

PROPOSAL:

Greg Munn of BVH Architects requests a certificate of appropriateness for work at 1143 and 1149 S. 17th Street, in the Capitol Addition Landmark District.

DISCUSSION:

Banker Morris Weil constructed the mansion at 1149 S. 17th Street in 1902-1903 south across the alley from William Jennings Bryan’s D Street house. Bryan was building his Fairview mansion east of Lincoln at the same time as Weil was building at 17th & C Streets, and contemporary accounts rated Weil’s house as second only to Fairview among Lincoln-area homes then under construction. The Weil House is one of a small group of Neo-Classical Revival style mansions located on or near 17th Street in the Near South Neighborhood. Among its unique features are the stone porch, which extends into stone terraces on either side, and the large dormer above the portico with a broken scroll pediment.



1149 S 17th St (left) and 1143 S 17th St (right)

The house to the north, 1143 S. 17th Street, was built just a few years after the main house for Weil’s son Carl, who worked at his father’s bank. The carriage house for the mansion is located behind the son’s house.

The Chi Phi Fraternity would like to use both houses, and proposes to link the two with an addition. Both houses are to be restored with like details and materials as original. This proposal would also demolish the carriage house behind the north house which is in poor condition and has been substantially altered.



Carriage House

A similar link between the Pace House and Lally house, two individual landmarks at 26th & N, was approved in 2005 for the agency now called Voices of Hope. The landmark designation and expansion of the special permit for the agency included a link between the two structures, which similarly was accompanied by joint utilization and improved up-keep of both.

Guidelines for the Capitol Addition Landmark District say, "Additions shall complement the style of the structure. Additions shall not imitate architectural styles which pre-date that of the historic structure. The appearance of all street facades of a building shall not be altered unless the design is sensitive to the historic or architectural character of the building. The design shall be compatible with the existing building in scale, color, texture, and the proportion of solids and voids. Materials and architectural details used in such alterations and additions shall complement those on the existing building."



Proposed Design

The link is shown to be two stories and provide an outdoor area between the houses. It is not designed to look original, but draws details from the architecture of the two houses, like the pitched roof, eave brackets, and window muntins. The darker color provides a clear distinction between old and new, maintaining the visual appearance of two separate houses.

Overall the link is compatible in scale. The proportion of solids and voids may not exactly match the pattern of the houses, but it is appropriate that a structure connecting two houses be more transparent to further maintain the visual appearance of two separate houses.



Birdseye View of Proposed Link

Recommended finding: The proposed renovation and addition are in keeping with the character of the district.

Recommended action: Approval of a Certificate of Appropriateness.

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Project:

Chi Phi Fraternity Expansion
1149 and 1143 S 17th Street, Lincoln NE

Owner:

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Kansas City Mo 64108-2334

Architect:

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Project Narrative

Overview

The project site consists of two lots on the west side of S 17th Street, between C Street and the alley to the north. The two lots will be combined into one lot to accommodate the proposed construction. The result of the project will be to connect the two houses with an enclosed stair that will serve as a second exit for both. A driveway will connect C Street to the alley to the north, on the west side of the houses, with parking for 14 cars along the west fence. The carriage house to the west of the north house will be demolished. The entire structure is to be sprinklered.

The project will be performed in two phases:

1. Renovate the interior and restore the exterior of the north house. Construct the link with west exit.
2. Renovate the second and third floors of the south house. Open the south house to the link.

Tenants in the south house will move into the north house while work is done on the south house.

Phase 1: North House & Link

The condition of the north house is fair to poor. The exterior is deteriorated due to lack of upkeep. The architectural detail is however mostly intact. The features of the exterior are to be restored to original condition. Clapboards are to be repaired where needed. The exterior is to be painted to match the south house. All roof shingles are to be removed to substrate and replaced with 3-tab asphalt roof shingles to match the south house.

The interior of the north house was been subdivided into three living units. Almost all of the interior detail has been removed. Some original walls have been removed. Most have been damaged. New walls were added to subdivide the house. The original center stair has been replaced. All drywall, lath and plaster and floor finishes such as carpet and linoleum are to be removed to structure.

Basement

The basement has been converted into an apartment with a walk-out entrance on the west side of the house. The apartment includes a kitchen/ living room, full bathroom, one bedroom and the mechanical room for the entire house. All finishes and walls are to be removed to structure. New rooms plus a new exit stair are to be constructed. Exterior walls are to be furred, insulated and drywalled, with paint finish. New mechanical equipment to serve the north house and link are to be installed. Mechanical system will be forced air with air conditioning.

The basement of the link will be constructed and the wall between the original basement and link will be removed. Stair to the main floor of the link will be constructed. Rooms in the basement of the north house are for storage and mechanical room only.

Main Floor

The stair to the second floor (not original) is to be removed and reconstructed further east of the present location. All walls are to be stripped to structure for new wiring, plumbing and ducting. Exterior walls are to be insulated, drywalled and painted. All floors are to be new prefinished hardwood.

Finishes of the link are hardwood floors, painted drywall walls and windows from floor to ceiling. Open stair to the second floor. Wall is to be opened from the north house to the link. Concrete steps to be constructed to the parking at the rear (west).

Second Floor

All walls are to be stripped to structure for new wiring, plumbing and ducting. Many walls to be removed and new walls installed for bedrooms, bathroom and laundry. Stair to third floor is to be removed. Hatch to third floor to be installed in the ceiling. Wall is to be opened from the north house to the link.

Third Floor

Drywall and plaster to be removed. Roof to be insulated. The third floor is to become uninhabited space.

Phase 2: South House

The condition of the south house is good. The exterior has been restored and painted in the last five years. A new accessible ramp of concrete is to be constructed off the south end of the front porch.

Basement

New ½ bath and laundry room to be constructed. New stairs to basement to be constructed. Open wall on north to access the link.

Main Floor

The main floor will remain as existing, with the exception of a new catering kitchen on place of the existing kitchen, and opening a doorway to the link from the kitchen area. Also, a sprinkler system will be installed with concealed heads. All other finishes to remain.

Second Floor

En-suite bathrooms to be removed. Some walls to be removed and new constructed. Floor is to have large bathroom and dorm rooms. New stair to be constructed to access the third floor.

Third Floor

Third floor to be reconfigured for new bedrooms.

Site

Old asphalt parking area to be removed. Carriage house to be removed. New asphalt driveway to be constructed.