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- Boards & Commissions
- Historic Preservation Commission
- Agenda

Boards & Commissions

Historic Preservation Commission Agenda

NOTICE

The City of Lincoln Historic Preservation Commission will hold a public meeting on Thursday, July 18, 2013. The meeting will convene at 1:30 p.m. in Room 214 in the Development Services Center, 2nd floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska. For more information, please contact the Lincoln City/Lancaster County Planning Department at 402-441-7491.

AGENDA

July 18, 2013

JOINT MEETING WITH URBAN DESIGN COMMITTEE

1. Review of enhancements to Parking Decks 1, 2 and 3, Arena Drive between O and R Streets.

HPC MEETING

2. Approval of meeting record of June 20, 2013.
3. Opportunity for persons with limited time or with an item not appearing on the agenda to address the Commission.

HEARING AND ACTION

Memo from Ed Zimmer

4. Application by Scott Sullivan for a Certificate of Appropriatess for work at 6117 Havelock Avenue in the Havelock Avenue Landmark District.
5. Application by Jonathan Camp for a Certificate of Appropriateness for work at the Armour Building, 100 North 8th Street in the Haymarket Landmark District.
6. Application by Jonathan Camp for a Certificate of Appropriateness for work at the Harpham Building, 808 P Street in the Haymarket Landmark District.
7. Application by Dave Erickson for a Certificate of Appropriateness for work at the Pepperberg Building, 815 O Street in the Haymarket Landmark District.
8. Application by Sinclair Hille Architects for a Certificate of Appropriateness for work at the Schwarz Paper (former Hargreaves Bros.) Building, 747 O Street in the Haymarket Landmark District.

9. Review of Preservation easement for Lewis-Syford House, 700 N. 16th Street.

DISCUSSION AND RECOMMENDATION

10. Staff Report & Misc.

deck 3

deck 2

dec bldg.

deck 1

ARENA

oscar

future

O st.

lumber works

8th st.

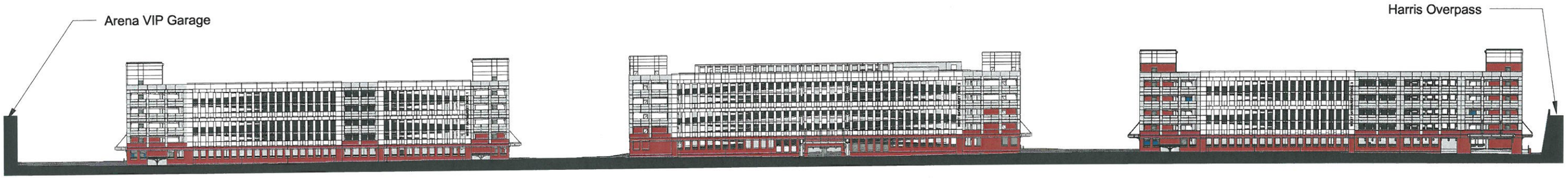
O st.

P st.

Q st.

9th st.

DAVIS DESIGN
1221 N Street, Ste 600, Lincoln NE 68508
Phone: 402-476-9700
Fax: 402-476-9722



Deck 1 | Deck 2 | Deck 3

West Haymarket Parking Decks

West Haymarket Joint Public Agency

West Elevation Showing All Parking Decks

11x17-29

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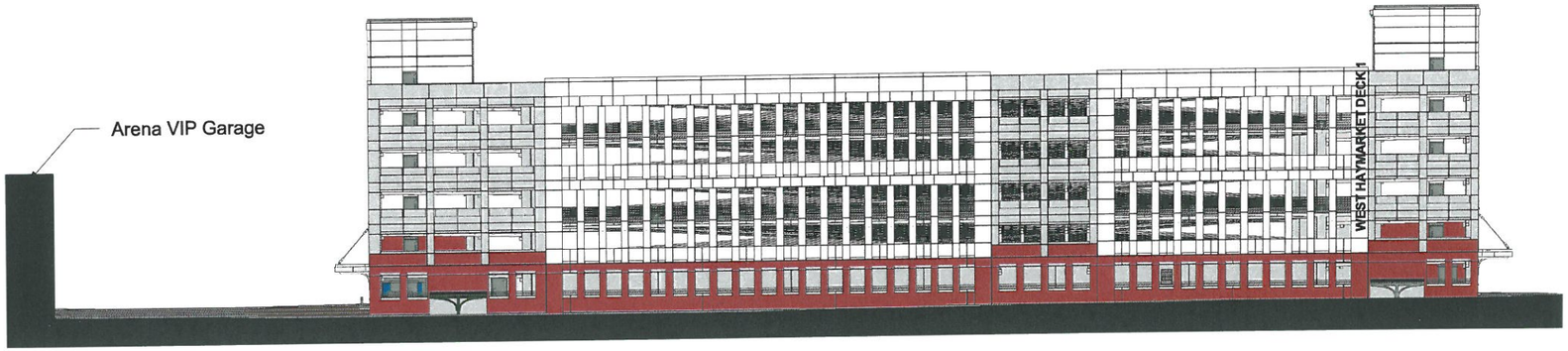
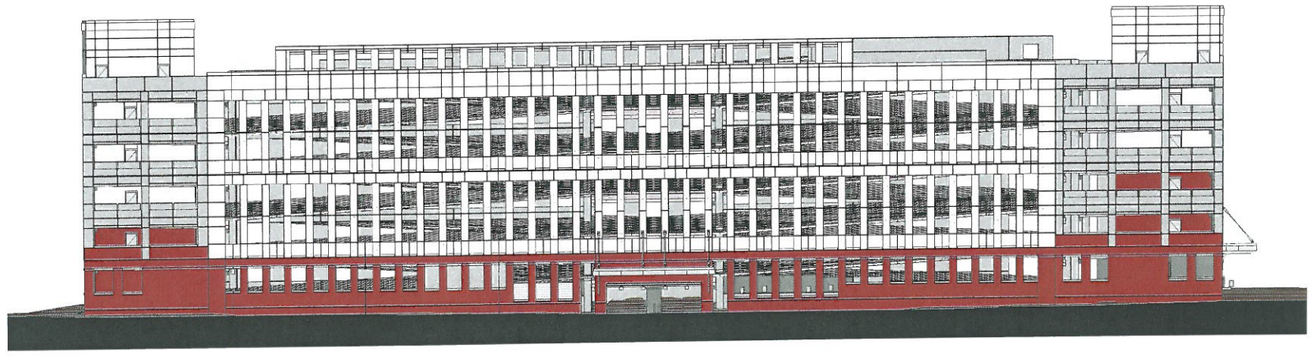
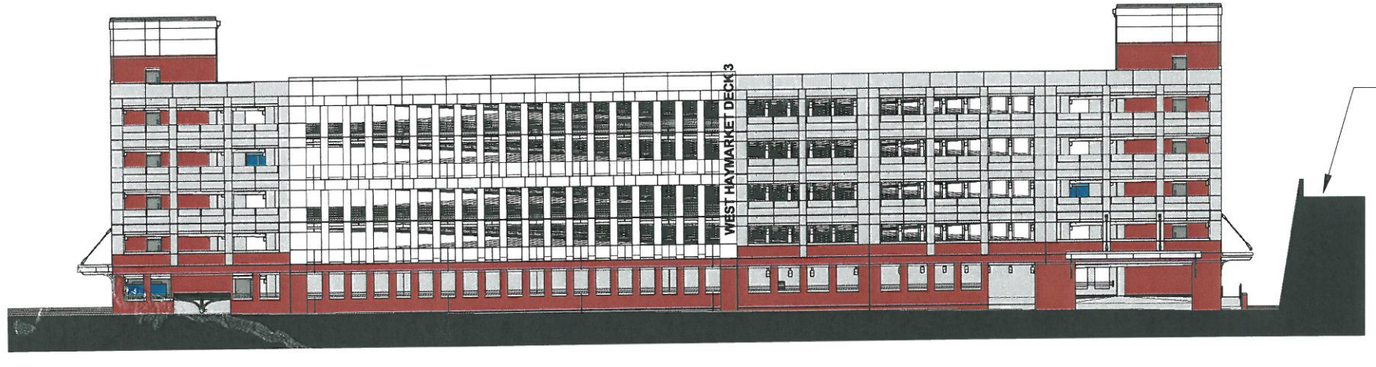
Fax: 402-476-9722



Deck 1



Deck 2



Deck 3

11x17-30

West Haymarket Parking Decks

West Haymarket Joint Public Agency

West Elevation Parking Decks

DAVIS DESIGN
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Phone: 402-476-9700
Fax: 402-476-9722

301'-4" BUILDING

Lobby
101

Mechanical
106

Toilet
108

I.T.
109

Office
107

"P" Street

Trash Holding
103

Utility Easement

TRASH

Storage
104

Crawl Space
104A

Plaza

Parking
114

Floor Slopes Up

Lobby
102

T

Exit

Enter

Floor Slopes Up

Parking
111

Crawl Space
116A

Electrical
115

Storage
116

Parking
113

183'-8" BUILDING

"O" Street

Parking
110

Parking
112

Exit

Exit

Enter

51.81
52.22
52.26
51.97
51.52

Pinnacle Arena Drive

SIXTH LEVEL
1213.17
FIFTH LEVEL
1201.82
FOURTH LEVEL
1190.50
THIRD LEVEL
1179.17
SECOND LEVEL
1167.83
FIRST LEVEL
1156.50

"P" STREET

PINNACLE ARENA DRIVE

ISOMETRIC

West Haymarket Parking Deck 3

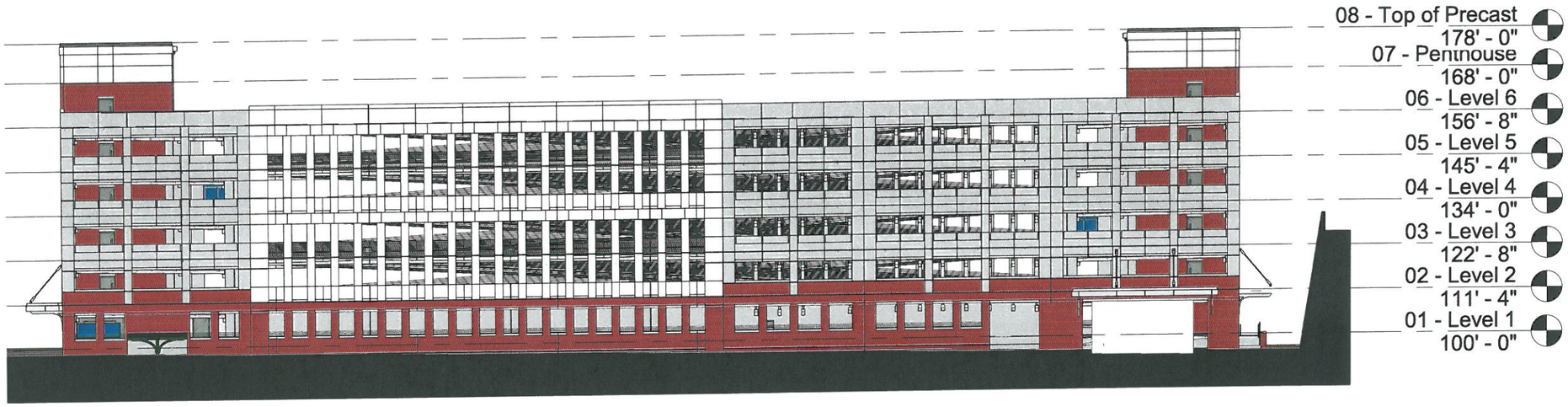
West Haymarket Joint Public Agency

Level 1 Floor Plan

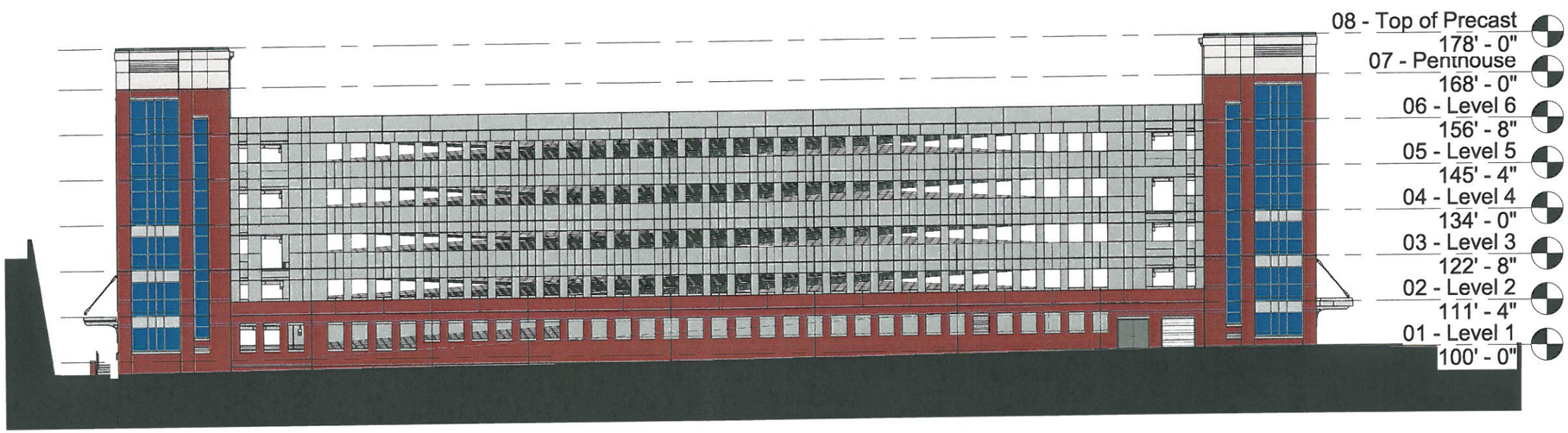
1 **Level 1 Floor Plan**
1/32" = 1'-0"

11x17-5

DAVIS DESIGN
1221 N Street, Ste 600, Lincoln NE 68508
Phone: 402-476-9700
Fax: 402-476-9722



1 West Elevation
1/32" = 1'-0"



2 East Elevation
1/32" = 1'-0"

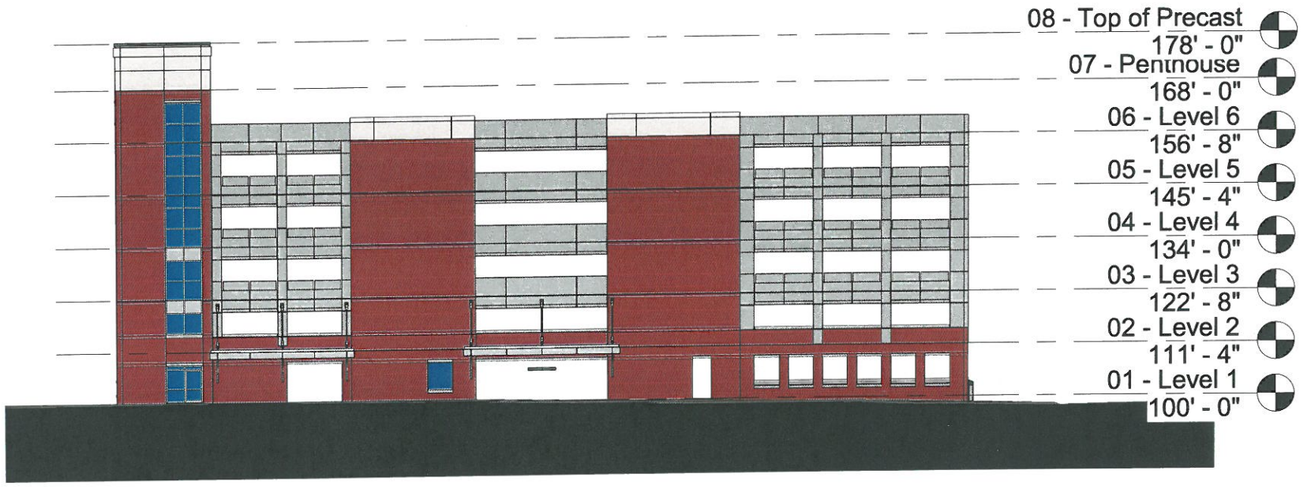
11X17-13

West Haymarket Parking Deck 3

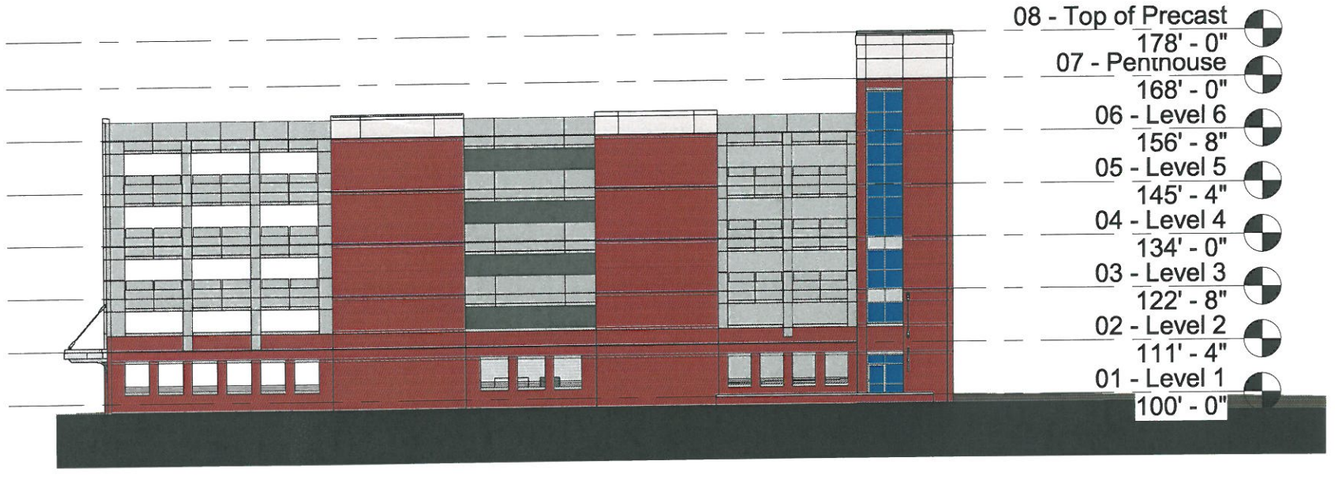
West Haymarket Joint Public Agency

Elevations

DAVIS DESIGN
1221 N Street, Ste 600, Lincoln NE 68508
Phone: 402-476-9700
Fax: 402-476-9722



1 North Elevation
1/32" = 1'-0"



2 South Elevation
1/32" = 1'-0"

11X17-14

West Haymarket Parking Deck 3

West Haymarket Joint Public Agency

Elevations

DAVIS DESIGN
1221 N Street, Ste 600, Lincoln NE 68508
Phone: 402-476-9700
Fax: 402-476-9722

309'-4" BUILDING

Alley

DEC

"Q" Street

"P" Street

154'-9" BUILDING

Lobby
101

Toilet
103

Supplies
104

Lobby
102

Water/J.C.
105

ADA Booth

Office
107

Electrical/I.T.
106

Floor Slopes Down

Crawl Space

Floor Slopes Up

Crawl Space

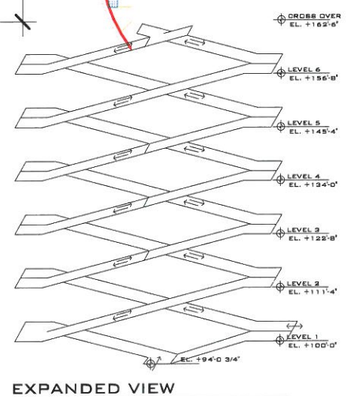
Storage

Floor Slopes Up

Floor Slopes Down

Pinnacle Arena Drive

1 Level 1 Floor Plan
1/32" = 1'-0"



EXPANDED VIEW

West Haymarket Parking Deck 2

West Haymarket Joint Public Agency

Level 1 Floor Plan

11x17-a1

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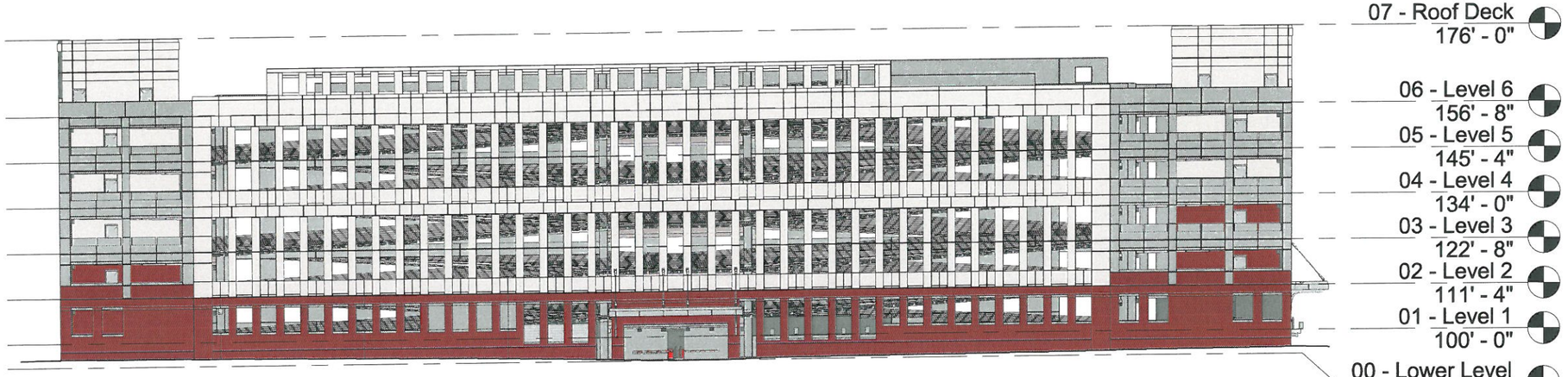
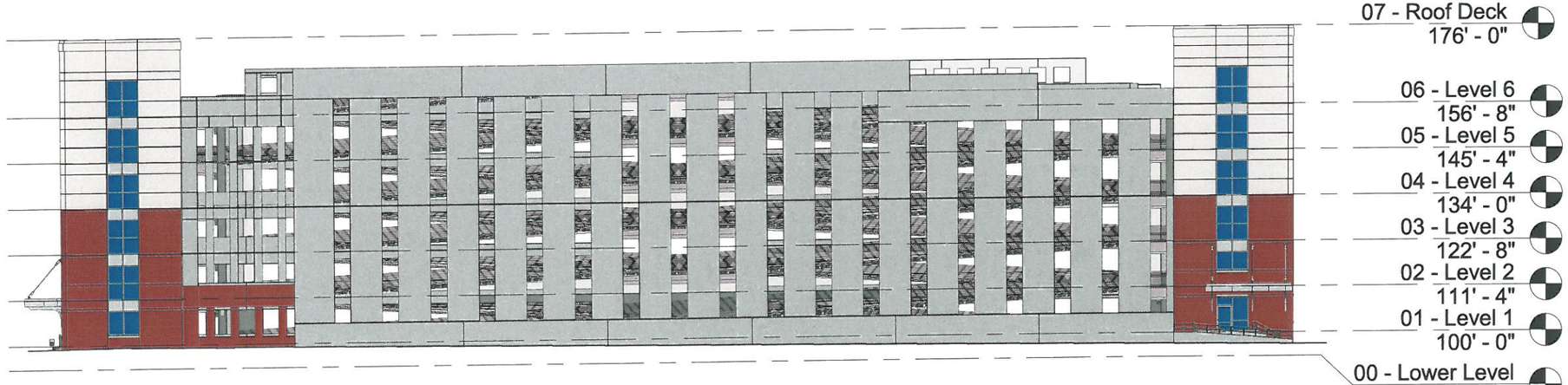
1221 N Street, Ste 600, Lincoln NE 68508
Phone: 402-476-9700
Fax: 402-476-9722



1 West Elevation
1/32" = 1'-0"



2 East Elevation
1/32" = 1'-0"

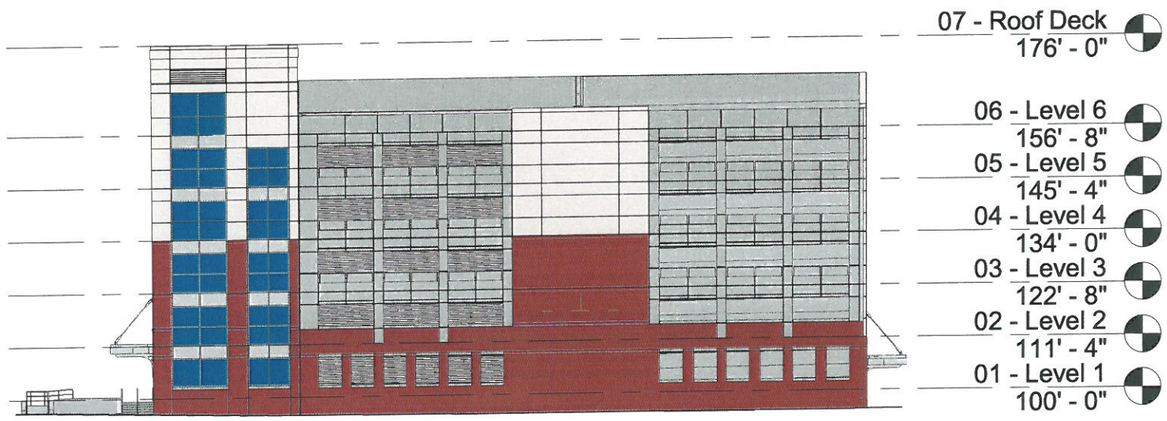
11x17-a6

West Haymarket Parking Deck 2

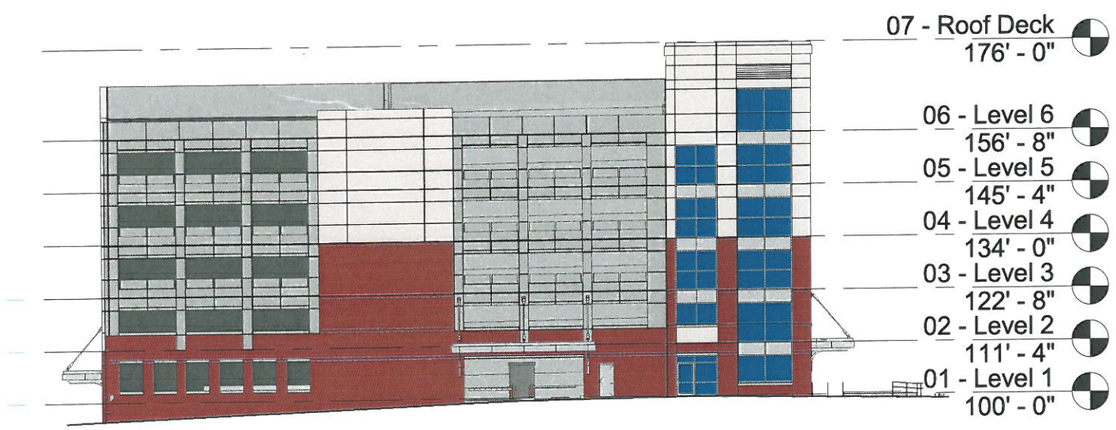
West Haymarket Joint Public Agency

East West Elevations

DAVIS DESIGN
1221 N Street, Ste 600, Lincoln NE 68508
Phone: 402-476-9700
Fax: 402-476-9722



1 North Elevation
1/32" = 1'-0"



2 South Elevation
1/32" = 1'-0"

11x17-a7

West Haymarket Parking Deck 2

West Haymarket Joint Public Agency

North South Elevations

DAVIS DESIGN

SW Corner of 3 Decks

DAVIS DESIGN

NW Corner of Deck 3

NW Corner of Deck 3


3
3
3
3
DAVIS
DESIGN
SE Corner of Deck 3

DAVIS DESIGN

SE Corner of Deck 3

SW Corner of Deck 2

SW Corner of Deck 2


DAVIS
SW Corner of Deck 1


DAVIS
SW Corner of Deck 1

DAVIS DESIGN

SW Corner of 3 Decks

PLANNING DEPARTMENT MEMORANDUM

to: Historic Preservation Commission
from: Ed Zimmer
re: Agenda items, July 18, 2013 meeting
date: July 12, 2013

Item 1, West Haymarket Parking Decks (Joint review by HPC & UDC)

Davis Design previously presented "Deck 1," the parking structure at the southeast corner of Arena Drive and R Street, to the joint design review boards. Davis has subsequently been retained to design the two parking structures south of Deck 1 (Decks 2 and 3) between P and Q Streets (Deck 2) and between O and P Streets (Deck 1). Deck 1 will be constructed next, in support of the Olsson Associates Building (a.k.a. Project Oscar) at Canopy and P Streets.

The three decks are similar in design and materials. Among Davis Design's tasks has been to provide enhancement and differentiation to the three long structures, both to help orient garage users and for the benefit of the overall urban appearance.

The design proposals are included in this packet as 11x17" sheets.

Item 4, 6117 Havelock Avenue

Scott Sullivan presented proposals for a new facade at 6117 Havelock Avenue at the June 20th meeting. In discussion with the Commission, some bid alternates were discussed. Bids are due on July 16th and I've included this project on your agenda for any updates.

Item 5, Armour Building, 100 N. 8th Street

The beer garden enclosure previously approved by the Commission on the east side of this property has been completed. The Commission required brick on at least the south (street) facade. As constructed, the brick base topped with an attractive metal railing is used on all sides.

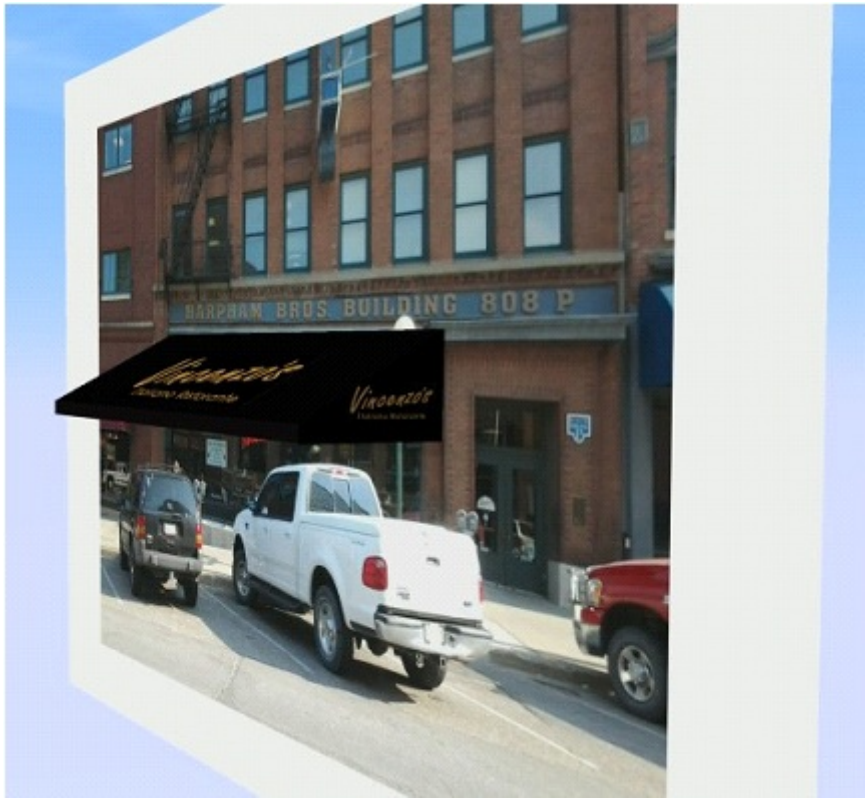
Jonathan Camp, representing the building owners, has indicated an interest in installing signs on the enclosure. I have not yet seen designs to review.

Item 6, Harpham Building, 808 P Street

Vincenzo's, the ground floor establishment in this building, proposes to replace the 1980s-era rounded awning on the Harpham facade with a triangular-section awning, in the restaurant's black-and-gold color scheme.


HARPHAM BROS. CO. BAR
Ristorante Italiano
2008 7 26


Vincenzo's
Ristorante Italiano
See Hostess for Patio Seating



Like the current green awning, the new awning is proposed to bear the restauant's name on the main pitch and on the end triangular sections, in gold text on a black fabric awning.

In addition to the change to a triangular section, the new awning is proposed to extend over the full width of the outdoor dining deck, approximately 7 feet. Two or three support posts will likely be needed

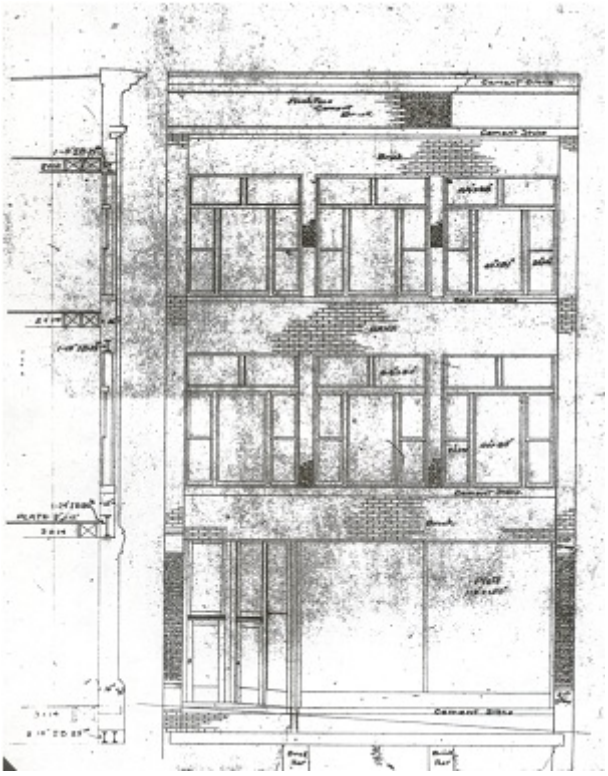
The Commission has accepted a broad range of awning colors, including black and gold on Lincoln Station for a previous restaurant tenant. Black and gold certainly are historic sign colors in the district and have been accepted for the 710 P Street facade, although that scheme has not been carried out. In my opinion, the proposal meets the guidelines both for signs and for semi-permanent features such as awnings of meeting the overall character of the district.

I recommend a finding of compatibility and approval of a certificate of appropriatness.

Jon and Jonathan Camp has also been consulting with me about their intention to consider a new door system for the main entry to the 808 P Street building. The current double doors (with a central post) do not meet the recommended ADA width of 36", are posing maintenance and operation problems, and are poorly weatherized. In our discussions, they had not yet settled on a proposal.

Item 7, Sidewalk Café at 815 O Street, Pepperberg Building
Also see attachments.

Dave Erickson, on behalf of U. S. Properties, proposes a sidewalk café at 815 O Street for a new restaurant/bar in the Pepperberg Building, reviving the name "Sweep Left" that previously operated in the building. The 1908 building originally housed Pepperberg Segar Factory.



At left, 1986 storefront view

The sidewalk café would consist of a deck/platform 19'5" wide by 14' deep. 18 feet of sidewalk width would remain between the deck and the curb of the parking area under the Harris Overpass. Because the sidewalk slopes down about a foot from east-west across the length of the storefront, a platform of gray, "commercial-grade," PVC tongue & groove decking is proposed, enclosed by a black steel railing with built-in, irrigated planter boxes. Each planter box would also support a tempered-glass shield on the outer side, serving as windbreaks.
A new doorway through the aluminum storefront is also proposed, for server access to the sidewalk café. The door, sidelight and transom would match the storefront system, and would require removal of an area of brick to match the door sill to the deck level. This pressed brick should be retained and stored on-site.

The sidewalk café utilizes elements similar to other approved sidewalk cafes in the district. Vincenzo's at 808 P occupies a similarly sloped sidewalk and utilizes a deck for leveling. Vincenzo's also utilizes a separate door through the storefront for accessing the sidewalk café. Generally storefront modifications have been acceptable provided the broad design characteristics of the storefront have been retained, as in this case. In addition, storefronts historically have been somewhat flexible features of facades, adapting to changing uses.

Several approved Haymarket cafes feature planters, flower pots, or flower boxes. The glass shields are a new feature but appear to be minimally intrusive and may enhance the café experience in a challenging urban location.

Therefore, staff recommends a finding that the proposal is consistent with the character of the Haymarket district and further, recommends approval of a certificate of appropriateness.

Item 8, Design Concepts for Adaptive Reuse, Schwarz Paper/Hargreaves Bros. Building, 747 O St.

Sinclair Hille Architects has been retained to prepare proposals for an adaptive reuse of 747 O Street in Haymarket. Built as a three-story warehouse in 1884 for Hargreaves Bros., a grocery wholesaler, the building has been occupied by Schwarz Paper Co. since 1917. In 1905, the structure suffered a fire that destroyed the roof. In rebuilding as a four-story structure, great pains were taken to relocate or replicate the arched windows of the original third floor (north facade) atop the new fourth floor, creating great continuity between the three and four story versions of the building.

Hargreaves Bros. from NE, ca. 1887

Hargreaves, post 1905.

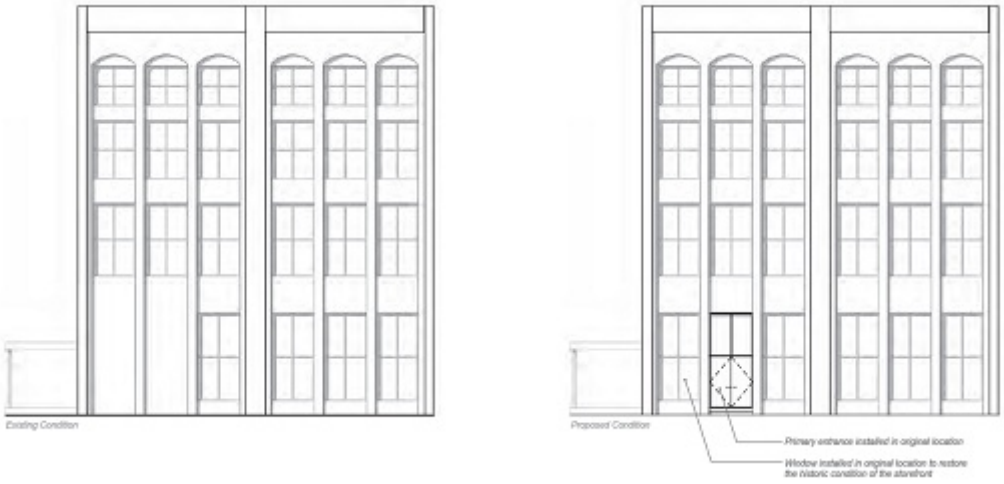
Hargreaves, pre-1905 fire (above)

Schwarz/Hargreaves 2013 (below)

Hargreaves/Schwarz from east, 2013

The full set of images from Sinclair Hille is attached. I will include a few here for the purpose of description and explanation.

The proposed modifications to the north, principal facade concentrate on removing disfiguring changes and restoring the post-1905 appearance.



The building retains four of six bays of the original 1880s storefront, including the chamfered wooden muntins that divide the bays into four large lights, and the Seaton & Lea trademarked cast-iron columns and piers.

The design proposal retains the rare original elements and restores the two altered bays. It appears highly appropriate and welcome.

The east facade of the building is secondary to the north facade but is highly visible along S. 8th Street. The historic images show a regular rhythm of pilasters and bays, with simpler brickwork bands and arches, a subtle stone trim. However, the actual glazed windows are of small dimensions, suitable for a warehouse but not for residential egress, ventilation, or comfort.

The design proposal suggests enlarging the window openings vertically within the rhythm of bays originally established. On the first and second floor, recesses are provided in the brickwork matching a few large original openings on the first floor along that side. On the third and fourth floors no such recesses were provided and the enlargements are suggested by moving the sills down or the lintels up, to fit within floor levels and to avoid major decorative brickwork.

Rather ironically, the original warehouse design provided small windows that appeared to have been infilled from larger openings; the adaptation creates true windows where openings were previously just implied.

The proposal fits well within the overall Haymarket warehouse character, where most of the warehouses have much larger openings than the east wall of Hargreaves. In fact, the north wall of Hargreaves is more typical in its ample degree of glazing. The question for the designers and for the Commission are whether the modification fits the district standards. Regarding windows, "Not Recommended" regarding windows is "Introducing new window and door openings into principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes." Mention of "principal elevations" reminds us of the underlying concept of a hierarchy of facades, and the east side of Hargreaves clearly does not have the design emphasis of the north side, but it is nevertheless a highly visible street facade. However, the intent of the proposed change is not to

match stock sizes or inexpensive sash, and instead is functionally based and carefully tailored to the dimensions of the existing openings.

The proposal should also be considered in light of Standard 9, which states "Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size,scale, color, material, and character of the property, neighborhood or environment." In my opinion, the significant architectural design of the east facade is the rhythm of pilasters and implied windows, which the proposal follows faithfully in enlarging the small warehouse openings. It might be worth exploring whether a deliberate differentiation between the sash pattern in the original openings and in the enlarged areas would retain the original pattern, while allowing the new use. It might also simply look silly.

The proposal also offers a south addition to the buildings, atop a one-story brick addition. The proposal suggests cladding the addition in a perforated, corrugated metal material, which has a design relationship to some of the metal additions, rooftop features, and secondary elements in this warehouse district. I would like to understand more clearly how it would look, but it seems to have potential for closely meeting Standard 9.

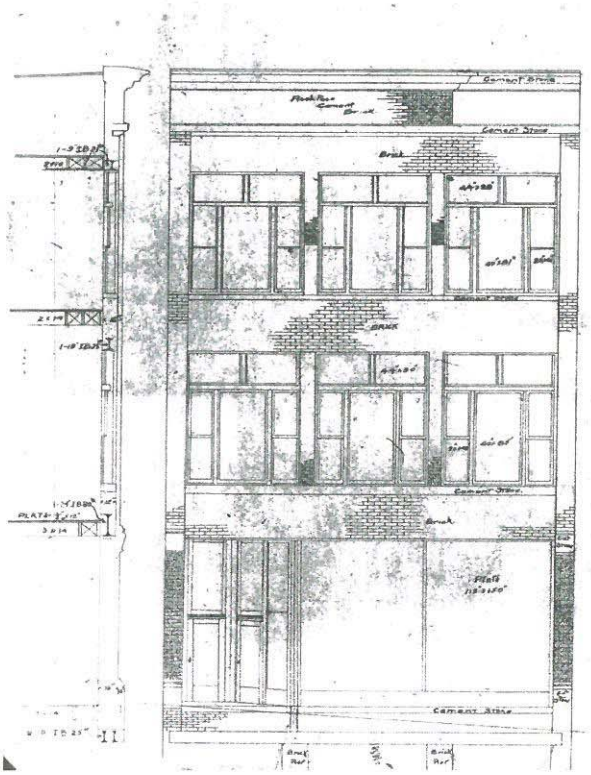
Item 9, modifications to Lewis-Syford House easement

I am working on the point-by-point comparison requested by the Commission of the 2008 easement and the current proposal. That is an appropriate request but complicated task including re-keying the 2008 document. I will distribute that electronically as soon as I can next week, and will post it on-line with the agenda material.

F:\FILES\PLANNING\HPC\REPORTS\2013\07July\JulyMemo.wpd

Item 7, Sidewalk Café at 815 O Street, Pepperberg Building
Also see attachments.

Dave Erickson, on behalf of U. S. Properties, proposes a sidewalk café at 815 O Street for a new restaurant/bar in the Pepperberg Building, reviving the name "Sweep Left" that previously operated in the building. The 1908 building originally housed Pepperberg Segar Factory.



At left, 1986 storefront view

The sidewalk café would consist of a deck/platform 19'5" wide by 14' deep. 18 feet of sidewalk width would remain between the deck and the curb of the parking area under the Harris Overpass. Because the sidewalk slopes down about a foot from east-west across the length of the storefront, a platform of gray, "commercial-grade," PVC tongue & groove decking is proposed, enclosed by a black steel railing with built-in, irrigated planter boxes. Each planter box would also support a tempered-glass shield on the outer side, serving as windbreaks.
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Several approved Haymarket cafes feature planters, flower pots, or flower boxes. The glass shields are a new feature but appear to be minimally intrusive and may enhance the café experience in a challenging urban location.

Therefore, staff recommends a finding that the proposal is consistent with the character of the Haymarket district and further, recommends approval of a certificate of appropriateness.

ERICKSON ARCHITECTS SULLIVAN

June 28, 2013

To: City of Lincoln
Historic Preservation Commission

Re: Sidewalk Café for Sweep Left
815 O Street

PROPOSAL:

The existing Pepperberg Cigar Factory Building at 815 O Street is owned by US Properties. The first floor and basement of this three-story structure has been leased to a new Tenant who will operate a new restaurant/bar under the former Sweep Left name.

- The Tenant desires to have a sidewalk café operation on the sidewalk directly in front of the building on O Street. While the existing sidewalk is generously wide, it extends partially under the Harris Overpass, and it has a slope of over 12" in height east-to-west over the width of the storefront.

- This Proposal includes the construction of a new deck and planter/railing elements to provide a level surface that matches the interior finish floor elevation, which is also ADA-accessible. Related construction includes the installation of a new door in the existing bronze-anodized aluminum storefront system, to access the deck directly from the restaurant space. The new door, sidelight and transom will match the existing storefront framing and glazing. Also, modifications to the building's water supply and fire/sprinkler connections are required at the new deck.

- We have developed the extents of the new deck design with recommendations by the Urban Development Department to assure that there is generous public walkway space around and outside of the deck's footprint.

- The deck construction is proposed to be treated-lumber sub-framing with a walking surface of commercial-grade, PVC, tongue-and-groove decking in a gray color. The deck structure will be secured to the existing sidewalk, and rain water will easily flow under the deck, to the west. The deck will have skirt-boards on the exposed three sides, to prevent trash and debris from collecting below the deck.

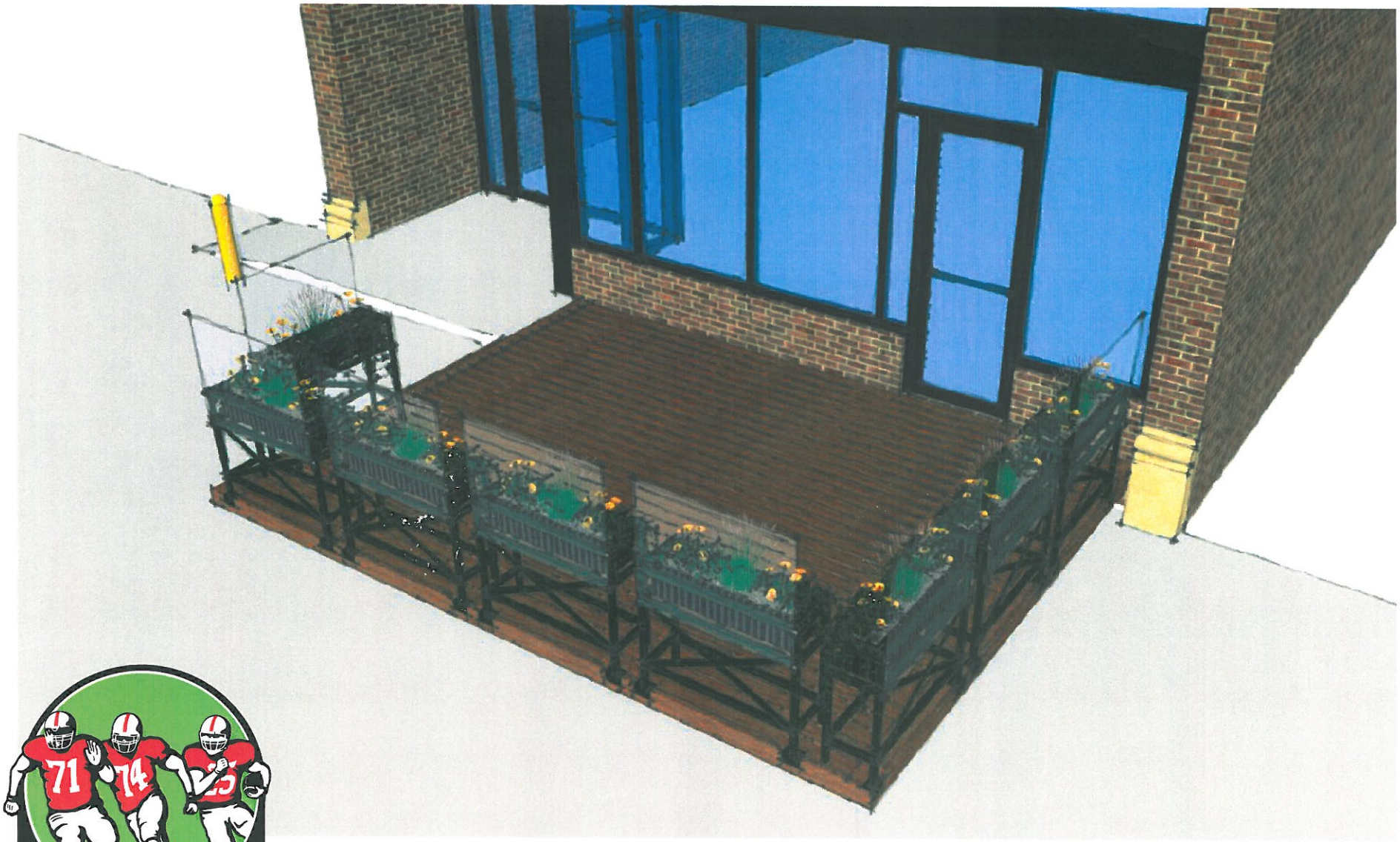
- The perimeter planter/railing construction will consist of custom-fabricated, steel-framed, self-watering planter boxes, each with a tempered glass "screen" to serve as a windbreak for the deck's patrons. The planters will be secured to the deck.

Respectfully submitted,

Dave Erickson, AIA, NCARB

209 South 9th Street
Lincoln, Nebraska 68508
info@ericksonsullivan.net
402.475.1787 Tel.
402.475.1800 Fax

815 'O' STREET EXISTING CONDITIONS



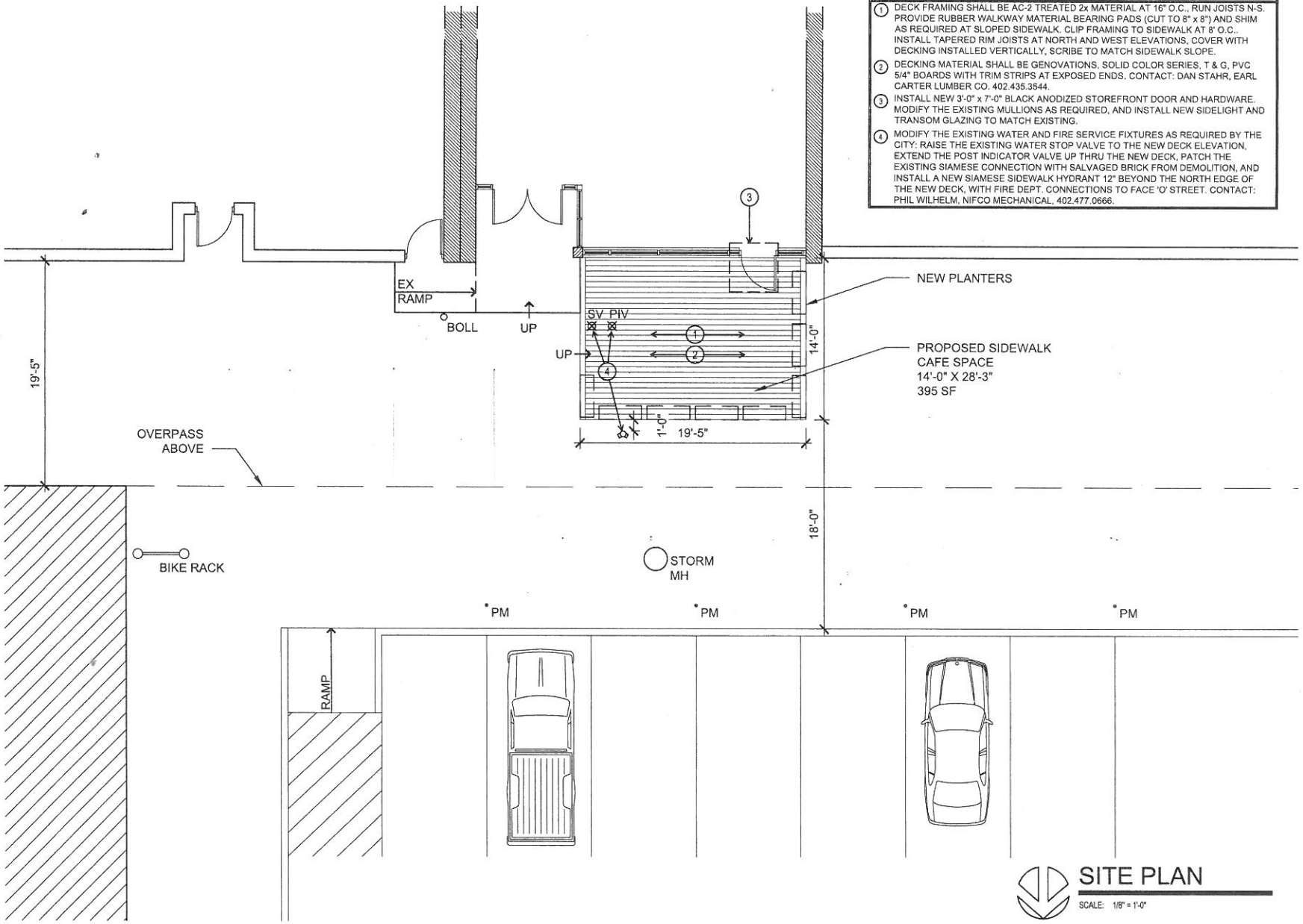
SWEEP LEFT
815 "O" ST.
LINCOLN
NE

PROPOSED SIDEWALK CAFE

ERICKSON
ARCHITECTS
SULLIVAN

CONSTRUCTION KEY NOTES

1. DECK FRAMING SHALL BE AC-2 TREATED 2x MATERIAL AT 16" O.C., RUN JOISTS N-S. PROVIDE RUBBER WALKWAY MATERIAL BEARING PADS (CUT TO 8" x 8") AND SHIM AS REQUIRED AT SLOPED SIDEWALK. CLIP FRAMING TO SIDEWALK AT 8' O.C.. INSTALL TAPERED RIM JOISTS AT NORTH AND WEST ELEVATIONS, COVER WITH DECKING INSTALLED VERTICALLY, SCRIBE TO MATCH SIDEWALK SLOPE.
2. DECKING MATERIAL SHALL BE GENOVATIONS, SOLID COLOR SERIES, T & G, PVC 5/4" BOARDS WITH TRIM STRIPS AT EXPOSED ENDS. CONTACT: DAN STAHR, EARL CARTER LUMBER CO. 402.435.3544.
3. INSTALL NEW 3'-0" x 7'-0" BLACK ANODIZED STOREFRONT DOOR AND HARDWARE. MODIFY THE EXISTING MULLIONS AS REQUIRED, AND INSTALL NEW SIDELIGHT AND TRANSOM GLAZING TO MATCH EXISTING.
4. MODIFY THE EXISTING WATER AND FIRE SERVICE FIXTURES AS REQUIRED BY THE CITY: RAISE THE EXISTING WATER STOP VALVE TO THE NEW DECK ELEVATION, EXTEND THE POST INDICATOR VALVE UP THRU THE NEW DECK, PATCH THE EXISTING SIAMESE CONNECTION WITH SALVAGED BRICK FROM DEMOLITION, AND INSTALL A NEW SIAMESE SIDEWALK HYDRANT 12" BEYOND THE NORTH EDGE OF THE NEW DECK, WITH FIRE DEPT. CONNECTIONS TO FACE 'O' STREET. CONTACT: PHIL WILHELM, NIFCO MECHANICAL, 402.477.0666.



SITE PLAN

SCALE: 1/8" = 1'-0"

SIDE WALK CAFE PLAN

SWEEP LEFT

815 'O' STREET
LINCOLN, NE

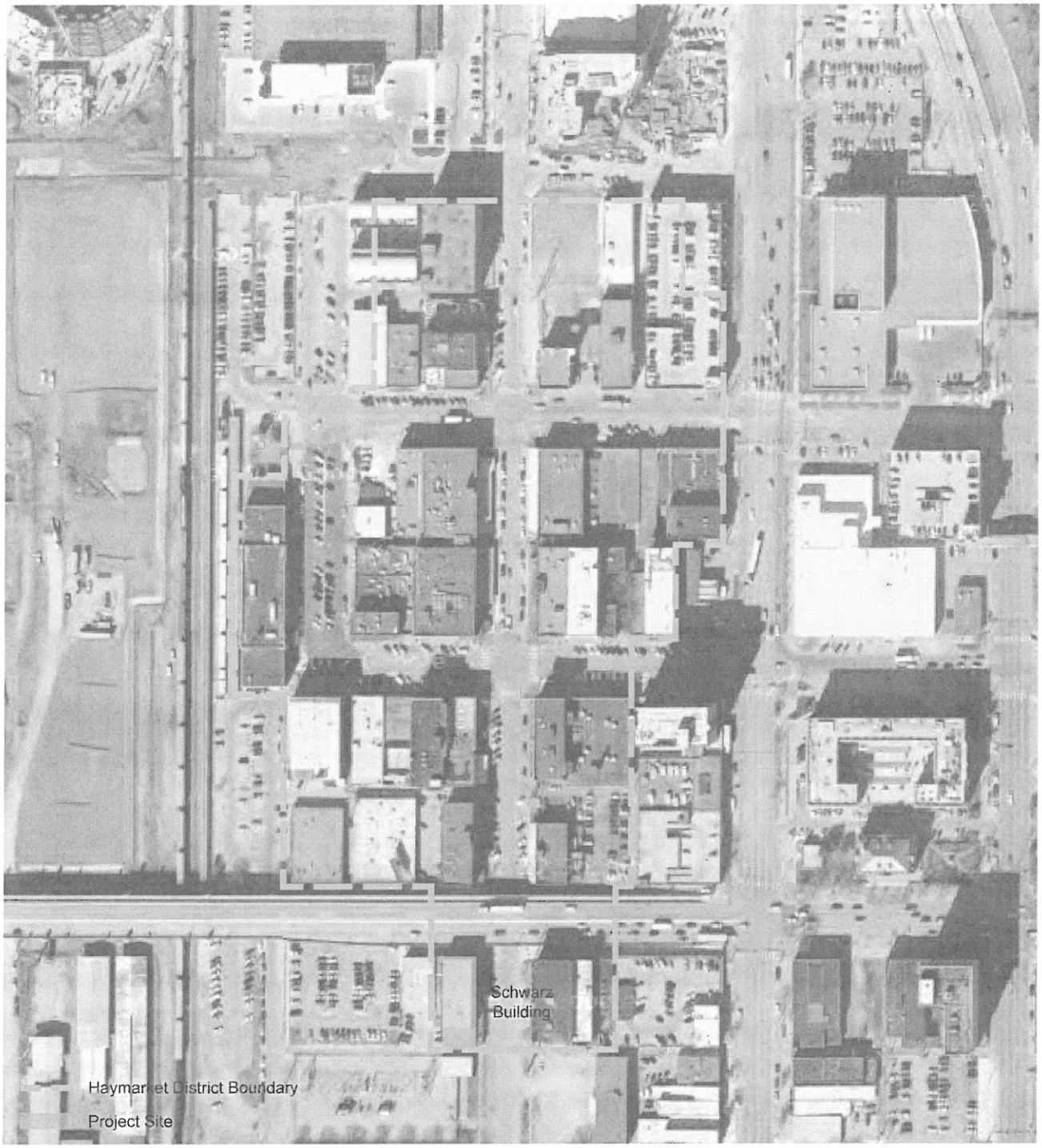
PROJECT NO. 32513

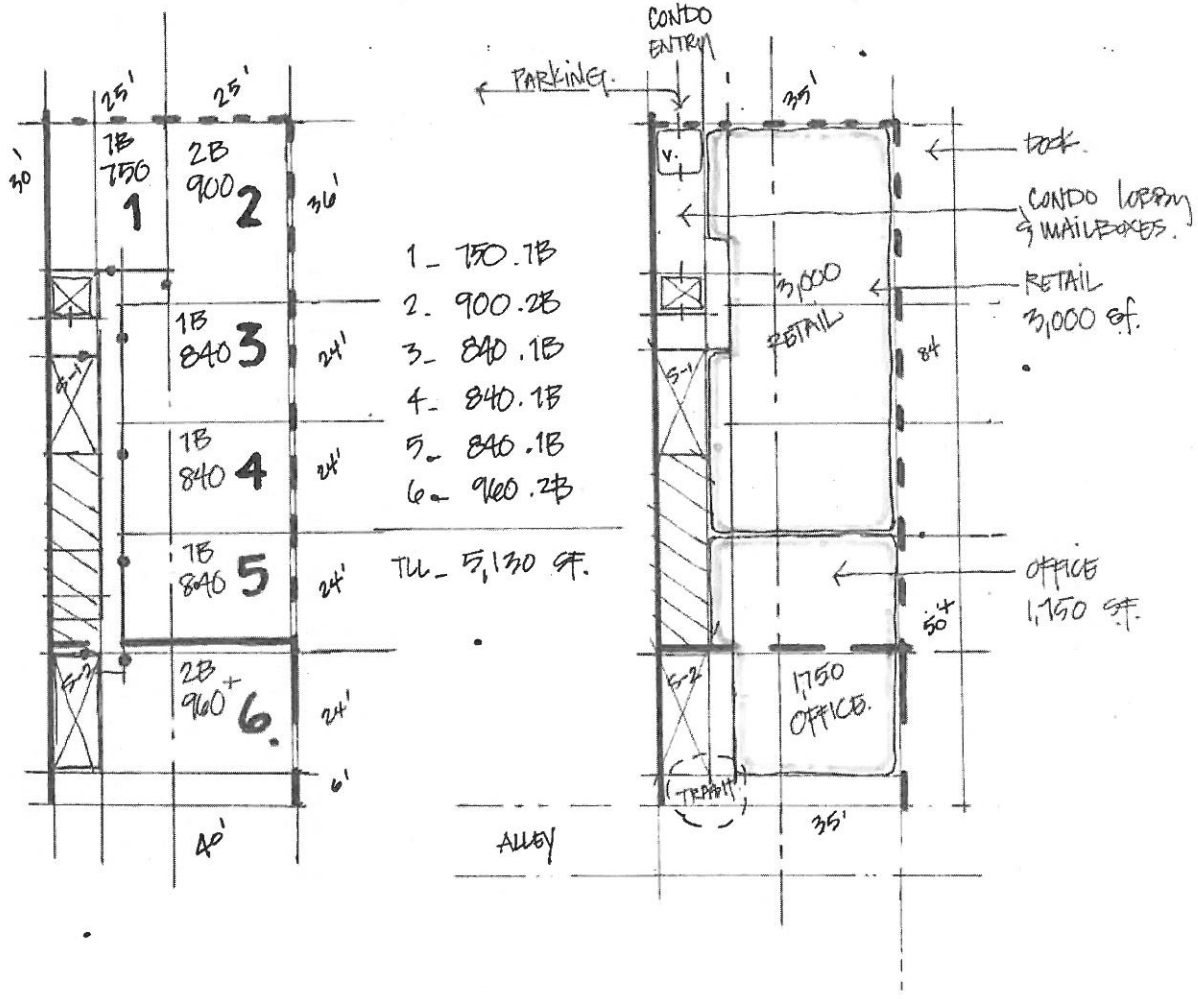
BID SET

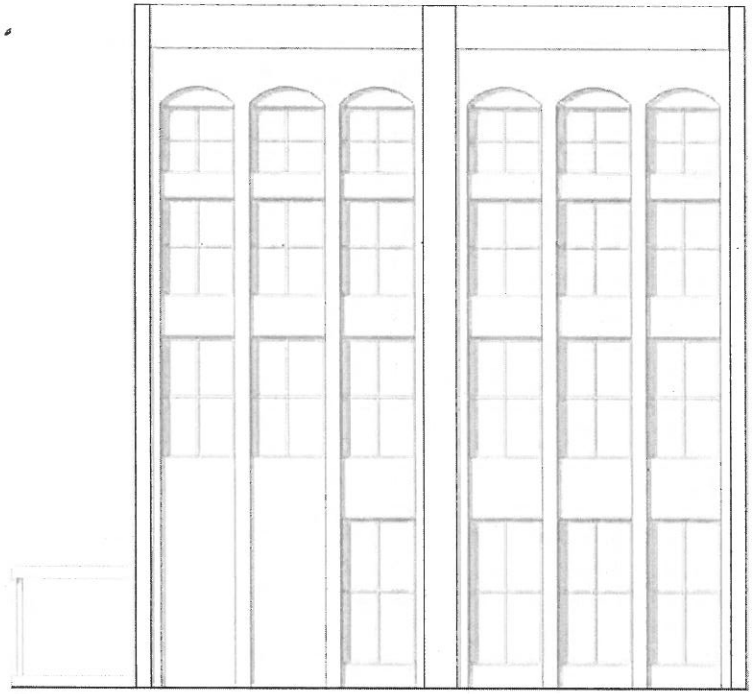
6.28.2013

ERICKSON
ARCHITECTS
SULLIVAN
209 South 9th Street
Lincoln, NE 68508
Tel.402.475.1787 Fax402.475.1600

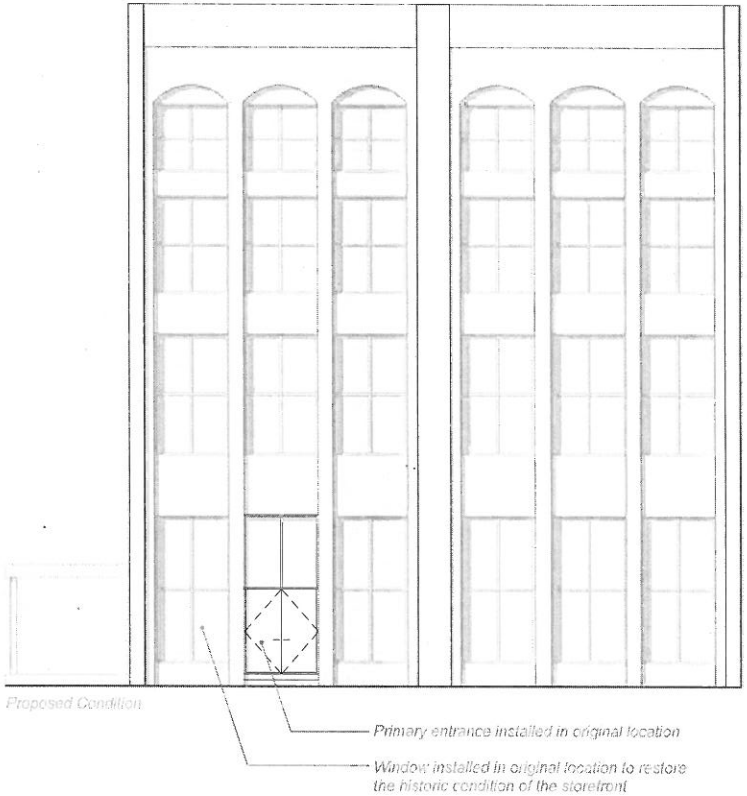
A100


Schwarz
Building
Haymarket District Boundary
Project Site


CONDO ENTRY
PARKING
25'
25'
30'
1B 750 1
2B 900 2
36'
1B 840 3
24'
1B 840 4
24'
1B 840 5
24'
2B 960 6
24'
6'
40'
1 - 750 .1B
2. 900 .2B
3 - 840 .1B
4 - 840 .1B
5 - 840 .1B
6 - 960 .2B
TTL - 5,130 SF.
35'
DOCK
CONDO LOBBY & MAILBOXES.
3,000 RETAIL
RETAIL 3,000 SF.
84'
OFFICE 1,750 SF.
50'4"
1,750 OFFICES.
(TRANSFORMER)
35'
ALLEY



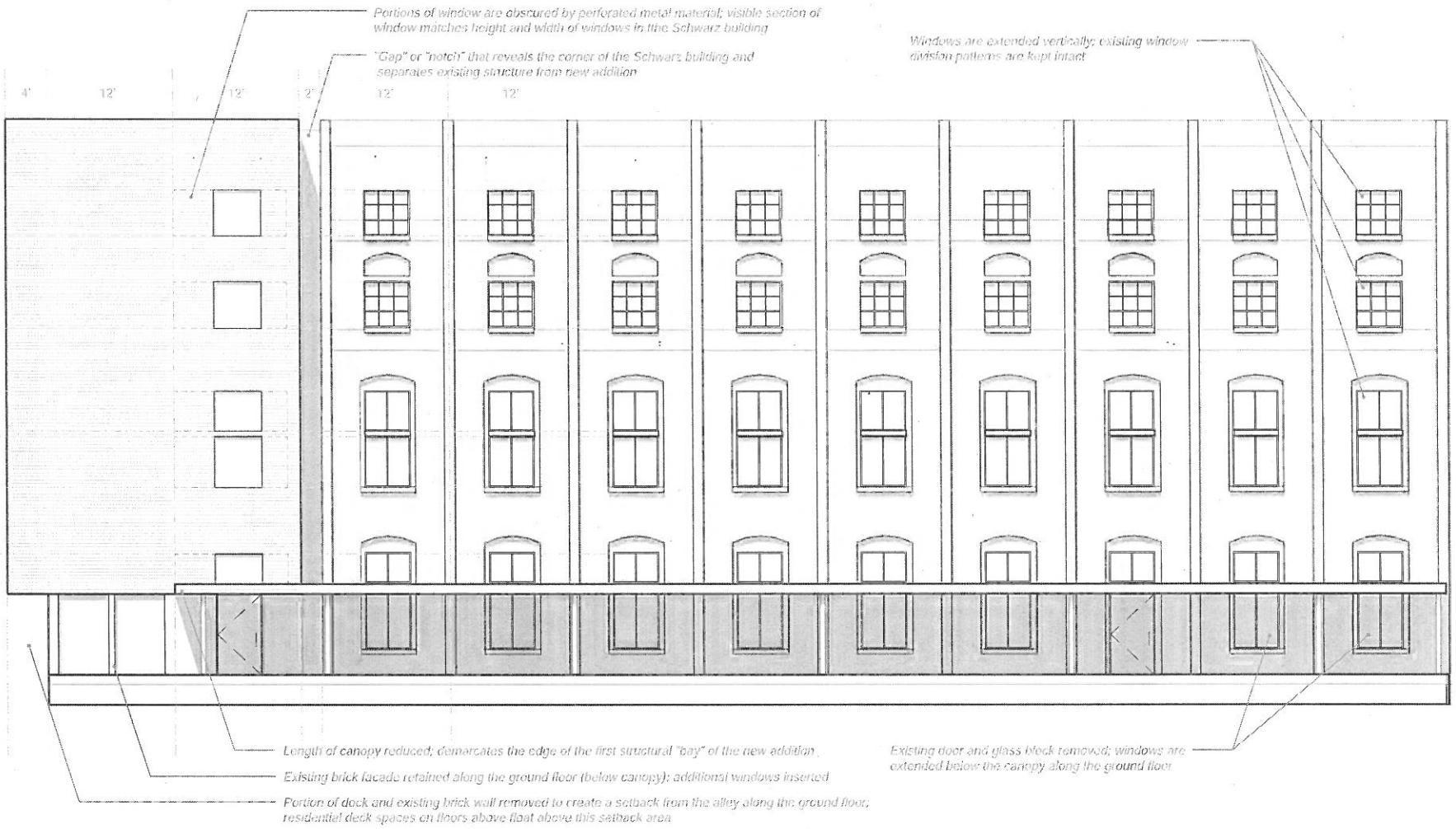
Existing Condition

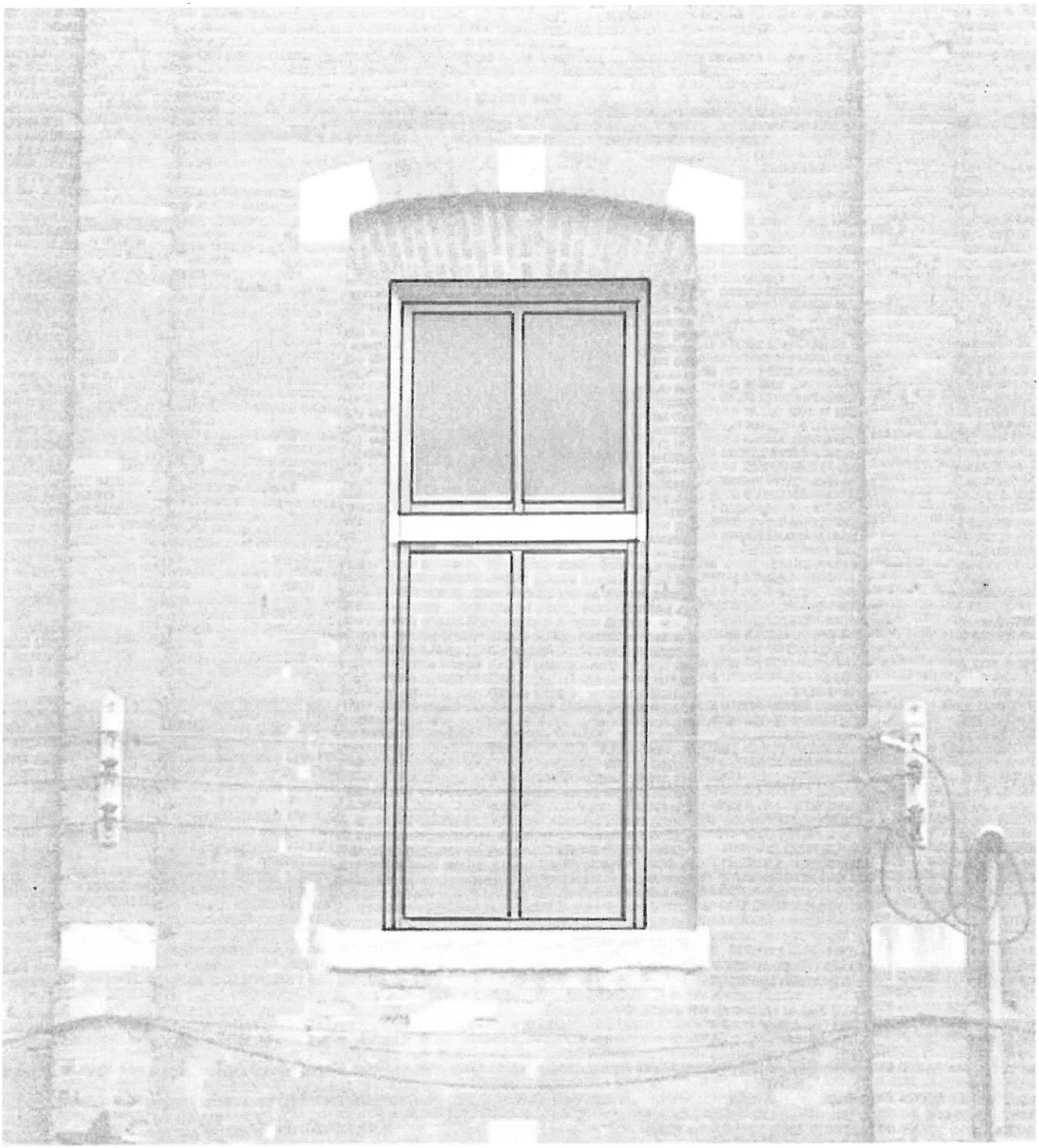


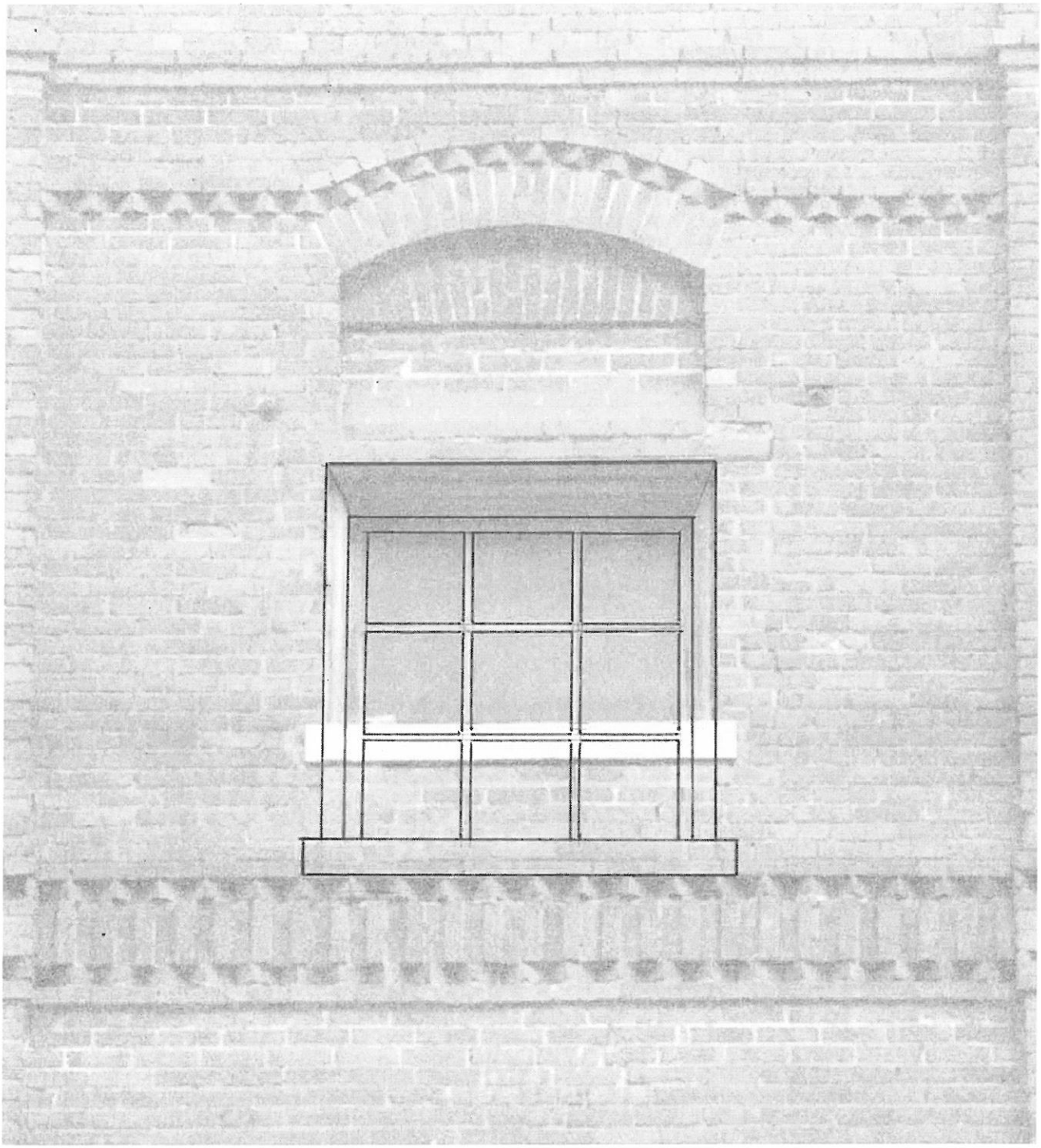
Proposed Condition

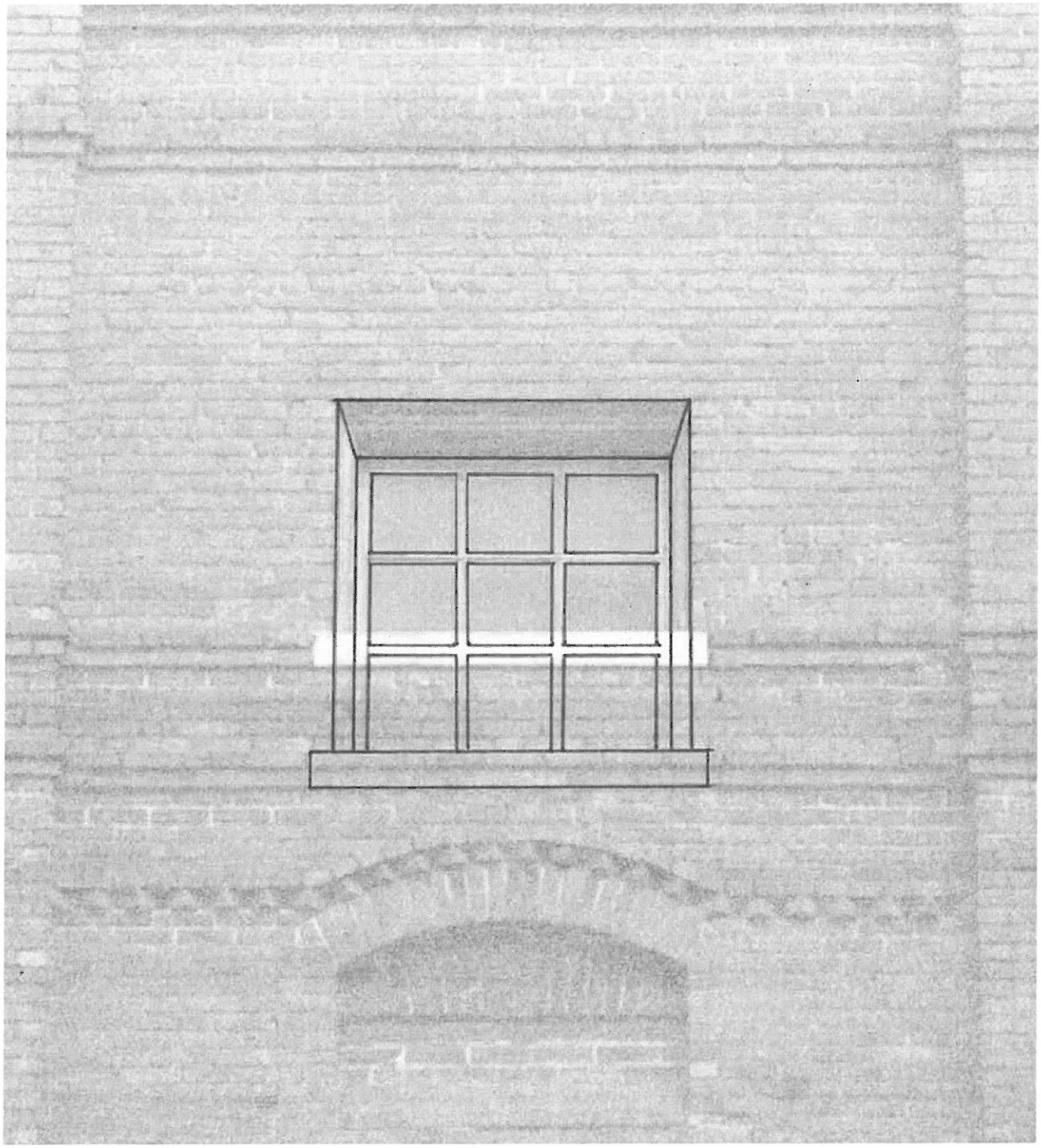
SINCLAIR hille architects

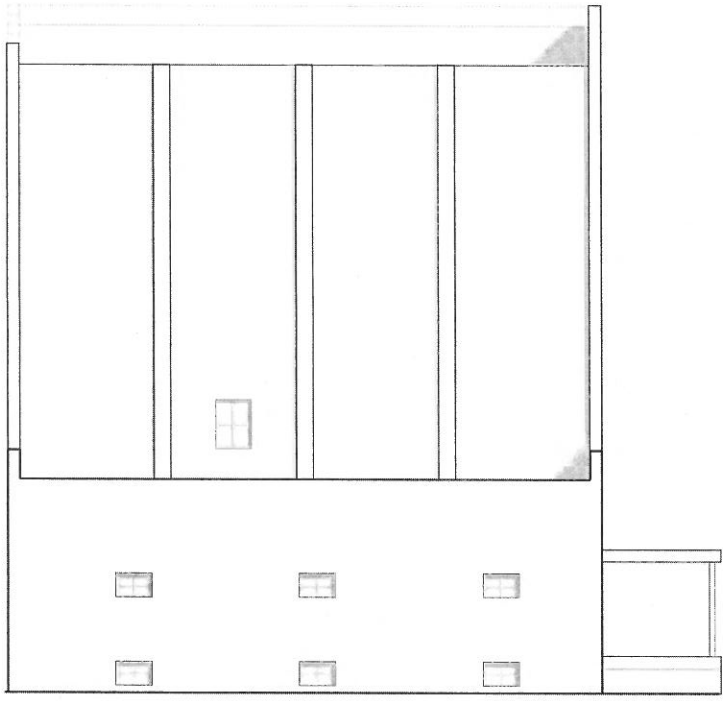
Schwarz Paper Building Rehabilitation + Addition



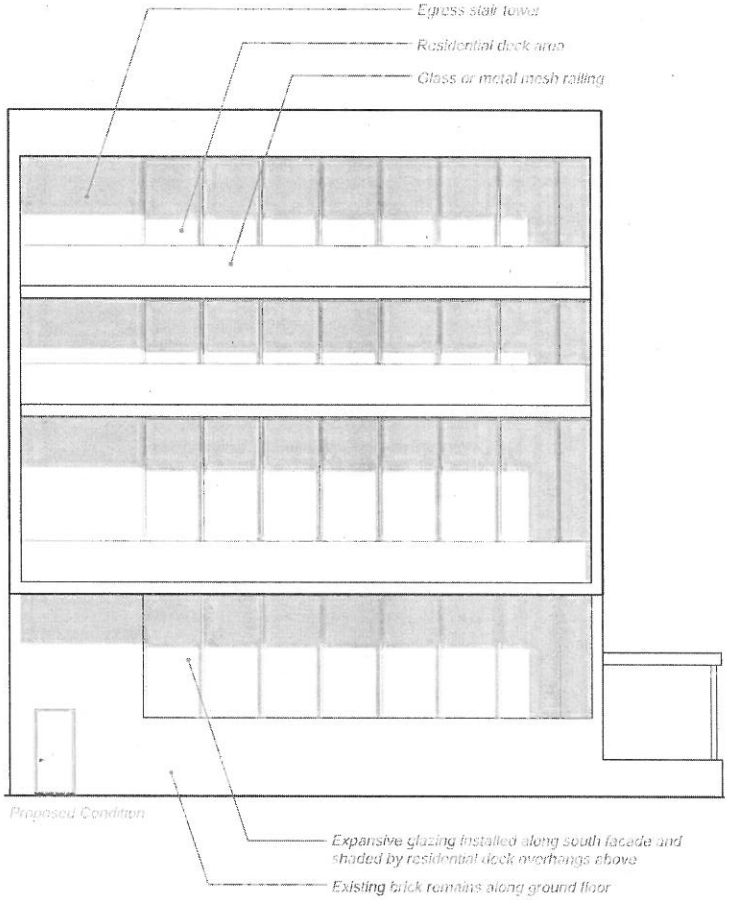




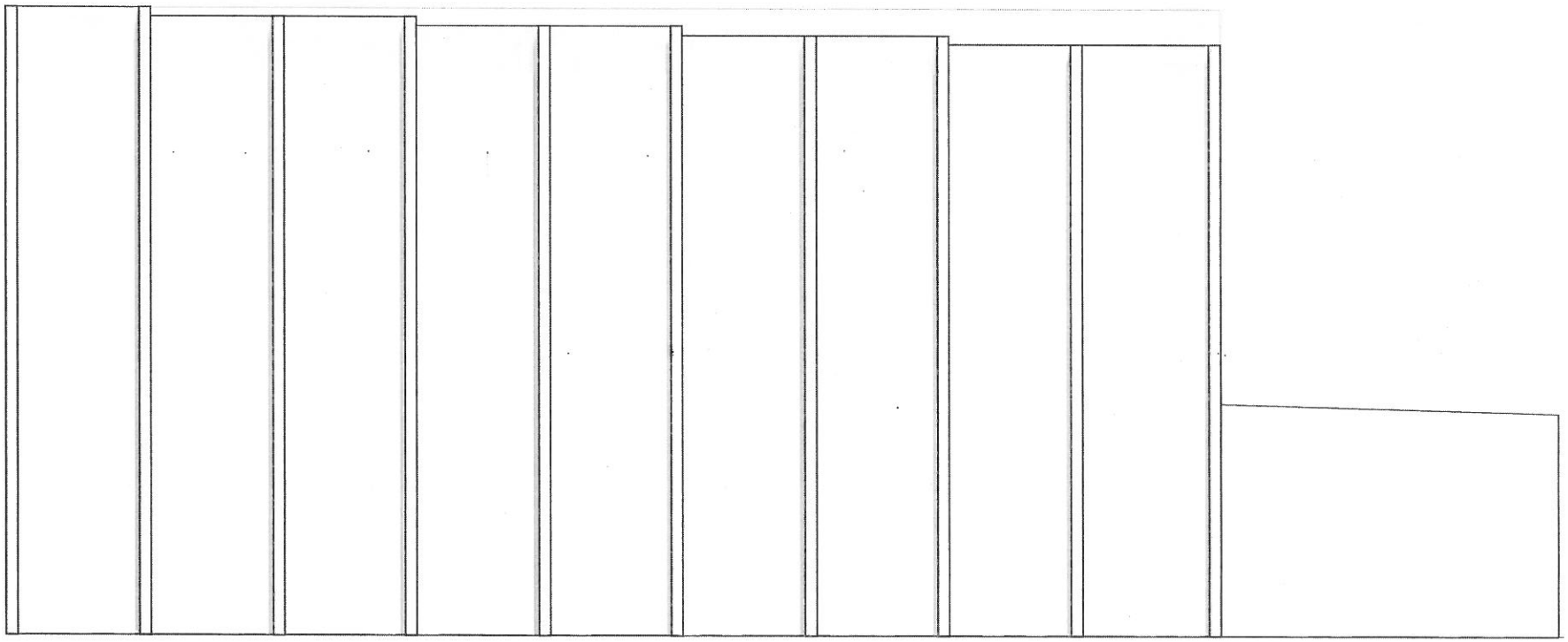


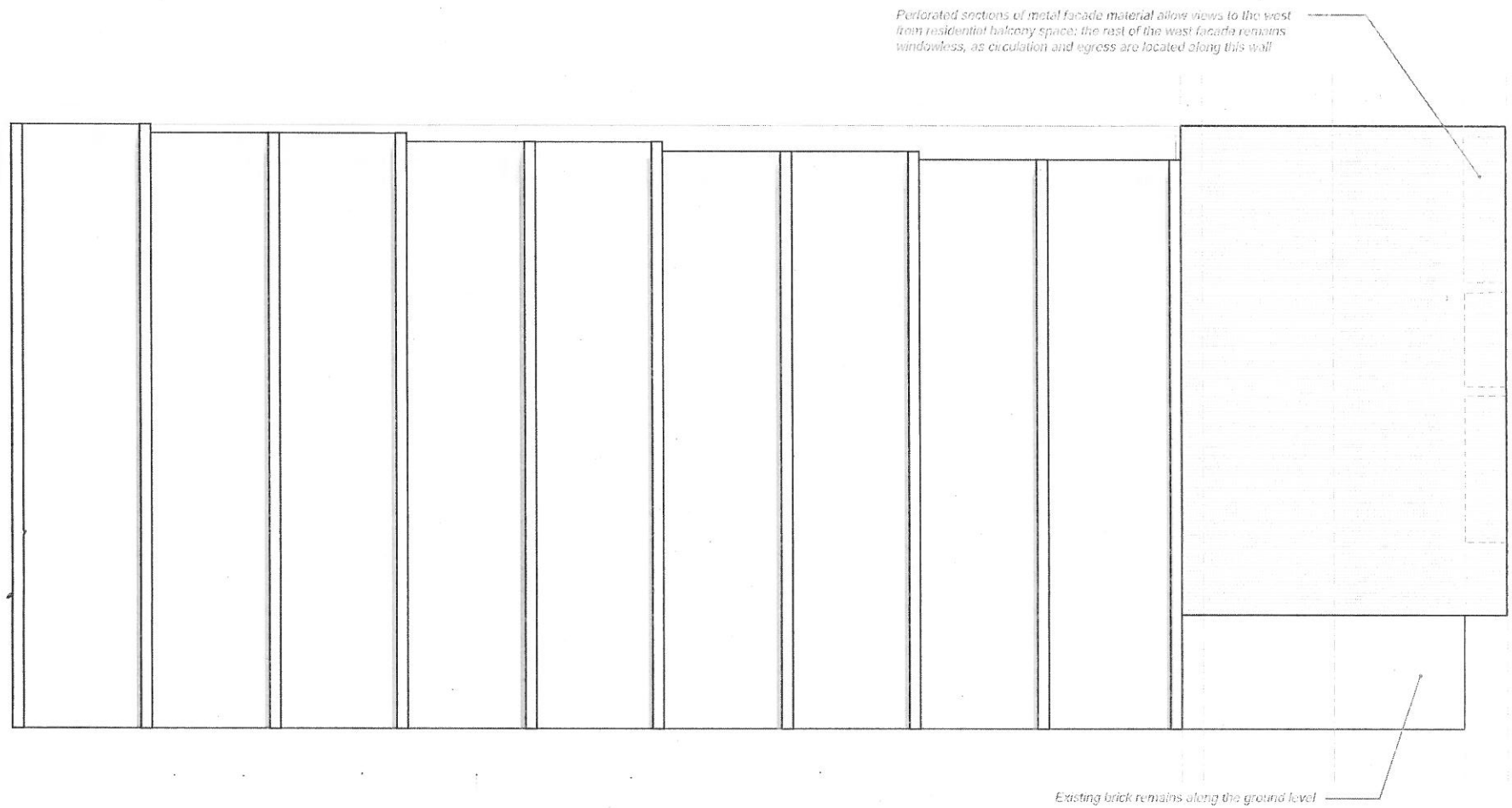


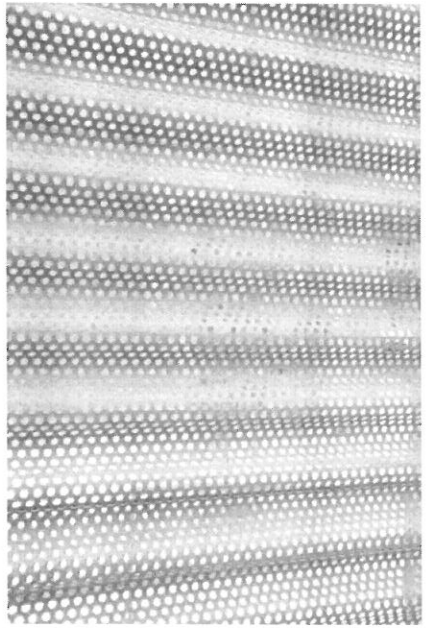
Existing Condition



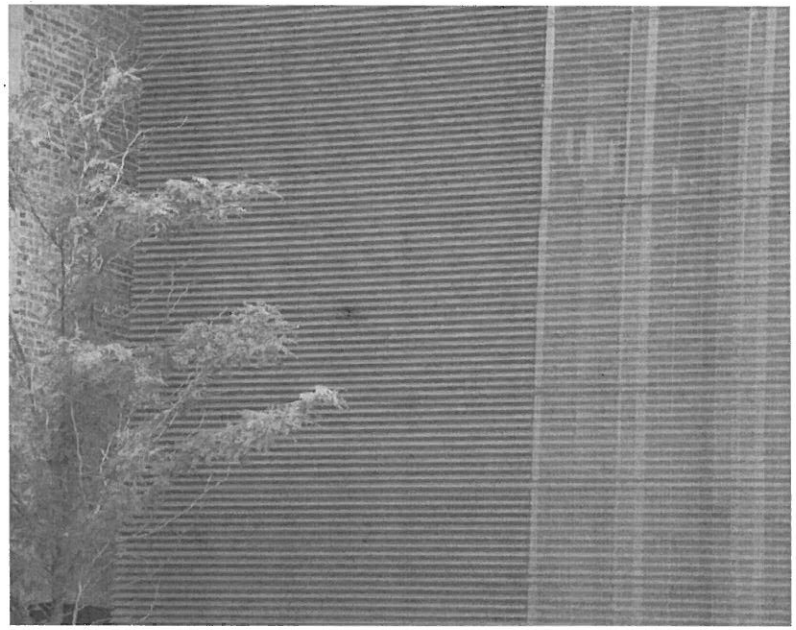
Proposed Condition



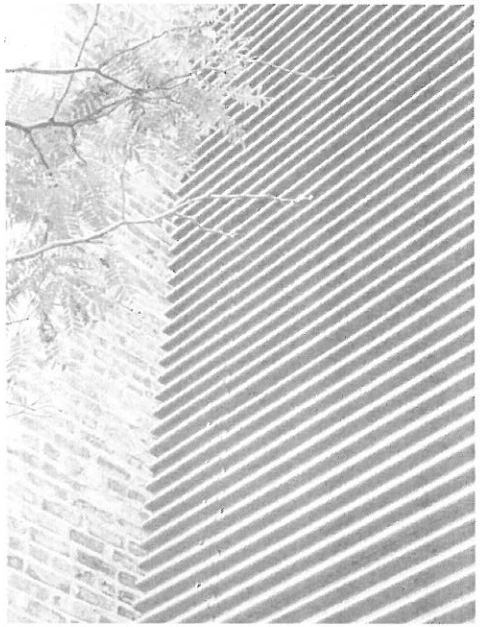

Perforated sections of metal facade material allow views to the west from residential balcony space; the rest of the west facade remains windowless, as circulation and egress are located along this wall
Existing brick remains along the ground level



Perforated Metal Detail



Solide vs Perforated Metal



Metal and Brick Juxtaposition

In addition to the use of the existing brick facade, we propose the use of a corrugated metal material for the facade of the new addition. The photographs included here help to illustrate the type of material we envision using, including both solid and perforated elements.

As approved by Historic Preservation Commission 6-22-82

Ex. II

GUIDELINES

Haymarket District

(Based on the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings)

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, sturcture, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be physical, based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

GUIDELINES FOR APPLYING THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

THE ENVIRONMENT

Recommended	Not Recommended
Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.	Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.
Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building set-backs that have traditionally linked buildings to their environment.	Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.
Using new plant materials, fencing, walkways, street lights, signs, and benches that are compatible with the character of the neighborhood in size, scale, material and color.	Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or inappropriate to the neighborhood.

BUILDING SITE

Recommended	Not Recommended
Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property's history and development.	
Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property's history and development.	Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.

BUILDING SITE -- continued

Recommended	Not Recommended
Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made, they should be carefully evaluated in light of the past appearance of the site.	Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.
Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.	

BUILDING: STRUCTURAL SYSTEMS

Recommended	Not Recommended
Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.	Disturbing existing foundations with new excavations that undermine the structural stability of the building.
Undertaking stabilization and repair of weakened structural members and systems.	Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.
Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.	

BUILDING: EXTERIOR FEATURES

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended*	Not Recommended
Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.	Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem that has

* For more information consult Preservation Briefs: 1: "The Cleaning and Waterproof Coating of Masonry Buildings" and Preservation Briefs: 2: "Repointing Mortar Joints in Historic Brick Buildings." Both are available from Technical Preservation Services Division, Heritage Conservation and Recreation Service, U.S. Department of the Interior, Washington, D.C. 20240.

BUILDING: EXTERIOR FEATURES -- continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended	Not Recommended
	been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.
Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.	Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.
Duplicating old mortar in composition, color, and texture.	Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.
Duplicating old mortar in joint size, method of application, and joint profile.	Repointing with mortar joints of a differing size or joint profile, texture or color.
Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.	
Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle bruches.	Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.
Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.	Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.
Replacing missing signficant architectural features, such as cornices, brackets, railings, and shutters.	Removing architectural features such as cornices, brackets, railings, shutters, window architraves, and doorway pediments.

BUILDING: EXTERIOR FEATURES -- continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended	Not Recommended
Retaining the original or early color and texture of masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.	Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended	Not Recommended
Retaining and preserving significant architectural features, whenever possible.	Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrates the continuity of growth and change.
Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape and texture the old as closely as possible.	Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

Recommended	Not Recommended
Retaining original material, whenever possible.	Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.
Cleaning when necessary with the appropraite method. Metals should be cleaned by methods that do not abrade the surface.	Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

BUILDING: EXTERIOR FEATURES -- continued

Roofs and Roofing

Recommended	Not Recommended
Preserving the original roof shape.	Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.
Retaining the original roofing material, whenever possible.	Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.
Providing adequate roof drainage and insuring that the roofing materials provide a weather-tight covering for the structure.	
Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.	Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size shape, color, and texture that the appearance of the building is altered.
Preserving or replacing, where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.	Stripping the roof of architectural features important to its character.

Windows and Doors

Recommended	Not Recommended
Retaining and repairing existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware.	Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.
	Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

BUILDING: EXTERIOR FEATURES -- continued

Windows and Doors

Recommended	Not Recommended
Duplicating the material, design, and the hardware of the older window sash and doors if new sash and doors are used.	Installing inappropriate new window or door features such as aluminim storm and screen window insulating glass combinations that require the removal of original windows and doors.
Installing visually unobstrusive storm windows and doors, where needed, that do not damage existing frames and that can be removed in the future.	Installing plastic, canvas, or metal strip awnings or fake shutters that detract from the character and appearance of the building.
Using original doors and door hardware when they can be repaired and reused in place.	Discarding original doors and door hardware when they can be repaired and reused in place.

Entrances, Porches, and Steps

Recommended	Not Recommended
Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.	Removing or altering porches and steps that are appropriate to the building's development and style.
Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.	Stripping porches and steps of original material and architectural features, such as handrails, balusters, columns, brackets, and roof decoration of wood, iron cast iron, terra cotta, tile, and brick.
	Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior Finishes

Recommended	Not Recommended
Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.	Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes.

BUILDING: EXTERIOR FEATURES -- continued

Exterior Finishes

Recommended	Not Recommended
	Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

NEW CONSTRUCTION

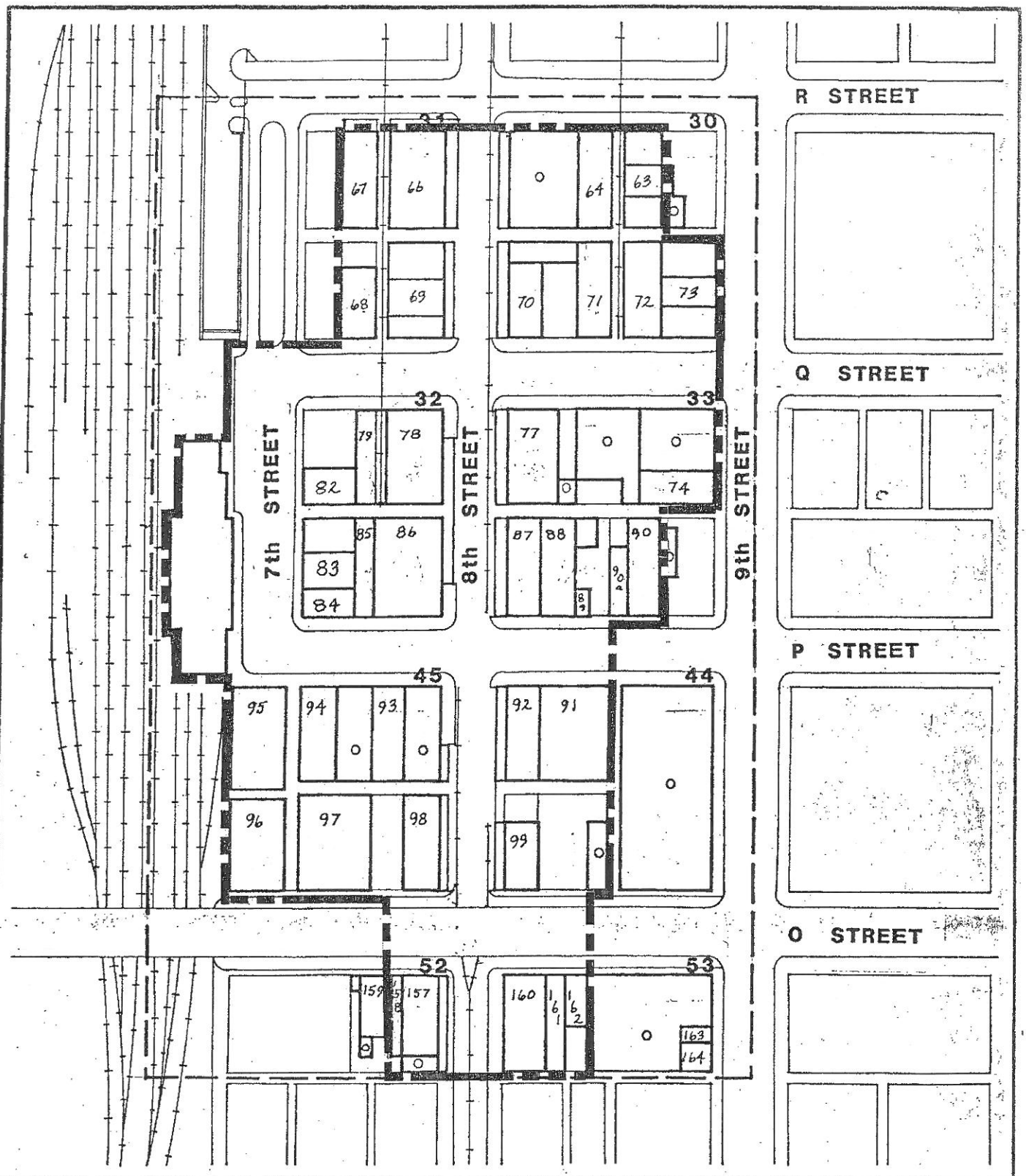
Recommended	Not Recommended
Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.	
Designing new work to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.	Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.
Using contemporary designs compatible with the character and mood of the building or the neighborhood.	Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.
	Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.
	Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.
Protecting architectural details and features that contribute to the character of the building.	

NEW CONSTRUCTION -- continued

Recommended	Not Recommended
Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.	Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, FIRE PROTECTION

Recommended	Not Recommended
Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.	Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical systems.
Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.	Attaching exterior electrical and telephone cables to the principal elevations of the building.
Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.	Installing the vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.
	Concealing or "making invisible" mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.
	Installing "dropped" acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.
Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.	
Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.	Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.



HAYMARKET DISTRICT

SOURCE: ORIGINAL LINCOLN CITY PLAT