

City of Sidney Historic Preservation Board  
Meeting Minutes  
April 12, 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 12:00 p.m. Announcement of the Open Public Meetings Act was acknowledged.

**Roll Call:** Kay Hicks, Greg Huck, Rich Phillips, and Kathy Wilson. Members absent included Bruce Leypoldt, Jake Vickery, and Scott Williams. Additional attendees included: City Manager Ed Sadler, Economic Development Director Tina Hochwender, GIS Technician Ben Dayton, Anthony Ruiz, Rueben Acosta, Ron Leal, Larry Nelson, Tom Simmons, Mary Therese Anstey, and LaDonna Young.

**Approval of Meeting Minutes:**

Huck moved and Phillips seconded to approve the March 8, 2016 minutes. All members present voted “yes.”

**Certificate of Approval Requests:**

*COA Permit Only* - Cheyenne County Historical Association (CCHA) for replacing the handicap accessible / ADA required ramp on the east side of the museum at 544 Jackson Street. Ron Leal representing the CCHA stated that the existing wood ramp is no longer safe and needs replaced. They will replace it with concrete and utilize black pipe for the hand rails.

Huck asked if the existing concrete would be utilized. Leal stated that no, new concrete will be poured. The existing concrete was not sealed and has deteriorated. Leal added that they will be doing some additional maintenance work in the future, i.e. the shutters.

Phillips moved and Huck seconded to approve the Certificate of Approval request for the CCHA to replace the handicap accessible / ADA required ramp on the east side of the museum at 544 Jackson Street. All members present voted “yes.”

*Façade Enhancement Grant* – Request for Reimbursement for an application approved November 10, 2015 for a new entry door, paint and windows on the west/frontage side of the building only at 1109 10<sup>th</sup> Avenue. The total cost of the project was \$11,232.61, of which \$6,709.62 is applicable to the front of the building only.

Hicks reviewed the application and the costs to be reimbursed in accordance with the program rules. Larry Nelson stated that the space will be utilized for meeting space for the Disabled American Veterans and Capstone.

Huck 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.”

**2015 CLG Grant - Presentation of Intensive Level Survey of Sidney's Original Town Plat by consultants, Front Range Research Associates, Inc.**

Hochwender reported the 2015 Certified Local Government Grant was awarded to the City of Sidney in October 2015 in the amount of \$25,000.00 to do an Intensive Level Survey of Sidney's Old Town Plat. A "Request for Proposal" process was conducted and two (2) RFPs were received. Front Range Research Associates, Inc. was awarded the contract. Front Range has been conducting the survey and is here today to present their findings.

Tom Simmons with Front Range Research Associates, Inc. and Mary Therese Anstey with History Matters, LLC presented their findings summarized as follows:

They researched 175 properties, taking more than 900 photos, and collecting other images of buildings.

The downtown historic business area was originally listed on the National Register of Historic Districts in 1994 and the boundary was expanded in 2004. There have been changes from 2004 to 2015. The Viaero Wireless building at 1119 Illinois has been constructed. The bowling alley at 816 9<sup>th</sup> Avenue has been removed. And the property at 1024 Jackson Street is now 50 years old.

There is a potential for a new historic district on the north side of town, "Sidney Warehouse District." The John Deere Warehouse could be an individually designated property as well.

Overall 32 individual properties have been identified as being eligible for historic designation and 86 identified as being eligible as locally designated landmarks.

Another recommendation in the report includes expanding the existing business district to now include the court house and post office.

Discussion ensued.

Phillips moved and Huck seconded to accept the final report and forward to the Nebraska State Historic Preservation Office / Historical Society and to make it available to the public. All members present voted "yes."

**Other Comments:**

Hochwender stated that 2016 CLG Grant Application – Intensive Level Survey of Illinois/Hwy 30 was due April 1, 2016. The application was submitted and received on March 29, 2016 by the Nebraska State Historical Society.

Hochwender provided a copy of the Historic Downtown Sidney Main Street Annual Report provided by the Nebraska Main Street for everyone's information.

Next meeting is May 10, 2016 in the City Council Chambers at City Hall with a tour of Christ Episcopal Church to see the newly restored windows immediately following the meeting.

Hochwender introduced the City's new City Manager, Ed Sadler. Mr. Sadler gave his background and history.

Phillips encouraged the group and City staff to ensure persons renovating historic properties downtown are made aware of the State's Historic Tax Credit program. Mr. Dyson with the music store was not eligible for the funds because he started the work before getting the State's approval.

Rueben Acosta reminded everyone that the State Historic Preservation Office can provide trainings and outreach on preservation standards, tax credits and more.

There being no further business, meeting was adjourned at 1:24 p.m.

*Minutes submitted by Tina Hochwender*