

National Historic District
Minutes
September 7, 2012

The Historical Preservation Board met on September 7, 2012, at noon, in the Auburn City Hall conference room.

Present were: Shane Charbonnet, Peggy Kuser, Mayor Scott Kudrna, Kim Beger, acting Secretary, Audrey Mohr, State Historical Preservation Office and Julie Taylor-Costello. Absent were Kris Gill, Sue Remmers and Bob Hemmingsen.

Scott announced the Open Meetings Act.

Audrey Mohr with the State Historic Preservation Office and Julie Taylor-Costello with Peru State College were introduced. Audrey is helping with the process of setting up the guidelines, forming the district and obtaining certification. Julie is new to Peru State College and is the director of the new program Institute for Community Engagement. Julie's task is to get students and faculty involved in the local communities. Julie is going to see if she can get some students and or faculty interested in the Historic District and they then can help with the certification of the district and other areas as needed.

Everyone was to review the ordinance and see if there were areas that could be improved. A couple of the requested changes are to have:

1. *Section 6 (i) In the case of a proposed historical district, recommendation for designation shall require the concurrence in such designation by the owners of fifty-one (51%) percent of the front footage of the real property within the proposed district.* The recommended change is to have it read **Designation of a landmark shall not be proposed at the objection of an owner. Designation of a historical district shall not be proposed if the owners of fifty-one (51%) percent of the front footage of the real property in the proposed landmark district object, not to include any public right-of-way located in such district. To object, owners shall follow the procedures outlined in Section 8(d) and (e).** The Board felt it would be difficult to get any district formed, considering so many property owners do not live in Auburn.
2. Remove Section 8 (g). It's a repeat of Section 6(i).
3. Section 5(h) Make an initial inventory of all sites, structures, and districts presently designated or eligible for designation as landmarks. All sites, structures and districts within the City limits cited in the Nebraska State Historical Society's inventories of Nemaha County shall be included initially on the inventory. All sites, structures and districts cited in the foregoing inventories of the Nebraska State Historical Society shall be reviewed by the Board and, if deserving, recommended for designation by Ordinance as historical landmarks, sites, structures or districts. The recommendations which the Board makes as to these sites, structures and districts shall be **within six (6) months** of the first meeting of the Board, or as soon thereafter as may be done. Such inventory shall be updated annually as the Board directs; the recommendation for this is to change from six (6) months to **twelve (12) months.**

Other discussion points:

- Inventory of structures must be 6 months from first meeting. (This is a proposed change) Audrey says that we can use the Nemaha County Building Survey to start files
- Start with the Secretary of the Interior's "Standard of Rehabilitation" then once you get going you will see what fits your community and can change the guidelines

- Work on establishing a district
- Have a set of working procedures and guidelines for the Board
- Properties within Certified Historic Districts or National Register Districts can get tax incentives. A 20% Federal Tax credit and Nebraska State property tax freeze for 8 years.
- The National Register Historic District may be larger or smaller than the local district boundaries
- As soon as the Historic District is approved the Board must start regulating it
- Nominations for District and individual buildings go to the Historic Board for approval and then to City Council for approval.
- The Historic Board can start regulating before Auburn becomes a Certified Local Government, and before the local district is certified with the National Park Service or listed on the National Register
- May apply and receive grant money as a Certified Local Government
- Need to elect a chair/director for the Historic Board
- Need to elect/appoint a secretary for the Historic Board

The next steps are to:

1. Change the ordinance for the October 8th City Council meeting
2. Apply for CLG(Certified Local Government) Certification
3. Map the District boundaries and get City Council approval
4. Apply for Federal National Historic District Certification

The next meeting was not decided. Please respond with dates that will work for you after October 8th. As soon as I get responses, we will set a date.

Respectfully submitted,

Kim Beger, acting secretary