

City of Sidney
Historic Preservation Board Meeting
May 14, 2013

The meeting was called to order at 12:10pm by the director of the board and the Open Public Meeting Act was recognized.

Roll Call: Casey Cortney, Doug Meier, Greg Huck, Kay Hicks, Meagan Smuin, and Rich Phillips

Board members absent: John Phillips

Additional attendees: Gary Person, Megan McGown, Brad Rowan, Shelly McCafferty, Tammy Temple, Al Lungren, and Shawn Borchert.

Approval of minutes from March 12, 2013 meeting: Cortney motioned to approve the minutes, second by Smuin and with all board members in favor, the motion carried.

Request for COA: Rust and Roses requested a COA for new signs that will be installed over each storefront and the door in the middle (3 signs): they will be wooden painted signs. Smuin made a motion to approve and Huck seconded the motion. With all board members in favor, the motion passed.

Presentation of Preservation Plan: McCafferty presented a draft of the preservation plan, stating that it is 95% complete (missing the appendix, bibliography, and branding section). She walked the board through the plan, explaining the flow of the document, the sections, the purpose, and the recommendations. She explained that much of the public process was completed using the 2012 City Comprehensive Plan. Recommendations are included throughout the document off to the side for visibility as well as in the chapter at the end of the document. A timeline is included as well. She requested City Staff and board members to read through the document and provide final feedback by next week. McCafferty specifically requested staff to look over the recommendations chapter and give thoughts on feasibility, realistic, etc. and provide feedback by early next week.

McCafferty led a brief discussion about non-contributing properties within the district, suggesting two categories, non-contributing and non-historic and the ability to apply two different sets of guidelines to each to provide more flexibility as well as appropriateness to acceptable changes. She also stressed the importance of **having all the records relating to every project**. McCafferty explained all the documentation that she has **compiled and would turn over to the HPB**.

Discussion followed regarding the design guidelines and how to use them better. The next project that we plan to do with the CLG Grant is to rewrite the guidelines making them clearer and more user friendly to the board, the public, and stakeholders. Smuin also said that with the incentive program the board has the flexibility to require the building owner to bring all issues up to standards in order to apply for funding and not just the proposed project improvements.

Cortney asked about when the guidelines say "don't" is that a mandate? McCafferty again suggested that the next steps in the preservation handbook will alleviate the confusion. She also suggested utilizing the MS Design committee to help regulate from a positive standpoint to make suggestions to property owners about the short term items such as paint and awnings.

The Final copy of the Preservation Plan will be completed by the end of May. The board can adopt it at the June meeting and then recommend to council for adoption.

Rowan introduced himself as the new Building Inspector and Zoning Administrator and noted that the City is in **the process of adopting the 2012 building code as well as the International Existing Building Code**.

COA Request Ratification: Two applications were recommended for approval via email due to the cancelled meeting in April. The applications needing ratification are for Travis Arellano for poured concrete, railing, and brick tuck pointing and an application for Becky Wyatt for re-painting the storefront. McGown forwarded information to both property owners regarding the temporary approval along with all recommendations. Recommendations included for Arellano: not to attach the railing to the building and for Wyatt: not to paint any

unpainted brick and to encourage her to use a coordinating color. R. Phillips made a motion to approve the COA and reserve funding. Huck seconded the motion and with all board members in favor, the motion passed to approve Arellano and Wyatt applications.

COA Request: Hicks requested a COA for improvements to the corner building that formerly housed a deli. The building is falling apart on the side and includes a large crack in the stucco. They would like to replace the stucco on the side and front of the building. They would also like to replace the windows on the upper-floor in order to fill the original hole rather than the smaller infill windows that are currently installed. The frame will be the same as below windows (bronze wrapped). Rowan asked about truly historic windows - divided lites - as is required in some historic districts. Cortney asked about following the guidelines in terms of not using the bronze window frames or if we allow them because that is what is already on the main floor. McCafferty said that it is important to keep a theme in the downtown without doing the same thing on every building. She reminded the board that each building is unique and you lose this when you do too much of the same things to each building. It is important to read the architecture. Board needs to look at solutions that are appropriate to the architecture style. McCafferty suggested for this project - a metal clad wood window and then use simulated divided lites (panes). Do a window that is something that you could paint if you wanted to. Hicks said they would consider this on the windows. Smuin suggested that the board take the windows out of the **application for now and decide on the remaining repairs**. Smuin stated that because the project will fill up the original opening and will not damage the building, that it really isn't a problem. Smuin asked about the type of stucco that would be applied concerned that covering cracks with foam will not fix the problem and the building will continue to deteriorate. **Rowan suggested going with synthetic stucco because it will bond better**. Smuin made a motion to approve the stucco, Cortney seconded the motion and it passed with Hicks abstaining.

There were no reimbursement requests.

Item 7 dealing with sidewalks and building frontage will be moved to the June meeting.

Comments by the Director of the Board: McGown announced that we received the CLG Grant. The grant will allow CAMP training, creation of a Preservation Handbook, and attendance for John to attend the CLG training **in June in Omaha**. The CAMP training will be mandatory for board members. We will determine a date as a board in order to make it as conducive as possible.

With all business being addressed the meeting adjourned 1:20pm.