

City of Sidney Historic Preservation Board
Meeting Minutes
May 12, 2015

The meeting of the City of Sidney Historic Preservation Board was called to order by Kay Hicks, Chairperson of the Board at 12:05pm and announcement of the Open Public Meetings Act was made.

Roll Call: Kay Hicks, Bruce Leypoldt, Kathy Wilson, Scott Williams, Rich Phillips, and Greg Huck. Members absent include Jake Vickery. Additional attendees included: Megan McGown, Gary Person, and Brad Rowan as well as guests Mother Tar Drazdowski, Roger Jorgenson, and Ron Leal.

Approval of Meeting Minutes:

Williams made a motion to approve the April 15, 2015 minutes as written. Leypoldt seconded the motion and the motion passed with all members present voting yeas.

Certificate Of Approval Request:

Christ Episcopal Church requested COA to repair stained glass windows. Mother Tar explained that the windows have started to buckle. The buckling is caused by trapped heat between the covers and the windows. She stated that the biggest threat to lead is heat and no ventilation. She said that new technology will be in the new protective covering to allow ventilation and this should prevent buckling in the future. The contractor will do the restoration on the windows in place rather than remove them.

Wilson clarified the ventilation in terms of drilling tiny holes to vent. Phillips asked about the length of time it will take and Mother Tar stated that it should take about 2 weeks to complete once they begin. Wilson noted that the company that the church is planning on working with is nationally recognized and works a lot on churches and stained glass windows. Mother Tar further stipulated that this same company has worked on the windows before. They have been negotiating on this project for quite some time and have managed to get the cost down from \$24,000.

Person asked if the windows are original to the buildings. Mother Tar has not been able to find a date on the windows, however there is at least one that dates back to when there were two diocese in the state of Nebraska. This particular window is very significant to Cheyenne County and to the church. She does not believe that the windows date back to the beginning of the church due to the lack of availability of stained glass in the late 1800s. She also noted that the Christ Episcopal Church will participate in tours to correspond to when the museum is open.

Hicks asked for any additional questions or discussion. Huck asked about the rate of reimbursement. McGown explained that this project is eligible for a 65% reimbursement rate since they are rehabilitating the historical windows. McGown also stated that due to the high cost of the project, they would reach the \$5,000 maximum with either of the reimbursement rates.



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Phillips made a motion to approve the COA and grant request. Huck seconded the motion and the motion carried with all members present voting yeas.

Comments by the Public:

Leal, representing the Cheyenne County Historical Association (CCHA) stated that the Historical Association is concerned with several maintenance issues on the Museum and Post Commander's Home. Leal has spoken with Rowan regarding some of the maintenance issues needing addressed. Leal handed around photos and explained plans to repair some of the issues. Rowan noted that in-kind materials are allowed for maintenance without COA or design review. McGown reiterated that as long as the repairs consisted of repairing existing materials or replacing materials with the same material, no design review is required, but the material must remain the same. She also stated that any work performed on the exterior of the buildings that created any change was subject to COA and design review. Rowan provided an example of repairing the cedar siding by replacing the broken edge with a piece of cedar.

Wilson asked about the windows and shutters. McGown explained that if any materials will be changed out or taken down a COA will need to be sought. She had asked Leal to bring some of the maintenance concerns forward. Leal said that he wanted to keep the HPB informed of what they are doing as a courtesy.

Leal asked about the shutters and the reason why they [CCHA] were told to take the shutters down. McGown explained that the purpose of the action from the attorney was because a change occurred on the exterior of the building without going through the COA process. Regardless of the materials that were used, a COA must be sought prior to any work being performed on the exterior of the Landmark building that changes the appearance or material.

Follow-up Regarding Materials to be submitted with COA application:

McGown created a checklist to hand out to all applicants. The checklist is based off discussion during the April HPB meeting.

Board Member Training Report:

Leypoldt attended the Nebraska Preservation Conference. He provided an overview of the entire event as well as a report from each session he attended, including a session on restoration/replacement of windows.

CLG Grant Project Update:

McGown stated that she has not heard yet whether or not they received the CLG Grant for the Intensive Level Survey. She did note that Rubin from the State Historic Preservation Office had



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emailed several communities, including Sidney, to ask additional clarification questions on the grant application.

Comments by Director of board:

McGown passed out spiral bound handbooks to each board member and asked that they reference the handbook when reviewing COAs. Once the project monitor procedure is in place, the handbook will be instrumental when speaking with the applicants.

McGown also noted that there are 4 Certificate of Approval applications out that may be presented at the June meeting. They are: CCHA for shutters, Doug Meier for a window project, Jennifer Snyder Abdon for signage and painting, and Camp Lookout.

Board Members Comments:

Hicks commented regarding the storm window project for her building that the HPB had approved back in November 2014. She wanted to provide an update since she is nearing the 6 month mark for the project to begin. Wilson suggested submitting a request for an extension to be voted on at the next meeting. McGown will work with Hicks on this.

Comments by City Manager:

Person announced that there would be a farewell reception at Hillside Grill on May 19, from 4:30-6:30pm. He invited board members to come and go as they can. He also announced that McGown would be doing some follow up on several projects to aid in the transition. He noted that interviews were conducted last Friday. He said that a formal offer has been made and once all other candidates have been notified, he will send a resume and credentials to everyone.

With all business being addressed, the meeting adjourned at 12:55pm.



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