

COUNCIL WORK SESSION
Tuesday, May 27, 2014, 4:30 p.m.
Casper City Hall
Council Meeting Room

AGENDA

1. Historic Preservation Commission Presentation
2. Hogadon Fees
3. Executive Session: Contract Negotiations

SPECIAL REGULAR SESSION
Tuesday, May 27, 2014, Immediately Following Council Work Session
Casper City Hall
Council Chambers

AGENDA

1. Winery Permits
 - A. Mike Reid

May 19, 2014

TO Mayor Meyer and City Council
John C. Patterson, City Manager

FROM: Doug Follick, Leisure Services Director
Alan Kieper, Special Facilities Superintendent
Richard L. Young, Museum Manager

SUBJECT: Casper Historic Preservation Commission Survey and Inventory Project Update

Recommendation:

No recommendation at this time.

Summary:

In October 2013 the Council authorized a contract with Preservation Solutions, LLC to survey and complete Wyoming Cultural Properties Forms for 80 buildings in the Casper Downtown area and the Old Yellowstone District. The final project report will make recommendations for future survey and for nominating properties to the National Register of Historic Places.

Kerry Davis, Preservation Solutions, LLC, Nancy Weidel, State Historic Preservation Office, and members of the Casper Historic Preservation Commission are here today to present an update on the project.

On May 28, 2014 a public meeting will be held at 6:30 P.M. in the City Council Chambers to present an update to the community.

WYOMING CULTURAL PROPERTIES FORM

Address: 223 N DURBIN ST CASPER **Date Submitted:** JULY 2014 **Smithsonian #** 48NA 5380

RECORD TYPE: First Recording Full Re-record Update Condition Report Site Lead
PROPERTY CATEGORY: Historic Site Building(s) Structure Object District Landscape

1. IDENTIFICATION/OWNERSHIP

Associated Project Name: CASPER CLG SURVEY: DOWNTOWN and OLD YELLOWSTONE DISTRICTS
Historic Property Name: MACK TRUCK BLDG; DURBIN ST AUTO SERVICE
Other Common Name(s): FISCHER BODY SHOP **Temp. Field #:** N/A
Property Owner: MICKIE J AND ARLENE G FISCHER L 1940 KELLY DR CASPER WY 82609
Ownership Type: public private
Functional Property Type (current): residential commercial industrial institutional other

2. INVESTIGATIVE HISTORY

Recorded By: KERRY DAVIS, PRESERVATION SOLUTIONS LLC, BOISE, IDAHO 83712
Field Date(s): DECEMBER 2013
Work Performed: Architectural Survey Photos/Sketches/Video Other (Mapped)

3. LOCATION

Street Address: 223 N DURBIN ST
City/Town: CASPER **County:** NATRONA
Legal Description: **Township No.** 33N **Range No.** 79W **Section** 4 **Quarter of Quarter** SW SE
(If Urban) Subdivision: CASPER **Block(s)** 57 **Lot(s)** 10
USGS 7.5' Map, Date: CASPER, 1961
UTM Reference(s): NAD27 NAD83

	Zone	Easting	Northing		Zone	Easting	Northing
1	13	391992	4745226	2			
3				4			

UTM source: corrected GPS/rectified survey; uncorrected GPS; map template;
 other: www.rcn.montana.edu/resources/converter.aspx

4. NATIONAL REGISTER STATUS and ELIGIBILITY

Listed De-Listed NHL DOE Part of a district with known boundaries
 Relationship: Contributing Noncontributing
 Individually Eligible
 ? Contributes to a potential district with as yet unknown boundaries:
 Not Eligible
Integrity: EXCELLENT **Integrity Comments/Alterations:** NH OVERHEAD DOORS; NH NORTH ENTRANCE DOOR.
Condition: GOOD

Eligibility Recommendations

Applicable National Register Criteria

- A
- B If Yes, associated person for criterion B: _____
- C
- D

Number of Resources within Property

If Non-Eligible Property		If Eligible Property enter number of:	
enter number of:		Contributing	Noncontributing
0	buildings	1	0 buildings
0	sites	0	0 sites
0	structures	0	0 structures
0	objects	0	0 objects
0	Total	1	0 Total

Level of Significance: LOCAL

Period(s) of Significance:
 DEPRESSION (1920-1939); WWII-ERA (1940-1946)

Area(s) of Significance: COMMERCE
 ARCHITECTURE

WYOMING CULTURAL PROPERTIES FORM

Address: 223 N DURBIN ST CASPER Date Submitted: JULY 2014 Smithsonian # 48NA 5380

4. ARCHITECTURAL CLASSIFICATION and DESCRIPTION

Architectural Style: NO STYLE

Building Form: 2 part

Roof Shape: FLAT

Roof Pitch: NONE

Plan: RECTANGULAR

Stories: 2 **Basement:** N

Setting - Original: URBAN

Setting - Current: URBAN

Storefront(s):

entrance: SIDE ENTRANCE
kickplate/bulkhead: BRICK
display windows: FLUSH, ALUMINUM FRAME, 4-PART
transom/storefront lintel: BLOCKED BY AWNING
cast iron framing (Y/N): N

Narrative Description: (SEE CONTINUATION SHEETS)

Materials:

foundation: CONCRETE
walls (visible material): BRICK
roof: NOT VISIBLE
other:

Features: SHAPED PARAPET; DECORATIVE BRICKWORK

Windows: 4/1 DOUBLE HUNG, WOOD

Doors: 2 SINGLE; 1 AT N END FULL-LIGHT ALUMINUM FRAME; 1 AT S END COVERED

5. HISTORY and SIGNIFICANCE

Significant Dates:

Construction Date

1922 (check if circa or estimated date)

Other dates, including renovation

Architect/Builder:

Architect

UNDETERMINED

Builder

UNDETERMINED

Historic Function(s):

COMMERCIAL TRUCK/AUTO SERVICE; APARTMENTS

Current Function(s):

COMMERCIAL TRUCK/AUTO SERVICE

Property History: (SEE CONTINUATION SHEETS)

Statement of Significance: (SEE CONTINUATION SHEETS)

Major Sources: (books, articles, and other sources used in preparing this form)

COUNTY ASSESSOR; SANBORN MAPS; CITY DIRECTORIES

4. ARCHITECTURAL DESCRIPTION (cont.)

This brick two-part commercial block is eight bays wide. Upper-story fenestration, comprised of single and paired openings containing the original 4/1 wood sash windows, defines the bays. The first story features single pedestrian doors at each end, a four-part display window toward the north end, and two original vehicular bays containing nonhistoric overhead doors. Additional historic character-defining features present include: the shaped parapet; the brown brick details that contrast with the buff brick walls; the header brick window sills; the soldier brick window lintels; the original 4/1 wood sash windows; the header and soldier brick belt courses over both the first and second stories; the modest corbel courses at cornice level; the three-brick diamond decorative motif in the shaped parapet; and the original transoms over each street-level entrance.

5. HISTORY and SIGNIFICANCE (cont.)

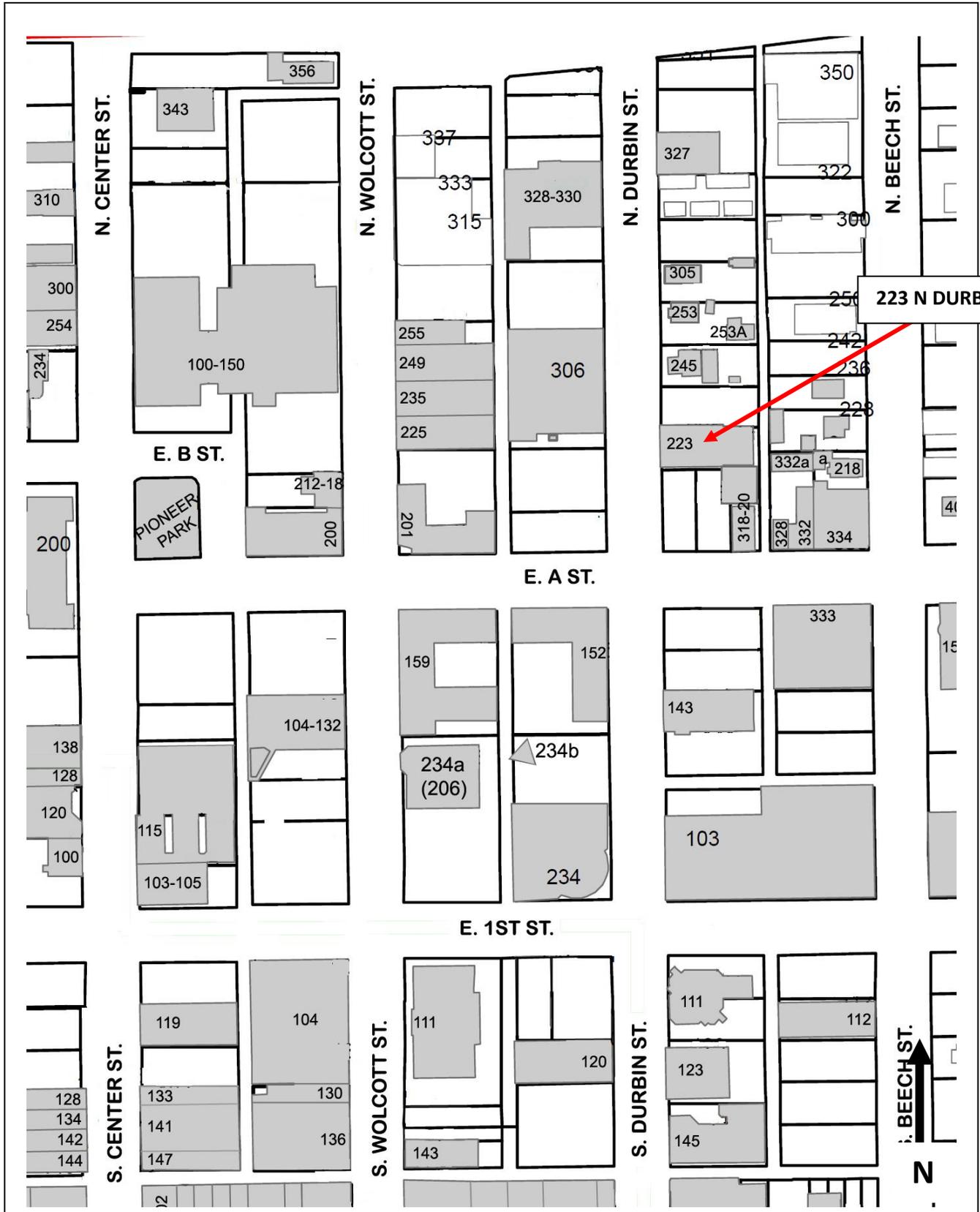
The parcel is vacant on the 1921 Sanborn map. The county assessor dates this building to 1922. This building first appears on the 1925 Sanborn map, where it is shown containing an auto service business. Occupants over time included: residential apartments upstairs (c1922-c1963); Mack Int Motor Truck Co. (1925); Durbin Street Auto Service (1934); Seasons Motor Co. (1943); Mountain Motors (1954); Fischer Body Shop (1963).

This building reflects the continuum of commercial development in Casper. The building retains excellent integrity, clearly communicates its historic associations, and continues to convey important information. It would not only contribute to a potential district comprised of its neighboring buildings, it appears to be individually eligible for listing in the National Register.

WYOMING CULTURAL PROPERTIES FORM

Address: 223 N DURBIN ST, CASPER

Date Submitted: JULY 2014 Smithsonian # 48NA 5380



WYOMING CULTURAL PROPERTIES FORM

Address: 223 N DURBIN ST, CASPER

Date Submitted: JULY 2014 Smithsonian # 48NA 5380



223 N DURBIN, December 2013
View NE



223 N DURBIN, December 2013
View SE



WHAT IS A CULTURAL RESOURCE SURVEY?

A cultural resource survey is the process of identifying and gathering information on a community's architectural, historical, and archaeological resources. This survey project is intended for architectural, above-ground resources.¹ To assess the significance of above-ground cultural resources, the survey process includes:

- a field investigation to photograph, verify the location, and determine the architectural character, associated features, and historical integrity of each resource;
- a literature search and archival research to gather information concerning the survey area's historical contexts and associated functional and/or architectural property types;
- analysis of the survey data and historic contexts to determine which resources appear to have historical/architectural significance; and
- formulation of management recommendations for future identification, evaluation, registration, and protection strategies.

Communities undertake cultural resource survey in response to the growing recognition that cultural resources have value and should be taken into consideration in planning processes. To this end, the information yielded in a cultural resource survey is important because it:

- identifies properties that contribute to the city's character, illustrate its historical and architectural development and, as a result, deserve consideration in planning;
- identifies properties or areas for which study and research may provide information about the community's historic contexts of growth and development;
- assists in establishing priorities for future survey, conservation, restoration, and rehabilitation efforts within the city;
- provides basis for legal and financial tools to recognize and protect historic resources;
- provides planners with a property database and computer generated mapping to utilize for the establishment of preservation planning efforts;
- increases awareness in both public and private sectors of the need for preservation efforts; and
- provides guidance toward developing a comprehensive preservation plan, enabling local governments and federal agencies to meet their planning and review responsibilities under existing federal legislation and procedures.

¹ The survey of archaeological resources involves considerably different standards and methods. To find more information on archaeological resources contact the Wyoming SHPO or go to <http://wyoshpo.state.wy.us/AAmonth/Index.aspx>

Survey Products

Work products generated from the survey process include an individual property inventory form for each resource, photographs of each resource, and a survey report including maps outlining the survey area and findings. The inventory forms contain information specific to each property and should be incorporated as part of the city's ongoing inventory of historic resources. The survey report is a technical document that provides an understanding of the inventory form data, the survey methodology, the historic contexts, the associated property types identified, and management recommendations for future evaluation and protection of significant resources identified. Combined, the inventory forms and the survey report provide property-specific data, as well as broad-based contextual analysis.



BENEFITS OF PRESERVATION

Preservation has intrinsic value in celebrating a community's history and enabling citizens "to understand the present as a product of the past and a modifier of the future."¹

Historic settings are increasingly sought after by the public because they offer quality craftsmanship and materials, provide authenticity and variety, and encourage human interaction in a familiar context. Moreover, preservation has demonstrated practical value as a tool for economic development and environmental stewardship. Studies conducted by the National Trust for Historic Preservation have shown preservation provides the following benefits.

- The physical appearance of buildings and streetscapes reflects a community's overall vitality and economic health.
- Maintaining the strength of a city's older commercial and residential areas, including both rehabilitated older buildings and well-designed new buildings, can attract larger commercial ventures to the community, even if they do not locate in the historic core of the city.
- Rehabilitation of individual buildings can be more attainable and stabilizing to a local economy than a single large economic development project.
- Historic preservation consistently outperforms other industries in job creation, creation of household income, and impact on other industries.
- Comparatively, historic preservation activity creates more jobs than comparable new construction activity, and often produces more jobs per dollar spent than leading industries.
- Cultural resources reflect a community's evolution and differentiate it from other locales.
- The value of a property is determined by the buildings and public improvements around it. Rehabilitation of a historic property directly benefits adjacent property owners and nearby businesses.
- The value of rehabilitated properties in a city's historic core increases more rapidly than the real estate market in the larger community.

¹ John W. Lawrence from Preservation Plan Work Team, City Planning and Development Department, and Mackey Mitchell Zahner Associates, "A Plan for Meaningful Communities: the FOCUS Preservation Plan" Preliminary Report (Kansas City: City of Kansas City, Missouri, Planning and Development Department, 1996), 1.



ECONOMIC & ENVIRONMENTAL BENEFITS OF PRESERVATION

Economic Benefits

Nationally known real estate professional Donovan D. Rypkema, author of *The Economics of Historic Preservation*,¹ emphasizes that commitment to preservation may be one of the most effective acts of fiscal responsibility governmental entities can undertake. Older neighborhoods and commercial centers represent considerable taxpayer investment in infrastructure and building construction. Conservation of the historic core and older neighborhoods can be one of the best tools in recovering and extending the worth of past investments while stimulating new economic activity.

Nationwide, the most successful revitalization efforts incorporate historic rehabilitation as the core of their strategies. These efforts demonstrate time and again that the most successful approach toward creating sustainable communities combines the old and the new; capitalizing on the aesthetics and craftsmanship of earlier eras and enhancing a community's fabric and character.

The State of Wyoming and the federal government recognize the role rehabilitation of historic buildings can play in strengthening local economies. To encourage sustainable communities and preservation of important cultural resources they provide incentives to encourage rehabilitation of historic buildings.

The **20 percent Federal Rehabilitation Tax Credit** applies to owners, and some renters, of income-producing National Register-listed properties. The amount of tax credits is calculated based on qualified rehabilitation expenditures at the end of the project. Eligible properties must be eligible for and eventually listed in the National Register of Historic Places. More information relating to the federal program requirements can be found at the following National Park Service websites: www.nps.gov/history/hps/tps/tax/download/HPTI_brochure.pdf and www.nps.gov/history/hps/tps/tax/.

To qualify for the federal tax credits, the rehabilitation work must comply with the Secretary of the Interior's Standards for Rehabilitation, which can be found at the National Park Service's website at www.nps.gov/history/hps/tps/standguide. The Secretary's Standards are designed to address changes that will allow older buildings to function in the twenty-first century.

¹ Donovan D. Rypkema, *The Economics of Historic Preservation: A Community Leader's Guide* (Washington, D.C.: National Trust for Historic Preservation, 2005).

In addition, a **10 percent Federal Rehabilitation Tax Credit** is available for the rehabilitation of commercial, non-residential buildings that are *not* eligible for listing in the National Register of Historic Places and were constructed before 1936. With no formal application process and limited restrictions to the design of rehabilitation work, this can be a good tool for buildings in locally designated conservation districts (see Recommendations for an elaborated discussion of conservation districts). For more information on the federal tax credit incentives, please visit www.nps.gov/history/hps/tps/tax/download/HPTI_brochure.pdf.

Environmental Stewardship

Utilizing preservation as a tool in the conservation of resources provides a practical and effective economic and environmental strategy for future planning. As “green” technologies and practices become increasingly part of public discourse, there is growing consensus in support of environmental protection efforts. After years of exploiting resources, citizens are now considering how their activities and surroundings fit into the larger environment. This includes the recognition of the massive investment of materials and energy contained in built resources and efforts to encourage better stewardship of older buildings and structures. Buildings contain materials and energy already expended in the mining and/or harvesting of raw materials, manufacturing and shipping of materials, and assembling of the structure; “extending the useful service life of the building stock is common sense, good business, and sound resource management.”² Moreover, materials from the demolition of buildings accounts for up to 40 percent of landfill contents, the cost of which is indirectly borne by taxpayers. At the same time, new construction consumes new energy and resources. As stated by Carl Elefante of the U.S. Green Building Council, “The greenest building is...one that is already built.”³

For more information about historic preservation and sustainability, please visit the National Trust for Historic Preservation at www.preservationnation.org/issues/sustainability/.

² Carl Elefante, AIA, LEED AP, “The Greenest Building Is...One That Is Already Built,” *Forum Journal*, no. 4 (Summer 2007), 32.

³ Elefante, 26.

What is the National Register of Historic Places?

The National Register of Historic Places is the nation's official list of cultural resources worthy of preservation. These properties have national, state, or local significance in the following areas:

- History
- Architecture
- Archaeology
- Engineering
- Culture



The National Register is part of a national program, administered by the National Park Service, U.S. Department of the Interior, to coordinate and support public and private efforts to identify, evaluate, and protect historic and archaeological resources.

Properties listed in the National Register include:

- Buildings
- Structures
- Sites
- Districts
- Objects



How Does Listing Affect Property Owners?

Listing in the National Register benefits significant historic properties in a number of ways. It provides:

- Recognition of the property's significant value to the community, state, and nation;
- Eligibility for federal tax incentives for rehabilitation;
- Qualification for federal and state historic preservation grants, loans, and incentive programs, when funds are available; and
- Consideration during federal undertakings.

➤ **Tax Credits** — Owners of National Register-listed properties are eligible for a 20% federal investment tax credit for the rehabilitation of income-producing commercial, industrial, or residential rental buildings.

➤ **Grants** — Various agencies in Wyoming offer grant funding toward preservation projects related to protection and rehabilitation of properties that are eligible or listed as individually significant or as contributing to the significance of a National Register district.

➤ **Consideration During Federal Undertakings** — Section 106 of the National Historic Preservation Act requires federal agencies to consider the effect of undertakings (federally licensed, permitted, or funded projects) on properties listed in or eligible for listing in the National Register. If a project threatens to harm such properties, the federal Advisory Council on Historic Preservation must be consulted to consider ways to avoid or minimize damage.



What are the Criteria for Listing?

To be listed in the National Register, properties must be evaluated according to standards established by the National Park Service. Unless they are of exceptional importance, properties must be at least fifty years old. They must appear much as they did during the time period in which they

gained their significance. This includes physical integrity of location, setting, workmanship, design, and materials, as well as feelings of and associations with its historic era. In addition, properties must possess significance in at least one of the following areas:

- Be associated with events that have made a significant contribution to the broad patterns of our history;
- Be associated with the life of a person significant in our past;
- Embody the distinctive characteristics of a type, period, or method of construction; and/or
- Have the potential to yield information important in prehistory or history.



This project has been financed in part with federal funds administered by the Wyoming State Historic Preservation Office and the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Wyoming State Historic Preservation Office or the National Park Service, U.S. Department of the Interior, nor does the mention of trade names or commercial products constitute an endorsement or recommendation.

Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental federally assisted programs on the basis of race, color, national origin, age, or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of federal assistance should write to:

Office of Equal Opportunity, National Park Service, 1849 C. Street, NW, Washington, D.C. 20240

What is a National Register District?

A National Register district is a geographic area that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its distinction from being a unified entity and can contain features that lack individual historic importance but, as a grouping, achieve significance for their shared history. Historically significant properties in a National Register district are listed as “contributing” properties to the significance of the district.

How are Properties Listed in the National Register of Historic Places?

The Wyoming State Historic Preservation Officer (SHPO) nominates properties to the National Register. Usually, property owners or local governments have nomination forms prepared that are submitted to the SHPO for review. As a “Certified Local Government,” the City of Casper’s Historic Preservation

Commission must review nominations and forward comments to the SHPO.

The State notifies property owners and local officials and invites them to comment, object, or support the nomination. If the majority of property owners in a district object in writing to the nomination, the property is not listed in the National Register. If this does not occur, then, upon the recommendation of the SHPO, the nomination is forwarded to the National Park Service to be considered for listing.

How Long Does This Take?

The time frame for the process varies depending on state workload and the schedule of the state review board. The state review and notification requirements take a minimum of ninety days to fulfill, provided the nomination form is complete and fully documented. Upon submission to the National Park Service, a decision to list the property is made within forty-five days.

What is the National Register of Historic Places?



Under federal law, owners of private property listed in the National Register are free to maintain, manage, or dispose of their property as they choose, provided there is no federal involvement.

Under Wyoming law, owners of private property listed in the National Register are free to maintain, manage, or dispose of their property as they choose, provided their property has not been listed in a local register of historic places by an ordinance of the City.



BENEFITS OF NATIONAL REGISTER DESIGNATION

The survey process sets the stage for implementing protective efforts to preserve significant historic resources, such as those found in downtown Casper. Nomination to the National Register of Historic Places provides one level of protection. In addition to recognition of a property's significance, a number of incentive and protection programs are associated with listing in the National Register.

- **Federal Tax Credits**

Owners of National Register listed or eligible properties used for income-producing purposes are potentially eligible for a federal tax credit equal to 20 percent of qualified rehabilitation expenses. For more information and program rules go to <http://wyoshpo.state.wy.us/Tax/Index.aspx>

- **Federal Charitable Tax Deductions** are also available for contributions of easements for conservation of historically significant land areas or structures.

- **Protection from Federal Undertakings**

Section 106 of the National Historic Preservation Act requires federal agencies to consider the effect of undertakings (federally licensed, permitted, or funded projects) on properties eligible for listing in the National Register of Historic Places. If a federal undertaking threatens to harm such properties, the State Historic Preservation Office must be consulted to consider ways to avoid or minimize damage.

- **Grants**

Grant funding is available for various preservation project activities related to buildings eligible or listed in the National Register of Historic Places, all of which can be found online <http://wyoshpo.state.wy.us/FA/Index.aspx>. Among them are:

- Historic Architecture Assistance Fund (HAAF)
<http://wyoshpo.state.wy.us/pdf/HAAFApplication.pdf>
- Wyoming Cultural Trust Fund (WCTF)
<http://wyospcr.state.wy.us/CTF/Index.aspx>
- Wyoming Department of Transportation's Transportation Alternatives Fund (TA)
http://www.dot.state.wy.us/home/planning_projects/transportation_programs/enhancements.html

The Secretary of the Interior's Standards for Rehabilitation

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as "certified rehabilitations" eligible for the 20% rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

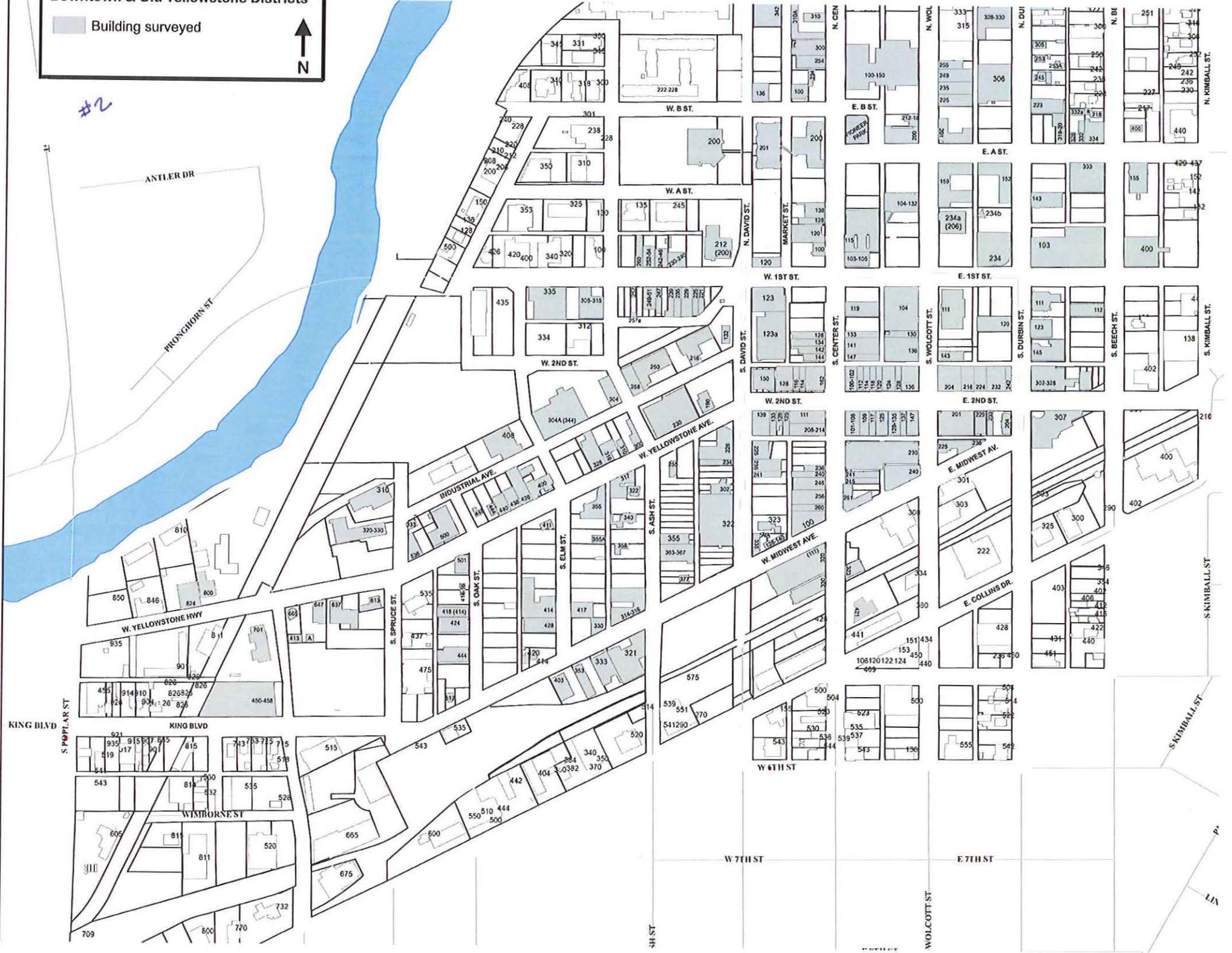
The Standards (36 CFR Part 67) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Downtown & Old Yellowstone Districts

Building surveyed

#2



CASPER DOWNTOWN & OLD YELLOWSTONE SURVEY

CHPC PRESERVATION ACHIEVEMENTS

INTEGRATION OF PRESERVATION INTO PLANNING

CLG PARTNERSHIP WITH SHPO SINCE 1987

200+ HISTORIC RESOURCES SURVEYED

27 NATIONAL REGISTER LISTINGS

NUMEROUS INTERPRETIVE MATERIALS

EMPTY BUILDINGS CONFERENCE

DESIGNATION AS PRESERVE AMERICA COMMUNITY

2013 HPF GRANT FOR CASPER DOWNTOWN & OLD
YELLOWSTONE SURVEY



CASPER DOWNTOWN & OLD YELLOWSTONE SURVEY

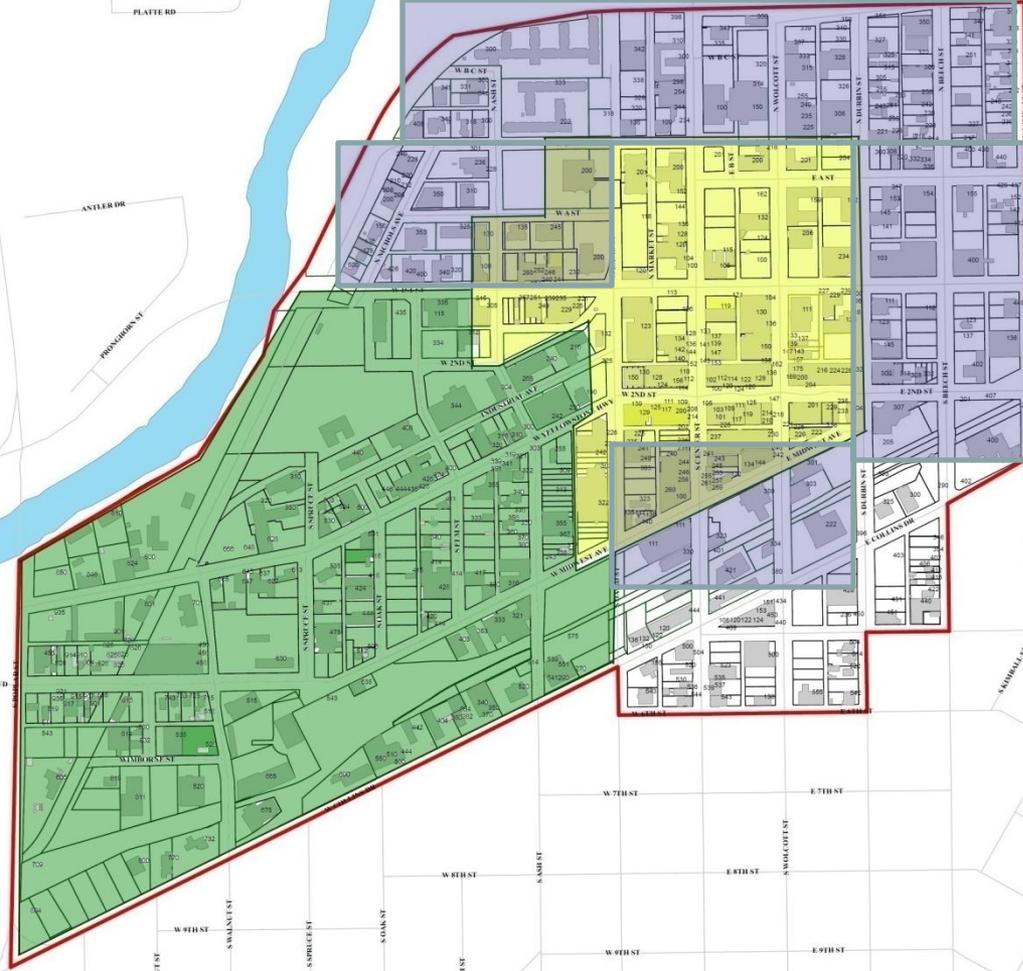
PROJECT PURPOSE

DOCUMENT RESOURCES IN HISTORIC CORE

- ❑ 210+/- PROPERTIES IN 2 AREAS

IDENTIFY POTENTIAL NRHP-ELIGIBLE RESOURCES

- ❑ IDENTIFY APPLICABLE INCENTIVE
PROGRAMS



CASPER DOWNTOWN & OLD YELLOWSTONE SURVEY

SURVEY ACTIVITIES

RESEARCH

PREVIOUS DOCUMENTATION

PRIMARY & SECONDARY SOURCES

CITY & COUNTY RECORDS

INTERVIEWS WITH LOCAL HISTORIANS

FIELD STUDY

BUILDING-BY-BUILDING ANALYSIS

PHOTOGRAPHS OF EACH BUILDING (EXTERIOR ONLY)

STREETSCAPE STUDY

SYNTHESIS & ANALYSIS OF FIELD DATA



CASPER DOWNTOWN & OLD YELLOWSTONE SURVEY

SURVEY PRODUCTS

INVENTORY FORMS FOR 120+/- BUILDINGS

DOZENS OF DATA POINTS

BRIEF DESCRIPTION

BRIEF HISTORY

PHOTOGRAPHS

SITE MAP



CASPER DOWNTOWN & OLD YELLOWSTONE SURVEY

SURVEY PRODUCTS

REPORT

METHODOLOGY

HISTORIC CONTEXTS

RESOURCE ANALYSIS

RECOMMENDATIONS

MAPS



CASPER DOWNTOWN & OLD YELLOWSTONE SURVEY

SURVEY PRODUCTS

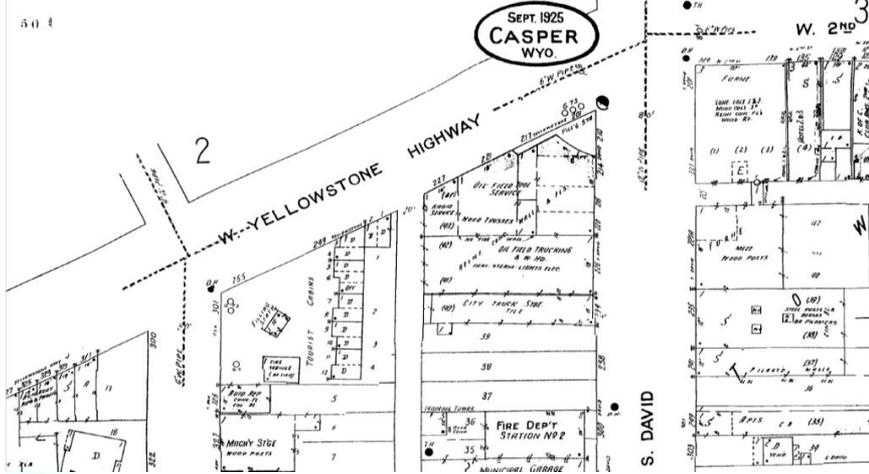
INTEGRITY IS:

“THE AUTHENTICITY OF A PROPERTY’S HISTORIC IDENTITY, EVIDENCED BY THE SURVIVAL OF PHYSICAL CHARACTERISTICS THAT EXISTED DURING THE PROPERTY’S HISTORIC PERIOD.”

THIS MEANS:

- BUILDINGS MUST RETAIN AND COMMUNICATE THEIR HISTORIC ELEMENTS
- ALTERATIONS MADE DURING HISTORIC PERIOD ARE OFTEN IMPORTANT





CASPER DOWNTOWN & OLD YELLOWSTONE SURVEY

NATIONAL REGISTER – HOW DOES LISTING AFFECT PROPERTY OWNERS?

- ✓ RECOGNITION OF HISTORIC SIGNIFICANCE
- ✓ FINANCIAL INCENTIVES
 - REHABILITATION TAX CREDITS
 - TAX DEDUCTIONS
 - GRANTS
- ✓ PROTECTION FROM FEDERAL UNDERTAKINGS
- ✓ NO NEW RESTRICTIONS ON PRIVATE PROPERTY





PRODUCTS & MILESTONES

PRE-PLANNING, FIELDWORK, RESEARCH, PUBLIC MEETING –

✓ DECEMBER 15, 2013

SAMPLE CULTURAL PROPERTY FORMS, DRAFT SURVEY REPORT, SECOND PUBLIC MEETING –

✓ MAY 19, 2014

FINAL SURVEY REPORT, FINAL CULTURAL PROPERTY FORMS, AND ASSOCIATED MATERIALS –

☐ JULY 30, 2014

BENEFITS OF PRESERVATION

WHY?

SURVEY *IS* PLANNING

SURVEY RESPONSIBILITY OF CLG

PRIORITIZED GRANT FUNDING

FEDERAL SECTION 106 COMPLIANCE

PRESERVATION *IS* ECONOMIC DEVELOPMENT

REHABILITATION TAX CREDITS

PROPERTY VALUE STABILIZATION

JOB CREATION

INVESTMENT IN EXISTING INFRASTRUCTURE

PRESERVATION *IS* ENVIRONMENTAL STEWARDSHIP

“THE GREENEST BUILDING IS...
ONE THAT IS ALREADY BUILT”



SURVEY FINDINGS



DATES OF CONSTRUCTION

PRE-1905 -	4
1905-1929 -	106
1930-1945 -	21
1945-1959 -	54
1960-1980 -	23
1980-PRESENT -	4

SURVEY FINDINGS



FUNCTIONAL PROPERTY TYPES

COMMERCIAL BUILDINGS - 145

RETAIL SALES AND SERVICE

DOMESTIC - 27

DWELLINGS, APARTMENTS, HOTELS

INSTITUTIONAL BUILDINGS - 18

GOVERNMENT, LIBRARY, SOCIAL HALLS, ETC.

INDUSTRIAL, AGRICULTURAL & TRANSPORTATION – 16

OTHER BUILDING TYPES - 6

RECREATIONAL, LANDSCAPE/PARK



SURVEY FINDINGS

COMMERCIAL BUILDING FORMS



ONE-PART COMMERCIAL BLOCK

FALSE-FRONT



TWO-PART COMMERCIAL BLOCK

TWO-PART VERTICAL BLOCK

THREE-PART VERTICAL BLOCK

COMMERCIAL OFFICE BUILDING

SURVEY FINDINGS

ARCHITECTURAL STYLES



QUEEN ANNE

LATE 19TH & EARLY 20TH CENTURY REVIVALS

CLASSICAL REVIVAL

GOthic REVIVAL

RENAISSANCE REVIVAL

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS

CRAFTSMAN & PRAIRIE SCHOOL

TUDOR REVIVAL

MODERN MOVEMENT

ART DECO & MODERNE

NEOECLECTIC & NEW FORMALISM

BRUTALISM

SURVEY FINDINGS

INTEGRITY

- ABILITY TO CONVEY SIGNIFICANT TIME PERIOD
- SOME ALTERATION OK
- CHARACTER-DEFINING FEATURES MUST BE VISIBLE
- SEVERAL BUILDINGS HAVE POTENTIAL TO REGAIN INTEGRITY

POTENTIAL DISTRICT BOUNDARIES

- CONTRIBUTING & NON-CONTRIBUTING BUILDINGS
- INTEGRITY IS THE LIMITING FACTOR
- PRELIMINARY ASSESSMENT W/ ALTERNATIVES
- PENDING SHPO CONSULTATION





RECOMMENDATIONS

ON-GOING SURVEY

3. SURVEY PLAN

- PHASED LONG-RANGE APPROACH
- SURVEY IS RESPONSIBILITY OF CLG

OTHER RECOMMENDATIONS

4. PRESERVATION PLAN

5. COMPLETION OF CLG REQUIREMENTS

- ESTABLISHMENT OF PROPERTY DATABASE & FILES

6. PENDING DEMOLITION/ALTERATION SURVEY

May 9, 2014

MEMO TO: John C. Patterson, City Manager

FROM: Doug Follick, Leisure Services Director 
Alan Kieper, Special Facilities Manager
Chris Smith, Ski Area Superintendent

SUBJECT: 2014/2015 Hogadon Ski Area Fees

Recommendation:

That Council, by resolution, establish fees for the 2014/2015 Hogadon Ski Season.

Summary:

The following regular season pass, daily lift tickets, and pre-season fee structures are designed to reduce general fund subsidy, entice new skiers, encourage pre-season pass sales, make continued in-roads into the school system, and match the market of similar ski areas with comparable facilities and services. The Leisure Services Advisory Board unanimously approved these proposed fee changes.

Regular Season Pass Fees

(After Sunday November 30, 2014)

<u>Season Pass Category</u>	<u>Current Fee</u>	<u>Proposed Fee</u>	<u>Comments:</u>
Single Season Pass	\$400	\$420	Adult (19 years & older) 5% change.
	\$350	\$365	Youth (13-18 years) 4% change.
	\$250	\$250	Child (6-12 years) Age change 5-6, 5 years' old and younger skies free.
Family Season Pass	\$900	\$900	2 Adults 2 Youth – No change.

Daily Lift Ticket Fees

<u>Lift Ticket Category</u>	<u>Current Fee</u>	<u>Proposed Fee</u>	<u>Comments:</u>
65-69 Years of Age and			
Active Military ID Discount	\$32	\$32	65-69 & Military No Change.
70+ Years of Age	Free	Free	70+ Years of Age Ski Free.
Adult All Day Lift Ticket	\$40.00	\$42.00	Adult (19 years plus) 5% Change.
Youth All Day Lift Ticket	\$35.00	\$37.00	Youth (13-18 yrs.) 6% Change.
Adult & Youth Half Day*	\$32.00	\$34.00	Adult (19 years and older) & Youth (13-18 years) 6% Change.
(*half day begins at 12:30 pm)			
Child Half Day* & Full Day	\$25/\$27	\$27.00	No Change for ½ Day - Child (6-12)
B.A. Half Day* & Full Day	\$18.00	\$18.00	No Change (< 6 years old free).
Groups (25+ persons)	\$30.00	\$32.00	6.6% Change.
School Programs (half/full)	\$15/\$20	\$15/\$20	No Change.
Race Programs (half/full)	\$25.00	\$25.00	No Change.

(**B.A.** = Beginner Area – Magic Carpet and Bunny Hill Area).

The Family Season Pass was added for the 2012/2013 ski season; the price for this pass has not changed. The age range for Child has changed from 5 to 6, to clarify 5 years of age and under ski free. The relatively new 65-69 & 70+ age related and active military service fee categories were not increased for next season. 65-69 year olds and active military personnel will receive a 19% discounted lift ticket; and 70+ year olds will ski for free. All Day and Half Day Adult and Youth, have increased by 5% and 6%, respectively. Group rates have been increased by 6.6%. Child and Beginner Area, Half Day and Full Day, along with School and Race programs have not been increased. The proposed fee changes were recommended by City Administration and staff to maintain Hogadon's fees in line with other similar state/regional ski areas and with similar services (see rate sheet attachments).

Pre Season Pass Sales

(Through Sunday November 30, 2014)

In previous years, the First Time Skier pass special has been very successful in increasing future skiers, and season pass holders. Additionally, staff feels that the Pre-Season Pass Specials are worth trying again to promote season pass sales at Hogadon. Building on pass specials, staff is offering the following pre-season pass discounts.

1. **First Time Skier Pass Special** (available any time) - **\$185** (5.4% increase from the \$175 rate in previous fee proposal of 2012/2013 ski season).
2. **Pre-Season Pass Special** (available through November 30, 2014) - **\$265** (5.7% increase from the \$250 rate in the previous fee proposal of 2012/2013 ski season).

April 23, 2014

MEMO TO: John C. Patterson, City Manager
FROM: V.H. McDonald, Administrative Services Director 
SUBJECT: Satellite Winery Permit

Recommendation:

That Council, by ordinance, amend Section 5.08.025 of the City of Casper Municipal Code pertaining to issuance of Satellite Winery Permits.

Summary:

City staff was contacted by a winery, permitted within the State, about obtaining a Satellite Winery Permit for a location in Casper. Provisions in State statutes allow a permitted winery to have up to three satellite winery permits within the State. However, such provisions do not exist in the Casper Municipal Code. Accordingly, staff presented the matter to the City Council at work session.

The proposed ordinance amends the Municipal Code to include the necessary provisions to allow for the issuance of a Satellite Winery Permit by the City Council. The application/approval process is very similar to the process for obtaining other liquor licenses; i.e. the winery seeking the Permit submits an application, for each location, that Council considers at a public hearing. The operation of a Satellite Winery is governed by the general licensing requirements contained in the Municipal Code applicable to all liquor licenses.

Specifically for Satellite Wineries, upon issuance of a permit the winery may sell its manufactured wine at the specified location. Wyoming statues limit the permit fee for a Satellite Winery Permit not to exceed \$100.00, regardless of the number of satellite locations. Staff recommends that the fee be \$100.00 as contained in the proposed ordinance. The permit fee will allow up to three satellite locations within the City of Casper, if the winery choses to place additional satellite wineries within Casper.

An ordinance has been prepared for Council's consideration.

ORDINANCE NO. 11-14

AN ORDINANCE AMENDING SECTION 5.08.025 OF THE CASPER MUNICIPAL CODE, PERTAINING TO ISSUANCE OF SATELLITE WINERY PERMITS.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CASPER, WYOMING:

Section 1:

Section 5.08.025 of the Casper Municipal Code shall be amended to read as follows:

5.08.025 Microbrewery and winery permits—Authorized—Conditions—Dual permits and licenses—Fees – SATELLITE WINERY PERMITS.

- A. Subject to restrictions imposed under W.S. 12-4-103 excluding W.S. 12-4-103(a)(vi), the city council may issue:
 - 1. A microbrewery permit authorizing a permit holder to brew a malt beverage and dispense the brewed malt beverage for on-premises and limited off-premises personal consumption;
 - 2. A winery permit authorizing a permit holder to manufacture wine and dispense the manufactured wine for on-premises and limited off-premises personal consumption.
 - 3. SATELLITE WINERY PERMITS, SUBJECT TO THE TERMS AND CONDITIONS OF SECTION 5.08.140, AUTHORIZING A WINERY PERMIT HOLDER TO SELL ITS MANUFACTURED WINE AT THE NUMBER OF SATELLITE LOCATIONS AS SPECIFIED BY W.S. 12-4-412(d), AS IT MAY, FROM TIME TO TIME BE AMENDED, FROM ITS LICENSED MANUFACTURING SITE UNDER THE ORIGINAL PERMIT. SATELLITE WINERY PERMITS WILL BE ISSUED ON APPLICATION TO THE CITY CLERK FOR EACH LOCATION FOLLOWING APPROVAL OF THE CITY COUNCIL AFTER A PUBLIC HEARING FOR CONSIDERATION OF THE PERMIT APPLICATION.

SATELLITE WINERY PERMITS SHALL BE SUBJECT TO THE APPLICABLE TERMS AND CONDITIONS OF THIS CHAPTER.

4. EVERY APPLICANT FOR A SATELLITE WINERY PERMIT SHALL FILE WITH THE CITY CLERK, AT THE TIME OF APPLICATION FOR THE INTIAL PERMIT, AND ANY SUBSEQUENT PERMIT OR RENEWAL THEREOF, AN AFFIDAVIT IN A FORM APPROVED BY THE CITY CLERK ATTESTING THAT THE APPLICANT DOES NOT HAVE MORE THAN THE NUMBER OF SATELLITE LOCATIONS WITHIN THE STATE OF WYOMING AS SPECIFIED BY W.S. 12-4-412(d), AS IT MAY, FROM TIME TO TIME BE AMENDED.
5. NO SATELLITE WINERY PERMIT SHALL BE ELIGIBLE FOR RENEWAL IN THE EVENT THE APPLICANT THEREOF HAS MORE THAN THE NUMBER OF SATELLITE LOCATIONS WITHIN THE STATE OF WYOMING AS SPECIFIED BY W.S. 12-4-412(d), AS IT MAY, FROM TIME TO TIME BE AMENDED.

B. The city council:

8. Shall assess a fee of not less than three hundred dollars nor more than five hundred dollars payable annually in advance for each microbrewery or winery permit; SHALL ASSESS A FEE OF ONE HUNDRED DOLLARS (\$100.00) ANNUALLY FOR UP TO THREE SATELLITE WINERY PERMITS ISSUED WITHIN THE CITY OF CASPER TO THE SAME APPLICANT. When dual ownership of a microbrewery or winery permit and a liquor license exists, no additional fee shall be assessed other than the retail, restaurant or resort license fee.

Section 2:

This ordinance shall become in full force and effect upon passage on third reading and publication.

PASSED on 1st reading the 6th day of May, 2014.

PASSED on 2nd reading the ____ day of _____, 2014.

PASSED, APPROVED, AND ADOPTED on 3rd and final reading the ____ day of _____, 2014.

APPROVED AS TO FORM:

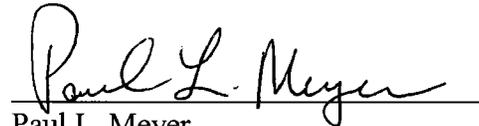


ATTEST:



V. H. McDonald
City Clerk

CITY OF CASPER, WYOMING
A Municipal Corporation



Paul L. Meyer
Mayor