Sidney Historic Preservation Plan

Prepared for the

Historic Preservation Board

Adopted

July 22, 2014



Prepared by
Shelley McCafferty

City of Sidney City Council
Wendall Gaston, Mayor
Mark Nienhueser, Vice Mayor
Joe Arterburn
Chris Gay
Roger Gallaway

City Manager
Gary Person

Sidney Historic Preservation Board
Doug Meier, Chairman
Casey Cortney
Kay Hicks
Greg Huck
John Phillips
Rich Phillips
Meagan Smuin,

Interim Board Director
Ben Dayton

Community Development Director
Megan McGown

Prepared by:
Shelley McCafferty
Assisted by Whitney Hensley

Funded by:
Nebraska State Historical Society
National Park Service
City of Sidney

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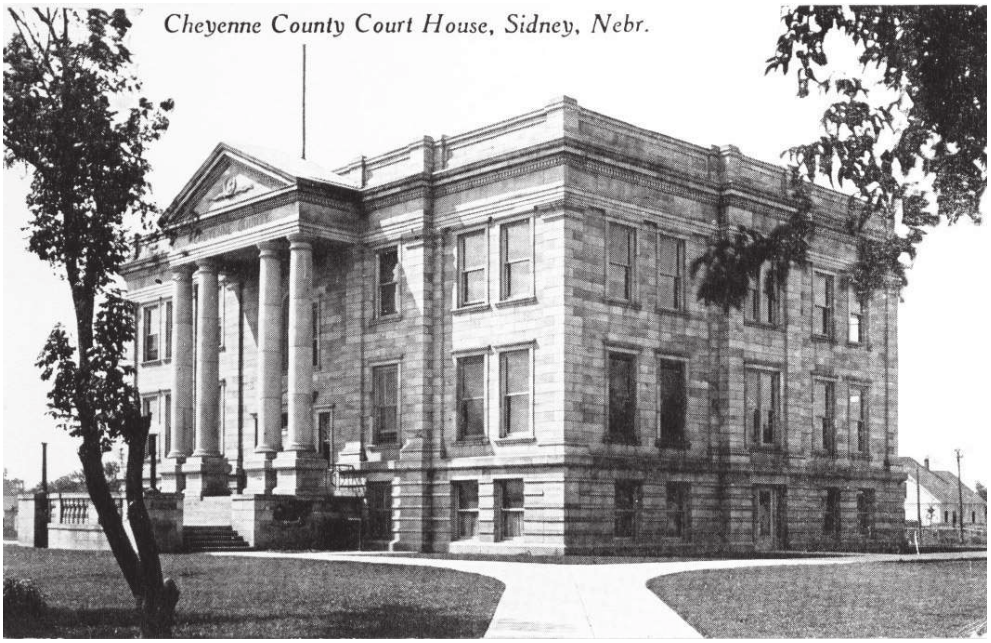
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The Cheyenne County courthouse was constructed in 1913 and demolished in 1968.

1.0 Introduction

The community of Sidney is fortunate to have a stable economy and the vision to plan for future development that will enhance the community's economy, urban environment and quality of life for its citizens. In 2012, Sidney adopted the *Community Development Plan* which established policies for future development with objectives, goals and strategies for their implementation. Included in these objectives, goals and strategies were priorities to incorporate historic preservation practices in the revitalization of older neighborhoods and commercial areas.

In 2006 and 2007, Sidney took a number of steps towards the preservation and revitalization of their downtown commercial district. This included adopting a historic preservation ordinance, creating a downtown historic district and Historic Preservation Board (HPB). Additionally, Historic Downtown Sidney, a Main Street program, was organized in 2003. To encourage the beautification and revitalization of downtown, the community created a façade enhancement grant and rental assistance program using LB840 funds. Seven years later, the HPB was awarded a Certified Local Government (CLG) grant from the Nebraska State Historical Society and National Park Service to create a historic preservation plan for the community. The purpose of this plan is to evaluate Sidney's preservation efforts and existing programs and make recommendations for future historic preservation activities and priorities within the framework of the *Comprehensive Development Plan*. The *Sidney Historic Preservation Plan* is an important step towards implementing the policies of the *Comprehensive Development Plan*, preserving Sidney's cultural resources, strengthening its economy and maintaining its quality of life.

1.1 Planning Summary

The *Sidney Historic Preservation Plan* was developed over the course of a year. The consultant met with City staff, the Historic Preservation Board (HPB) and led a public planning session on November 20th, 2012. All materials related to the City's historic preservation program and the Nebraska State Historic Society (NSHS) records for Sidney were carefully reviewed including all applications to the HPB, all HPB minutes, financial records, and data from the NSHS.

Through the planning process, eight goals were identified.

1. **Safeguard the continued success of historic preservation in Sidney by improving and strengthening the City historic preservation programs including the historic review process.**
2. **Incorporate the ethic and practice of historic preservation into the redevelopment and revitalization of the community.**
3. **Provide financial incentives for the rehabilitation of historic buildings.**
4. **Identify, designate and protect historic resources in the community.**
5. **Foster historic preservation leadership, organization and collaboration.**
6. **Heighten historic preservation awareness and improve preservation education efforts for various audiences.**
7. **Improve the opportunities for heritage tourism in Sidney.**

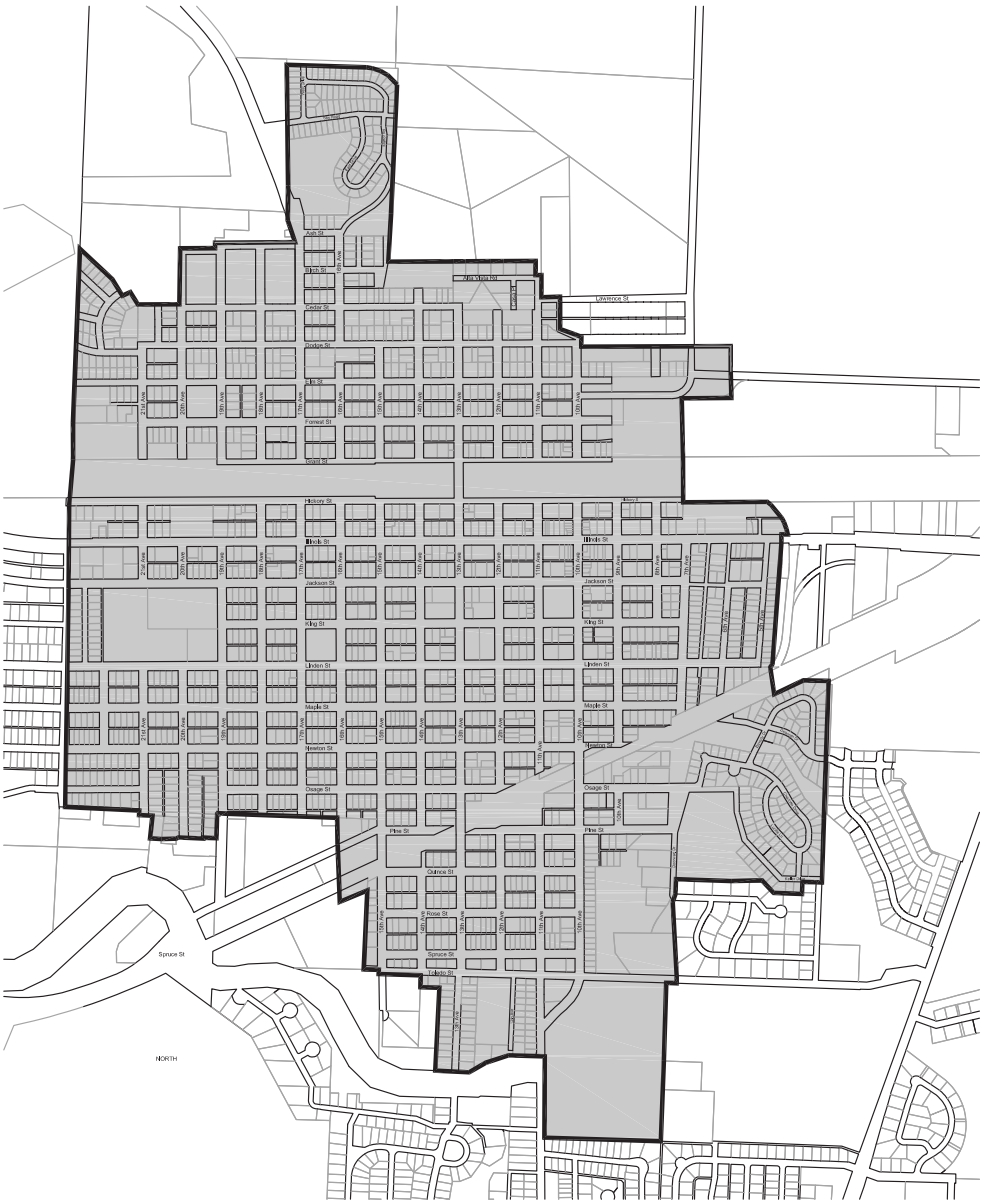
Section *10.0 Recommendations* of this plan, outlines objectives and plans of action for the implementation of these goals and establishes priorities for their undertaking.

1.2 Plan Scope

This plan primarily addresses the area of Sidney which has the greatest concentration of historic buildings over 50 years which are located in neighborhoods that are predominantly historic. This area is bounded approximately by 23rd Avenue on the west, Ash Street on the north, 5th Avenue to the east and Toledo Street on the South (see map below). Included in this area are two Post World War II subdivisions; Sky Manor and Valley View Additions. In addition, there are a number of individual resources that lie outside of this area that should also be considered for protection.

Individual resources outside the plan area

Lincoln Highway Marker
National Guard Armory
Mayfair Gas Station
Holy Trinity Lutheran Church
Cedar Lanes Bowling Alley



1.3 Why Preserve?

The historic buildings of the downtown and urban core are essential to defining the character of individual communities. Although suburban and outlying developments usually look and feel similar regardless of the community, state or region in which such developments are located, the historic buildings of downtown and nearby neighborhoods will reflect local character, culture and values. These buildings tell the unique story of our communities and contribute to a sense of place and belonging. Preserving our historic buildings and neighborhoods not only instills our communities with a sense of pride, but also benefits our economy and environment.

Economic Benefits and Job Creation

A 2007 study, *Economic Impacts of Historic Preservation in Nebraska*, conducted by the Center for Urban Policy Research of Rutgers University, examined the influence of historic preservation on Nebraska's economy. The study found that between 2001 and 2005, just over $46 million was spent on historic rehabilitation within Nebraska. Translating this direct investment into various multiplier effects, the result of this investment was the creation of 746 jobs state-wide, $23 million in income, and $30 million in gross state product.

The Main Street program was established in 1980 by the National Trust for Historic Preservation for the purpose of supporting the revitalization of traditional downtown communities and neighborhood commercial centers. Over 2,000 communities have established Main Street programs and have demonstrated the many benefits of preserving our historic downtown and buildings. Since 1980, the revitalization of downtowns nationwide has resulted in 370,514 new jobs, 82,909 new businesses, $45 billion in investment nation-wide and improvements to 199,519 properties. Since its inception in 1994, the Lied Main Street program was found to have generated a total direct economic impact of $4.04 million and create 103 jobs.

Heritage Tourism

In 2005, heritage tourism accounted for about 6 percent of an estimated annual 546,000 overnight person-trips in the state. On average, heritage travelers stay longer, travel longer distances and in larger groups, and spend nearly two-and-a-half times more than non-heritage travelers per overnight trip. The $100.3 million spent annually in Nebraska between 2003 and 2005 resulted in 2,446 jobs, $36 million in income, and $56 million in gross state product.

Tax Advantages

Property owners that invest in the rehabilitation of their property can take advantage of two different tax incentives. On the federal level, the Historic Rehabilitation Investment Tax Credit (ITC) allows owners of buildings listed or eligible for listing on the National Register of Historic Places (NRHP) a tax credit equal to 20 percent of qualified rehabilitation expenditures. If an owner is a non-profit organization or does not have sufficient tax liability to benefit from this program, the tax credit may be sold to provide the owner with working capital.

Since 2006, Nebraska has had a property tax abatement program for the rehabilitation of historic properties. Under the Value Incentive Program (VIP), owners who spend more than 25 percent of a structure's appraised value on historic rehabilitation are eligible to abate the increase in tax liability for eight years. Thus, the pre-rehabilitation tax assessment is maintained during this time. For an additional four years, the valuation rises to actual appraised value after the rehabilitation.



The Union Pacific Depot which was demolished in the 1970s.

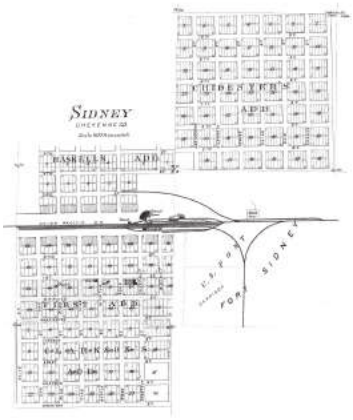
2.0 Historic Contexts and Resources

Understanding of the historic patterns and events that shaped Sidney provides us with the framework by which the significance of historic properties can be judged and explained. Historic contexts are the patterns or trends in history that shaped Sidney's built environment and by which the meaning and significance of its historic architecture and resources can be understood.

The historic context of the state and Cheyenne County were defined in the *Nebraska State Historic Preservation Plan* and the *Reconnaissance Survey Final Report of Cheyenne County, Nebraska (1994)* respectively. The following is a summary the historic contextual framework established by these two documents. More specific contexts were developed in the NRHP registration forms for Sidney's two historic districts; *Sidney Historic Business District* and *Fort Sidney Historic District*.

2.1 Settlement and Expansion 1867-1890

Sidney was originally platted as a town by the Union Pacific Railroad in 1867 to serve as a railway division point. A number of facilities were constructed at this time by Union Pacific including a depot, water tanks, a section house and a roundhouse. This same year, the United States Army established Sidney Barracks, later known as Fort Sidney, which was installed to provide protection for the railroad. It wasn't until 1868 that the first structures were built at the Barracks situated directly south of the rail station. Within the next three years Sidney Barracks went through a number of changes. The Barracks were selected for improvement by the U.S. Army and they moved the buildings a quarter of a mile southeast of the original site to its current location. New buildings were constructed on this site from dismantled buildings from the abandoned Fort Sedgwick in Colorado and other materials.



Above: map of Sidney from the1885 Nebraska State Atlas; Below: photo of Hickory Street looking east from 10th Avenue, c.1880

The community of Sidney began to take more shape in 1870 when it was designated as the county seat, but the greatest growth in the early years is due to gold being found in the Black Hills of South Dakota in 1875. With Sidney being the closest rail head to the Black Hills it was deemed prudent to haul gold from the gold fields in the Black Hills to the Sidney rail head. In the following year J.H. Dear established a stage line between Sidney and Deadwood, South Dakota. Not only was gold flowing in and out of Sidney, but people and supplies as well; all of which spurred tremendous growth. Not even a fire in 1877, burning down most of the business district, could slow down the progress in the community. This period in Sidney's history is notorious for being "wild" given the large contingent of soldiers, railroaders, freighters, cowboys and bandits in town and their many exploits.



The growth of Sidney began to decline during the 1880s



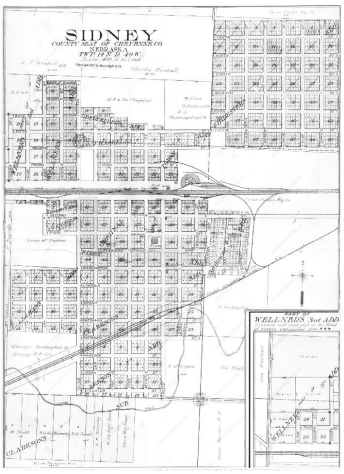


Above: Mercy Essig Building, 1885; Left: Christ Episcopal Church, 1886

mostly due to the fact that rail lines had been established to the Black Hills which reduced the people, gold and trade flowing through Sidney. The most notable of changes in the community was that the town commenced limited telephone service. Fort Sidney also saw some more construction during the 1880's. All of this growth would come to a stop for a number of years during 1890's.

1867-1890 Resource Representation

Although this period in Sidney's history is perhaps its most notorious, only one percent of Sidney's historic resources within the planning area represent this context. Most notably are the three buildings that comprise the Ft. Sidney Historic District. Although most of the construction during this time took place in the downtown vicinity, most were constructed of wood. A fire in 1877 destroyed many of these buildings and those which weren't destroyed were eventually replaced with better quality masonry construction. The wood frame Episcopal Church, Boot Hill Cemetery, Camp Lookout and four limestone buildings downtown represent this period. Only a few residential buildings remain.



Above: Map of Sidney from 1913 Cheyenne County Atlas. Below: Photo of the 800 block of 10th Avenue looking northwest at the Tobin Building, c.1900s

2.2 Development and Growth 1890-1919

Six years of drought commenced in 1890 and the economic climate of the nation was in decline resulting in an exodus of people from both rural and urban areas in Nebraska. Fortunately, in 1896 normal rainfall returned and economic recovery began.

During this difficult period, the decision by the U.S. Army to abandon Fort Sidney in 1894 was also a significant blow to the community. Within the next five years all of the land and buildings were sold at auction and most were moved or demolished. By 1913, the Morrow Addition had been platted over the Fort Sidney site and new homes were eventually constructed. During this decade the community would be in a deep decline.



It wasn't until 1900s that Sidney would see any more significant development or growth when a second railroad company would kick start new development. The Burlington Railroad moved

to Sidney and made the decision to make the town its construction headquarters. Section houses, a depot, freight stations and other improvements were all made the first couple of years after the Burlington Railroad came to Sidney. With the return of economic growth and prosperity Sidney was able to grow and even flourish in the first twenty years of the 1900s. The basic infrastructure was improved and new community buildings constructed, including a new high school, the Carnegie Library, St. Andrews hospital (not fully completed until the 1920s) and an addition to a previously built school. The first twenty years of the century certainly saw great improvements in Sidney and the community would continue to grow in the following decades.

Right: First Methodist Church c.1919; Below: Essing Building 1919.







Above: 1 1/2 story home c.1908

1890-1919 Resource Representation

Approximately 18 percent of the extant historic resources within the scope of this plan were constructed during this time period; including 23 of the 26 buildings listed on the original NRHP Sidney Downtown Historic District. Although there was significant investment in the construction of civic buildings, very few remain. Those that are extant include the Carnegie Library and the First Methodist Church. Significant buildings that have been lost include the Taylor Hospital, Cheyenne County Courthouse, and the old Junior High School.

Most of the extant homes that represent this time period were constructed after 1910. These are predominantly modest, one or one and one-half story bungalows many of which have Craftsman detailing. A relatively smaller percentage of homes were constructed between 1890 and 1909. These are primarily concentrated in the area between 7th and 15th Avenues and Cedar Street and the Burlington Railroad tracks.

2.3 Spurious Economic Growth 1920-1929

Although other parts of the country were enjoying significant prosperity during the "Roaring 20s," the rural agricultural economy in Nebraska suffered from falling farm prices after World War I. However, having both the Union Pacific and Burlington Northern Railroads helped sustain Sidney and the residential growth patterns established in the previous decade continued. Commercial growth activity was primarily related to the automobile and the Lincoln Highway. Automobile sales, repair and service related facilities were constructed along Highway 30 (the Lincoln Highway) and in the downtown vicinity.



Left: Photo of the 800 block of 10th Avenue looking north, c.1910s; Below left: Identical Craftsman bungalows, c.1918; Below right; M.W. Osborn Building, c.1920





1920-1929 Resource Representation

Approximately 17 percent of extant resources represent the 1920s in Sidney, the majority of which are small bungalows. Although many of these are of the Craftsman style, Mission Revival influence is also well represented. The extant commercial buildings include the Osborn Garage, the Harry A. Stover Building and the former filling station on the southwest corner of 14th Avenue and Illinois Street.

2.4 The Great Depression 1930-1941

While much of the country saw great decline during the Great Depression, Sidney was able to make some improvements and construction did not come to a complete halt. A new high school and municipal auditorium were constructed as well as a number of modest homes. This is not to say that Sidney did not see many of the hardships of the Great Depression, but the community was able to survive and sustain itself into the next era without significant losses.

1930-1941 Resource Representation

Because there was limited construction during this time period, the number of extant resources is also limited. Most notably, the Municipal Auditorium, which is currently owned by the Elks Club, still sits at the corner of 11th Avenue and Jackson Street. Although construction began in 1929, the North Ward Elementary School was completed in 1930. Approximately 7 percent of the extant buildings represent this time period including the 1936 American Legion Park House that was constructed under the Works Projects Administration.

Below: 1936 stucco house







Above: c.1940 postcard of Illinois Street; Above right: Municipal Auditorium (Elks Club) 1930.

2.5 World War II 1942-1945

World War II would initiate the biggest economic, building and population boom in Sidney's history. In 1942, the U.S. Army would establish the Sioux Ordinance Depot (SOD) just twelve miles northwest of Sidney. Most of the initial construction was done at the depot site, but as construction at the depot moved ahead the need for personnel increased. Consequently, houses and duplexes were also constructed in Sidney to accommodate this housing demand. The Federal Public Housing Administration was called upon to provide assistance to construct 150 dwellings. The economic and population growth continued after the war ended.

1942-1945 Resource Representation

The majority of extant resources that represent the World War II context are houses and duplexes which were constructed to accommodate personnel of the Sioux Ordinance Depot. These are located in the Trognitz, Parkview, Valley View, Clarkson's Second, and Simon-Hardy Additions. Located at 17th Avenue and Cedar Street is Sioux Villa which is comprised of 12 buildings containing 48 apartments. In total, 133 buildings represent this context which comprise 9 percent of the extant resources in the plan area.

Right: c.1945 photo of Illinois Street looking west; Below: c.1945 Arthur S. Hardy Building on 10th Avenue and a row of houses constructed in 1943.







2.6 Post World War II 1946-1965

Even with the end of World War II, the Sioux Ordinance Depot was still considered needed by the Army. It wasn't until a year later that a reduction in the work force occurred. However, there was a considerable increase in activity with the advent of the Korean War, which again brought in more personnel. In 1949 oil was discovered in the area and the success of the first wells resulted in an in-migration to Cheyenne County and Sidney. The need for SOD employees and oil-workers resulted in another shortage in housing. Three new subdivisions were built to house the latest increase of population. Many public buildings were also constructed including a new hospital, new schools, additions to old schools and the National Guard armory. From the end of World War II right through to the 1960's and a bit beyond, Sidney saw great growth and prosperity. This would eventually come to an end when SOD was phased out in the mid-1960s and there was a decline in the oil industry.

1946-1965 Resource Representation

Post World War II resources are well represented in Sidney with approximately 40 percent of the extant resources within the planning area having been constructed within this time period. Nearly half of the resources added to the Downtown Sidney Historic District when it was amended in 2004 were also constructed after World War II. Residential resources range from subdivisions with very compact, single-story homes to sprawling ranch-style homes with brick veneer exteriors. Noteworthy commercial buildings from this period include the Fox Theater, old JCPenney and the Northwestern Bell buildings.









Top: Lustron House, 1951 and Ft. Sidney Motel, 1963. Left: c.1948 photo looking north on 10th Avenue. Above: Fox Theater, c.1955.



Right: c.1920s photo of the Lincoln Highway (Illinois Street) looking west; Below top-bottom: Dude's Steak House, c.1945, Jackson Auto Dealership, c.1918 and Sidney Motor Lodge, 1952.





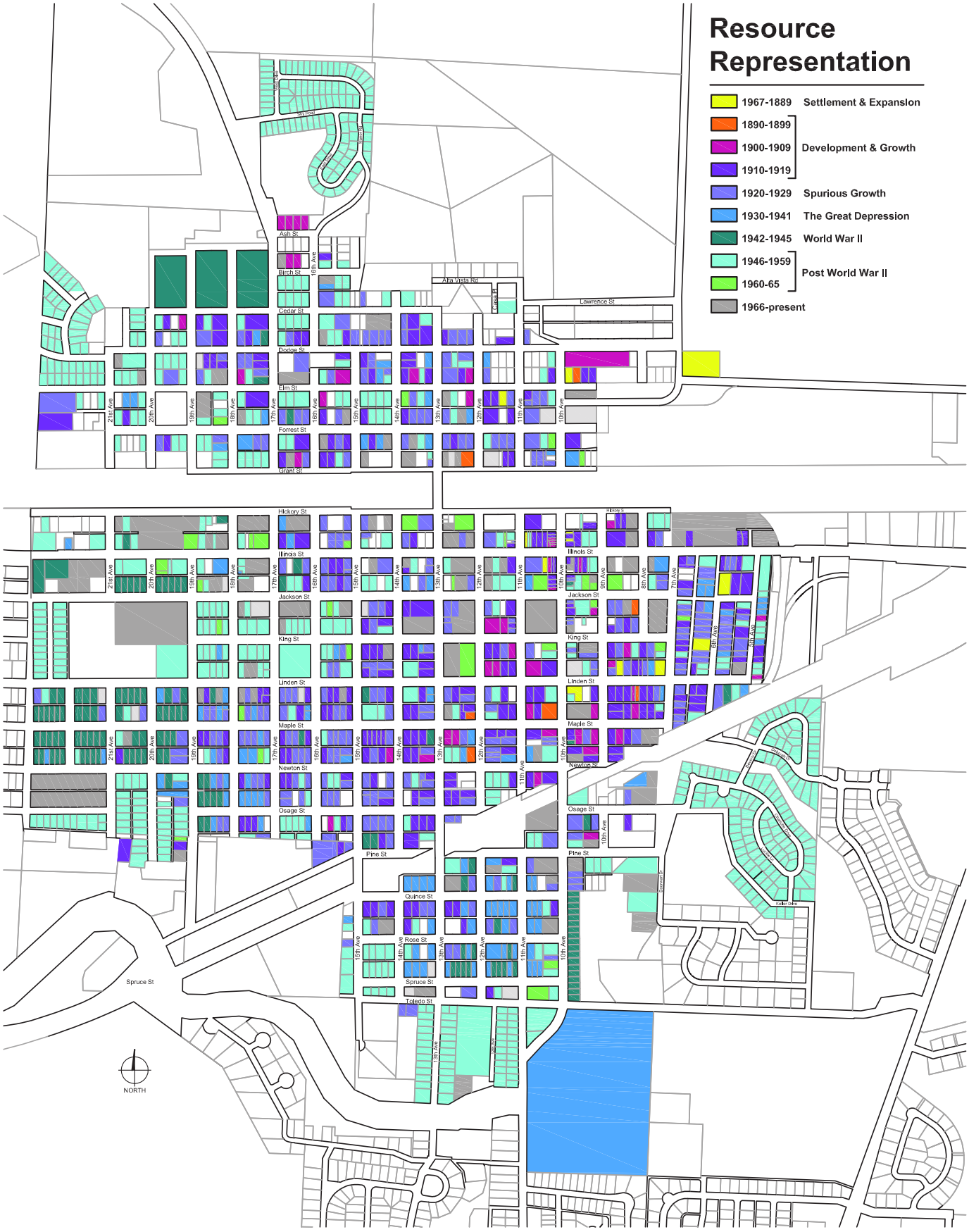
2.7 The Lincoln Highway

Plans to have a "Coast-to-Coast Rock Highway" across the United States were established in 1912 by a group of automobile manufactures. A route was chosen that followed existing roads and the highway was dedicated in 1913 to the memory of Abraham Lincoln. Improvements to the highway depended upon interest of local communities. In Nebraska, most communities through which the highway passed enthusiastically supported paving of the road with portions of it being paved as early as 1915. However, support in Cheyenne County lingered and the route across the county was moved multiple times from 1913-1929. It wasn't until the county was promised federal aid that the highway through Sidney was paved in 1923-24. Influence of the Lincoln Highway led to the development of motels, camp grounds and service stations to accommodate the motor traveler. Postwar prosperity in particular led to development of traveler-oriented retail businesses along the Lincoln Highway (Highway 30). This era passed, however, with the construction of Interstate 80 in the 1960s, which by-passed Sidney proper and displaced the historic Lincoln Highway route.

Lincoln Highway Resource Representation

There are a number of extant resources in Sidney ranging in date from the mid-1910s through the 1950s. Associated with automobile service and sales in the 1910s and 1920s are the Osborn Garage and Dealership, Jackson Auto Dealership and the former filling station at 1403 Illinois Street. A number of "motor hotels" that catered to the automobile traveler were constructed the two decades following World War II. These include the Palomino Motel, El Ranchero Motel, Sidney Motor Lodge, Bar Q Motel and Generic Motel. The Mayfair Service Station, Maddox Motor Company, Zalesky Standard Oil Station and Dude's Steak House also represent the Lincoln Highway context.




Resource Representation
1967-1889 Settlement & Expansion
1890-1899
1900-1909
1910-1919
Development & Growth
1920-1929 Spurious Growth
1930-1941 The Great Depression
1942-1945 World War II
1946-1959
1960-65
Post World War II
1966-present
Ash St
Birch St
Cedar St
Dodge St
Elm St
Forrest St
Grant St
Lawrence St
Alta Vista Rd
Hickory St
Illinois St
Jackson St
King St
Linden St
Maple St
Newton St
Osage St
Pine St
Quince St
Rose St
Spruce St
Toledo St
NORTH

3.0 Planning for Historic Preservation

3.1 Comprehensive Development Plan

In 2012, the City adopted the *Comprehensive Development Plan* which established policies that address all facets of future development. Many of the goals, objectives and strategies support the preservation of cultural resources such as the revitalization of the historic downtown district and surrounding commercial area. Other actions prescribed by the plan address older neighborhoods and areas with buildings significant to Sidney's history. These present an opportunity for the inclusion of a balanced ethic of historic preservation with new development. Goals, objectives and strategies of the *Comprehensive Development Plan* that were used as to develop the recommendations of the *Sidney Historic Preservation Plan* are as follows:

Future Land Use Policies and Strategies

- Maintain and develop neighborhoods that are attractive to high-skilled professional workers.
- Establish residential revitalization areas
- Redevelop older commercial areas
- Promote adaptive reuse of commercial buildings
- Preserve areas of historic or social significance.
- Retail and service establishments that primarily serve a local clientele should be encouraged to develop either in the Downtown of in the Illinois Redevelopment Area.

Goals, Objectives and Strategies

GOAL 1

Increase per capita incomes in the community while maintaining a low unemployment rate

Objective A

Maintain and grow Sidney's position as the primary employment center of the Southern Panhandle

Strategy A2

Increase travel and tourism commerce in the community.

Plans of Action:

- Maintain visitor information center at interchange.
- Continue to leverage tourism marketing through the Western Nebraska Tourism Coalition and Gold Rush Byway.
- Improve directional signage and wayfinding.

Strategy A5

Manage the use of land at the City's most accessible sites to maximize the highest and best use.

Plan of Action:

- Utilize Cabela's downtown headquarters and other new developments as anchors to develop Illinois between 10th Avenue and the Burlington Railroad.

Objective B

Support existing "new economy" industries by providing the assets needed to support a quality labor force.

Strategy B2

Provide community assets needed to recruit a highly, skilled, talented, and educated workforce.

Plan of Action:

- Ensure that high quality housing opportunities are available.

Strategy B3

Improve and modernize the overall aesthetic appearance of Sidney.

Plans of Action:

- Revitalize the Downtown District.
- Develop more landscaping and wayfinding at key nodes.
- Increase the number of trees in the community.
- Revitalize Illinois Street west of the Burlington Railroad.

Strategy C1

Provide an environment that is conducive to entrepreneurship.

Plans of Action:

- Develop (enhance) the local farmers market.
- Revitalize the Downtown District.

Objective C

Support entrepreneurship and innovation in the community.

Strategy D3

Increase the share of southern Panhandle residents shopping in Sidney.

Plans of Action:

- Recruit business that can fill local shopping niches.
- Recruit restaurants that attract out-of-town shoppers and improve quality of life.
- Continue and expand local events such as Oktoberfest, Cabela's promotions and sporting events.

Objective D

Increase sales tax revenues in the community to help finance economic development initiatives and to reduce property taxes

Strategy D1

Utilize existing programs to expand housing opportunities in the community.

Plans of Action:

- Apply for CDBG rehab grants.
- Investigate adaptive reuse opportunities

GOAL 2

Improve the community's dependency ratio by maintaining and attracting young adults and families.

Objective D

Ensure housing issues do not limit the City's demographic potential

Strategy D1

Develop a more aesthetically appealing and vibrant downtown

Plans of Action:

- Develop design guidelines to stimulate and foster a common theme or style.
- Focus high quality design/landscaping at key notes.
- Modernize the appearance of downtown, even as part of historic elements.
- Install decorative street lights downtown that compliments downtown designs and architecture.
- Place all power lines in downtown and vicinity underground.
- Utilize street furniture that reinforces downtown architecture and positive design elements.
- Develop (enhance) farmer's market at Hickory and 10th Avenue.
- Promote Downtown services, events and attractions to Interstate travelers, especially overnight guests.
- Utilize attractive kiosks to educate persons on City's history.
- Develop shade in Downtown area.

GOAL 3

Maintain and enhance Sidney's smalltown, family-friendly atmosphere

Objective D

Reinvigorate Downtown and reestablish it as a vibrant focal point in the community.

Strategy D2

Improve accessibility and develop quality routes to downtown.

Plans of Action:

- Connect Downtown and Interstate via 10th/11th Avenues to provide more visually appealing route.
- Develop tree canopy/landscaping along Illinois and the 10th/11th Avenue Corridor.
- Improve pedestrian/biking access to Downtown.
- Increase housing density near Downtown.

Recommendation:

Use rehabilitation of buildings compatible with their historic character and enhancement of small town character as the common theme for downtown guidelines and development.

Recommendations:
Consider adopting a conservation overlay district in zones outside the historic district, but where historic properties and small town character may be threatened. This would be to ensure that existing historic fabric is not damaged and new construction is appropriate to Sidney's community character.

Strategy D5
Focus effort to revitalize highly visible and assessable lots that are under performing their potential.
Plans of Action

- Focus efforts to redevelop under performing buildings and lots.
- Leverage existing assets.
- Capitalize on strategic downtown parcels.
- Actively seek redevelopment of business on Illinois Street between 11th and 13th Avenues.

Strategy D6
Provide incentives for development.
Plans of Action

- Continue historic improvement incentive program.
- Continue LB840 program to assist small businesses.
- Continue Downtown Rental Assistance Program.
- Keep the Downtown District as substandard and blighted to allow for TIF funding.
- Federal Rehabilitation Investment Tax Credit.
- Nebraska Community Development Assistance Act.
- Purchase under utilized or uninhabitable properties and prepare them for private investors.

Objective E
Maintain Sidney's high quality and affordable public services and facilities.

Strategy E2
Maintain and improve public facilities.
Plan of Action:

- Assist the development of the Downtown District by locating new public facilities in the downtown area.

3.2 Downtown Master Plan

In 2009 the City of Sidney contracted with Urban Development Services to produce the *Downtown Master Plan*. Scott Day, Principal, received input from citizens and stakeholders during two public planning meetings to develop a citizen-driven master plan. Six planning principles for building a better downtown were established to guide the master planning process.

- Capitalize on strategic downtown parcels
- Connect downtown to the emerging business district on Old Post Road
- Leverage the assets (Historic Downtown History)
- Create a downtown this is beautiful and easy to walk through
- Establish a place for public assembly
- Create design standards to support and market the vision

The *Downtown Master Plan* addresses on-going changes and market demands in both the public and private realm that will change the physical environment. The planning process served to develop a consensus for future public and private investment as Sidney moves towards not only revitalizing its downtown core, but positions itself to become a regional urban center. The plan developed the following six objectives for downtown:

1. Enhance the Downtown Address

- Streetscape enhancements
- Public plaza
- Add traffic signal
- Reduce traffic speed
- Layout parking more efficiently
- Wayfinding and signage
- Infrastructure needs
- Retail overlay district

2. Focus on the Neighborhood Connections

- Street tree plantings along downtown to interstate routs
- Street tree lawn plantings on fringe of downtown
- Establish stormwater cleaning ponds
- Continue property enhancements grants

3. Establish the Property Framework

- Establish non-profit for community development
- Purchasing of critical properties
- Assembly of land

4. Continue to Establish the Social Pattern – Coming to Downtown

- Coordinate downtown events
- Expand Downtown events
- Capitalize on the assets, history and architecture
- Market Downtown to the Development Community
- Create a developer's toolkit

5. Defend Your Position

- Continue to advocate the vision for downtown

6. Densify Downtown Residential

- Begin model second-story loft conversions.

Although the *Downtown Master Plan* does not directly address traditional historic preservation issues, the recommendations of the plan support the revitalization of the downtown which is predominantly historic in character. Improving the downtown economy, streetscape, accessibility, density of housing, and social opportunities contribute to the viability of the Sidney Downtown Historic District and other historic buildings in the central core, thus affording greater opportunity for appropriate rehabilitation.

Recommendations:

Use a CLG grant to contract a feasibility study of downtown second level loft conversion. The study should identify building code and financial obstacles and recommend solutions.

Retain Zalesky Standard Oil Station at the corner of 9th Avenue and Illinois Street. Consider reusing as downtown information center and concessions establishment.

Continue to implement the recommendations of the Downtown Master Plan.

4.0 Legal Framework

A variety of federal, state and local laws and regulations should be considered as they impact preservation planning in Sidney. This section outlines these laws and cites how they may impact future planning and development activities in the city.

4.1 Federal Laws

National Historic Preservation Act (NHPA)

The NHPA establishes general policies and procedures to foster historic preservation. It was enacted by Congress in 1966 and has been amended 22 times since then. This act authorizes the Secretary of the Department of the Interior to expand and maintain the National Register of Historic Places (NRHP) and provides for State Historic Preservation Officers (SHPO) to conduct statewide historic preservation activities and administer federal grants funds for historic preservation. Under Section 106 of the NHPA, any federal undertaking, whether direct or indirect, requires consultation and a public review process to take into account the effects of such undertakings on properties listed in, or eligible for listing in, the NRHP, and provide mitigation of negative impacts.

Section 4(f) of the Dept. of Transportation (DOT) Act & National Environmental Policy Act (NEPA)

Section 4(f) and NEPA both require that consideration must be given to effects on historic resources during planning of any federally funded transportation project.

Section 4(f) is a special provision of the DOT Act of 1966, stipulating that the Federal Highway

Administration (FHWA) and other DOT agencies cannot approve the use of land from publicly owned parks, recreational areas, wildlife and waterfowl refuges, or public and privately owned historical sites unless the following conditions apply:

- There is no feasible and prudent alternative use of the land.
- The action includes all possible planning to minimize harm to the property resulting from use.

Archaeological Resources Protective Act & Native American Graves Protection & Repatriation Act (NAGPRA)

The Archaeological Resources Protective Act and NAGPRA protect archaeological sites and Native American burial resources with policies and procedures, as well as by imposing fines and penalties for violations of the law. A Federal law passed in 1990, NAGPRA provides a process for museums and Federal agencies to return specific Native American cultural items to lineal descendants and to culturally affiliate Indian tribes and Native Hawaiian organizations. NAGPRA also includes provisions for unclaimed and culturally unidentifiable Native American cultural items, intentional and inadvertent discovery of Native American cultural items on Federal and tribal lands, and penalties for noncompliance and illegal trafficking.

Legal Precedents and Historic Preservation

A landmark U.S. Supreme Court decision on compensation for regulatory takings, Penn Central Transportation Co. v. New York City (1978) established a number of historic preservation tenets:

- Preservation is a legitimate government objective.
- Restricting changes to designated properties is an appropriate means of historic preservation.

- A regulatory taking of property is established only when all use of a property is denied.
- Property owners are not entitled to highest and best use of the property.

Americans with Disabilities Act (ADA)

Public buildings or structures listed in the NRHP or local historic registers must comply with accessibility standards as outlined in the ADA. However, if the State Historic Preservation Officer determines that compliance with full accessibility requirements would "threaten or destroy" the significance of the designated property, alternative minimum requirements or access methods may be used.

4.2 State Laws

The City of Sidney has sufficient authority to enact historic preservation ordinances or regulations under Neb. Rev. Stat., Section 19-903 (Reissue 1977). A city or village may exercise such powers and adopt zoning regulations only after the municipal legislative body has appointed a planning commission and adopted a comprehensive development plan (Neb. Rev. Stat., Section 19-901, Reissue 1977). Zoning regulations and restrictions authorized by Sections 19-901 to 19-915 must be made in accordance with the comprehensive development plan. The comprehensive plan and its zoning regulations must be designed "to preserve, protect, and enhance historic buildings, places and districts" (Neb. Rev. Stat., Section 19-903, Reissue 1977).

4.3 Certified Local Government

The City of Sidney became a Certified Local Government (CLG) in 2005. The CLG program is a federal, state and local partnership that promotes community historic preservation planning, protection of prehistoric and historic resources and heritage education. To become a CLG a local government must:

- Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.
- Promote preservation education and outreach.
- Conduct and maintain some level of historic building survey.
- Establish a mechanism to designate local landmarks.
- Create a preservation commission (board) to oversee the preservation ordinance and the CLG program.

The CLG program provides local governments with the flexibility to structure a historic preservation program that best serves their community while still maintaining minimum standards to ensure a reasonable level of protection for historic resources. Once designated, CLG communities qualify for grants to assist with preservation planning, heritage education, landmark nominations and similar activities. (Bricks and mortar projects do not qualify for CLG funding.) Funding for the CLG program is provided by the National Park Service and funds are distributed to State Historic Preservation Offices who in turn award the grants to local governments. CLG grants require a 50% match from the local governments.

Sidney has been awarded the following CLG grants:

FY12:	$10,413 for historic preservation plan and staff to attend the National Alliance of Preservation Commission Forum
FY11:	$1,896 for staff to attend the National Trust conference
FY09:	$3,321.50 to host an historic preservation workshop
FY07:	$6,449 for plaques on buildings in the historic district
FY06:	$15,293 for design guidelines

Recommendations:

The focus of the HPB has primarily been the implementation of the Facade Incentive Grant program. In order to comply with the CLG contract, efforts need to be expanded to survey historic resources and promote preservation education and outreach.

Continue to apply annually for CLG grants for qualified projects such as neighborhood surveys, educational efforts and NRHP nominations.

Historic Preservation Ordinance

Recommendations:

Land use regulations, including historic preservation restrictions can affect property values. Real estate professionals and investors refer to the zoning map and code to determine which regulations apply. Therefore, all historic preservation designations should be defined in the zoning code and illustratated on the zoning map.

Adopt an updated historic preservation ordinance.

A local historic preservation ordinance establishes the various regulations and procedures related to designation of local historic landmarks and districts, including the procedures and standards for reviewing changes to these properties. Whereas listing of a historic property or district on the NRHP offers owners some tax advantages, it does not regulate changes to the property using private funds or even prevent the demolition of a historic property. Therefore, to protect historic properties within a community, the local governing body must adopt a historic preservation ordinance.

The Sidney City Council originally adopted a historic preservation ordinance on July 27, 2004 and portions of the ordinance were amended in 2008 and 2010. The ordinance established the Historic Review Board (HBP), procedures for designating local landmarks and districts, procedures for review and approval of applications to change the appearance of a historic property. The ordinance also names the City Inspector to be the Director of the Board, provides for the regulation of historic public properties, and establishes the penalty for noncompliance with the historic preservation regulations. The ordinance is *Chapter 1282, Preservation of Landmarks and Historical Districts* of the *Sidney, NE Code of Ordinances*.

The legal procedure for the designation of a local historic landmark or district is the rezoning of the property that contains a historic resource(s) to add an overlay zone that regulates certain changes to the property. The overlay zone is applied to the entire parcel of property as described legally. The regulations for an overlay zone on a property are in addition to the base zone regulations that usually define density, setbacks, property use and other land use restrictions. Therefore, the historic overlay zone should be located in the same section of the zoning title as the base zone and other overlay zones. Maps of the historic districts and addresses of local landmarks should be included in the ordinance and illustrated on the municipal zoning map.

The historic overlay zoning ordinance also contains the standards and guidelines that regulate changes to the property. These may be contained directly in the ordinance or the ordinance may reference an outside document. In some cases, the local government may chose to use the *Secretary of the Interior Standards for Rehabilitation*, but more typically a specific set of guidelines are adopted. This allows the guidelines to be tailored to a communities needs, their values and priorities.

Ordinances related to the historic preservation commission or board are also located in the zoning title, but do not need to be in the same section as the historic overlay zone.

Historic Preservation Board (HBP)

Recommendation:

Provide more training and educational materials to the HPB to improve the COA review process and help ensure their decisions are fair and objective.

As established in *Chapter 1282.03 Preservation of Landmarks and Historic Districts*, the Historic Preservation Board is "composed of seven members, consisting of three citizens who are interested in preservation, architecture, engineering, interior design or cultural matters, and four owners of real estate designated as historical or within a historical district or proposed district." The members serve alternating three year terms and are appointed by City Council. Since the board was established, twelve different citizens have served on the HPB, ten of which own or have owned property in the downtown historic district.

The Building Inspector is to serve as Director of the Board; however, most of the responsibility of a board director is currently being fulfilled by the Community Development Director, Megan McGown. Ms. McGown is the director of Historic Downtown Sidney and served for six years as a voting member of the HBP. She has been the primary staff person to the HBP and continues in that capacity.

The HPB is primarily responsible for the review of applications for Certificates of Approval and approval of applications for grants under the Facade Incentive Grant program. The vast majority of the applications reviewed have involved the grant program. Only ten of the approximately 75 applications reviewed by the HPB were for applications for new or altered signs that required a COA, but were not eligible for facade enhancement grants. All other applications were for the grant program.

Recommendation:
The current ordinance requires that four of the seven HBA members are owners of historically designated real estate. To ensure that decisions are objective, the remaining three members should be from outside the downtown community.

Downtown Sidney Main Street & Historic District Design Guidelines

Lied Main Street produced the *Historic Downtown Sidney Main Street & Historic District Design Guidelines* in 2007. The project was funded with CLG grant from the Nebraska State Historical Society. The 24-page document contains guidelines and information regarding historic commercial architecture, treatment of historic buildings, signs, infill construction, streetscape and public spaces, and energy efficiency in addition to other topics. Additionally, in 2009 the *Historic Sidney Sign Guide* was adopted to supplement the original guidelines. These documents are illustrated with photographs and line drawings.

The primary purpose of the guidelines is to be a regulatory document that is an extension of the historic preservation ordinance. Its secondary purpose is to educate the public, property owners, contractors and the community on the best practices associated with making changes to a historic property. Therefore, those guidelines which clearly define that which is allowed and disallowed should be the most legible. Other practices that are recommended, but not necessarily regulated by the HPB should clearly be secondary on the page.

Recommendations:
The current guidelines should be updated for the purpose of making them easier to use for regulatory purposes. This should include adding section heads and numbering all guidelines.

The Community Development Director should be given the responsibilities of the Board Director. In addition to duties defined by the ordinance, the Board Director should be responsible for keeping all records related to applications for Certificates of Appropriateness, maintaining records on historic properties, providing education and outreach information, and fulfilling other requirements of the CLG contract.

4.4 Building Code

A local government must clearly determine the types of changes to historically designated buildings they will regulate and the process by which the regulations will be enforced. This is typically done through the building permit process. All "work" that requires a building permit and is to be performed on a property that has been designated historic, must also comply with the historic preservation guidelines. The HPB should review all applications to perform such work and issue a Certificate of Approval (COA) to communicate to the building official approval of the application. The HPB may approve the application with modifications which should be described on the COA.

The following from *Chapter 1281 Preservation of Landmarks and Historical Districts* of the Sidney municipal code supplements the building code in determining building permit requirements for historically designated properties:

> **1282.01(m) Definitions.** "Work." Includes any alteration, demolition, construction, reconstruction, restoration, remodeling or other material change in the external appearance of the structure.
>
> **1282.13 Building Permit**. A building permit must be obtained prior to any work being done. A board approved, "certificate of approval," must be presented to the building official prior to any permit being issued."

Sidney has adopted the *2012 International Building Code* (IBC) which defines work requiring a building permit as follows:

> **105.1 Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure...or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Recommendations:

The Board Director should maintain files on all historic properties. At this time that would include information from the NSHS database, COA applications and any additional photos or information that is locally available.

Allow for Certificates of No Material Effect when updating the ordinance.

Although the historic preservation ordinance defines work to include material changes to the appearance of a structure, the Building Official and the HPB should agree upon common changes that would require a permit. Typically, exterior paint does not require a permit and is not regulated. However, application of siding, replacement of non-egress windows and removal of decorative components typically do not require a permit under the IBC, but should require one if the property is located in a historic district or a designated historic landmark.

If changes are being made to a historic property that will not change the appearance of the property, local governments may allow the historic board or commission to issue a Certificate of No Material Effect. This is often appropriate when historic materials are being repaired or replaced with like materials. If adopted by ordinance, a Certificate of No Material Effect could be issued by the Board Director and the HPB Chairman. This allows for an expedited process for the applicant. All Certificates of No Material Effect would be placed on the agenda of the next HPB meeting for review by the entire board to ensure that they are being issued appropriately. This can also offer more time at meetings for the HPB to address issues other than applications such as landmark designation, educational materials and property surveys.

International Existing Building Code

The *2012 International Existing Building Code* (IEBC), which was adopted by Sidney in 2013, is a model code intended to provide alternative approaches to remodeling, repair or alternation of existing buildings. Most historic buildings do not comply with the *International Building Code* (IBC), which is written primarily for application to new construction. When remodelling, altering or changing the occupancy of a historic building, compliance with the IBC often requires significant changes and is often cost prohibitive. However, these projects also provide the opportunity to ensure historic buildings meet minimum safety standards. The IEBC allows for options for controlled departure from full compliance with the IBC while maintaining basic levels for fire prevention, structural and life safety features of rehabilitated buildings.

5.0 Identification and Documentation

In the early 1990s a committee of the Cheyenne County Historical Association began researching the historic buildings of Sidney. The research team was composed of Ada Ammerman, Eunice Lindell and Betty Tremain with Betty Joliff and Mabelle Hruskin assisting. These ladies used the Sanborn Insurance Maps, historic photographs and other resources from the CCHA museum in their survey work.

5.1 Cheyenne County Reconnaissance Survey

The work of the CCHA research team was used when the State Historic Preservation Office (SHPO) conducted a reconnaissance survey in 1994 of Cheyenne County, *Nebraska Buildings Survey Reconnaissance Survey Final Report of Cheyenne County, Nebraska.* The purpose of a reconnaissance survey is a broad-brush look at a study area to indicate what is potentially historical, what is not historical, and what needs additional study to make a determination of historical significance. It provides a broad understanding of historic buildings and the thematic context of historic settlement and development within the geographic area. The following goals for the Cheyenne County survey were identified:

- The coverage of approximately 325,000 acres in the county. In addition, each street of the eight extant Cheyenne County communities would be surveyed using reconnaissance survey methods.
- Identification of at least 200 properties worthy of nomination to the National Register of Historic Places.
- The nomination of the Sidney Historic Business District to the National Register of Historic Places.
- Evaluating by the following hierarchy those properties which are eligible (E) or potentially eligible (P) for listing on the National Register, and those properties which contribute to the database of extant material resources in the county.

Within Sidney, 300 properties,most with multible buildings, were surveyed and the following were determined to be contributing to a potential historic district:

Buildings	675
Sites	2
Structures	12
Objects	8

Currently, there are 396 Sidney properties in the NSHS database which are classified as follows:

Nonextant properties	11
Listed on the NRHP	65
Eligible for NRHP	5
Potentially eligible	51
Contributing to potential district (not on NRHP)	238
Non-contributing to potential district	8
Ineligible	4
Nonclassified	13

Six additional properties have been demolished for a total 17 nonextant properties.

For a complete listing of properties, see the Appendix.

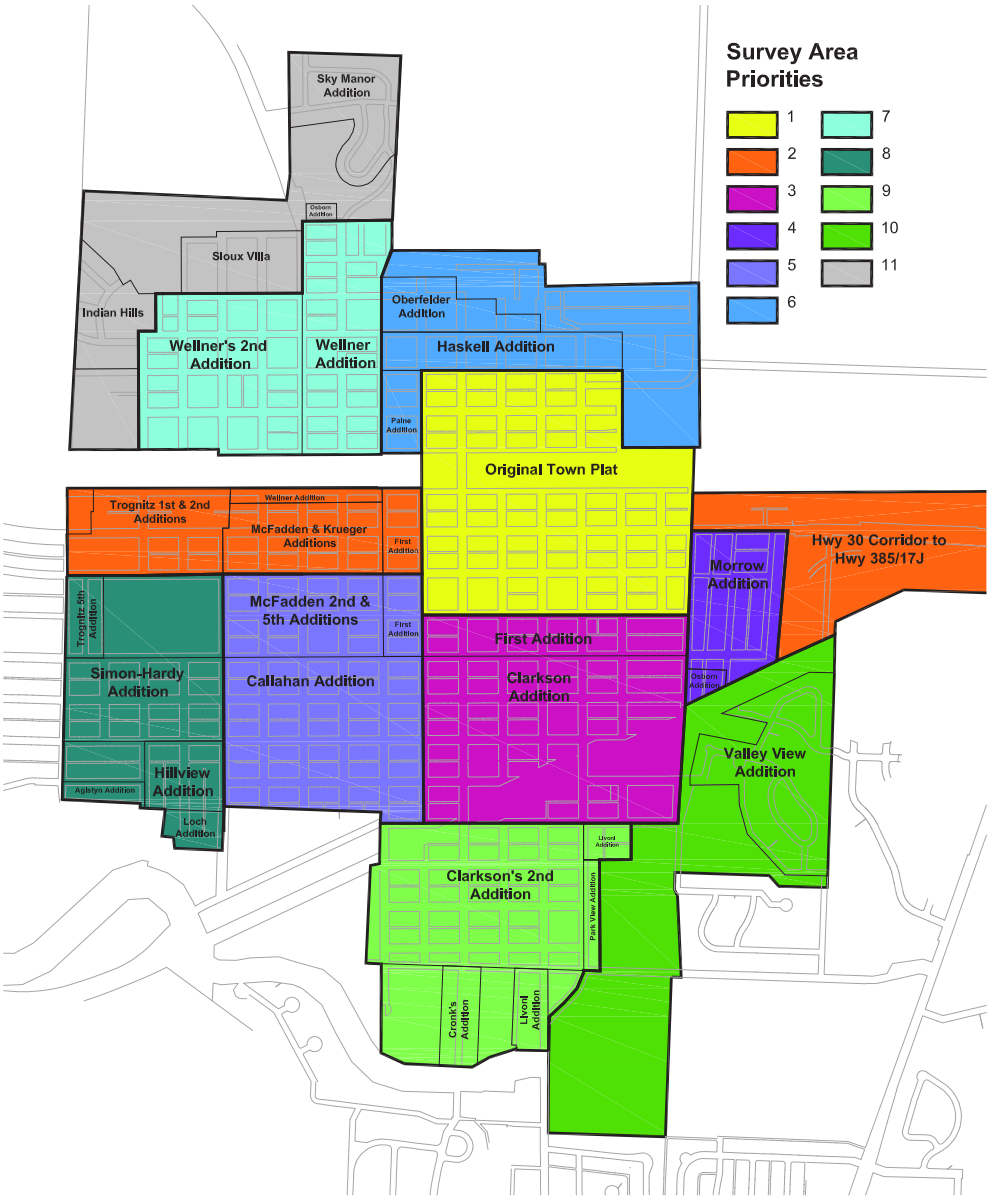
5.2 Intensive Level Surveys

Recommendations:
Use CLG grants to contract with architectural historian to conduct intensive level surveys of historic Sidney neighborhoods. See below for recommended survey areas.

There have not been any intensive level surveys conducted in Sidney. An intensive level survey involves research of past property owners, the physical and architectural characteristics of the property, and completion of the Nebraska Site Inventory Form for each property within a survey area. Resulting from the survey is a determination of the NRHP eligibility of individual properties or districts. Even if properties are not yet listed on the NRHP, if determined eligible they may still qualify for tax incentives for an approved rehabilitated. The survey information is filed with the State Historic Preservation Office and the Director of the Board.

Intensive level surveys are eligible for CLG grants. The survey recommendations below define survey areas based on the redevelopment potential of an area and concentration of resources. Determination of eligibility would assist the city and developers by identifying areas where financial incentives could apply if historic buildings are appropriately rehabilitated.

1 Original Town Plat
2 Illinois Street/Highway 30 Corridor
3 First Addition (south) & Clarkson Addition
4 Morrow Addition
5 Callahan and McFadden 2nd & 5th Additions
6 Haskell, Oberfelder & Paine Additions
7 Wellner's 1st & 2nd Additions
8 Trognitz 5th, Simon-Hardy, Hillview, Loch & Aglstyn Additions
9 Clarkson's 2nd, Park View, Cronk's & Livoni Additions
10 Valley View Addition & Legion Park
11 Sky Manor Addition, Sioux Villa & Indian Hills



6.0 Designation and Recognition

Designation of historic properties, either to the NRHP or a local registry is an important step towards protecting historic properties. Once identified, incentives for rehabilitation may apply or the property may be locally designated as historic so it may be protected by local ordinance.

6.1 National Register of Historic Places (NRHP)

The National Register of Historic Places is a federal program to identify and register properties that are historically significant and worthy of preservations. Properties listed on the register may be districts, buildings, sites, structure or objects and are also determined to be significant to the local history of community, state or region where it is located. These properties may also be eligible local for tax incentives to offset the cost of a rehabilitation that is qualified through SHPO.

Recommendations:

After an intensive level survey has determined which properties may be eligible for the NRHP, with property owner's support prepare and submit NRHP nomination.

Properties listed on the NRHP

Resulting from the Cheyenne County Reconnaissance Survey was the nomination and listing of the Sidney Historic Business District and Christ Episcopal Church to the NRHP. The district consisted of 32 properties, 29 of which are classified as contributing. In 2004, the Sidney Historic Business District was expanded to include 39 additional properties, 30 of which are contributing. Previously, in 1974 the Fort Sidney Historic District, which is comprised of three extant resources, and in 1991 the Sidney Carnegie Library were also listed on the NRHP. In total, there are 64 historic properties within the community of Sidney listed on the National Register.

Fort Sidney Historic District

Address	Street	Historic Name	Year	SHPO ID
624	Jackson St.	Bachelor Officers' Quarters	1884	CN09-005
1108	6th Ave.	Commanding Officer's Quarters	1870	CN09-003
1057	5th Ave.	Powder Magazine	1887	CN09-001
		Rifle Range Target Butts (Non-extent)		

Sidney Historic Business District

Address	Street	Historic Name	Year	SHPO ID
820	9th Ave.	Commercial Garage/Bowling Alley	1917	CN09-136
840	9th Ave.	Zalesky Standard Oil	1955	CN09-135
930	9th Ave.	Office Building	1976	none
940	9th Ave.	Office Building	1961	none
1012	9th Ave.	Duplex	1916	CN09-130
824-26	10th Ave.	Leslie Neubauer Building	1916	CN09-381
827	10th Ave.	"Tyrone" Essig Building	1887	CN09-074
830	10th Ave.	J.J. McIntosh Building	1916	CN09-128
831-833	10th Ave.	Flora Essig Building	1919	CN09-075
836	10th Ave.	Scanlon/Western Drug Building	1906	CN09-129
838	10th Ave.	Bridget O'Kane Building	1908	CN09-382
841	10th Ave.	"Mercy" Essig Building	1885	CN09-076
842	10th Ave.	George Moore Building	1907	CN09-383
845	10th Ave.	Sidney Mercantile Co./ A.K. Greenlee Building	1916-17	CN09-061
901	10th Ave.	American Bank Building	1915-16	CN09-077
	10th Ave.	American Bank Addition		CN09-078
924	10th Ave.	Stuht & Hink (Moore) Building	1916	CN09-384
925	10th Ave.	Gapen Telegraph Building	1909-10	CN09-127

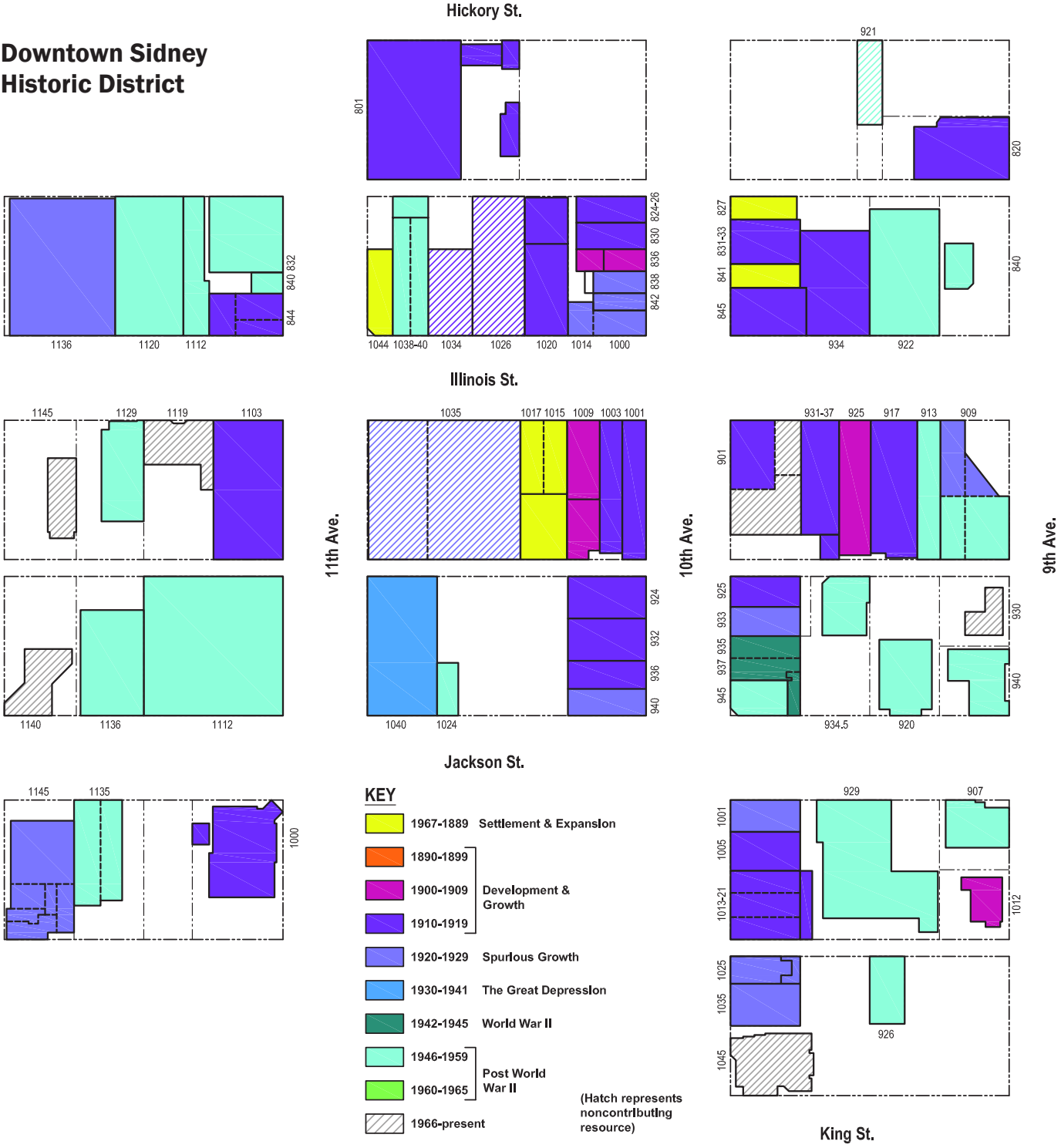
932	10th Ave.	Anna Osborn Building	1917	CN09-071
933	10th Ave.	McLernon-Jorgenson Building	1922c	CN09-126
935-37	10th Ave.	Professional Building	1944-47c	CN09-125
936	10th Ave.	J.J. McIntosh Building	1916	CN09-072
940	10th Ave.	Frank Welch Lodge of the A.F.&A.M.	1908	CN09-073
945	10th Ave.	Professional Building	1949c	CN09-124
1001	10th Ave.	Nebraska Sate Bank of Sidney/ Roche Hospital	1916-17	CN09-052
1005	10th Ave.	Charles W. Hornaday Building	1918	CN09-053
1013-21	10th Ave.	Arthur S. Hardy Building	1916	CN09-054
1025	10th Ave.	Harry A. Stover Building	1922c	CN09-123
1035	10th Ave.	Commercial Garage	1928c	CN09-122
1045	10th Ave.	Sidney Federal Savings & Loan	1976	none
801	11th Ave	Sidney Municipal Service Plant	1915c	CN09-139
832	11th Ave	Unamed	1951	CN09-140
840	11th Ave	Unamed	1920	CN09-141
844	11th Ave	LeSueur Building	1916	CN09-067
1000	11th Ave	Methodist Church	1919	CN09-024
921	Hickory St.	Unamed	1946	CN09-138
909	Illinois St.	Slayter Filling Station and Repair Shop	1921-22	CN09-131
913	Illinois St.	Silver Dollar	1949c	CN09-132
917	Illinois St.	Harper Building	1918	CN09-133
922	Illinois St.	JC Penney	1952	CN09-134
925	Illinois St.	Harper & Wright Building	1904	CN09-059
931-37	Illinois St.	Frank Hahler Building	1916-17	CN09-060
934	Illinois St.	Greenlee Building	1916-17	CN09-061
1000	Illinois St.	Michael Tobin Building	1908	CN09-064
1001	Illinois St.	Cleburne-McIntosh Block	1908	CN09-070
1003	Illinois St.	Leslie Neubauer Building	1908-09	CN09-063
1009	Illinois St.	Daniel McAleese Building	1904	CN09-062
1014	Illinois St.	Unamed		
1015-17	Illinois St.	Chowins Building	1887-88	CN09-142
1020	Illinois St.	U.S.A. Theater	1919	CN09-065
1026	Illinois St.	Brewers Garage/Safeway	1914	CN09-143
1034	Illinois St.	Unamed	1916	CN09-144
1035	Illinois St.	Piggly Wiggly, JCPenney, Jee Skees OJ Skaggs	1930c	none
1038-40	Illinois St.	Treinen's Garage/Mode O'Day	1957	CN09-145
1044	Illinois St.	Trognitz & Panterburg Block/I.O.O.F.	1886	CN09-066
1103	Illinois St.	Unamed	1916c	CN09-149
1112	Illinois St.	Commercial Building	1962	CN09-146
1120	Illinois St.	Fox Theater	1949	CN09-147
1119	Illinois St.	Verizon Wireless	2007	none
1129	Illinois St.	Overland Cafe/Bus Stop	1947	CN09-148
1136	Illinois St.	Osborne Buildings	1920	CN09-068
1145	Illinois St.	Office Building	1977	none
907	Jackson St.	Office Building	1962	CN09-393
920	Jackson St.	Unamed	1960c	CN09-394
929	Jackson St.	Fischer Building	1951	CN09-153
934 1/2	Jackson St.	Apartment Building	1951	none
1024	Jackson St.	Cheyenne County Abstract Building	1962	CN09-152
1040	Jackson St.	Municipal Auditorium	1930	CN09-055

1112	Jackson St.	Northwestern Bell Building	1949	CN09-151
1135	Jackson St.	Commercial Building	1958	CN09-395
1136	Jackson St.	Hajek Plumbing Building	1926	CN09-150
1145	Jackson St.	Barker Cleaners	1927	CN09-205
926	King St.		1956c	CN09-396

Individual NRHP Landmarks

Address	Street	Historic Name	Year	SHPO ID
1205	10th Ave.	Christ Episcopal Church	1886	CN09-042
740	Illinois St.	Sidney Carnegie Library	1913-17	CN09-017

Downtown Sidney Historic District



Properties within a historic district are classified as "contributing" or "noncontributing" to the character of the district. Noncontributing properties are usually properties that are nonhistoric, do not fit the district's period of significance or whose historic fabric has been severely altered. Noncontributing properties may also be vacant lots or parking lots. Buildings that are particularly significant to a district's character may also be classified as "key."

6.2 Local Historic Designations

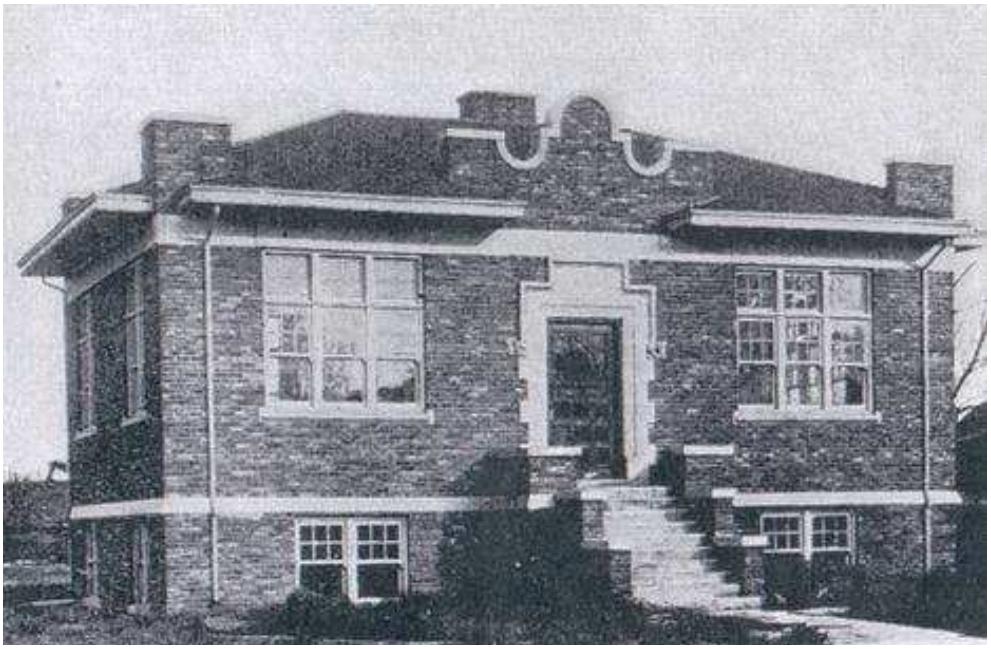
Recommendation:
Within the design guidelines provide for more flexible guidelines for noncontributing and nonhistoric properties.

The Sidney Historic Business District has also been designated as a local historic district by city ordinance. In 2005, the City of Sidney adopted a historic preservation ordinance which provided for local designation and the establishment of the Historic Preservation Board (HPB). Significant changes to the exterior of any property must be reviewed and approved by the HPB. The local historic district corresponds with the NRHP Sidney Historic Business District. However, the Fort Sidney Historic District, Carnegie Library and First Episcopal Church do not have local historic designation; therefore, they are not subject to the local historic preservation ordinance.

Properties within a local historic district are also classified as contributing and noncontributing. Additionally, for the purpose of regulating changes to the appearance of a property, a designation of "nonhistoric" can also be useful. Properties that are classified as noncontributing may have potential to be rehabilitated and reclassified as contributing. For example, a metal facade cover on a noncontributing building may be removed to reveal intact historic material. Nonhistoric properties are properties that are less than 50 years old. Greater flexibility should be allowed for nonhistoric properties; however, they should still be regulated to ensure changes to these properties do not distract from the character of the district.

Below: Historic photos of Christ Episcopal Church, 1886 and the Carnigie Library, 1913-17, both of which are listed on the NRHP.





7.0 Preservation and Enhancement

Preservation enhancement involves changes to a historic building or structure that restores or enhances its original historic character. Early local preservation efforts focused on Fort Sidney and the Carnegie Library which are both publicly owned. Since 2003, focus has shifted to the revitalization of downtown and improvement of its historic buildings with the implementation of local incentive programs to encourage façade enhancement, signage and retail occupancy. Based on observation from the street, many private homeowners have also made efforts to appropriately restore their historic homes; however, these efforts are not publicly documented nor are there local programs that support preservation of Sidney's residential resources.

7.1 Individual Buildings

Fort Sidney

The earliest effort to preserve and enhance a historic building for public benefit was in 1967 with the restoration of the Fort Sidney Post Commander's Home. The home was purchased by the Cheyenne County Historical Association (CCHA) in 1962 and currently serves as a house museum with authentic 1876-94 era furnishings.



Left: Ft. Sidney Bachelor Officers' Quarters after restoration;
Below: The porch of the Bachelor Officers' Quarters before restoration.



CCHA purchased the Bachelor Officers' Quarters, a duplex, in 1972 for $5,500 and began restoration of the structure in 1974 with the assistance of a $6,500 grant from the National Park Service and Nebraska State Historical Society. The restoration was undertaken in a number of phases and included reconstruction of the porch to match the original plans, foundation repair, furnace installation, plumbing and exterior repairs and paint. The original blueprints used to guide the restoration were available from the Historical Forts Association in Washington DC and the Nebraska State Historical Society. Original plans did not illustrate shutters on the duplex, but an early photo shows that shutters were installed. Therefore, the restoration also included new shutters. The east duplex was to be used as a museum and the west duplex to be restored to its original configuration. The project was completed in 1980.

Because federal funds were used to restore the Bachelor Officers' Quarters, a 20-year covenant was placed on the in building in 1974 to ensure that CCHA would maintain, repair and preserve the resource in "such a manner that perpetuates its historical

Recommendation:
The Cheyenne County Historical Association and the County Commissioners need to ensure that the Fort Sidney resources are maintained in accordance with the Secretary of the Interior's Standards for Restoration. Because these facilities are used as house museums, the standards by which they are maintained is higher than for other historic buildings.

integrity, features, materials, appearance, workmanship and environment of the property in such a manner as shall be directed by the Nebraska State Historical Society."

Work continued on Fort Sidney with the restoration of its third structure, the Powder Magazine on 5th Street. Prior to restoration, a small house stood at the south side of the limestone, octagonal structure and the powder magazine was used as a bedroom. Restoration involved the demolition of the house, repair and removal of paint from the limestone. Concrete butts to the earthen shooting target were included in the original NRHP nomination; however, since then these have been demolished.

CCHA has continued to maintain and operate the Fort Sidney facilities with the Bachelor Officers' Quarters and the Post Commander's Home both being used as museums. More recent alterations to the fort structures include the installation of vinyl windows on the Bachelor Officers' Quarters and a replacement of a wood picket fence around the Post Commander's Home with a vinyl fence.

A small house located at the south end of 5th Street was likely also part of the original fort. Tom Buecker, NSHS Historian, believes this small structure was probably the quarter master's residence. This structure is in poor condition. Sometime in the early 2000s, a car crashed into the house and damaged the porch. Lack of appropriate maintenance and repairs has also resulted in the loss of the south bay window. If the property becomes available, the county or city should consider purchasing this property for restoration.

Sidney Carnegie Library

The Sidney Carnegie Library was listed in the National Register in 1991 and ten years later the library was restored. The restoration included the replacement of the windows and roof which were damaged in a hailstorm in 1999. Prior to this restoration, the building's multicolor brick and cast concrete ornamentation had been painted. Additionally, inoperable vinyl shutters have been added although shutters were not original to the building. Overall, the building is in good condition and currently houses the Chamber of Commerce.

7.2 Downtown Revitalization

Efforts towards the revitalization of downtown began in 2003 with the establishment of the Historic Downtown Sidney, a Main Street program, and the expansion of the NRHP Downtown Sidney Historic District in 2004. The City moved to adopt a historic preservation ordinance and become a CLG in 2005 for the purpose of regulating changes to their historic downtown. Two programs were established to incentivize the beautification and revitalization of downtown. These funds were also used for public improvement such as streetscape renovations.

Facade Incentive Program

The Facade Incentive Program was established in July of 2005 with the intent of improving the appearance of the Downtown Sidney Historic District and the Illinois Street corridor. The program is a partnership between the Cheyenne County Chamber of Commerce, Historic Downtown Sidney and the Sidney Historic Preservation Board and the City of Sidney. The Sidney City Council allocated $500,000 LB840 monies to be used for historic preservation and overseen by the HPB over a 10-year period. The City established the Facade Incentive Program for improving the appearance of downtown buildings in the form of matching grants with a maximum grant amount of $5,000. With the expansion of corporate offices into the downtown in 2007, Cabela's supplemented this program with an additional $200,000 and increased the maximum match to $10,000 per building.

Applications for Facade Incentive Grants are reviewed by the Historic Preservation Board which determines compliance to the *Historic Downtown Sidney Main Street & Historic District Design Guidelines*. Since its inception, the HPB has reviewed approximately 75 applications through December of 2012.

The area of the original grant program included the Downtown Sidney Historic District and 40 additional square blocks outside the district; the majority of which are adjacent to Illinois Street (U.S. Highway 30). Within the historic district, 72 existing properties are eligible to receive financial assistance through this program. In January of 2007, City Council approved the expansion of the incentive program to include most of the older commercial areas within of the city limits. Additionally, at their March 11, 2009 the HPB voted to approve the adoption of a sign incentive program. Prior to this time, the cost of signage was not a qualifying expense for the Facade Incentive Program.







Below left: Historic photo of the Cleburne Block; Below right: 1994 photo of the Cleburne Block; Left: the Cleburne Block in 2012 after rehabilitation using Federal Historic Preservation Tax Credits, VIP tax abatement and a Facade Incentive Grant.

The following are the statistics for the façade incentive program from the program inception through December 2012 for both the historic district and the total incentive area.

Incentive Program Projects	Historic District	Total Incentive Area
Applications reviewed	75	91
Properties awarded grants	31	42
Properties awarded multiple grants	10	10
Grant projects completed	43	54
Total amount awarded	$178,849	$266,360
Amount from Cabela's	$64,457	$108,212
Approx. total investment	$373,724	$557,648

	Historic District		Total Incentive Area	
Project types	Repair	Replace/New	Repair	Replace/New
Storefront windows	2	19	0	8
Upper floor windows	7	7	0	3
Awnings	16	3	0	6
Paint	--	17	--	3
Masonry	0	6	4	0
Stucco/Concrete	0	0	3	1
Doors	6	2	0	5
Signage	2	9	0	3
Other	4	1	1	1

Retail Incentive Program

The retail incentive program was established in 2006 to encourage the establishment of new retail business in the Downtown Historic District. The program provides loans of $500 per month for rent for up to six months. If the new businesses remains in downtown for two years the loan is considered forgiven.

Below left: 2008 photo of Cleburne Block; Below rght: photo sketch of recommended facade rehabilitation by Scott Day, Urban Design Consultants.





Downtown Facade Enhancement Consultation

Using LB840 funding and matching funds from Cabela's , the Historic Preservation Board contracted with Urban Design Services, (Scott Day) in 2007 to evaluate individual buildings and provide façade enhancement and rehabilitation recommendations. Mr. Day produced photo sketches of 40 buildings and a detailed written recommendation for the treatment of each. Within the written findings are appropriate specifications for enhancement and rehabilitation. The documents produced by Mr. Day provide an excellent resource for the HPB and should be used for reference when reviewing applications for each building, particularly in regards to permanent changes and treatment of historic materials. There should be flexibility for the applicant in regards to relatively temporary alterations such as color and signage. However, rigor should be applied to more permanent changes such as window replacement and storefront design.

7.3 Residential Buildings

There has been some efforts in Sidney to improve privately-owned homes in a manner that is appropriate to the historic character of the home. These efforts have been solely at the initiative of the owners. The City's preservation efforts have been for commercial, downtown buildings. However, the appropriate rehabilitation of historic homes and investment in older neighborhoods can help fulfill Sidney's need to provide quality housing that will attract a skilled, educated and talented workforce.

Recommendations

Support the approriate redevelopment of properties in older neighborhoods and rehabiliation of older homes. Develop materials and programs that enhance appreciation of Sidney's older homes and provide technical and design assistance for rehabilitation and alterations.

Establish awards program to recognize homeowners for their residential rehabilitation efforts.

Various Sidney homes which have been appropriately maintained to preserve their historic character.









8.0 Education and Outreach

8.1 Education and Outreach Undertakings in Sidney

Various Sidney organization have undertaken efforts to educate the community and visitors regarding the community's history and culture. These organizations include Historic Downtown Sidney, Cheyenne County Historic Association, Boot Hill Committee, Cheyenne County Visitors Committee and the City of Sidney to name some of them. The following summary of various efforts is not all inclusive, but are some of those that are significant to historic preservation efforts.

Walking Tour Brochure

In 2007, Historic Downtown Sidney published a walking tour booklet of the area included in the 1994 NRHP historic district nomination. The booklet was funded by the Nebraska State Historical Society and the National Park Service and provided information on the buildings in downtown. The 36 page booklet was produced by City staff and printed in black and white with a color cover. A number of buildings on the west side of 11th Avenue and the City Auditorium were not included.



Above: Example of plaques installed on historic buildings downtown.

Recommendation:

Redesign the walking tour brochure to be more attractive and inviting as well as more inclusive of Sidney's historic resources. Include more mid-century resources.

Plaques

Also completed in 2007 and funded with a CLG grant was the manufacture and installation of granite plaques on the historic buildings within the downtown district. The plaques feature a historic photo of the building, if available, the building name and the date of construction.

Main Street Program

The City established Historic Downtown Sidney, a Main Street program, in 2003, kick starting the City's efforts towards downtown revitalization. The National Trust for Historic Preservation created the Main Street program which provides technical support and resources for state and local programs. The Main Street program promotes a four-point approach to downtown revitalization addressing economic, social, organization and design issues. Activities sponsored by Historic Downtown Sidney have offered educational and outreach opportunities, particularly for downtown building and business owners. This includes sponsoring an awards program for façade improvement, a walking tour and reaching out to the public to shop and appreciate downtown.

Hickory Square

Hickory Square is a downtown improvement project that includes exhibit signs about the various events and time periods in Sidney's history. With the completion of a proposed public plaza at Hickory Square, these signs should reach a wider audience.

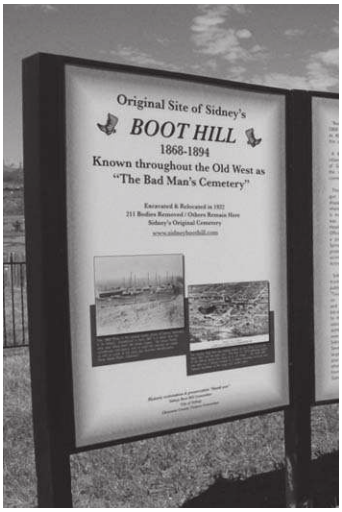


Cheyenne County Historical Association

Cheyenne County Historical Association has printed a brochure about historic Ft. Sidney and opens their museums to the public during the summer months. Volunteer CCHA docents will provide visitors with a guided tour of their two museums. They also offer a Christmas tour of the Commanding Officer's Residence.

Boot Hill Committee

The Boot Hill Restoration Committee is composed of local volunteer citizens who are dedicated to the restoration, recognition and preservation of Sidney's Boot Hill Cemetery. The Committee has researched those buried at Boot Hill and published a brochure and website on the history of the cemetery. Among the improvements made to the cemetery are signs about its history and those buried there.



Signage at the Boot Hill Cemetery.

8.2 Opportunities for Education and Outreach

The possibilities for education and outreach are limited only by the imagination. This preservation need is also essential to communities effectively preserving their historic buildings and sites. Citizens need to appreciate their community's history and culture and understand the potential of their historic buildings. Education and outreach activities, programs and efforts also offer opportunities to collaborate with other organizations.

Cheyenne County Historical Association
Boot Hill Committee
Cheyenne County Visitors Committee
Historic Downtown Sidney (Main Street)
Keep Sidney Beautiful
High Plains Arts Council
Sidney Fine Arts Center
Way Out West Community Theater
Corporate interests

Recommendation:
Collaborate with other organizations to provide education and outreach opportunities. Also, consider collaboration with nearby communities to provide technical assistance programs.

Technical Assistance

Most local building owners, businesses and contractors have little experience with historic preservation. When making changes to a historic building, standard contemporary building practices often are not of an appropriate character and can even be detrimental to historic building materials. Information regarding the best practices for the treatment of historic buildings and design considerations should be customized to the local community needs. The National Park Service is an excellent resource for information on a wide range of topics. Editing this information based on Sidney's building types and materials can make it more user-friendly for the community.

Additionally, submitting applications to the National Park Service to nominate a property to the NRHP or to apply for Federal Historic Preservation Tax credits can also be a daunting task to a property owner who does not have experience with historic preservation. Community boards often act as liaison with the State Historic Preservation Office, help prepare applications, and otherwise support a project that's important to them. This can take a major burden off developers, and make them more willing to enter into a preservation project.

Communities may also be interested in historic status for a building or neighborhood for other reasons – community pride, tourism, development, etc. They can take on the task of applying for such status themselves, or support other groups in their efforts

Examples of technical assistance programs that are offered by local historic preservation organizations include:

- Publications and/or handouts to provide to historic buildings owners and contractors.
- Workshops and demonstrations by historic preservation professionals.
- Website with information appropriate for Sidney and links to other resources such as the NPS and suppliers of historic building materials.
- Books, videos and other resources about historic preservation available at the public library.
- Tool lending library for items specific to historic preservation.
- Local or regional colleges may be able to provide assistance with historic research and NRHP nominations.

Cultural and Architectural Appreciation

An important part of encouraging historic preservation is educating the public about the importance of preservation and enriching their appreciation of history and culture. The success of a preservation program and future expansion of that program depends on support of the public. Gaining that support means getting information out in ways that are likely to grab the attention and engage people. The more different ways historic preservation ideas can be presented, and the more different channels that can be used to spread it, the more people these ideas will reach. Channels for outreach include:

- Walking Tours: Provide free or inexpensive self-guided walking tours that introduce the public to Sidney's historic sites and provides information about the sites' cultural and architectural significance. These can be available as a brochure or booklet and my also published on the internet.
- Signage: Signs and plaques located in the downtown area, near historic sites and in historic neighborhoods can provide interesting and engaging information to build the appreciations of passers-by. Signs can also be used to for direction to historic sites and to define historic neighborhoods and districts.
- Awards: Award programs are an effective way to foster pride in the community and reward owners for their efforts towards improving their historic properties. Recognition of both residential and commercial building owners encourages others to follow suit and is an effective vehicle to educate others about the appropriate treatment of historic buildings.
- Posters and Handouts: These can be used to attract out-of-towners to visit historic sites and attractions as well as inform local residents. Posters can be used to promote events related to historic sites and could be used in downtown storefront windows to provide more information about the building.
- Presentations to Clubs and Organizations: Service clubs, church groups, and many other organizations devote part of each meeting to a program of community interest. They present an opportunity to discuss preservation with a group.
- Events: Activities related to history, culture and preservation can be an effective means to heighten the appreciation of a communities history and historic architecture and site. Such events are often held in conjunction with existing annual festivals and holiday activities. Storytelling, "ghost" walks, period holiday dinners, awards programs and exhibits are examples of these type of opportunities.

9.0 Heritage Tourism

The National Trust for Historic Preservation (NTHP) defines heritage tourism as "traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present. It includes cultural, historic and natural resources."

As noted in *1.0 Introduction* of this plan, heritage tourism can have a significant impact on the economy of a community. Travelers seeking to visit cultural sites tend to spend more and stay longer; they also tend to be older and better educated.

Yet in order to benefit from heritage tourism, a community must have the cultural resources. Communities that have been too eager to "modernize" and failed to protect their historic buildings, sites, structures and objects that tell the historic tales of their culture are disadvantage economically in this regard. Authentic heritage experiences are essential to attracting this type of tourism.

Developing a successful heritage tourism economy is a multifaceted undertaking. It involves collaboration, research, planning, organization, marketing and stewardship. The purpose of discussing heritage tourism in this plan is not to address all these facets as this would involve a much more extensive undertaking. However, the appropriate protection, preservation and stewardship of Sidney's historic resources correlates to the community's potential to realize the economic benefits of heritage tourism.

9.1 Principals for Heritage Tourism - NTHP

The National Trust has identified five principles for successful cultural heritage tourism in any community. They are:

Collaborate

Much more can be accomplished by working together than my working alone. Successful cultural heritage tourism programs bring together partners who may not have worked together in the past.

Building partnerships is essential, not just because they help develop local support, but also because tourism demands resources that no single organization can supply. Its success depends on the active participation of political leaders, business leaders, operators of tourist sites, artists and crafts people, hotel/motel operators, and many other people and groups.

Find the Fit

Balancing the needs of residents and visitors is important to ensure that cultural heritage tourism benefits everyone. It is important to understand the kind and amount of tourism that your community can handle.

Local priorities vary. So do local capabilities. In other words, local circumstances determine what your area needs to do and can do in cultural heritage tourism. Programs that succeed have widespread local acceptance and meet recognized local needs. They are also realistic, based on the talents of specific people as well as on specific attractions, accommodations, and sources of support and enthusiasm.

One of the reasons cultural heritage tourism is on the rise in the United States is that travelers are seeking out experiences that are distinctive, not homogenized. They want to get the feel of a very particular place or time. You can supply that experience, and benefit in the process—but only if your cultural heritage tourism program is firmly grounded in local circumstances.

Make Sites and Programs Come Alive

Competition for time is fierce. To attract visitors, you must be sure that the destination is worth the drive.

The human drama of history is what visitors want to discover, not just names and dates. Interpreting sites is important, and so is making the message creative and exciting. Find ways to engage as many of the visitor's five senses as you can, as the more visitors are involved, the more they will retain.

Focus on Quality and Authenticity

Quality is an essential ingredient for all cultural heritage tourism, and authenticity is critical whenever heritage or history is involved.

The true story of your area is the one worth telling. The story of the authentic contributions previous generations have made to the history and culture of where you live is the one that will interest visitors, because that is what distinguishes your area from every other place on earth. It's authenticity that adds real value and appeal. Your area is unique, and its special charm is what will draw visitors. By doing the job right—by focusing on authenticity and quality—you give your area the edge.

Preserve and Protect

A community's cultural, historic, and natural resources are valuable and often irreplaceable.

As a good look around almost any city or town will show, people are often tempted to provide a quick fix of "band-aid" solution—to cover up an old storefront inexpensively, for example, rather than to restore it. But when your historic and cultural assets are at the heart of your plans to develop tourism, it's essential to protect them for the long term.

Hearts break when irreplaceable structures are destroyed or damaged beyond repair, instead of preserved and protected as they deserve. A plaque pointing out "on this site a great building once stood" can't tell that story.

Equally tragic is the loss of traditions: a way of crafting wood or farming, of celebrating holidays or feasting on "old world" cuisine. The preservation and perpetuation of traditions is important to telling the story of the people who settled the land. By protecting the buildings, landscape or special places and qualities that attract visitors, you safeguard the future.

9.2 Heritage Tourism in Sidney

There have been efforts to promote heritage tourism through a number of organizations, publications and websites. These include:

Cheyenne County Chamber of Commerce
- www.cheyennecountychamber.com
- *Sidney, Nebraska, Small Town Values...Big Time Opportunities*
- Historic Downtown Sidney

Nebraska Tourism Commission
- www.VisitNebraska.gov.
- *Nebraska, Official Travel Guide*
- *Nebraska Byways, An Unexpected Adventure*
- lincolnhighwaynebraskabyway.com

Western Nebraska Tourism Coalition
Journey to Western Nebraska Free Official Travel Guide
www.WestNebraska.com

The Sidney Sun-Telegraph
High Plains Adventures Travel & Tourism Guide for I-80 Corridor

Nebraska State Historical Society
www.nebraskahistory.org

Local heritage sites promoted in these publications include:

- Downtown Sidney Historic District
- Fort Sidney
- Boothill Cemetery
- Pony Express National Monument
- Historical Markers
  - Nebraska's Earliest Documented Burial
  - Fort Sidney

Downtown

The challenge for Sidney is maintaining and enhancing the authenticity of their historic resources. Although Sidney has made significant progress toward the beautification of their downtown, this has not always been compatible with a more authentic cultural experience downtown. Such things as bronze-colored storefront windows, white vinyl windows and awnings of the same design may appear to be an improvement over previous building conditions; however, these treatments can also lead to homogenization of buildings. To create a more authentic downtown experience, a variety of exterior treatments are required and each should be based on the architecture character of individual buildings.

Recommendation:
To protect the authenticity of downtown, review any application for changes to properties downtown based upon the architectural style of the building and what is appropriate to that style.

Additionally, most of the interior spaces of downtown buildings have not been rehabilitated to a more authentic state. When buildings were modernized, ceilings were often lowered using acoustical tile to conceal electrical and HVAC ductwork and change the appearance of the space. To develop a successful heritage tourism economy downtown, the experience of the historical character must encompass both the interior and exterior architecture.

Expand the Facade Incentive Program to include interior ceiling rehabilitation and restoration of exterior transom windows.

The City and HPB should consider expanding the downtown incentive programs to include rehabilitation of transom windows, historic ceilings, lighting and reconfiguration of mechanical ductwork and plumbing. Exposed round ductwork, electrical conduit and pipes painted a dark color or to match the ceiling color would result in greater authenticity than lowered ceilings. Restoration of historic ceilings heights would also allow for the rehabilitation or replacement of transom windows and the installation of variety of styles of awnings.

Fort Sidney

To maintain the authenticity of Fort Sidney, the CCHA and County Commissioners need to maintain their facilities in a manner that is consistent with the Secretary of the Interior's Standards for Restoration. Vinyl window replacements have been installed on the Bachelor Officer's Quarters and a vinyl picket fence at the Commanding Officer's Home. Although the use of vinyl has become a standard practice in residential construction, it's continued use at Fort Sidney will erode the authenticity of the heritage experience they provide.

Camp Lookout and Boothill Cemetery

Recommendation:
Provide the support necessary to ensure that the resotration of Camp Lookout is completed in a manner that is authentic to the structure and its history.

These cultural resources in conjunction with Fort Sidney offer an opportunity to have a more extensive experience of the Sidney's early history. Although the Boothill Cemetery Committee has begun restoration of Camp Lookout, the City may want to consider providing additional funding for the planning and restoration to ensure the work is done appropriately, provide for its operation and maintenance, and expedite its completion.



Camp Lookout under restoration, 2012.

Lincoln Highway and Other Resources

Recommendation
With the interest in Mid-century Modern architecture and history on the rise, enhance and protect these resources as a heritage tourism asset.

Sidney does have a number of resources related to the Lincoln Highway which could be redeveloped in support of the tourism economy. These include various motels along Highway 30, the Osborn Building, Zalesky Standard Oil Company and Jackson Auto Dealership. Likewise, there are also resources related to World War II and Post-war history that could have tourism potential. The City should monitor ownership and activity with such properties and provide for their protection through local historic landmark designation and/or financial incentive for redevelopment. Ideas to develop resources these resources include:

- Preserve and redevelop the Zalesky Standard Oil Station at 9th Avenue and Illinois Street into a downtown tourist information site and related small business opportunity such as café or gift shop.
- Promote the development of a bar and grill or similar establishment using Sidney's wild west past as a theme. Interior décor could serve as a functional exhibit about a period in history for which few resources still exist in the built environment.
- Redevelop the Osborn Building at 12th & Illinois into a Lincoln Highway themed diner that would appeal to both tourist and local residents.
- Given the increased interest in Mid-century design and the need for quality lodging downtown, rehabilitate the Fort Sidney Motel into a modern boutique motel.

9.3 Brand Historic Sidney

Recommendations of this plan, the *Comprehensive Development Plan* and the *Downtown Master Plan* involve the production of various materials which could be used to communicate a common theme or image about Historic Sidney. These include signs, information kiosks, brochures and a website. To date, Historic Downtown Sidney has developed a logo, walking tour brochure and Facebook page. However, these items do not communicate an enticing and memorable message, particularly relative to heritage tourism.

Development of a brand for HIstoric Sidney would encompass defining a theme or image and developing the appropriate design and language to express it. The process for brand development should involve consideration of target audiences, stakeholders, strengths and assets, sense of place, past efforts and competitors. It is an opportunity for the City and downtown stakeholders to develop the message and image that will best represent them to both visitors and the community. Products that result from brand development may include a motto or tagline, logo, imagery, color selections and type design and their application in the design of signs, kioks, brochures, billboards, advertisements, banners and other media.

10.0 Recommendations

10.1 Goals, Objectives and Plans of Action

Goal 1.0

To safeguard the continued success of historic preservation in Sidney, improve and strengthen City historic preservation programs including the historic review process.

Objective 1.1

Revise and improve the design guidelines and incorporate them into a Historic Preservation Handbook.

Plans of Action

a. Provide specific information in the *Handbook* about the historic review process, projects that require historic review, Certificates of Approval, Facade Enhancement Grants, and other topics related to City's historic preservation ordinance, program and policies.

b. Improve the design guidelines to better clarify alterations that are recommended, discouraged, and disallowed. Add chapter and section numbers, and subheads to make reference to the guidelines easier.

c. Explain contributing and non-contributing property designation and how it relates to guidelines and historic review. Include map of the historic district and show property designations.

d. Include information about historic architectural styles and the type of alterations that are appropriate for each style.

e. Include basic technical information where applicable and/or provide references to available information online or library resources.

Notes

Phase 1 CLG grant project; all of Objective 1.1

Objective 1.2

Improve the review process to ensure all decisions are fair and objective, and decisions comply with the historic preservation guidelines. Strengthen the HPB's ability to problem-solve with the applicant and maintain a win-win ethic toward administering the historic preservation programs.

Plans of Action

a. Provide educational workshops for staff and HPB to ensure they have adequate working knowledge of historic preservation practices, architectural styles, guidelines and review process. Engage SHPO or a consultant to provide workshops.

Phase 1 CLG grant project FY2013; Continue annually with training opportunity

b. Offer orientation with staff for new HPB members so they are adequately informed and educated of the historic review process.

Ongoing as needed

c. Redesign the historic review application and require good documentation of proposed projects to ensure there is adequate information for the HPB to make sound decisions. Require the submittal of photographs, product information, drawings and other information as necessary.

Phase 1; Incorporate application redesign into the Handbook project.

d. Prepare and mail historic review agenda packets to the HPB prior to the meeting to allow sufficient time for the board to review applications. Agenda packets should include all application information and minutes from the previous meeting.

Ongoing

Notes

Notes	
Phase 1 FY2014; Evaluate after Handbook has been in use for one-year; revise as necessary	**e.** Evaluate review process after the *Handbook* has been used for a year. If necessary, consider additional changes to the review process such as: • Involve the Main Street Design Board to advise on design issues that are less permanent design changes such as color, fabric awnings and sign panels. • Establish HPB subcommittee to review applications prior to meeting and make recommendations to HPB for approval, denial or modification.
Ongoing as required	**f.** When necessary, engage SHPO or consultant to advise on application.

Objective 1.3

Strengthen compliance with State CLG requirements.

Notes	***Plans of Action***
Annual	**a.** Hold an annual work session (special meeting) for the HPB to produce a work plan for the upcoming year.
Annual; staff	**b.** Continue to complete and submit the required CLG annual report.
Ongoing; HPB members should be required to participate in a training opportunity at leasat semiannually.	**c.** Ensure that HPB members participate in educational opportunities as required by the CLG contract. Recruit new members that have the desire and ability to participate in educational opportunities.
	d. Maintain files on National Register properties, surveys, and other historic properties.

Objective 1.4

Improve the record keeping for incentive programs and COA decisions.

Notes	***Plans of Action***
Ongoing; staff	**a.** Ensure that all decisions are recorded in the minutes with reference to pertinent guidelines. Consider having a third party keep the minutes or record the audio of the meeting for staff reference when writing the minutes.
Ongoing; staff	**b.** Ensure that a Certificate of Approval is issued and mailed to the applicant and that it specifies what alterations were approved. Transmit the COA to the building department to be used by the building official for permit issuance and enforcement. Include COA in next HPB packet.
Ongoing; staff	**c.** Maintain records of each application, review, incentive receipts and other relevant information for each property.
Ongoing; staff	**d.** Require submittal of receipts for reimbursement for any incentive program prior to the HBP meeting so they may be reviewed by staff for recommendations to the HPB.

Objective 1.5

Improve the local historic preservation ordinance.

Notes	***Plans of Action***
Phase 1 FY2013; Adopt revised ordinance when Handbook is adopted	**a.** Allow for the provision of additional historic districts. Remove verbal description from *1282.01 Definitions.*
	b. Clarify the designation of local historic districts and landmarks as an overlay-zone. Add Historic District Overlay zone to *Chapter 1250.0* of the code. Include map of Downtown Historic District and future landmarks and districts.

c. Reference the Historic Preservation Handbook for guidelines governing alterations.

d. Define alterations and work that requires a COA.

e. Add maintenance of COAs, incentive program records and surveys to the Director Duties.

f. Allow for Certificates of No Material Effect.

Goal 2.0

Incorporate the ethic and practice of historic preservation into the redevelopment and revitalization of the community.

Objective 2.1

Support development activities that contribute to the viability and vitality of downtown and the community core while maintaining Sidney's traditional small-town character.

Plans of Action	***Notes***
a. Implement the recommendations of the *Downtown Master Plan.*	*Downtown Development*
b. Support the redevelopment of upper level housing in historic downtown buildings. Use a CLG grant to fund a feasibility study of the redevelopment of vacant second floor space in the downtown.	*Phase 1 FY2014; CLG Grant project*
c. As downtown continues to evolve, encourage retail, food and entertainment enterprises in the historic district on 10th Avenue and Illinois Streets and move service-oriented businesses to the secondary streets.	*Downtown Development*
d. Continue with the Downtown Rental Assistance incentive program.	
e. Consider ordinance to allow sidewalk cafés on 10th Street. Modify the zoning ordinance as required.	*Downtown Development* *Phase 2; Small project*
f. Continue to support and expand the Hickory Square Farmers' Market.	
g. Continue to support Historic Downtown Sidney and other efforts to improve the economic well-being of downtown.	*Downtown Development* *Downtown Development*

Objective 2.2

Encourage the appropriate treatment of historic structures and construction of compatible new structures in areas and neighborhoods that have been slated for redevelopment or revitalization in the Comprehensive Development Plan.

Plans of Action	***Notes***
a. Contract with consultant to survey and evaluate historic resources; prioritize those areas that have been slated for redevelopment.	*Phase 1 & 2; See Objective 4.1*
b. Keep the HPB informed of any planned private or public development activities that could impact historic resources and provide the HPB with the opportunity to comment on development proposals.	*Other Development*
c. Support the appropriate redevelopment and improvements to older neighborhoods and homes as a means to meet the need for quality housing in Sidney; provide incentives for residential improvements.	*Phase 1 FY2018; Small project*
d. Adopt measures to ensure that new development in existing neighborhoods is compatible with small town character and historic buildings such as: • Provide models for infill housing in older neighborhoods that are both compatible with the neighborhood and meet the modern needs of families. • Consider adopting a form-based development code or conservation overlay to address infill development to ensure pattern of traditional neighborhood developed is maintained and strengthened.	*Phase 1 FY2018; Small project*

Objective 2.3

Seize opportunities to creatively incorporate history, culture and preservation into redevelopment projects in older neighborhoods and commercial areas, particularly as it relates to heritage tourism.

Notes	*Plans of Action*
Phase 1 FY2017; Small project	**a.** Identify key properties for development and discuss opportunities with owners of these properties.
Other Development	**b.** Monitor real estate market for opportunities for redevelopment of properties with heritage tourism potential.
Other Development	**c.** Provide incentives when opportunity is presented for heritage tourism development.

Goal 3.0

Provide financial incentives for the rehabilitation of historic buildings.

Objective 3.1

Continue to offer local historic preservation incentives.

Notes	*Plans of Action*
Phase 1 FY2013; Small project	**a.** Evaluate the Facade Incentive Grant program. Modify incentive for rehabilitation of historic windows and adding incentive for design/archtectural assistance.
Ongoing; staff	**b.** Maintain data and records demonstrating success of current downtown incentive programs.
Phase 1 FY2017	**c.** Advocate for renewal of LB840 and associated historic preservation incentives.
Phase 1 FY2018; Small project after renewal of LB840	**d**. Expand incentive program to include historic interiors and transom windows. Identify other needs for historic preservation incentives or modification of the existing ones.
Ongoing effort; write and submit grants as opportunities arise	**e.** Research and monitor other grant and financial opportunities for private or public bricks-and-mortar project. Consider CDBG grants.

Objective 3.2

Provide support for the use of existing state and federal historic preservation incentives.

Notes	*Plans of Action*
Phase 1 FY2015; Small project	**a.** Use local grant incentive program to provide architectural consultation to make the process of applying for state and federal tax incentives less onerous to property owners.
Phase 1 FY2015; Small project	**b.** Work with local banks to purchase federal Historic Rehabilitation Investment Tax Credit to provide working capital for historic building owners.
Phase 1 FY2015; Small project	**c.** Provide historic building owners with information to encourage the use of the federal Historic Rehabilitation Investment Tax Credit, the V.I.P (Value Incentive Program) to abate property taxes for certified rehabilitations and other available incentives.
Phase 1 FY2015; Small project (after 2nd level feasibility study)	**d.** Offer workshop with SHPO and downtown owners about using the federal Historic Rehabilitation Investment Tax Credit and V.I.P. incentives

Objective 3.3

Support traditional, non-traditional and collaborative efforts to fund historic preservation projects downtown.

Plans of Action	***Notes***
a. Consider use of Community Development Block Grants, TIF, Federal Historic Preservation Tax Credit and other public and private finance options for second floor housing.	*Phase 1 FY2015+*
b. Support the creation of a community foundation and donations to the foundation earmarked for historic preservation efforts.	*Other Development*

Goal 4.0

Identify, designate and protect historic resources in the community.

Objective 4.1

Use CLG grants to fund historic surveys which address the following areas and contextual themes of the community. Prioritize the surveys based on development threats of and opportunities for historic resources. (see map on p.26)

Plans of Action	***Notes***
a. Original Town Plat	*Phase 1 FY2015; CLG grant project*
b. Illinois Street/Highway 30	*Phase 1 FY2016; CLG grant project*
c. First Addition south & Clarkson Addition	*Phase 1 FY2017; CLG grant project*
d. Morrow Addition	*Phase 1 FY2018; CLG grant project*
e. Callahan and McFadden 2nd & 5th Additions	*Phase 2; CLG grant project*
f. Haskell, Oberfelder and Paine Additions	*Phase 2; CLG grant project*
g. Wellner's 1st & 2nd Additions	*Phase 2; CLG grant project*
h. Trognitz 5th, Simon-Hardy, Hillview, Loch & Aglstyn Additions	
i. Clarkson's 2nd, Park View, Cronk's & Livoni Additions	
j. Valley View Addition & Legion Park	
k. Sky Manor Addition, Sioux Villa & Indian Hills	

Objective 4.2

Nominate to the National Register properties and districts identified as eligible through survey and evaluation.

Plans of Action	***Notes***
a. Provide information to the community and property owners about the benefit of NRHP listing.	*Phase 1 FY2018; Small project*
b. After NRHP eligible properties have been identified by survey efforts, nominate properties to the NRHP. Work with properties to gain their support.	*Phase 1 FY2018; Small project for single property; CLG grant project for district.*
c. Consider offering incentives to homeowner so they may nominate their property.	*Phase 1 FY2018; Small project*

Objective 4.3

Where there is support from property owners, designate local landmarks and historic districts.

Notes	Plan of Action
Phase 2; CLG grant project	**a.** Designate properties already listed on the National Register as local landmarks and historic districts.

Objective 4.4

Plan for the protection of properties that are threatened by demolition by neglect.

Notes	Plan of Action
Phase 1 FY2014; Small project	**a.** Identify historically significant properties that are threatened.
Phase 1 FY2014; Small project	**b.** Establish new or extend existing incentive programs for stabilization or rehabilitation of threatened properties.

Goal 5.0

Foster historic preservation leadership, organization and collaboration.

Objective 5.1

Foster collaboration among organizations and persons that are stakeholders in Sidney's history, culture and historic resources, and that support historic preservation.

Notes	Plans of Action
Begin Phase 1 FY2014; Ongoing thereafter	**a.** Invite board members from other organizations as well as other interested citizens to historic preservation luncheon/workshop to brainstorm about historic preservation.
Begin Phase 1 FY2014; Ongoing thereafter	**b.** Encourage members of various organizations to serve on boards of other organizations where there may be opportunities for collaboration.
Begin Phase 1 FY2014; Ongoing thereafter. Collaborate for education and outreach projects	**c.** The HPB should consider collaboration opportunities with the follow organizations: Cheyenne County Historical Association Boot Hill Cemetery Committee Cheyenne County Visitors Committee Historic Downtown Sidney (Main Street) Keep Sidney Beautiful High Plains Arts Council Sidney Fine Arts Center Corporate interests
Phase 2; staff, HPB & SHPO	**d**. Consider regional collaboration opportunities with other communities such as Kimball, Scottsbluff, North Platte, Lodgepole, etc.

Objective 5.2

Recruit and support new leaders and advocates of historic preservation.

Notes	Plan of Action
Phase 1 FY2015; CLG grant project	**a.** Use CLG grant funding to send board member to the National Trust Historic Preservation Leadership program.
Ongoing; staff & HPB	**b**. When positions are available, recruit new board members that are interested in historic preservation and community leadership.

Objective 5.3

Support a private, non-profit historic preservation organization to advocate for historic preservation, raise funds, provide educational opportunities and sponsor other preservation related activities.

Plan of Action	*Notes*
a. Expand Boot Hill Cemetery Committee, CCHA or create a new organization to support historic preservation efforts in the private sector. Consider partnership with other communities and organizations.	*Phase 1 FY2016; Small project*

Goal 6.0

Heighten historic preservation awareness and improve preservation education efforts for various audiences.

Objective 6.1

Provide the technical assistance necessary to applicants and property owners to preserve and improve historic properties.

Plans of Action	*Notes*
a. Set up basic "Historic Sidney" website for both preservation information. Add Handbook and other resources to the site. Incrementally expand website.	*Phase 1 FY2014; CLG grant project or small project depending on scope*
b. Expand library holdings of books and media concerning the appropriate care, maintenance and rehabilitation of historic buildings for use by the general public.	*Phase 1 FY2014; Small project*
c. Make available information handouts and lists of websites that address common preservation issues.	*Phase 1 FY2013; Small project*
d. Consider bringing in a consultant such as Bob Yapp to help educate about historic preservation and "sell" it to the public.	*Phase 2; CLG grant project*

Objective 6.2

Provide opportunities for the general public and tourists to learn about Sidney's history and historic resources and foster pride in historic preservation.

Plans of Action	*Notes*
a. Design and print walking tour brochures; *see Objective 7.3.*	*Phase 1 FY2016; CLG grant project*
b. Create laminated window posters about the history of each historic building downtown to be displayed in the storefront windows; could coincide with event such as Oktoberfest or Gold Rush Days.	*Phase 1 FY2016; CLG grant project*
c. Incorporate signs about the history of various Sidney sights into a thematic informational and way-finding signage system.	*Development Issue; Coordinate with Downtown Master Plan & improvements*
d. Expand Historic Sidney website to include Sidney history. Consider collaboration with local college, CCHA or other organization.	*Phase 1 FY2016; Small project*
e. Establish awards program that includes residential and commercial properties. Establish criteria for residential properties and incorporate media coverage.	*Phase 2; Small project*

Objective 6.3

Support historic preservation and local history education in the public schools.

Notes	*Plans of Action*
Phase 2; Small project	**a.** Work with the local public school system to incorporate historic preservation lessons into the curriculum of various courses such as art, history, and industrial arts.
Phase 2; Small project	**b.** Provide opportunities to youth organizations to learn about history and historic preservation.

Objective 6.4

Provide educational opportunities for historic home owners to enhance their appreciation for the architecture and history of their home.

Notes	*Plans of Action*
Phase 2; CLG Grant project	**a.** Produce brochure(s) about neighborhood history and residential styles of architecture in Sidney.
Ongoing	**b.** Where historic resource survey information is available, use it as a tool to educate the public and owners about Sidney's historic resources.
Phase 2; Small project	**c.** Offer a class or workshop to homeowners to teach them how to research the history of their home, appreciate the architecture of their historic home and plan appropriate alterations and additions.

Objective 6.5

Support the education of local contractors in preservation practices.

Notes	*Plans of Action*
Phase 2; Small project	**a.** Identify contractors willing to work on historic buildings and provide with the necessary technical information about historic preservation.
Phase 2 CLG Grant project	**b.** Send contractor(s) to preservation training workshop.
Phase 2; Small project	**c.** Educate contractors and designers in historic preservation issues such as building styles, appropriate treatments and alternative solutions to common preservation issues.

Goal 7.0

Improve the opportunity for heritage tourism in Sidney.

Objective 7.1

Work to preserve historic resources and therefore provide authentic heritage tourism experiences.

Notes	*Plans of Action*
CCHA & County	**a.** Maintain Ft. Sidney buildings as house museums using the Secretary of the Interior Standards for Restoration to guide ongoing maintenance and alterations.
FY2014; Small project	**b.** Plan for the restoration, funding and future operation of Camp Lookout. Increase financial support for restoration if possible.
CCHA & County (& City)	**c.** If opportunity arises, purchase quartermaster's residence for restoration.
Ongoing	**d.** Support a more authentic downtown experience through the appropriate rehabilitation of facades and interior storefront spaces including uncovering of tin ceilings, refinishing of wood floors and restoration of transom windows.

Objective 7.2

"Brand" historic Sidney and incorporate the brand into signage and publications.

Plans of Action	***Notes***
a. Contract with professional graphic designer to create high quality "Historic Sidney" logo, signage and identity package.	*Phase 1 FY2014; CLG Grant project*
b. Design and install high quality way-finding and identification signage for the Downtown Historic District, Fort Sidney, Boot Hill and other landmarks and resources that incorporate the Historic Sidney brand.	*Coordinate w/ signage recommendation of Downtown Master*

Objective 7.3

Redesign and print the walking tour brochure.

Plans of Action	***Notes***
a. Professionally design the brochure(s) to fit the Historic Sidney brand and include historic resource other than downtown such as Fort Sidney, Boot Hill, Lincoln Highway, churches, etc.	*Phase 1 FY2016; CLG Grant project*
b. Plan for the distribution of the brochure(s).	
c. Design the brochure(s) so that it is adaptable to a Historic Sidney website.	

Objective 7.4

Support the establishment and redevelopment of visitor lodging that contributes to the historic tourism experience.

Plans of Action	***Notes***
a. Consider the redevelopment of the Ft. Sidney Motel into an authentic modern era 1960s boutique motel.	*Downtown Development*
b. Promote existing historic motels along Lincoln Highway. Support appropriate improvements to these motels so they offer a more authentic Lincoln Highway experience.	*Other Development*

Objective 7.5

Establish and promote heritage activities, particularly in the downtown vicinity. Incorporate Sidney's historic resources into the activities.

Plans of Action	***Notes***
a. Plan open house walking tour of landmarks and older homes.	*Phase 2; Collaboration*
b. Bring more activities associates with Gold Rush Days, the Lincoln Highway "Pit Stop" and Oktoberfest downtown and Ft. Sidney.	*Phase 2; Collaboration*

10.2 Summary of Goals

Goal 1: Safeguard the continued success of historic preservation in Sidney by improving and strengthening City historic preservation programs.

Goal 2: Incorporate the ethic and practice of historic preservation into the redevelopment and revitalization of the community.

Goal 3: Incorporate the ethic and practice of historic preservation into the redevelopment and revitalization of the community.

Goal 4: Identify, designate and protect historic resources in the community.

Goal 5: Foster historic preservation leadership, organization and collaboration.

Goal 6: Heighten historic preservation awareness and improve preservation education efforts for various audiences.

Goal 7: Improve the opportunity for heritage tourism in Sidney.

10.3 Phased Projects

Projects that have been recommended for action have been divided into two phases for implementation. Phase one of project implementation would take place over a six year period and involves improving the existing historic preservation program and development of the basic program infrastructure. These projects are further divided into CLG grant projects and small projects with recommendations for the fiscal year in which they should be implemented.

Phase 1 Project Plans

FY2013

CLG Grant Projects

1.1a-e Revise and improve the design guidelines and incorporate them into a Historic Preservation Handbook.

1.2a. Provide educational workshop for staff and HPB.

Small Projects

1.2c. Redesign the historic review application.

1.5a-f Improve the historic preservation ordinance.

3.1a. Evaluate and modify the Facade Incentive Grant program.

3.1d. Expand incentive program to include historic interiors and transom windows.

6.1c. Make available information handouts and lists of websites that address common preservation issues.

FY2014

CLG Grant Projects

2.1b. Feasibility study of the redevelopment of vacant second floor space in the downtown.

7.2a. "Historic Sidney" logo, signage and identity package.

Small Projects

1.2e. Evaluate review process after the Handbook has been used for a year.

4.4a. Identify historically significant properties that are threatened.

4.4b. Establish new or extend existing incentive programs for threatened properties.

5.1a-c Develop collaborations with other organizations.

6.1a. Set up basic "Historic Sidney" website. Add *Handbook* and other resources to the site.

6.1b. Expand library holdings of books and media concerning historic preservation.

7.1b. Plan for restoration, funding and future of Camp Lookout.

FY2015

CLG Grant Projects

4.1a Survey: Original Town Plat

5.2a. Use CLG grant funding to send board member to the National Trust Historic Preservation Leadership program.

Small Projects

3.2a. Provide incentive for architectural consultation for state and federal tax incentives.

3.2b. Work with local banks to purchase federal Historic Rehabilitation Investment Tax Credit.

3.2c. Provide historic building owners with information to encourage the use of tax incentives.

3.2d. Offer workshop with SHPO and downtown owners about using tax incentives

3.3a. Consider use of Community Development Block Grants, TIFF, Federal Historic Preservation Tax Credit and other public and private finance options for second floor housing.

FY2016

CLG Grant Projects

4.1b. Survey: Illinois Street/Highway 30

7.3a-c. Walking tour brochure using Historic Sidney brand, plan for distribution and adapt to Historic Sidney website.

Small Projects

5.3a. Create organization to support historic preservation efforts in the private sector.

6.2b. Create laminated window posters about the history of each historic building downtown.

6.2d. Expand Historic Sidney website to include Sidney history.

FY2017

CLG Grant Projects

4.1c. Survey: First Addition south & Clarkson Addition

Small Projects

2.3a. Identify key properties for development and discuss opportunities with owners of these properties.

3.1c. Advocate for renewal of LB840 and associated historic preservation incentives.

6.2e. Establish awards program that includes residential properties.

FY2018

CLG Grant Projects

4.1d. Morrow Addition

4.2b. Nominate properties to the NRHP.

Small Projects

2.2c. Support the appropriate redevelopment and improvements to older neighborhoods and homes; provide incentives for residential improvements.

2.2d. Adopt measures to ensure that new development in existing neighborhoods is compatible.

4.2a. Provide information to the community and property owners about the benefit of NRHP listing.

4.2c. Offer incentives to homeowner so they may nominate their property.

Phase 2 Projects

CLG Grant Projects

4.1e. Callahan and McFadden 2nd & 5th Additions

4.1f. Haskell, Oberfelder and Paine Additions

4.1g. Wellner's 1st & 2nd Additions

4.1h. Trognitz 5th, Simon-Hardy, Hillview, Loch Aglstyn Additions

4.1i. Clarkson's 2nd, Park View, Cronk's & Livoni Additions

4.1j. Valley View and Park Manor Additions & Legion Park

4.1k. Sky Manor Addition, Sioux Villa & Indian Hills

4.3a. Designate properties already listed on the National Register as local landmarks and historic districts.

6.1d. Consider bringing in a consultant such as Bob Yapp to help educate about historic preservation and "sell" it to the public.

6.4a. Produce brochure on residential history and architecture.

6.5b. Send contractor(s) to preservation training workshop.

Small Projects

2.1e. Consider ordinance to allow sidewalk cafés on 10th Street.

5.1d. Consider collaboration opportunities with other communities.

6.3a. Work with schools to incorporate historic preservation cirriculum.

6.3b. Provide opportunities for youth organizations to learn about history and historic preservation.

6.4c. Offer class to homeowners about residential architecture, appreciation, and appropriate alterations.

6.5a. Identify contractors willing to work on historic buildings and provide with necessary technical information.

6.5c. Educate contractors and designers in historic preservation issues such as building styles, appropriate treatments and solutions to common preservation issues.

7.5b. Bring more activities associated with Gold Rush Days, the Lincoln Highway "Pit Stop" and Oktoberfest downtown and Ft. Sidney.

7.5a. Plan open house walking tour of landmarks and older homes.

10.4 Other Tasks and Issues

The following recommendations are not specific projects; but rather tasks and issues that require attention on a repetetive basis or fall outside the immediate purvue of the Historic Preservation Board.

Annual Tasks

1.3a. Hold an annual work session for the HPB.

1.3b. Continue to complete and submit the required CLG annual report.

1.4c. Ensure that HPB members participate in educational opportunities as required by the CLG contract.

Ongoing HPB Issues

HPB Practices

1.2b. Offer orientation with staff for new HPB members.

1.2d. Prepare and mail historic review agenda packets to the HPB prior to the meeting.

1.2f. When necessary, engage SHPO or consultant to advise on application.

1.3c. Ensure that HPB members participate in educational opportunities.

1.3d. Maintain files on National Register properties, surveys, and other historic properties.

1.4a. Ensure that all decisions are recorded in the minutes with reference to pertinent guidelines.

1.4b. Ensure that a Certificate of Approval is issued and mailed to the applicant and transmitted to Building Official.

1.4c. Maintain records of each application.

1.4d. Require submittal of receipts for reimbursement for any incentive program prior to the HBP meeting.

3.1b. Maintain data and records demonstrating success of current downtown incentive programs.

3.1c. Advocate for renewal of LB840 and associated historic preservation incentives.

3.1e. Research and monitor other grant and financial opportunities for private or public bricks-and-mortar projects..

5.1b. Encourage members of various organizations to serve on boards of other organizations.

5.2b. When positions are available, recruit new board members that are interested in historic preservation and community leadership.

6.4b. Where historic resource survey information is available, use it as a tool to educate the public and owners about Sidney's historic resources.

7.1d. Support a more authentic downtown experience through the appropriate rehabilitation of facades and interior storefront spaces.

Development Issues

Downtown Development

2.1a. Implement the recommendations of the Downtown Master Plan.

2.1c. Encourage retail, food and entertainment enterprises in the historic district.

2.1d. Continue with the Downtown Rental Assistance incentive program.

2.1f. Support and expand the Hickory Square Farmers' Market.

2.1g. Support Historic Downtown Sidney and other efforts to improve the economic well-being of downtown.

7.4a. Consider the redevelopment of the Ft. Sidney Motel into an authentic modern era 1960s boutique motel.

Other Development

2.2b. Inform the HPB of any planned private or public development activities that could impact historic resources and properties.

2.3b. Monitor real estate market for opportunities for heritage tourism development.

2.3c. Provide incentives when opportunity is presented for heritage tourism development.

3.3b. Support the creation of a community foundation and donations to the foundation earmarked for historic preservation efforts.

6.2c. Incorporate signs about the history of various Sidney sights into a thematic informational and way-finding signage system.

7.2b. Design and install quality way-finding and identification signage for downtown and historic sites

7.4b. Promote and support improvements to existing historic motels along Lincoln Highway.

CCHA & County Issues

7.1a. Maintain Ft. Sidney buildings as house museums using the Secretary of the Interior Standards for Restoration to guide ongoing maintenance and alterations.

7.1c. If opportunity arises, purchase quartermaster's residence for restoration.

10.5 Plan Implementation

Plan Adoption

Adoption of the *Sidney Historic Preservation Plan* should begin with a public review period. The final draft of the plan should be available at City offices and could also be posted to the City website. The Historic Preservation Board will need to hold a public hearing and vote to to recommend adoption of the plan to City Council. City Council will need to approve a resolution to adopt to *Sidney Historic Preservation Plan,* preferrably as an amendment to the *Sidney Comprehensive Development Plan.*

Plan Implementation

Each year the Historic Preservation Board should have a special meeting to develop a work plan for the upcoming year. The HPB should review their progress towards meeting the goals, objectives and plans of action of the *Sidney Historic Preservation Plan*. Depending upon the events and circumstances of community, it may be necessary to revise priorities of the plan, develop additional plans of action or otherwise modify the plan's recommendations for the given year.

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12.0 Appendix