Contributing Structures List.

Given the interest in the redevelopment of structures in or near the downtown area, the Historic Preservation Board decided to conduct updates to all of the historic districts in the city. In 2015, they began with the Capitol North Historic District which is the oldest residential district in the city, being nominated to the National Register of Historic Places in 1980; it is also the smallest district in the city being comprised of only 12 blocks. When this district update came before City Council for approval in 2016, it added nine (9) structures and removed twelve (12) from the contributing structures list.

Similar to the Capitol North Historic District update, the Historic Preservation Board received a Certified Local Government Grant in 2016 to update the Downtown Cheyenne Historic District. This grant was for \$12,000; the Downtown Development Authority is contributing \$3,000 as a match and to assist in paying the consultant. The Downtown Historic District is the first and oldest district in Cheyenne, originally being nominated in 1978; it has been surveyed and expanded three additional times with the last time being in 1996 – twenty years ago.

Downtown Cheyenne Historic District Update Resolution Summary Report

In conjunction with the consultant hired to conduct the survey and write the report, a public hearing was held last summer to kick off the project. Several other public hearings have been held and a report was submitted for acceptance. At the Board's regularly scheduled meeting on July 11, 2017, they recommended approval of the update to the Contributing Structures List moving the item to the City Council agenda. This includes adding twenty-eight (28) new structures and removing three (3) structures from the Contributing Structures List.

Your approval and acceptance of updating the Contributing Structures List will provide the Board and other City Departments with the latest, reliable information to make important decisions should the time come. Staff recommends acceptance of the update.

Downtown Cheyenne Historic District Update Resolution Summary Report

DOWNTOWN CHEYENNE HISTORIC DISTRICT

- Current District Boundary
- Proposed District Boundary Expansion
- 1996 Contributing
- 2017 Non-Contributing
- 1996 Non-Contributing
- 2017 Contributing
- New 2017 Contributing
- Existing Contributing



Mayor and members of the City Council,

Good Evening, my name is Christina Bird and I am the chair of your Cheyenne Historic Preservation Board. My fellow board members and I are honored to be able to be a part of the City Council Meeting this evening. There has been a lot of press regarding the most recent report on the Downtown Historic District update and we wanted to give you information regarding our role in supporting and preserving our city's history.

One piece of our mission is to safeguard the Cheyenne's historic structures and our primary duty as a State Historic Preservation Office Certified Local Government is to review and expand historic districts in the city. The expansion of our historic districts happens within the boundaries established by the National Parks Service. The process begins with completing grant applications to hire a qualified consultant and, meeting the Secretary of the Interior's standards and guidelines. This involves countless hours researching the historic integrity and historic significance of these structures. The consultant has several meetings with the board and at least three public meetings with the community to discuss the progress, concerns and options for the report. One piece of the report is to fix each building a rating of contributing or non-contributing based on the stated context. Once the report is complete, the consultant returns for a final public meeting in front of the Historic Preservation Board with the final draft report and recommendations. The approved recommended changes in the final report are added to contributing structures list. It is a thorough process that includes multiple levels of private and public input. Additionally, as per federal guidelines, the report includes an option for individual home or business owners to opt out of inclusion on the contributing structures list, The process, although not simple, allows the Historic Preservation Board to fulfill its stated mission to encourage preservation of historic integrity in land use and development planning.

There are eight historic districts in Cheyenne which showcase the history we are so proud of. They are made up of residences, businesses and landmarks that make Cheyenne a unique historic community. The reports for these districts assess the historic fabric through an evaluation of significance under the four National Register Criteria, followed by an assessment of historic integrity centered on the seven aspects defined by the National Park Service. A building can become eligible for meeting one or more of these four criteria, usually after achieving 50 years of age. The process encourages the city to use local and national historic contexts to determine historical significance and provide an opportunity for public discussion of what happens to our historic fabric and how we shape the city's future. These projects also allow the Board to perform its assigned duties and remain in good standing with the state per federal law as a CLG in order to receive grant funds for future city projects.

Contributing Structures are those buildings which "contribute" to a historic district's eligibility for inclusion in the National Register of Historic Places. Being listed as a Contributing Structure

in any district does not prohibit renovation or demolition of a building or structure. Instead, it establishes the process of a demolition or moving permit review that provides an opportunity for public discussion, and the potential for mitigation in the form of salvage prior to demolition. And yes, if an historic structure should be saved, there is leverage for the city to protect its history.

The board plans to update all of our city's historic districts in the coming years, and looks forward to working with businesses and homeowners in our continued efforts make our historic districts thrive.

Submitted by Amy Smith
during her comments on Agenda
Item #16 @ 9/11/17 Council meeting

Cheyenne Council Meeting

September 11, 2017

To: Honorable Mayor Orr,

Councilmen: Case, Cook, Johnson, Laybourn, Luna, Rinne, Roybal, Shanor & White

RE: Downtown Cheyenne Historic District report done by Espinoza Cultural Services LLC (ECS)
from La Jara, CO Purpose to reclassify Building 100(D) from C2 to NC-1

Good Evening, I am Amy Smith and first I want to say how much I appreciate the help from Stephanie Lowe, Susanna Montana and Kathrine at the City Planning and Development.

- 1) Page 6 in the Report explains two new contexts for classification of 25 evaluations of newly recorded additional buildings for the Historical District in conjunction with study done by Rosenberg in 1996.
 - a) Cheyenne Post War II (1945-1970)
 - b) Post War Commercial Architectural (1945-1970)

Eighteen newly recorded buildings contribute to the significance of the Historical District and seven do not. (Table 3) page 34 of report.

*namely, buildings built in the 1950's and 1960's and remodeling of buildings over 50 years are being recommended.

- 2) Classifications as noted on page 32 by The Espinoza Company:

Contributing Rating System:

C-3= Major Contributing ex: (Tivoli Building)

C-2= Contributing ex: (The Wrangler Building)

NC-1 =Noncontributing Nonintrusive ex: (Good Year Tires)

NC-2= Noncontributing by date exp: (Marv's Pawn)

NC-0 = Noncontributing Intrusive

NRHP = Individually Listed in the National Register of Historic Places: (Atlas Theater)

- 3) Building owners were given the opportunity to opt out of having their building being listed in the Historical District. The Espinoza Report, however, reclassifies and records those buildings, as Post WWII and commercial Architecture, even though the owners have opted out.
- 4) Referring to building 100(D), Bart's Flea Market (Table 3 page 34) located next to the old Good Year Tire on West 16th. This building is now located in the Historic District despite the fact previous studies in 1977, 1979, 1986 or Rosenberg study in 1996 did not include it.

The Espinoza report is classifying Building 100(D) as contributing C-2. Although the report deems this building as commercially viable and located in the Historic District, the building does not fall within the new contexts because it was built in 1928 and the remodeling is not over 50 years old. The new criteria is based on buildings built in the 1950's or '60s or remodeling of buildings over 50 years old.

My parents are the owners and my Mom, who is 90 years old, is here this evening and to quote her:

"The building is just a garage with a flat roof!"

She understands that the city council can make amendments and would like to have the building reclassified and recorded as **NC-1. Noncontributing Nonintrusive**. We thank you so much for your time and would appreciate your consideration for this change.