

Boards & Commissions

Nebraska Capitol Environs Commission Agenda

NOTICE

Nebraska Capitol Environs Commission

Notice is hereby given that the **Nebraska Capitol Environs Commission** will hold a meeting on Thursday, April 24, 2014 at 8:00 a.m. in the **County-City Building, 555 S. 10th Street, Lincoln, Nebraska, in Room 214 on the 2nd Floor**. For more information, please contact the Lincoln City/Lancaster County Planning Department at 402-441-7491.

AGENDA

Thursday, April 24, 2014

1. Approval of meeting record of [March 27, 2014](#).

Hearing and Action

2. Certificate of Appropriateness for work at [1220 Lincoln Mall](#) in the Capitol Environs District.
3. Certificate of Appropriateness for [inscribed plaques in the Spirit of Nebraska Pathway](#) of Nebraska's Centennial Mall, in the Capitol Environs District.

Discussion and Action

4. Miscellaneous: staff report, etc.

STAFF REPORT

April 18, 2014

Proposal:

Davis Design, on behalf of Farmers Mutual Insurance Company, requests a Certificate of Appropriateness for work at 1220 Lincoln Mall, the former Farmers Mutual headquarters.

Discussion:

The former headquarters of Farmers Mutual is a three story, limestone clad building on the northeast corner of 12th Street and Lincoln Mall. The mid-20th century building has bands of windows on the north and south sides and blank facades to the east and west.

This proposal to remodel the building would include changes to all facades. On the principal, south facade, panels of synthetic stucco below the windows would be replaced with stone or large-dimension architectural tile. The synthetic stucco was a replacement in the 1990s of failing panels of small-dimension tile. The proposal is more in keeping with the overall character and materials of the building.

On the east and west sides, bands of windows would be inserted at all three floors on the west and at the upper two stories on the east. The east windows will provide views to the Capitol, which the original design did not provide.

At the northwest and northeast corners of the buildings, three-story stair towers would be added, clad in materials similar to the original building.

Finally, the rooftop mechanical penthouse would be refaced with continuous horizontal louvers on all sides. Presently the penthouse is clad in a combination of metal screens and “cemestos” panels. The proposal appears to offer a more finished appearance.

The location of this building on Lincoln Mall, one block from the Capitol, makes its renovation subject to close review for design quality, durability, and materials. All of the proposed work appears to enhance Lincoln Mall and the Environs District, and increases the building’s compatibility with the rest of the Farmers Mutual block, and the new office buildings adjacent to the west.

Recommended finding:

The proposed improvements to 1200 Lincoln Mall enhance the Capitol Environs District.

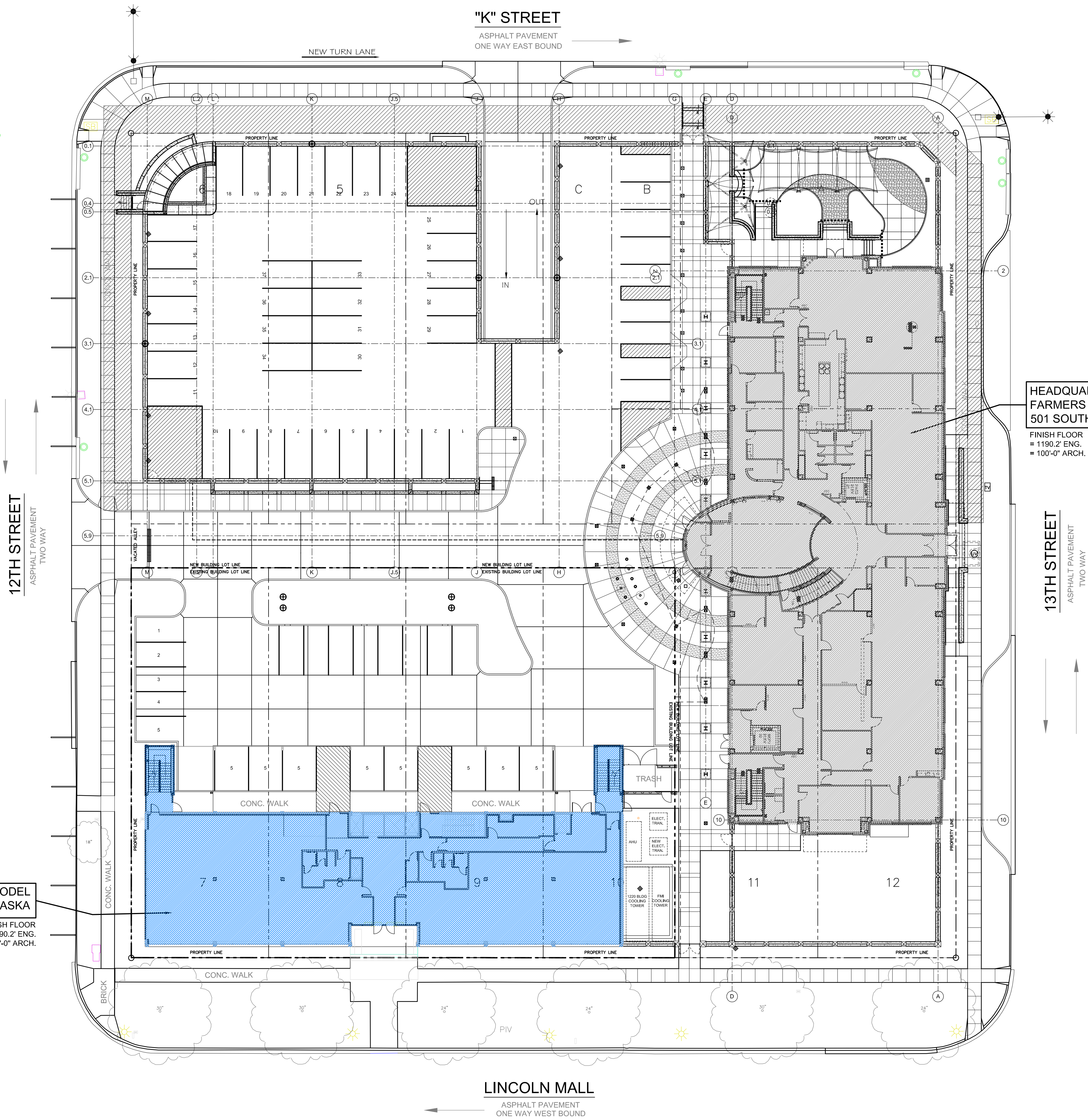
Recommended action:

Approval of a Certificate of Appropriateness .

M:\plan\UrbanDesignReview\NCEC\REPORTS\2014\04April\STAFF REPORT Apr 1220LincMall.wpd

1220 LINCOLN MALL BUILDING REMODEL
OWNER: FARMERS MUTUAL OF NEBRASKA

FINISH FLOOR
= 1190.2' ENG.
= 100'-0" ARCH.



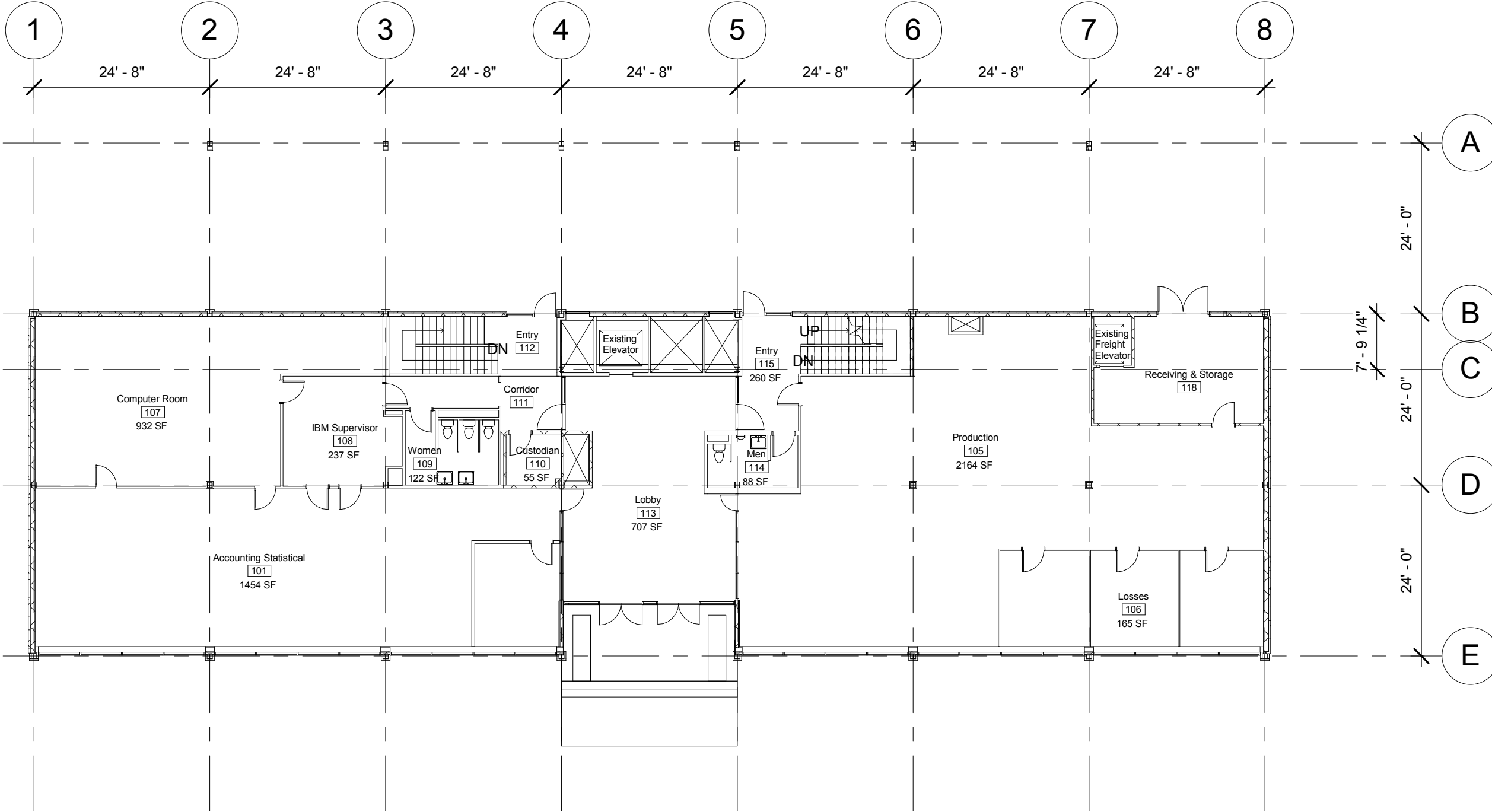
HEADQUARTERS FOR
FARMERS MUTUAL OF NEBRASKA
501 SOUTH 13 STREET

FINISH FLOOR
= 1190.2' ENG.
= 100'-0" ARCH.



1

Site Plan
Scale: 1" = 20'-0"



1 Existing First Floor Plan
1/16" = 1'-0"

LINCOLN
1221 N STREET, Suite 600
Lincoln, NE 68508
Phone: 402-476-9700
Fax: 402-476-9722

VERMILLION
15 East Main St., Ste 201
Vermillion, SD 57069
Phone: 605-624-1081

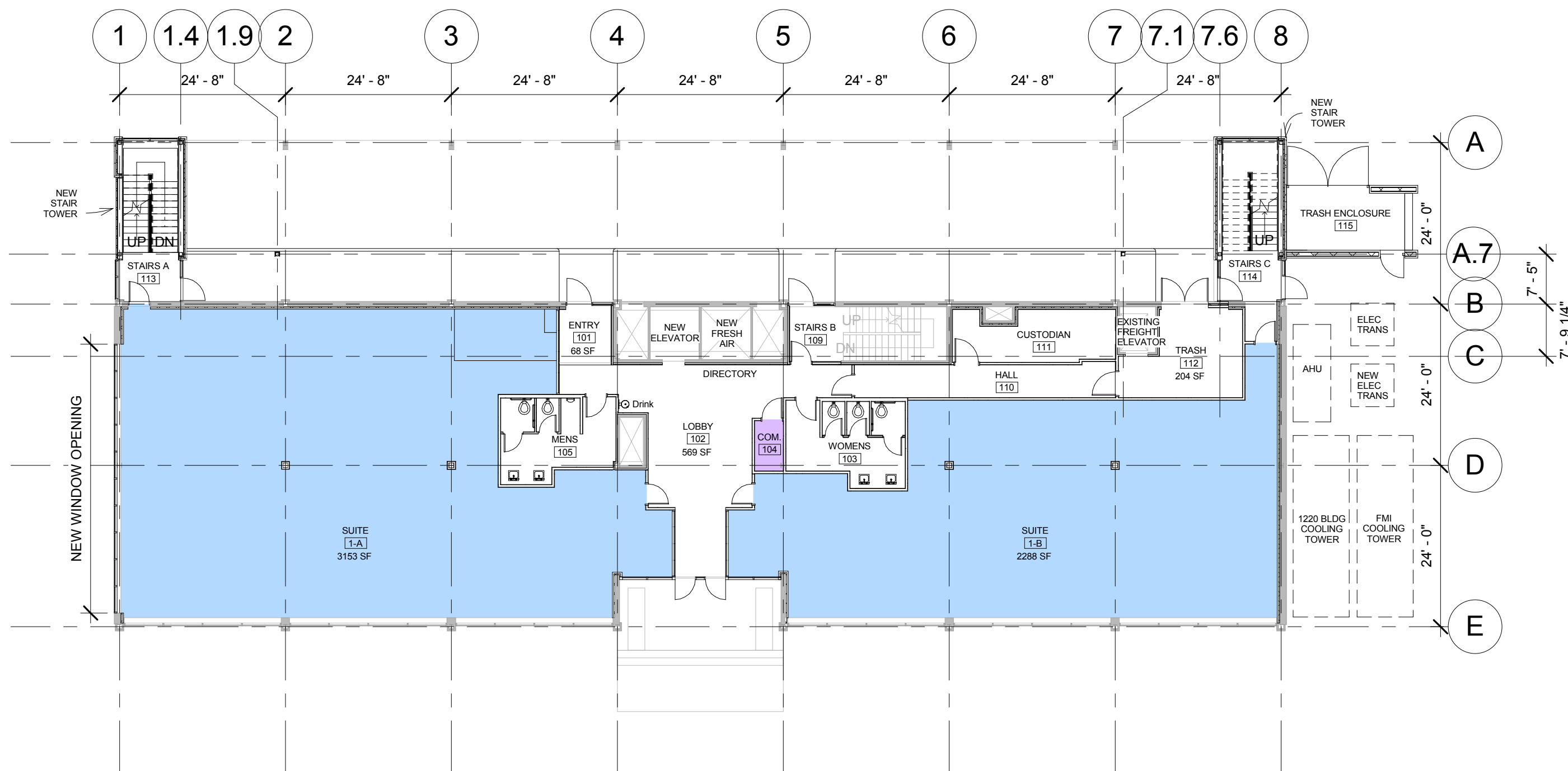


01E-1/16TH

Farmers Mutual Insurance

1220 Lincoln Mall Remodel

Existing First



Department Legend



Mechanical/Electrical



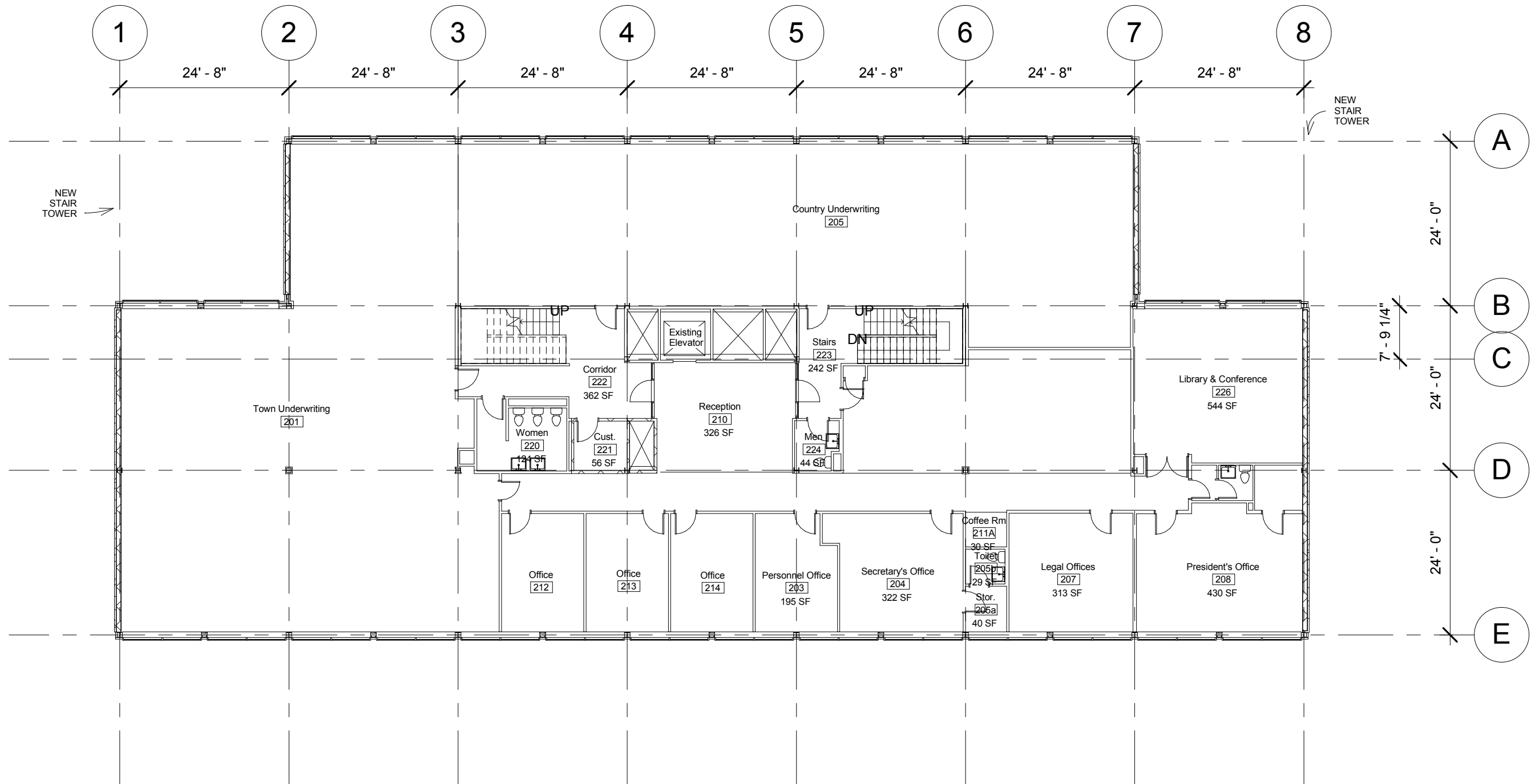
Rentable Space



1 New First Floor Plan
1/16" = 1'-0"



1 Existing Second Floor Plan
1/16" = 1'-0"



LINCOLN
1221 N STREET, Suite 600
Lincoln, NE 68508
Phone: 402-476-9700
Fax: 402-476-9722

VERMILLION
15 East Main St., Ste 201
Vermillion, SD 57069
Phone: 605-624-1081



02E-1/16TH

Farmers Mutual Insurance

1220 Lincoln Mall Remodel

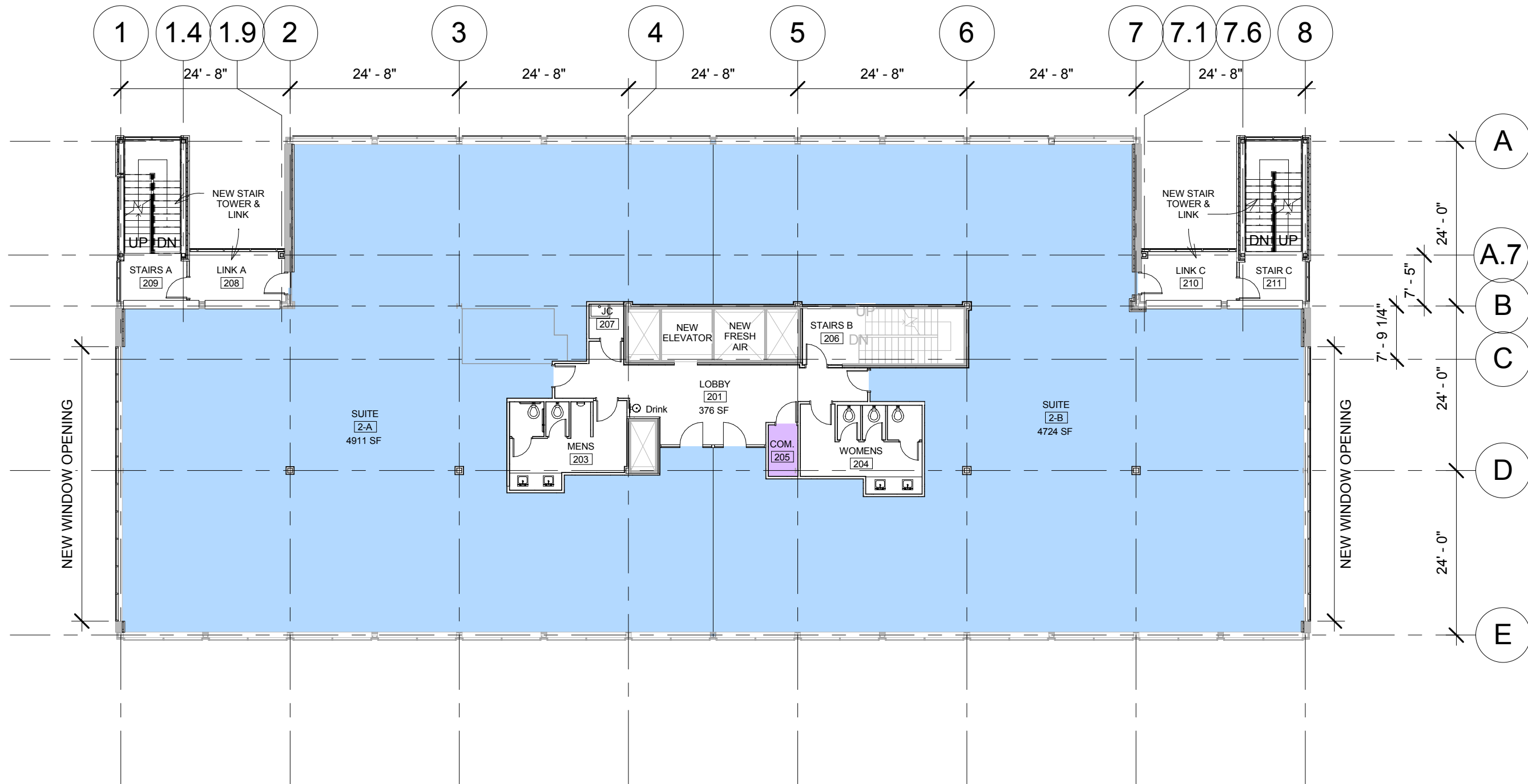
Existing Second



1 New Second Floor Plan
1/16" = 1'-0"

Department Legend

-  Mechanical/Electrical
-  Rentable Space



LINCOLN
1221 N STREET, Suite 600
Lincoln, NE 68508
Phone: 402-476-9700
Fax: 402-476-9722

VERMILION
15 East Main St., Ste 201
Vermillion, SD 57069
Phone: 605-624-1081

DAVIS
DESIGN

02-1/16TH

Farmers Mutual Insurance

1220 Lincoln Mall Remodel

New Second Floor

(BEFORE)



DAVIS
DESIGN

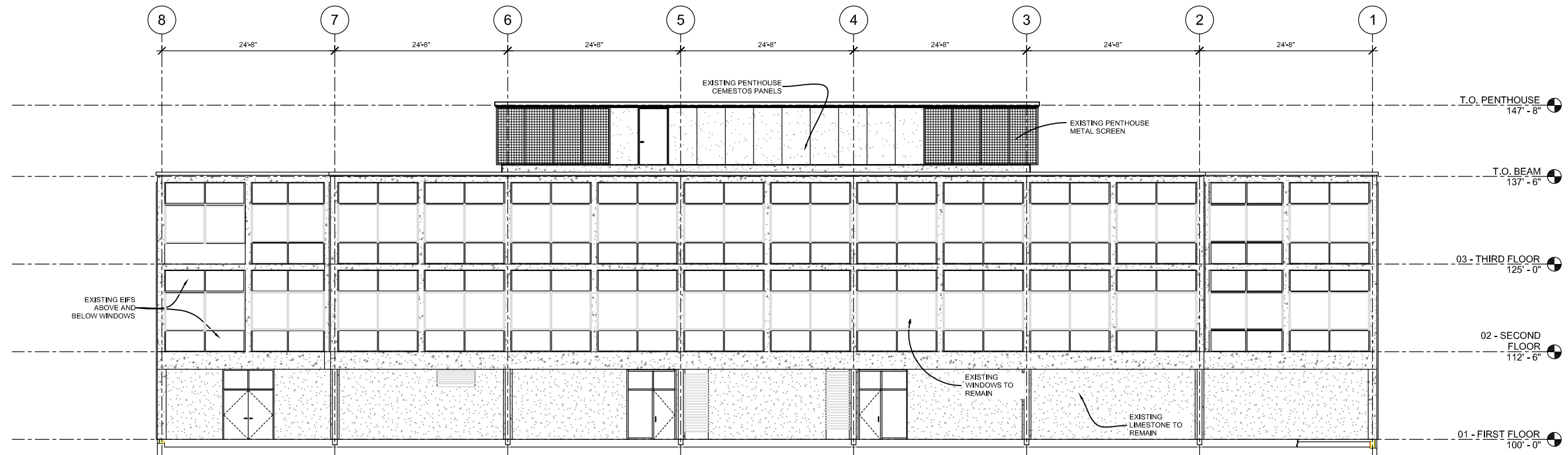
FARMERS BUSINESS PARK - 1220 OFFICE BUILDING REMODEL



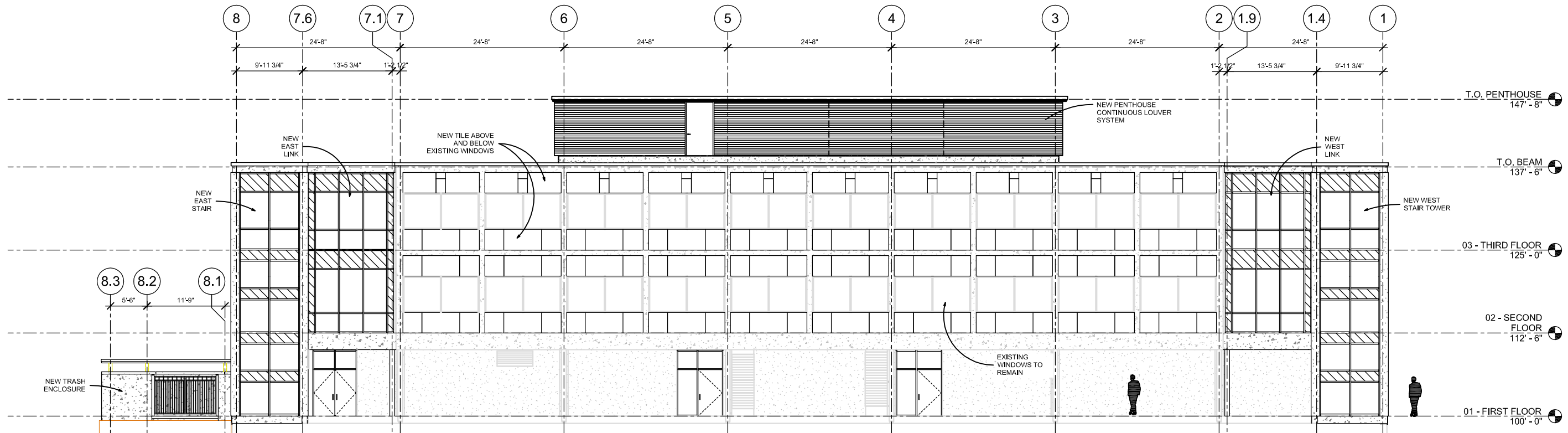
(before)

DAVIS
DESIGN

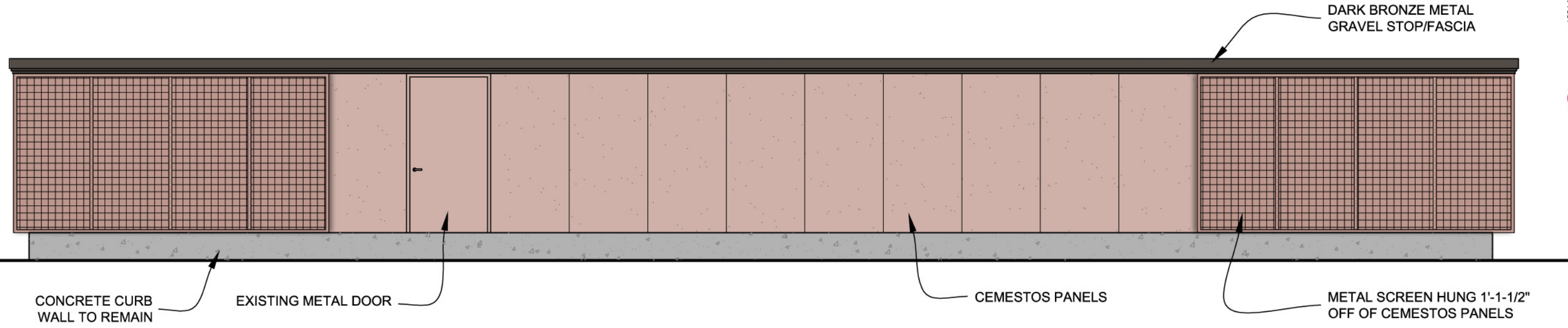
FARMERS BUSINESS PARK - 1220 OFFICE BUILDING REMODEL



1 Existing North Elevation
Scale: 1/16" = 1'-0"

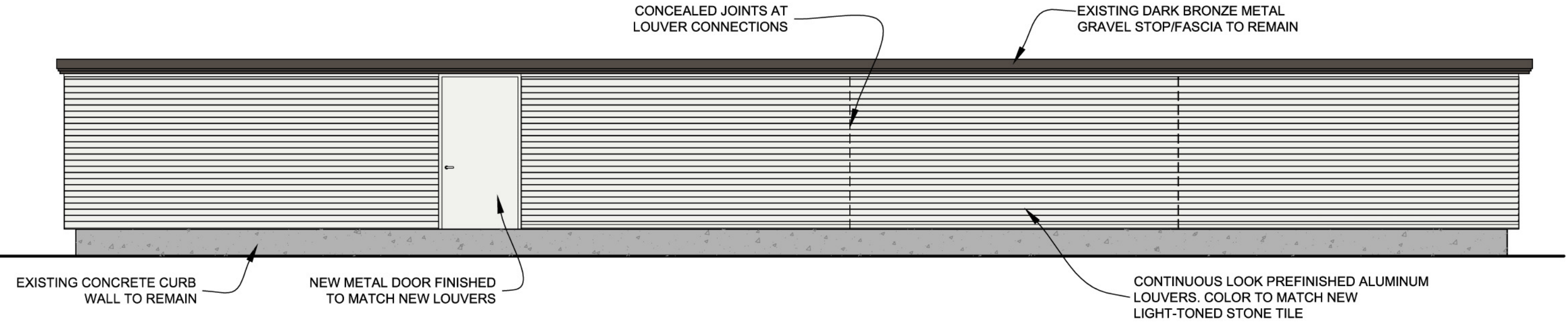


2 New North Elevation
Scale: 1/16" = 1'-0"



NOTE: ALL CEMESTOS PANELS ARE REQUIRED TO BE REMOVED DURING THE ASBESTOS ABATEMENT PACKAGE

1 Existing Penthouse North Elevation
Scale: Not to Scale



NOTE: NEW CONTINUOUS LOUVER SYSTEM HAS THE ABILITY TO SHIFT SEAMLESSLY FROM INACTIVE TO ACTIVE LOUVERS FOR MECHANICAL OUTSIDE AIR AS REQUIRED

2 New Penthouse North Elevation
Scale: Not to Scale

Centennial Mall Tiles-MAY meeting

\$1000 Individual Tribute Tiles

Name: Lincoln Rainbow Assembly #6
Hometown: Lincoln
Tribute: An active youth organization
Supporting Centennial Mall

Name: J Michael Jess
Hometown: David City
Tribute: Water Resources Steward

\$10,000 Leadership Tiles

\$25,000 Ag Legacy Tiles

Name: Jagels Farm and Ranch
Hometown: Davenport
Tribute: Homesteaded in 1883 generations have been forward thinking with conservation for crops and livestock. We raise corn, sorghum, soybeans, cattle, hogs, and own a trucking company. Faith, Family, and Agriculture are the cornerstone for our heritage.

Legacy Tiles & Nebraska Notable Tiles 18 x 36 Bronze

Name: The Joe R. Seacrest Family
Hometown: Lincoln and North Platte
Tribute: Proud to support the parks of the City of Lincoln and of the State of Nebraska

Name: TMCO, Inc.
Hometown: Lincoln
Tribute: Established 1974 by Roland Temme, Total Manufacturing Company specializes in total, concept-to-completion metal manufacturing services. Centennial Mall Founders Club.

Name: Lincoln Community Foundation
Hometown: Lincoln
Tribute: Founded in 1955 by a group of visionaries with a genuine love for Lincoln and a strong commitment to its constant improvement this legacy endures through stewardship of charitable gifts that enrich the lives of those who live here now and in the future.

Name: Chief Justice William C. Hastings
Hometown: Newman Grove
Tribute: Lancaster County District Judge and Chief Justice of the the Nebraska Supreme Court. Key advocate for establishing the Nebraska Court of Appeals. Committed to equal justice for all and promoting racial and gender fairness in the courts.

Name: Farmers Mutual Insurance Company of Nebraska
Location: Lincoln
Tribute: Founded in 1891 by local farmers to insure Nebraska farms. Farmers Mutual has grown to the largest insurer of farm property in Nebraska. Proudly serving the state's agricultural industry. A Nebraska company for Nebraskans.

Native American Recognition

Omaha Tribe of Nebraska (*U-Mo'n-Ho'n*, "Against the Current") *

Influential farmers, hunters and fur traders on the upper Missouri. Originators of the *Hethuska* (warrior) society, whose dances became the foundation of all modern pow-wows. Tribal headquarters are located in Northeast Nebraska.

BRR Draft 2-25-14

Ponca Tribe of Nebraska (*Osni Ponka*, "Cold Ponca")*

Forcibly relocated from their homeland near the mouth of the Niobrara River to Indian Territory in 1877, part of the tribe returned to Nebraska in 1879. Terminated by Congress in 1966, they were subsequently restored in 1990 without a land base.

BRR Draft 2-25-14

Santee Sioux Tribe of Nebraska (*"Isanti Dakota"*)*

Considered "guardians of the eastern frontier of the Great Sioux Nation," this tribe migrated from the woodlands of Minnesota. Forcibly relocated throughout the Plains in the 1860s, they were resettled on a reservation in Northeast Nebraska in 1866.

BRR draft 2-25-14

Winnebago Tribe of Nebraska (*Ho Chunk*, "People of the Big Voice")*

The Winnebagos originated in what is now Wisconsin. After many forced removals, many Ho-Chunks were relocated in 1865 to a reservation in Northeast Nebraska. The Ho-Chunks are well known for their long standing pow-wow honoring Chief Little Priest.

BRR draft 2-21-14

Red Cloud Ma Ꞽpíya Lúta

Born near North Platte, Nebraska in 1822, Red Cloud was a respected Oglala Lakota chief who fought against U.S. westward expansion. In later years he eased his people's transition from the freedom of the plains to the confinement of reservation life.

NCIA Draft 2-21-14

Standing Bear (Ma-Chu-Na-Zha)

Standing Bear was a Ponca chief who was forcibly removed with his tribe from Nebraska to Oklahoma in 1877. He returned in 1879 and won a federal lawsuit in which a judge ruled for the first time Native Americans were "persons within the meaning of the law."

J.S. Edits 2-26-14

Susette La Flesche Tibbles (Inshata Theumba)

Known as "Bright Eyes" to the Omaha tribe, Tibbles was a teacher, journalist and speaker. She acted as interpreter for Chief Standing Bear during the historic civil rights trial in 1879. She later toured the U.S and abroad as an advocate for Native rights.

NCIA Draft 2-21-14