

Proposal:

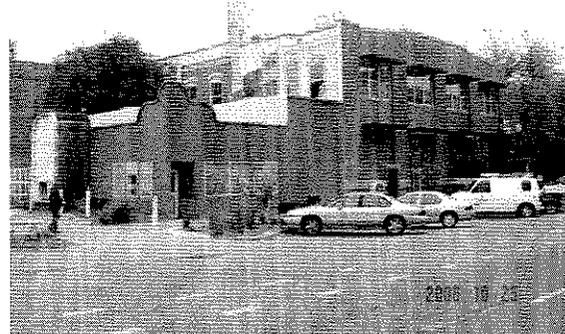
Studio 951, on behalf of Monkey Wrench Cycles, has applied for a certificate of appropriateness to remodel the north (one-story) addition to the McKelvie (Noodles & Co.) Building at 210 North 14th Street in the Capitol Environs District.

Discussion:

The subject site is the rear (north) portion of the McKelvie Building (formerly Rock'n'Roll Runza) on the east side of North 14th Street, across the alley from the new Kopeli Coffeehouse.

The photo at right shows the wing in question in 2006. The corner had a curved ornament at the parapet and the alley side had remnants of a giant juke box sculpture from Rock'n'Roll Runza.

Attached are elevations, a floor plan, and a photo simulation for the planned new construction. It includes reopening and enlarging as a window a former opening on the west side, enlarging the storefront windows on the west and north sides, and concealing the uneven heights behind a canted framework with a translucent "polygal" covering.



The most relevant Design Standard for this portion of the Environs district is:

Design Standard 2: Proximity

The nearer a property is to the Capitol, the greater responsibility it bears in the District. Buildings and other improvements facing Capitol Square should meet very high standards for design, construction, and maintenance. Improvements facing the Capitol Malls (Centennial/north, Lincoln/west, south, and east) should also meet high standards. Other improvements within the District but not facing the Square or the Malls should not intrude upon the Capitol's setting and should contribute to the overall quality of the District.

At this location off a Mall and distant from the Capitol, the proposal certainly does not intrude on the Capitol's setting. Providing large openings for a retail establishment in the small building provides a positive contribution to the streetscape and the District. The Commission may wish to question the applicant about the "polygal" material in terms of its appearance and durability in evaluating this aspect of the design.

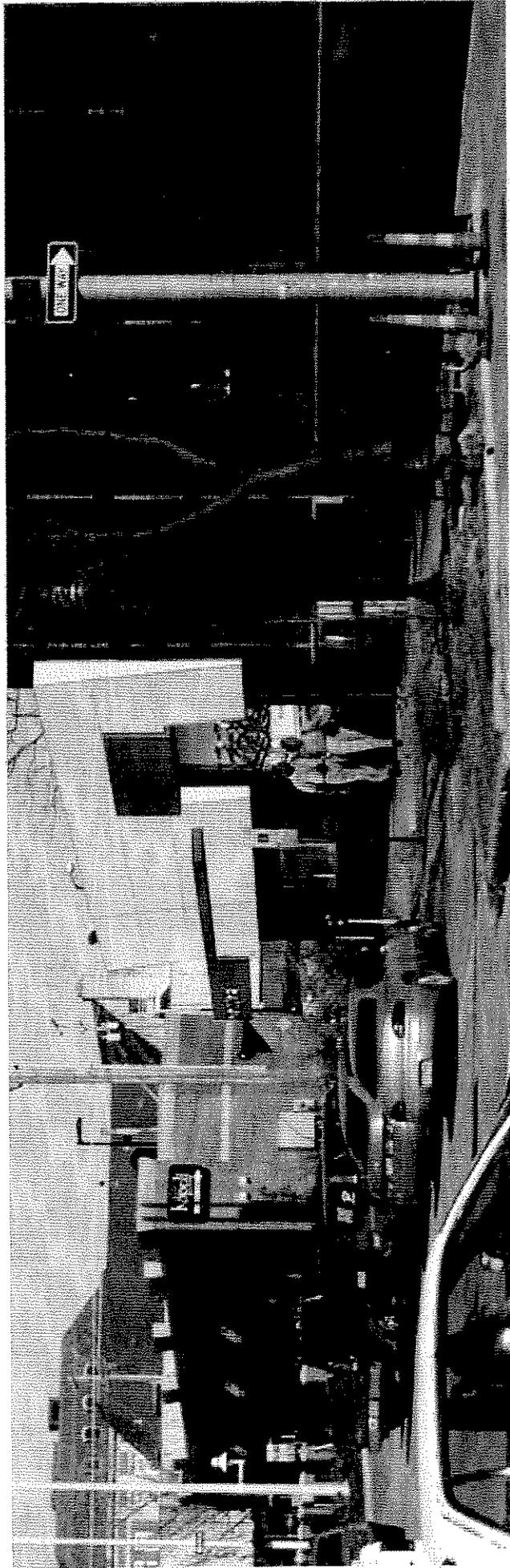
Overall, the design appears to have strong potential to strengthen the pedestrian environment of a key corridor.

Recommended finding:

The proposed new construction meets the Environs District Design Standards.

Recommended action:

Approval of a Certificate of Appropriateness for improvement of the site as proposed.



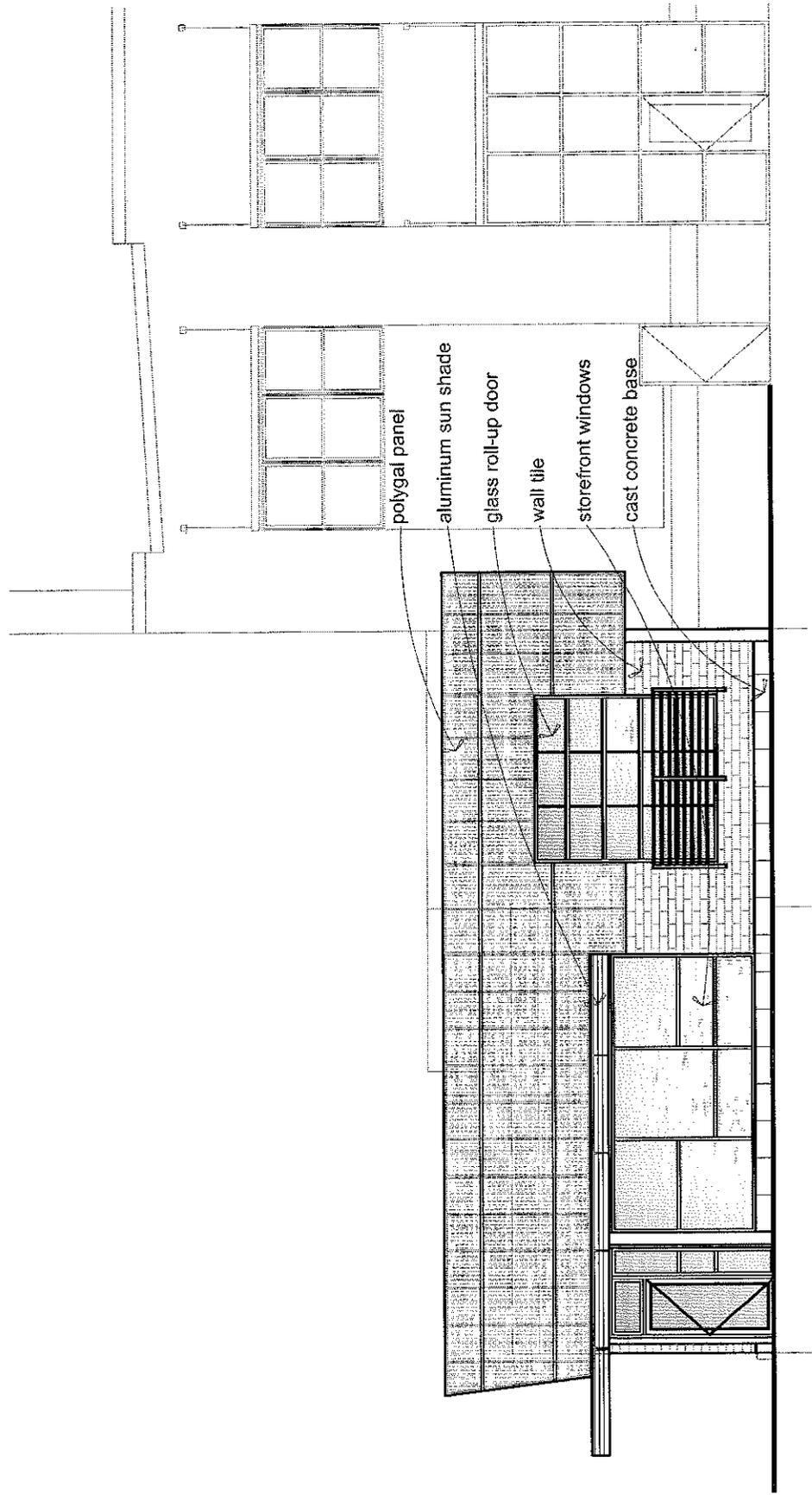
view looking north

lincoln, nebraska

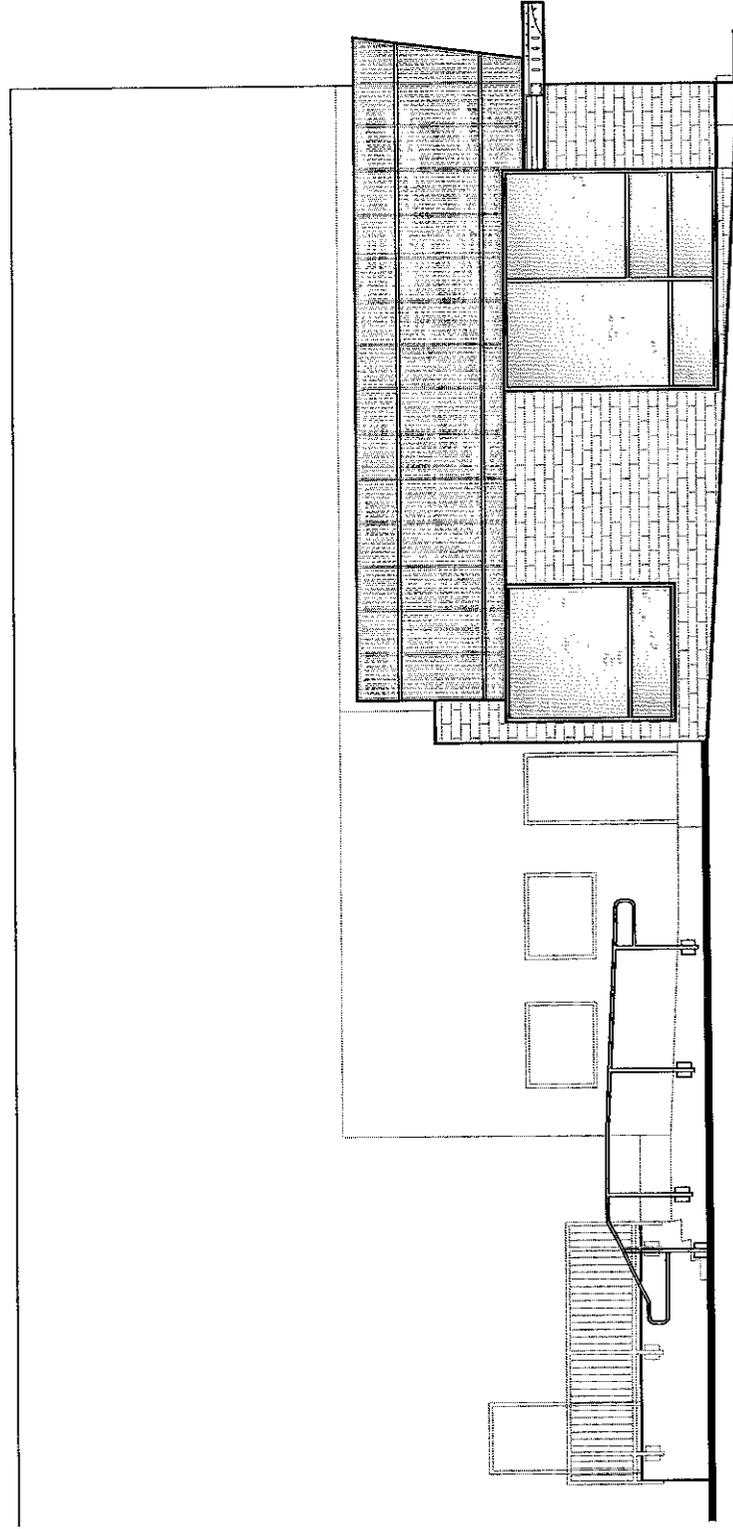
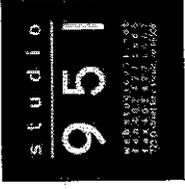
mckelvie - north building

28 february 2008

exterior improvements for north building



west elevation



north elevation

mcKelvie - north building
exterior improvements for north building

lincoln, nebraska

28 february 2008

