

To: **Nebraska Capitol Environs Commission**  
From: Ed Zimmer  
Re: Agenda of May 24, 2012  
Date: May 18, 2012

**Item 2:**

The Nebraska Department of Administrative Services has recently undertaken extensive exterior improvements to the TSB Building at the NE corner of 14<sup>th</sup> & M Streets, removing metal screens that had masked the brick structure and its windows.

In completing the project, DAS plans to improve the canopies and storefronts, including installing segmental arched transom windows above the canopies. The original drawings for the building by Davis & Wilson shows such transoms and some other design enhancements which apparently were not carried out.

This project has already greatly improved the appearance of the building and easily meets the Environs Design Standard for this location of “enhancing the Environs District.” I have expressed my appreciation of the work and address it to the Commission:

- For your enjoyment
- For your endorsement of the “enhancement” of adding the enhanced transoms, which apparently were originally built only as simple rectangles. On a building of historic significance or architectural distinction, I might argue against “enhancing” the original construction. On this building, I heartily recommend that the Commission find the proposed work (which I will show on the large screen at the meeting) appropriate.

**Item 3:**

The early 20<sup>th</sup> century house at 1236 H Street has been under the process of salvage for several weeks and demolition is clearly planned, although a permit has not been requested. Building officials have been in contact with the contractor. In the Capitol Environs District, requests for a demolition permit must be accompanied by a plan for the site post-demo:



*Design Standard 7: Demolition*

*Any requests for demolition permits within the District must be accompanied by detailed plans for redevelopment of the site in accord with these Design Standards. Applications for demolition and redevelopment shall be evaluated in light of the contribution of the site to the character of the District, and based on the assumption that landmarks designated by the City of Lincoln or identified in these Design Standards should be preserved.*

This building is not a landmark. If I can obtain such a plan before the meeting, the Commission may be able to act on this item, otherwise it will be deferred.

**Item 4:**

Parks & Rec. staff and the design team will present information on Centennial Mall.

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