

City of Sidney Historic Preservation Board  
Meeting Minutes  
March 8, 2016

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The meeting of the City of Sidney Historic Preservation Board was called to order by Kay Hicks, Chair of the Board at 12:04 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: Economic Development Director Tina Hochwender, Building Official Brad Rowan, and Tar Drzadowski.

**Approval of Meeting Minutes:**

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

Phillips moved and Huck seconded to approve the February 9, 2016 minutes. All members present voted “yes.”

**Certificate of Approval Requests:**

Hochwender stated that there were no COA requests.

**Update on 2015 CLG Grant - Intensive Level Survey of Sidney’s Original Town Plat**

Hochwender reported that the consultant will conduct a presentation of the Intensive Level Survey of Sidney’s Original Town Plat at the April 12 Historic Preservation Board meeting.

Prior to that the consultant has requested some guidance on how the Historic Preservation Board considers designating historic properties that have been significantly altered or unrecognizable from their original appearance as local landmarks. The Sidney historic preservation ordinance does not appear to address the issue of historic physical integrity in its discussion of the criteria for designating local landmarks. The ordinance provides that potential landmarks must be important for history, architecture, geography, or archeology. The consultants prepared a handout for review and discussion. They are ultimately looking for answers to the following questions:

1. To be eligible as a Sidney local landmark, must the resource possess historic physical integrity?
2. If a resource is individually listed in the National Register or a contributing resource to a National Register historic district, does this status imply “automatic” eligibility as a Sidney local landmark?
3. Must a resource be at least 50 years old (or some other year range) to be eligible for designation?

The Historic Preservation Board reviewed the handout and discussion ensued. For question 2, the answer is, “Yes,” if a resource is individually listed in the National Register or a contributing resource to a National Register historic district, then it does imply “automatic” eligibility as a Sidney local landmark. For question 3, the answer is, “Yes,” a resource must be at least 50 years old to be eligible for local landmark designation. As for question 1, the Board requested that the

State Historic Preservation Office / Nebraska State Historical Society, Shelley McCafferty and Front Range Research Associates be consulted for their recommendations and proceed accordingly. Hochwender to consult with them for their recommendations and proceed accordingly.

Hochwender reported that the 2015 CLG Grant is on schedule and the final report will be presented publicly by the consultants at the next Historic Preservation Board meeting on April 12, 2016 at noon.

### **2016 CLG Grant Application – Intensive Level Survey of Illinois/Hwy 30 due April 1, 2016**

Hochwender stated that the Sidney Historic Preservation Plan suggested that a 2016 CLG grant be submitted for an intensive level survey to be completed of Illinois/Hwy 30 Corridor as identified as priority site #2 in the Historic Preservation Plan dated July 8, 2014. Hochwender has prepared a draft of the application and provided a copy to everyone at the meeting for review and comment. Applications are due April 1.

Hochwender pointed out that the number of properties and acres covered still need to be determined. She is working with Ben Dayton with the City GIS Department to determine. Depending on whether there are more or less anticipated properties, the current grant request of \$24,000 may be increased or reduced. The grant requires a 40% match. The match can be provided through staff salaries and board hours spent on the CLG grant. Hochwender noted that last year's match amount was high and the State CLG Coordinator questioned that the time and hours utilized for match were not just for time and hours spent on the CLG Grant specifically. Hochwender stated that meeting the match requirement may be an issue. She will work with the State CLG Coordinator to ensure the match is calculated and reported correctly prior to application submittal. Discussion ensued.

Hochwender stated the approval of the grant submission must be provided in the form of a Resolution from the Historic Preservation Board and submitted with the application. A copy of the resolution has been provided in the draft application.

Greg moved and Phillips seconded to approve the resolution authorizing the submission of a 2016 CLG Grant request for an intensive level survey of Illinois/Hwy 30 Corridor as identified as priority site #2 in the Historic Preservation Plan dated July 8, 2014. All members present voted "yes."

### **Discussion on Routine Maintenance**

Hicks discussed a request she received from a building owner regarding an awning that was being replaced due to weather damage. The majority of the costs were covered by the insurance company but there were still out-of-pocket deductible costs. Discussion ensued on whether this was routine maintenance and an allowable reimbursement or not. The consensus of the group was that it would be considered routine maintenance if they were just replacing something exactly as it was prior to being damaged. However if it was being replaced not like it was before and with additional improvements this would be required to be reviewed by the Historic Preservation Board.

**Other Comments:**

Hochwender stated that the Historic Preservation Board received a thank you from the Christ Episcopal Church located at 1205 10<sup>th</sup> Avenue for our assistance with the stain glass window repairs and covers. The thank you note was passed around. Hicks stated that the note invites the Board to visit the restored windows. Discussion ensued and it was suggested that the Historic Preservation Board go to the church following their regularly scheduled May meeting. Hochwender to schedule the visit.

Hochwender reported that she did reach out to Jake Vickery and get his new contact information and find out if he is still available to serve on the Board. Mr. Vickery was reached and he is still interested in serving on the Board.

Hicks noted she is gone next meeting.

Anthony noted this will be her last meeting as the Interim City Manager. Ed Sadler, the new City Manager will be starting on March 21, 2016 and he will be attending the remaining meetings.

Next meeting is April 12, 2016 in the City Council Chambers at City Hall.

There being no further business, meeting was adjourned at 12:50 p.m.

*Minutes submitted by Tina Hochwender*