

Minutes, Cheyenne Historic Preservation Board Regular Meeting

Meeting Date & Time: Tuesday, November 8, 2022 – 6:00 pm

Meeting Place: Zoom and Council Chambers

Attendees: Cheyenne Historic Preservation Board

Ex-Officio City Council Representative (invited)

Urban Planning Office Representative (invited)

Meeting called to order by Milward

1. Roll Call

- X Milward Simpson, Chair
- X Max B. Carre', Vice Chair
- X Cathie Tabor-Douglas, Secretary – video issues – limited attendance.
- X Jason Bogstie
- X Gary Sims
- X David Benner
John Brewster
- X Don Herrold
- X Josh Chrysler
- X Amber Conwell
- X Elizabeth Bales

Others Present: City Councilman Layborn, Lonnie Olson and Charles Bloom, City Planning, Richard Johnson, City Councilman

2. Approval of Minutes:

Minutes reviewed for the Oct. 11, 2022 meeting. Moved to approve by Don, 2nd by Jason. All approved

3. Audience Business:

Councilman Layborn reported on the historic pumphouse. They are having issues with people in the building that should not be there. They have been stealing from other areas around the area and bringing the items back to the pumphouse. Councilman Layborn has concerns over how long this can go on. Being on City Council he did report that the city has no interest in putting in millions of dollars into this building. He thinks that we should consider trying to stabilize this building to keep it safe.

There is \$20,000 being held for the building for moth balling. Councilman Layborn reported it would be around 250,000 to moth ball the building and the City does not have those funds.

4. Comments/Report from City Council Rep.

Richard requested the board put a letter together about the importance of the pumphouse. Richard and Pete would like to have something to present to City Council in the January

meeting. This is a goal setting session, and this would be a good time for the city to evaluate it. Amber and Josh would be willing to help with the draft for this letter if the board is in favor of this letter. Richard feels it would be beneficial to have as much support from us as well as other entities. This is supported by the board and Amber and Josh will take the lead on the letter. Richard would like to have a final draft in the December meeting to review and approve.

Building department did reflect on the Demo by Neglect ordinance and Charles is reviewing it now. Once Charles reviews this will be presented back to the board to see what the city is recommending for it to move forward.

In public service the MPO presented one of their plans. One item that came up is the tunnel by the Kiwanis Park by the railroad tracks. They are working on flood mitigation for this corridor. Lonnie can provide back up information to the board.

5. Comments/Report from Urban Planning Office Rep.

Lonnie was contacted by the new owner of the Plains Hotel. She seeks to change it to workforce housing apartments but wants to keep the historic nature of the building. She has done this in a couple of other areas. She wanted the board to know of the plans and would be happy to bring it in front of the board so we could ask questions if we would like. Charles Bloom report that she is wanting to convert it into what is referred to as micro apartment setup. They are smaller apartments. There will be some building changes for possibly electrical upgrades and fire protection. She has been in contact with the planning department. Currently there is no modification to the outside of the building. It will all be internal renovations. The board would like her to come and talk about the project. This could be done at a work session, and we could tie it into a tour of the building.

Charles reported that the affordable housing task force had a work session. Their findings were identifying some obstacles in the development processes that limit how to make housing more affordable. They are working on getting this updated on their website. They are looking into different avenues of modifying the requirements to assist in this process.

6. Committee Chairs' & Liaisons' Reports

Gary discussed ornaments – Gary has covered the entire cost with sales, so it is all profit for the ones that are sold going forward. He has them at the State Museum, Depot and is going to approach the Governor's Mansion and would like them at the open house they have. Cathie does not have an update on current sales at her office. She will get an update for the board. We could set up at the winters farmers market for selling more.

7. Old Business:

Airport Fountain Naming Resolution – Lonnie reported that he has obtained 2 additional signatures at the city office. We are up to 297 signatures in his possession. We do have Councilman Laybourn to sponsor. There are a couple of board members that still need to sign the petition and it would put us at 300 signatures. Now it will need to be certified by the city clerk. This usually takes a couple of weeks. Once certified Charles can give us an updated

timeline to get this to the city. Once approved by the board with an official action, this will be forwarded this onto the governing body. It would be introduced for 2 meetings and might be able to be wrapped up in December if we have all the signatures.

8. New Business:

Certificate of Appropriateness for 315 East 21st – Lonnie did a staff report to the board on the Certificate of Appropriateness that was received. See attached for Certificate of Appropriateness that was received by the board with staff recommendations. After review of the request, it was recommended that this be denied as this request is not inline with guidelines of historical modifications to a structure in the area and this is an after the fact request as renovations have been started. Items noted to not be in guidelines were the stucco on the outside walls, windows to the historic timeline, chimney removal ...

Property owner, David Palacios, addressed the board to discuss the request. He discussed all the repairs that were needed to the old structure to keep it a stable structure and make it livable. His options were to do major repairs or to go through the process of demolition. He chose to keep the structure as it was over a 100-year-old building.

Board presented questions as to what process the owner had gone through before he started the renovations to keep the structure stable. After coming to the board previously it was suggested that he approach an architect to make recommendations on the plans for this process. Mr. Palacios stated that he could not find one willing to work on this project and proceeded with the current renovation with advice from the parties he was working with.

Charles Bloom stated that the owner did have a permit for some stabilization of the foundation that did not require any work on the outside of the discussion. The owner would have been told about the need for the Certificate of Appropriateness to do the outside renovations.

Milward discussed the importance of the Historic Governor's Mansion district and our guidelines for keeping that integrity. It is up to the board to protect that. The board all agreed that it is our responsibility to follow the current ordinance and protect the Historic Governor's Mansion district.

Milward discussed a conditional approval with caution that this approval is being put forward knowing that the owner has already began renovating without the approval that what was required. The board is looking to these options – Motion to approve, Motion to approve with conditions, motion to deny, or motion to postpone for additional information.

Moved to postpone for more information by Amber by our next meeting. Seconded by Don. Additional information would be for the board to visit the structure and review what should be done. Milwards thought was for the owner to come back with a plan that would be inline with the guidelines that we are under.

Owner of the property discussed his concerns with it being in winter and timeline for him to get the property to stand through the winter. He is willing to do whatever is needed to obtain an approval with conditions so he can continue to get the structure stable.

Charles Bloom reported that some of the maintenance can be done outside of the Certificate of Appropriateness and help to stabilize the structure. During this process, the owner can apply to the planning department for the work that needs to be done to complete the structure. This would allow the owner to do work to make the structure sound for any upcoming snow during the winter.

Amber discussed the option to withdraw but did not withdraw the motion. Vote for 20-day postponement was held – motion failed.

Motion to conditionally approve by Josh with modifications as staff recommendations are met. No time frame put on it by Josh. Amber seconded. Amber amended the motion to include a 6-month guideline for the applicant to submit a building permit within guidelines of the staff recommendations.

Motion approved by the board. The board has suggested that the applicant work closely with the planning department and provide details on the guidelines approved by the board within 6 months.

Annual Report to SHPO – Lonnie has put together a report for SHPO but has only been with the board 6 months and would ask for help to complete that narrative. Milward and Jason will provide that help to complete the report to cover the last year. Deadline is December 31st.

CLG Grants – Lonnie is putting in one for the Saving Places Conference – good way for us to see how other areas to see what is being done. Feb. 8 – 10 in Colorado. Signature from the chair would be needed. Chair Milward will be available for this.

LeClercq Jones and Dubois Award Nominations – Criteria was sent out to the board. We are a little behind and are looking for recommendations for these awards. Postponed until December and the city has put in funds to keep this going forward for the upcoming years.

9. Other Business:

Gary gave thanks for the concert tickets that were given by Council Member Aldridge.

10. Adjourned: Adjourned the meeting. No motion needed.



CERTIFICATE OF APPROPRIATENESS

City of Cheyenne, Wyoming



CHEYENNE
Historic Preservation Board

Whereas an Application for a Certificate of Appropriateness along with supporting documentation was submitted and reviewed by the Cheyenne Historic Preservation Board in correspondence with Title 15, Chapter 50, Section 050 of the Cheyenne City Code on *November, 8, 2022*; and whereas said Application was found to have met the criteria and thereby approved, therefore this Certificate of Appropriateness is hereby issued to:

OWNER: David Palacios
3418 Myers Court
Cheyenne, WY 82001
davidpalaciosvelasquez@gmail.com

ADDRESS: 315 East 21st Street, Cheyenne, WY.

CASE NUMBER: PLN-22-00011

SPECIFIC CONDITIONS: The approval must meet the following conditions:

1. The applicant must submit a new building permit within six (6) months of the signing of this certificate that is consistent with the following staff recommendations:
 - a. 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;
 - b. the front and rear door are replaced with a wooden door or one with similar historical character;
 - c. the chimney is replaced to harmonize with the neighborhood
 - d. the basement egress windows are placed to not been seen from the East 21st Street sidewalk;
 - e. the East and West exterior walls are replaced with in kind materials, matching the original design, dimension, detail, texture, color, and material;
 - f. 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.
2. The applicant must notify the board of progress consistent with staff recommendations every 30 days.

ISSUED BY:

Milward Simpson, Preservation Board Chair

DATE: November 9, 2022