

MEETING RECORD

Advanced public notice of the Nebraska Capitol Environs Commission meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Wednesday, August 17, 2022.

NAME OF GROUP: NEBRASKA CAPITOL ENVIRONS COMMISSION

DATE, TIME AND PLACE OF MEETING: Friday, August 26, 2022, 8:30 a.m., City Council Chambers, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

MEMBERS IN ATTENDANCE: Andrea Gebhart, Delonte Johnson, Kile Johnson, Karen Nalow, Ann Post and David Quade; (Heidi Cuca absent).

OTHERS IN ATTENDANCE: Collin Christopher and Teresa McKinstry of the Planning Department; Bob Ripley with the Nebraska Capitol Commission; Michelle Potts from Nebraska State Building Division; Travis Barrett with Clark & Enersen; and other interested citizens.

STATED PURPOSE OF MEETING: Nebraska Capitol Environs Commission Meeting

Chair K. Johnson called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

K. Johnson then called for a motion approving the minutes of the regular meeting held July 22, 2022. Motion for approval made by Nalow, seconded by D. Johnson and carried 4-0: D. Johnson, K. Johnson, Gebhart and Nalow voting 'yes'; Post and Quade abstaining; Cuca absent.

SITE IMPROVEMENTS AT 1420 'K' STREET

PUBLIC HEARING AND ACTION:

August 26, 2022

Members present: Gebhart, D. Johnson, K. Johnson, Post and Quade; Nalow declaring a Conflict of Interest; Cuca absent.

Travis Barrett stated this project is largely about deferred maintenance and corrective measures due to the age of the building.

Nalow stated that the building façade/foundation, site walls, stairs and walks on the west side of St. Mary's are starting to degrade significantly. The agenda included some images of the existing and proposed façade. There are areas where the veneer of the site walls is coming off in chunks. They were designed as a block wall construction with a stone veneer face. There has been a lot of water infiltration and soil movement. Along the church façade, the limestone is degrading. They are looking at removing and replacing the existing system, including all of the site walls and stairs. There will be no additional

sidewalks in the area. One doorway will be removed. The church is extending confessionals in that area. There will be planting beds. There will be an art alcove where the door was with a sculpture of Mary. There will be a lawn that will be the buffer space.

Barrett noted there were multiple reasons to remove the doorway. Internal circulation doesn't make a lot of sense and there were also safety concerns, along with maintenance. They are also maintaining the setbacks. Plans have been reviewed by the Fire Marshall to make sure egress requirements are met.

Nalow stated this keeps all the improvements within the property itself. The current stairs and walkway extend into the right-of-way. This gives it more definition.

Barrett noted that when the church was built in 1888, this was the main door. After a fire, the church was reoriented along 'K' Street. This is what the church wanted and it allows for ADA-accessible confessionals inside.

Post was curious what kind of soundproofing there is on a confessional. Barrett stated it will be a 2 x 4 wall with fiber insulation. There are two layers of drywall on both sides and glue between the layers for soundproofing. It will have an SPC of 65 to 70 when done. It will be more soundproof than a typical concrete wall.

ACTION:

Post moved approval of a Certificate of Appropriateness for the work as proposed, seconded by Quade and carried 5-0: Gebhart, D. Johnson, K. Johnson, Post and Quade voting 'yes'; Nalow declaring a Conflict of Interest; Cuca absent.

MISCELLANEOUS:

- Christopher included a copy in the agenda of a Certificate of No Material Effect (NME) for the Commissioner's information. A couple of benches were removed at the southeast and southwest corners of 1010 Lincoln Mall after the Commissioners agreed at last month's meeting that removal could be approved via the NME allowance.
- Collin Christopher stated that the City is undertaking a pretty exciting downtown streetscape project called the Downtown Corridors. It covers improvements for segments of 'O' Street, 9th Street and 10th Street, along with some other downtown streets. There is an open house on September 12, 2022 from 5:00 p.m. to 7:00 p.m. at the Union Bank Building (the old Wells Fargo Center) in the first-floor lobby space. Planning staff will bring the design team to the next Nebraska Capitol Environs Commission meeting to talk about the concepts.

There being no further business, the meeting was adjourned 8:45 a.m.