

City of Sidney Historic Preservation Board
Meeting Minutes
November 10, 2015

The meeting of the City of Sidney Historic Preservation Board was called to order by Kay Hicks, Chair of the Board at 12:00 p.m. Announcement of the Open Public Meetings Act was acknowledged.

Roll Call: Kay Hicks, Greg Huck, Bruce Leypoldt, Rich Phillips and Kathy Wilson. Members absent included Jake Vickery and Scott Williams. Additional attendees included: Interim City Manager Geri Anthony, Economic Development Director Tina Hochwender, Larry Nelson and Chris Dyson.

Approval of Meeting Minutes:

Huck moved and Phillips seconded to approve the September 8, 2015 minutes. All members present voted “yes.”

Phillips moved and Leypoldt seconded to approve the October 13, 2015 minutes. All members present voted “yes.”

Certificate of Approval Requests:

Façade Enhancement Grant – Application from Laurence & Cheryl Nelson seeking assistance with painting, new windows, an entry door and an awning over west windows at 1109 10th Avenue.

Mr. Nelson stated that he recently acquired the property. He is utilizing the back garage area to store a military vehicle and the middle is being utilized for personal storage. Mr. Nelson plans to rent the front portion. He has several offers out there but nothing confirmed yet. Discussion ensued regarding the awning and signage and how they may be in the street right of way and there may be issues regarding that.

Huck moved and Leypoldt seconded to approve the entry door, paint and windows on the west / frontage side of the building only, with provision to discuss awning at a later date. All members present voted “yes.”

Façade Enhancement and Signage Grant – Application from Christopher and Amy Dyson seeking assistance for replacement of transom windows and a new sign at their property at 932 10th Avenue, Aliens and Strangers Music.

Chris Dyson reviewed their application. He added that when they power washed the building water poured in through the windows. The lower windows are cost prohibitive to replace. Recently had one broken and it cost \$300 to replace. Would like to utilize the existing windows and just replace the transom above the windows with frosted glass that will be back lit. For the signage, they would like to utilize a brushed aluminum sign with backlighting. Discussion ensued on whether the lighting was considered internal or external. The Sidney Historic Preservation Handbook does not allow internal lighting. But because the actual lights were not

encapsulated, is it considered internal lighting. Discussion ensued regarding obtaining a third party opinion from an outside historic professional such as Shelley McCafferty or State Historic Preservation Office.

Phillips moved and Huck seconded to approve the replacement of the transom windows as submitted and the signage subject to approval by Shelley McCafferty. All members present voted “yes.”

Façade Enhancement Grant – Request for Reimbursement for an application approved on November 12, 2014 and extended on June 9, 2015 for storm windows on the upper story of 845 10th Avenue, The Insurance Store, Inc. The total cost of the project was \$4,650.17.

Ms. Hicks reviewed the work completed, gave an update on the sign and excused herself from the request.

Leyboldt moved and Phillips seconded to accept the work completed and reimburse project cost in accordance with the façade enhancement grant program rules and regulations. All members present voted “yes.”

CLG Grant Project Updates:

Hochwender reported the 2015 Certified Local Government Grant, which was awarded to the City of Sidney in the amount of \$25,000.00 to do an Intensive Level Survey of Sidney’s Old Town Plat. A public notice for the “Request for Proposal” with the criteria and qualifications needed to conduct the survey were published in the newspaper and posted on the City’s website.

RFPs were due August 17th at 4pm. Two (2) RFPs were received. Front Range Research Associates, Inc. was identified as the preferred proposal and an offer to perform the services was extended. Front Range accepted and an agreement has been executed.

Front Range has been working with the County and City GIS departments gathering information on the parcels to be surveyed. Through this process it has been discovered that the survey area has quite a few more parcels than anticipated in the RFP. It was estimated that 150-175 parcels would need to be surveyed and through GIS analysis there are over 231 parcels. They cannot execute the scope for 231 buildings for the quoted price for 175; this is a sizable difference. There appear to be two options: reduce the scope of the project by bringing the number of buildings to be surveyed down to the 175 range or increase the budget.

Reduce the Scope. There are various options if taking this approach:

1) Geographic. Identify a geographically distinct part of the Old Town Area for survey at a later time. For example, the area north of the railroad tracks appears to hold about 63 parcels with primary buildings.

2) Year Built. Rather than surveying all buildings, drop more recent buildings. Assessor data indicates about 33 buildings were erected after 1970; however, 77 buildings (they appear to be tax exempt parcels such as religious and government buildings) have a blank year built. One might have to drop buildings built after 1960 or 1965 to reach the 175 number.

3) Sidney Historic Business District Resources. There are 71 resources within the expanded National Register district, and the rationale for dropping them would be they have some

documentation already. However, the 32 buildings in the original district have more documentation than the 39 in the expanded area. The district contains some of the most historically and architecturally significant buildings in the survey area.

4) Residential Resources. There are about 44 residential zoned parcels in the Old Town Plat, located principally at its northwest and southeast corners that might be dropped. The rationale for dropping these is the area is mostly a nonresidential area.

5) Combination of residential and more recently built non-residential properties within the Old Town Plat. There were about 43 properties that were zoned residential (R1 through R4), visually appeared residential (dwellings with no signage), or were parcels with only small outbuildings (no primary building). More recently constructed nonresidential buildings totaled 16 and were defined as those with an Assessor year built of 1980 or later. (NOTE: 77 buildings have "blank" for year built in the Assessor records). There were 7 properties that were residential and more recently built. The total of these three categories is 56, which brings us down to 175. A map showing this information is attached. As the survey area is predominantly commercial, we would suggest dropping all residential properties and enough of the more recently constructed non-residential properties to get to the 175 number. We would seek to drop the newest non-residential properties first. There may be some newer properties in the 77 Assessor records without year built data.

Increase the Budget. Typically this is not an option for CLG projects. However, we came up with an estimate to survey the extra 56 resources, including labor for fieldwork, research, and form preparation: \$5,646. This includes one extra day of fieldwork and research (labor) and expenses.

The HPB discussed the options.

Leyboldt moved and Huck seconded that moving forward utilizing the combination of residential and more recently built non-residential properties within the Old Town Plat option as identified with the blue and green hatching in the attached map be approved. All members present voted "yes."

Other Comments:

There was discussion on procedures and the application submittal process.

Hochwender reminded the group that the December 8th HPB meeting will be back in City Hall in the Council Room. Hochwender will ensure the public notices reflect the change in meeting place.

There being no further business, meeting was adjourned at 1:15 p.m.

Minutes submitted by Tina Hochwender