

City of Sidney
Historic Preservation Board
August 12, 2014 Minutes

Call to Order: The meeting was called to order at 12:00pm by Kay Hicks, Chairman of the board

Roll Call: Board members included Kay Hicks, Greg Huck, Rich Phillips, and Bruce Leypoldt.
Additional attendees: Gary Person, Megan McGown, J Leef, Tammy Nelsen, Kathy Wilson, Eleanor Einspahr, Caitlin Sievers, Marva Ellwanger, **Marge Jorgenson, and Beau Wilson.**

Approval of the minutes: Phillips made a motion to approve the July 8, 2014 minutes as printed, Huck seconded the motion and the motion passed with all members present voting yeas.

Reimbursement Request: Travis Arellano requested reimbursement for his facade project at 2032 Illinois St. According to the Reimbursement Form, allowable expenses totaled \$7,480.00 which is reimbursable at a rate of 35% due to the location of the company used. Total reimbursement is \$2,618.00. Huck made a motion to approve the reimbursement request, Leypoldt seconded the motion and the motion passed with all members voting yeas.

Upper Floor feasibility study: McGown provided an update, stating that the process will include a household survey, a kickoff, upcoming dates will likely be in September and she will notify the board.

Discussion regarding CCHA:

September Meeting Date: due to County Attorney, Paul Schaub's schedule, the September meeting will be moved back one week to Sept. 16 at noon.

Window Discussion:

Hicks stated that she believes that both boards are on the same page which is to preserve historic assets in Sidney and that she believes that the boards can work together to make sure the best preservation is occurring.

McGown noted that Tammy Nelsen and Kathy Wilson were present and wanted to address the board with concerns regarding the windows that had been removed from the Post Commander's Home. Tammy Nelsen presented two of the actual windows that had been removed from the Post Commander's Home, asking the HPB to notice that the windows were in need of maintenance, not replacement.

Kathy Wilson addressed the board as the citizen that purchased the windows from the antique store in which she works after the CCHA brought them in to be sold. She noted that she has photographed all the windows and sent them to the state. SHPO agreed

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that the windows were in need of repair, but not replacement. Kathy also stated that Sidney Glass has offered to provide free maintenance of all the windows each year since 1999.

Leypoldt asked who has the ultimate authority over the properties.

Leef, City Attorney, explained that the CCHA is a board authorized by the County and they have the right to do as they wish without the City's interference. If they were designated as a Local Landmark, they would have to comply with the City's Historic Preservation Ordinance. In order to designate them as such, there would have to be a petition put in place by the city HPB or planning commission, or petition of owners. There would be a requirement of a statement of significance. Proposal of local landmark designation must be published 10 days prior to a public hearing. HPB can modify the application but the only way that the local landmark can proceed in a case where the owner(s) is against the designation is a vote of 6 members of the HPB to recommend to Council and then a City Council vote of at least 4 members.

Leypoldt asked if it would cause problems with CCHA if it were locally landmarked.

Ellwanger, a new member of CCHA invited HPB members to attend the CCHA Meeting tonight at 5:30pm at the Museum as she did not have enough information to respond to the question. Nelsen stated that in the past when she attended the CCHA meetings, they had been against being designated as a local landmark.

Phillips stated that without extensive investigation, the vinyl windows and shutters are an attempt to minimize the maintenance of the properties. He questioned how much money is received from taxes and how much annual revenue versus annual expenses. He also pointed out the lack of maintenance on the sign on Hwy 30 directing visitors to the Museum.

Wilson and Nelsen brought up the additional concern of the shutters and the siding eventually being changed to vinyl as well and reiterated the importance of proceeding with the Local Landmark designation.

Hicks suggested that the boards get together to discuss the concerns regarding local landmarking, resources, and preservation education. She suggested working together, from an education standpoint rather than a confrontation standpoint. The boards can

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work together to understand why landmarking can protect future generations. She stated that she would like to start from now and move forward. The HPB is willing to work together to do the right things we can in terms of preserving our historic assets.

R. Phillips questioned how the CCHA feels about the HPB and if they will be willing to listen and compromise or if they automatically choose the opposite of what the HPB asks.

Ellwanger will offer the information at the CCHA meeting tonight regarding getting both **boards to sit down for conversation.**

Phillips stated that the sole purpose of this board is to retain and maintain the historic integrity of the buildings in our district. He stated his concern that the CCHA does not have that same purpose.

Huck agreed with Hicks stating that the next step is to hear back from the CCHA after Ellwanger presents the joint meeting at the CCHA meeting. Huck stated that we need to find out what their response is and if there is a working situation or not. That will **determine how we proceed.**

Phillips indicated that it would be nice to have a representative willing to speak on behalf of the CCHA attend the next HPB meeting. Wilson suggested that HPB member attend the CCHA meeting, however Phillips stated that it would be best if the CCHA had a **chance to discuss the issue prior to having a HPB member in attendance.**

Comments by the Public: Nelsen asked about next steps since the letter. McGown stated that the next planned step is to meet with the county attorney in order to better understand the structure of the CCHA.

Comments by City Manager: John Phillips has resigned from this board in order to comply with state statute. Person will be appointing Kathy Wilson at tonight's City Council meeting which must be ratified by the City Council to have the appointment go into effect.

With all business being addressed, the meeting adjourned at 1:00pm.