

City of Sidney Historic Preservation Board
Meeting Minutes
December 17, 2014

The Meeting was called to order by chairperson of board, Kay Hicks at 12:05 pm. The Public Meetings announcement was read and it was acknowledged that the meeting notice was published in the December 4 edition of the Sun-Telegraph

Board Members: Kay Hicks, Greg Huck, Rich Phillips, Bruce Leypoldt, Scott Williams, and Jake Vickery responded to Roll Call. Additional attendees included J Leef, Gary Person, Megan McGown, and Mother Tar. Kathy Wilson was absent.

Approval of minutes: Leypoldt made a motion to approve the November 12 meeting minutes as submitted. Huck seconded the motion and the motion carried with all members present voting yeas.

Hicks opened the Public Hearing at 12:08 pm regarding: The nomination of the following properties for Local Landmark Designation:

- Christ Episcopal Church: Lots 3 and 4, Block 2, Clarkson Addition to Sidney, Cheyenne County, NE
- Camp Lookout (North 67 ½' of lots 9-10-11 and North 67 ½' of West 14 ¾' of Lot 8 Block 20 of Sidney Original Town)
- Shelter House (6-13-49 PT NE/4 Lands inside Sidney (21 ACRES))
- Carnegie Library (Lot 12 Block 18 Sidney Original Town)
- Boot Hill Cemetery (extreme SW corner of Chidester Addition in Sec. 29-14-49, adjacent to Rd. 113 and East Elm St. inside and including the fenced area identifying the cemetery and 1.5 acres of the property south of East Elm St. adjacent to this parcel in Sec. 32-14-49 n/2 N/2 lands inside Sidney purchased from the Union and Missouri Pacific Railroad Company)

Leef explained local landmarking and the ordinance, noting that properties considered must have historical significance by architecture, culture, community significance, or event, archeological as is listed in Ordinance 1282.06. She also explained that Certificate Of Approval must be sought when "work" is performed on the exterior of the properties designated as local landmarks.

Comments:

Person, City Manager, representing the four City-owned properties explained the significance of each property.

Camp Lookout - explained significance and location of the property and noted that due to its location on 10th Ave. where there was formerly a railroad crossing. It was because of this that it is referred to as Camp Lookout as it provided a lookout for the railroad.

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The Boot Hill Committee came across several documents that showed Camp Lookout as pre-dating the Fort Sidney properties. The architectural style matches the government style buildings. Person came across an article written over 30 years ago that provided some evidence that Camp Lookout pre-dated the town of Sidney. Additional supporting photos and documents support this theory. Person believes there is enough documentation as well as a committee that is in place working to restore the property, that this property be designated as a landmark.

The Shelter House – Person explained that this was a Works Progress Administration (WPA) project back in 1939. WPA did 2 projects in Sidney, the Shelter House, located in Legion Park and the Band Shell, which stood where the current City Hall is. The Shelter House currently serves as a public building and reflects a very important era of our community.

The Carnegie Library – Person noted that it was built 101 years ago with funding provided by Carnegie Foundation. There are 33 Carnegie buildings in the State of Nebraska. He also stated that the building represents a significant event. Currently, the building is owned by the City and houses the Chamber of Commerce.

Boot Hill Cemetery – Person said that the original integrity has been compromised due to previous land uses, however the site is still significant due to the history. Supporting documentation has been compiled into a book authored by former City Councilman, Loren Avey and the City of Sidney. A committee was later established, The Boot Hill Committee, to work on restoration efforts of the cemetery. In addition, Boot Hill has had a lot of publicity due to events and restoration. Person explained the significance including the excavation process of the soldier's graves. During excavation of the 21 soldiers, they found 211 bodies, most of which have been buried at Fort McPherson. Research indicates that there still may be several undocumented burials.

McGown pointed out all properties were self-nominated and that the Carnegie Library and Christ Episcopal Church are listed on the National Register of Historic Places.

With no further comments, Hicks Closed the public hearing at 12:30 pm.

Vickery asked about the Landmark status and how it is different than the National Register. Person explained the level of oversight of exterior changes being different. On

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the local level, landmark status gives the Historic Preservation Board the capability to ensure appropriate changes are taking place, while the National Register there is not active oversight of property changes. McGown explained that local landmark status also allows us to recognize significant properties.

Recommend approval/disapproval/modification of the Designation of Landmark Status and citing the area of significance for The Christ Episcopal Church

Leyboldt made a motion to approve the recommendation to locally landmark the Christ Episcopal Church based on Ordinance 1282.06 (b)

(1) Historical importance or cultural significance, interest or value as part of the development, history, heritage or culture of the City, state or nation; or is associated with the life of a person significant in the past, or is the site of an historic event, or exemplifies the cultural, political, economic, educational, social or historic heritage of the community; and (2) Architectural and engineering importance, portraying the historical setting or environment of a distinctive characteristic of an architectural or engineering type, period, style, or method of construction; or is the work of a resident, builder, or designer whose individual work is significant in the development of the City; or contains elements of design, detail, materials or craftsmanship of distinctive quality, or which represents a significant innovation;

Williams seconded the motion. Roll Call vote: Huck - yes, Leyboldt - yes, Williams - yes, Phillips - yes, Hicks - yes and Vickery - yes. Motion passed.

Recommend approval/disapproval/modification of the Designation of Landmark Status and citing the area of significance regarding the 4 City-owned properties.

Camp Lookout - Huck made a motion to recommend local landmark status based on Ordinance 1282.06 (b).

(1) Historical importance or cultural significance, interest or value as part of the development, history, heritage or culture of the City, state or nation; or is associated with the life of a person significant in the past, or is the site of an historic event, or exemplifies the cultural, political, economic, educational, social or historic heritage of the community;
(2) Architectural and engineering importance, portraying the historical setting or environment of a distinctive characteristic of an architectural or engineering type, period, style, or method of construction; or is the work of a resident, builder, or designer whose individual work is significant in the development of the City; or contains elements of design, detail, materials or craftsmanship of distinctive quality, or which represents a significant innovation;

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(3) Geographic importance, by being a part of or related to a city center, park or other distinctive area, which should be developed or preserved according to a plan based on a historic, cultural or architectural motif; or owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community, or the City; or

(4) Archeological importance has yielded or is likely to yield information important regarding the history of the area prior to the establishment of the City.

Williams seconded the motion. Roll Call vote: Huck - yes, Leypoldt - yes, Williams - yes, Phillips - yes, Hicks - yes and Vickery - yes. Motion passed.

Shelter House - Huck made a motion to recommend local landmark status of the Shelter house based on the statement of significance Ordinance 1282.06 (b):

(1) Historical importance or cultural significance, interest or value as part of the development, history, heritage or culture of the City, state or nation; or is associated with the life of a person significant in the past, or is the site of an historic event, or exemplifies the cultural, political, economic, educational, social or historic heritage of the community;

(2) Architectural and engineering importance, portraying the historical setting or environment of a distinctive characteristic of an architectural or engineering type, period, style, or method of construction; or is the work of a resident, builder, or designer whose individual work is significant in the development of the City; or contains elements of design, detail, materials or craftsmanship of distinctive quality, or which represents a significant innovation;

(3) Geographic importance, by being a part of or related to a city center, park or other distinctive area, which should be developed or preserved according to a plan based on a historic, cultural or architectural motif; or owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community, or the City; or

Leypoldt seconded the motion. Roll Call vote: Huck - yes, Leypoldt - yes, Williams - yes, Phillips - yes, Hicks - yes and Vickery - yes. Motion passed.

Carnegie Library - Phillips made a motion to approve the recommendation of local landmark status for the Carnegie Library based on Ordinance 1282.06 (b):

(1) Historical importance or cultural significance, interest or value as part of the development, history, heritage or culture of the City, state or nation; or is associated with the life of a person significant in the past, or is the site of an

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historic event, or exemplifies the cultural, political, economic, educational, social or historic heritage of the community;

(2) Architectural and engineering importance, portraying the historical setting or environment of a distinctive characteristic of an architectural or engineering type, period, style, or method of construction; or is the work of a resident, builder, or designer whose individual work is significant in the development of the City; or contains elements of design, detail, materials or craftsmanship of distinctive quality, or which represents a significant innovation;

(3) Geographic importance, by being a part of or related to a city center, park or other distinctive area, which should be developed or preserved according to a plan based on a historic, cultural or architectural motif; or owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community, or the City; or

Williams second the motion. Roll Call vote: Huck - yes, Leypoldt - yes, Williams - yes, Phillips - yes, Hicks - yes and Vickery - yes. Motion passed.

Boot Hill Cemetery - Phillips made a motion to recommend designation of local landmark status of Boot Hill Cemetery based on Ordinance 1282.06 (b) statement of significance:

(1) Historical importance or cultural significance, interest or value as part of the development, history, heritage or culture of the City, state or nation; or is associated with the life of a person significant in the past, or is the site of an historic event, or exemplifies the cultural, political, economic, educational, social or historic heritage of the community;

(3) Geographic importance, by being a part of or related to a city center, park or other distinctive area, which should be developed or preserved according to a plan based on a historic, cultural or architectural motif; or owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community, or the City; or

(4) Archeological importance has yielded or is likely to yield information important regarding the history of the area prior to the establishment of the City.

Leypoldt seconded the motion. Roll Call vote: Huck - yes, Leypoldt - yes, Williams - yes, Phillips - yes, Hicks - yes and Vickery - yes. Motion passed.

Discussion regarding the Facade Enhancement Grant eligibility and action as applicable: McGown asked for discussion regarding expanding the facade grant program to include those properties that have the local landmark designation. Each grant

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application would still undergo the same process of COA and reservation of funds through the existing application process. This expansion would simply allow properties that were not otherwise eligible to be eligible once they have local landmark designation.

Leyboldt made a motion to approve expanding the Facade Enhancement Grant eligibility to include designated local landmark properties. Williams seconded the motion and the motion carried with all members present voting yeas.

Additional comments: Leyboldt suggested that the old swimming pool site located in Legion Park may be another property to consider for local landmark status.

Phillips made a motion to direct staff to move forward on the landmark process for the old swimming pool. Huck seconded the motion and the motion was approved with all members present voting yeas. The hearing will be set during the January meeting.

Comments by the Director of the Board: McGown noted that Scott Day and his team will be here the 3rd week of January. McGown suggested scheduling the public hearing on January 20 to accommodate them.

Comments by the City Manager – Person thanked Vickery for volunteering to serve on the board. He also announced that the Public hearing for all the recommended local landmarks will be January 27.

No comments by the public.

Meeting adjourned at 1:01 pm.