

City of Sidney
Historic Preservation Board
Meeting Minutes
November 12, 2014

The meeting was called to order at 12:10pm by Kay Hicks, chairperson of the board and the Open Public Meetings Act was acknowledged.

Roll Call: Kathy Wilson, Rich Phillips, Greg Huck, Kay Hicks, and Scott Williams. Members absent: Brandy Root and Bruce Leypoldt. Additional attendees included Gary Person, J Leef, and Megan McGown.

Approval of minutes from the October 15, 2014 meeting: Huck made a motion to approve the minutes as written. Phillips seconded the motion and the motion carried with all board members present voting yeas.

Request for Certificate of Approval (COA) and Grant funds: Hicks presented an application for her property located at 845 10th Avenue, which houses The Insurance Store. She stated that previously they had been approved to replace the upper floor windows; however after meeting with Scott Day and his team, she would like to get storm windows as recommended. She indicated that the existing windows can be refurbished according to Scott Day and McCafferty. Hicks has spoken with Shelley McCafferty regarding specific recommendations and provided the information in the packet. Hicks will continue to work with McCafferty on appropriate selection of the storm windows. A motion to approve the COA and grant application was made by Williams, seconded by Phillips. The motion passed with all members present voting in favor and Hicks abstaining.

Discussion regarding local landmark status and potentially land marking additional properties: McGown noted that after reviewing previous minutes from HPB meetings, in 2008, it was suggested to consider land marking all the properties that were already on the National Register of Historic Places (NRHP). Outside of the downtown Historic District and the Fort Sidney District, this includes the Carnegie Library and the Christ Episcopal Church. She also stated that along with NRHP properties, there is an opportunity to landmark other significant properties such as The Post Office, The Shelter House, Camp Lookout, and Boot Hill Cemetery.

Regarding the status of the Museum, Post Commander's Home and Powder House, Leef said that it is at a standstill until it is forwarded on to Council. Person stated that as long as the discussion is still going, the process is halted and has not been forwarded on to the City Council for a decision.

Wilson stressed the importance of educating the public in regards to the process as well as to the purpose/intent of local land marking. She also said that education specifically about what properties

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are included in the designation as she has heard a lot of inaccurate information regarding what is included in the proposal to designate the three Fort Sidney buildings.

McGown indicated that all nominations for local landmarks could come forward to Council at once. Huck and Hicks stated that it makes sense to do all properties at once. Phillips said that it might also help to have some property owners at the public hearing that are in favor of the landmark status rather than only those that are against it. Williams also pointed out that by doing it all at once shows that it isn't a land grab or narrow selection, focusing only on the Fort Sidney properties.

Leef advised that the first step in land marking additional properties is to make a motion to direct staff to proceed with completing the Nomination Forms. Once forms are completed, a notification of the public hearing is sent to all property owners. The HPB will hold a public hearing for the proposed landmark properties. HPB will vote on each property and if approved, all nominations will be forwarded on to the City Council.. In cases where the property owners are supportive, Leef suggested that the property owner complete and submit the application to the City. Person will complete the applications for the city owned properties, which include: Shelter House, Carnegie Library, Camp Lookout, and Boot Hill Cemetery.

Huck made a motion to direct staff to pursue nominating the Episcopal Church and the Post Office. Williams seconded the motion and the motion passed with all members present voting yeas.

The recommended date for the public hearing was December 17. McGown will notify all appropriate property owners for the two nominated properties 10 days in advance of the hearing.

Upper Floor Feasibility Study Update - McGown provided a handout from Scott Day with the status of the project. Person also pointed out that Sidney is ahead of many communities when it comes to upper floor housing. A recent news article about Sterling, CO indicated that Sterling has to change zoning in order to have upper floor housing.

Board Member Resignation: Brandy Root submitted a letter of resignation to the HPB. Huck made a motion to approve the resignation, Williams seconded the motion. The motion carried with all members present voting yeas.

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