



# NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Friday, August 25, 2023 at 8:30 a.m.** in the County-City Building, 555 S. 10th Street, Lincoln, Nebraska, in **City Council Chambers** on the 1<sup>st</sup> Floor. For more information, please contact the Lincoln City/Lancaster County Planning Department at 402-441-7491.

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## AGENDA

August 25, 2023

1. Approval of meeting record from [July 28, 2023](#)

### Public Hearing & Action

2. Façade and site improvements at [635 J Street](#) (*Clark & Enersen, UDR23092*)

### Discuss & Advise

3. Staff report & miscellaneous

**ACCOMMODATION NOTICE:** *The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Lincoln Commission on Human Rights at 402-441-7624, or the City Ombudsman at 402-441-7511, as soon as possible before the scheduled meeting date in order to make your request.*

## NEBRASKA CAPITOL ENVIRONS COMMISSION STAFF REPORT

APPLICATION NUMBER	Urban Design Record #23092
APPLICATION TYPE	Certificate of Appropriateness
ADDRESS/LOCATION	635 J Street
HEARING DATE	August 25, 2023
ADDITIONAL MEETINGS	N/A
APPLICANT	Jeff Chadwick, 402-477-9291, jeff.chadwick@clarkenersen.com
STAFF CONTACT	Collin Christopher, 402-441-6370, cchristopher@lincoln.ne.gov

### RECOMMENDATION: APPROVAL

#### Summary of Request

Façade and site improvements are being planned for the Lincoln/Lancaster County Civil Protective Custody Center at 635 J Street. The façade-related work includes repair to the existing brick and stone, the addition of exterior tile, and new doors, windows, signage, and an entry canopy. Proposed site improvements include new sidewalks and stairs.

#### Compatibility with the Design Standards

Given that this project is centered around improvements to an existing structure, the focus from the perspective of design standard compatibility should be to ensure that improvement materials complement the existing structure and the surrounding district. What follows is a summary of the the more relevant standards:

##### Design Standard 9: Facades

New buildings in the District should be designed to enhance the setting of the Capitol and their immediate surroundings. When those surroundings have a high degree of cohesiveness, new designs should be compatible with their setting, strengthening the visual relationships found among existing buildings and landscape features. In areas that lack cohesion, designs should be proposed that offer themes and patterns that can be further expanded in future development.

Brick, stone, or other richly textured, highly durable masonry is desirable for building exteriors on Capitol Square, Centennial Mall, and Lincoln Mall. Permanence should be an overriding characteristic in the choice of exterior materials. Colors should be drawn from a muted palette of warm, earth tones or shades of white, with the context of surrounding buildings as a guide.

**In the rehabilitation of existing buildings, retention of high-quality materials and use of new, durable, and high-quality materials is also desirable.**

## Design Standard 15: Buildings on J Street/West

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J Street west of 9<sup>th</sup> Street (“J Street/West”) should develop, over time, into a medium-density residential area. The build-to line for new buildings on J Street/West shall be 60 feet from the J Street centerline. This reduction of the standard front yard in the underlying zoning districts is intended:

- to encourage a uniform "edge" to the Mall's open space,
- to create more buildable lot area, encouraging quality redevelopment,
- *to narrow the very wide-open space created by the 120-foot right-of-way and any zoned front yards, which would not reinforce a residential atmosphere for this portion of the District.*

### Guideline 15.4:

Where necessary, access features such as ramps or stairs are encouraged to be located in the right-of-way with access easements.

### Guideline 18.5:

Use high-quality pavement that is durable, neutral or natural color, able to be matched or replaced locally or regionally; nonslip but not too rough for high heels; textured or patterned subtly. Asphalt or asphalt pavers are not acceptable. Design paved areas to allow replacement or repair to occur in sections that maintain the established pavement pattern.

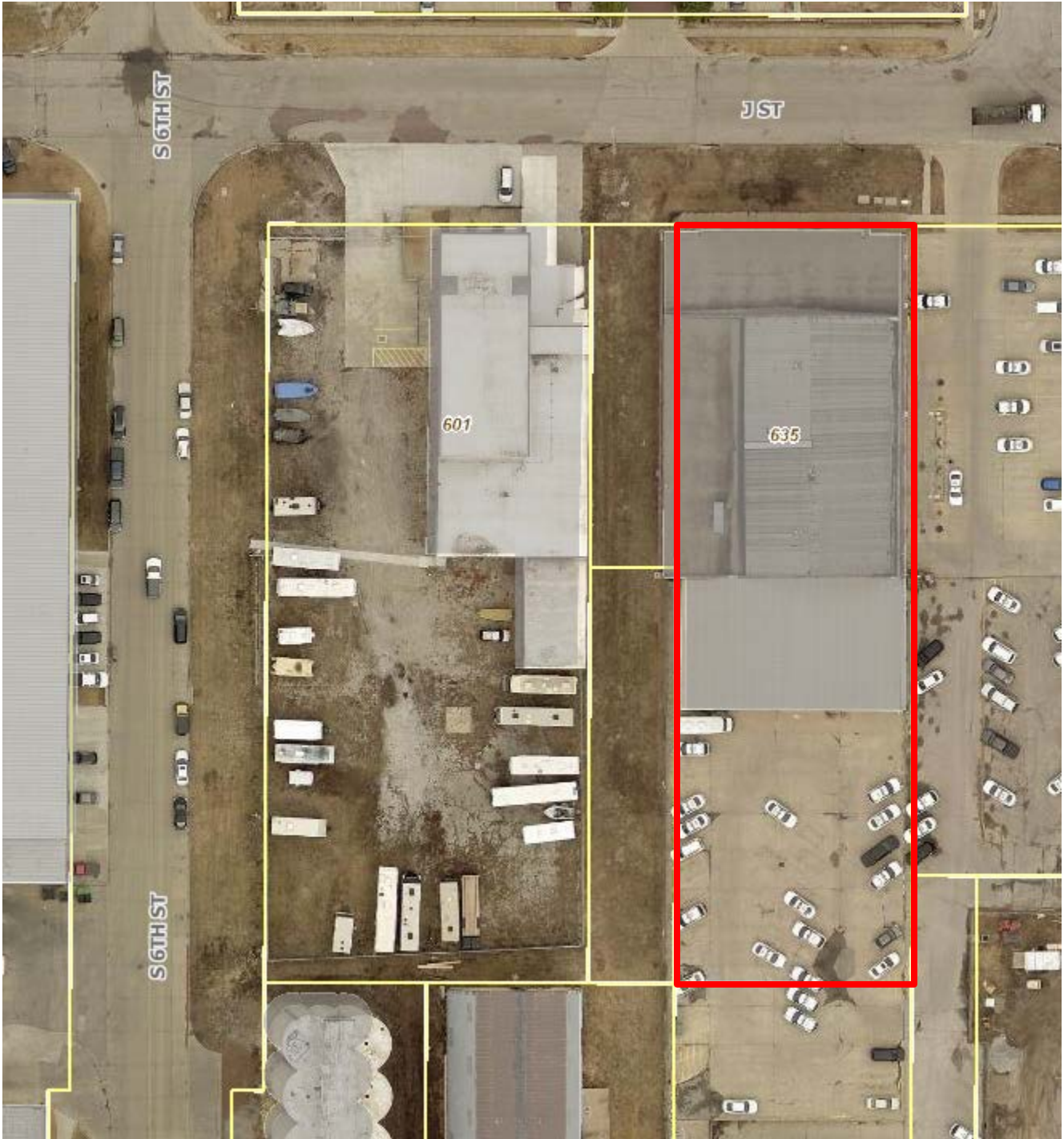
## Recommendations

This project is generally compatible with the design standards. All proposed materials and repairs serve to enhance the existing structure without deviating from the surrounding context of the neighborhood.

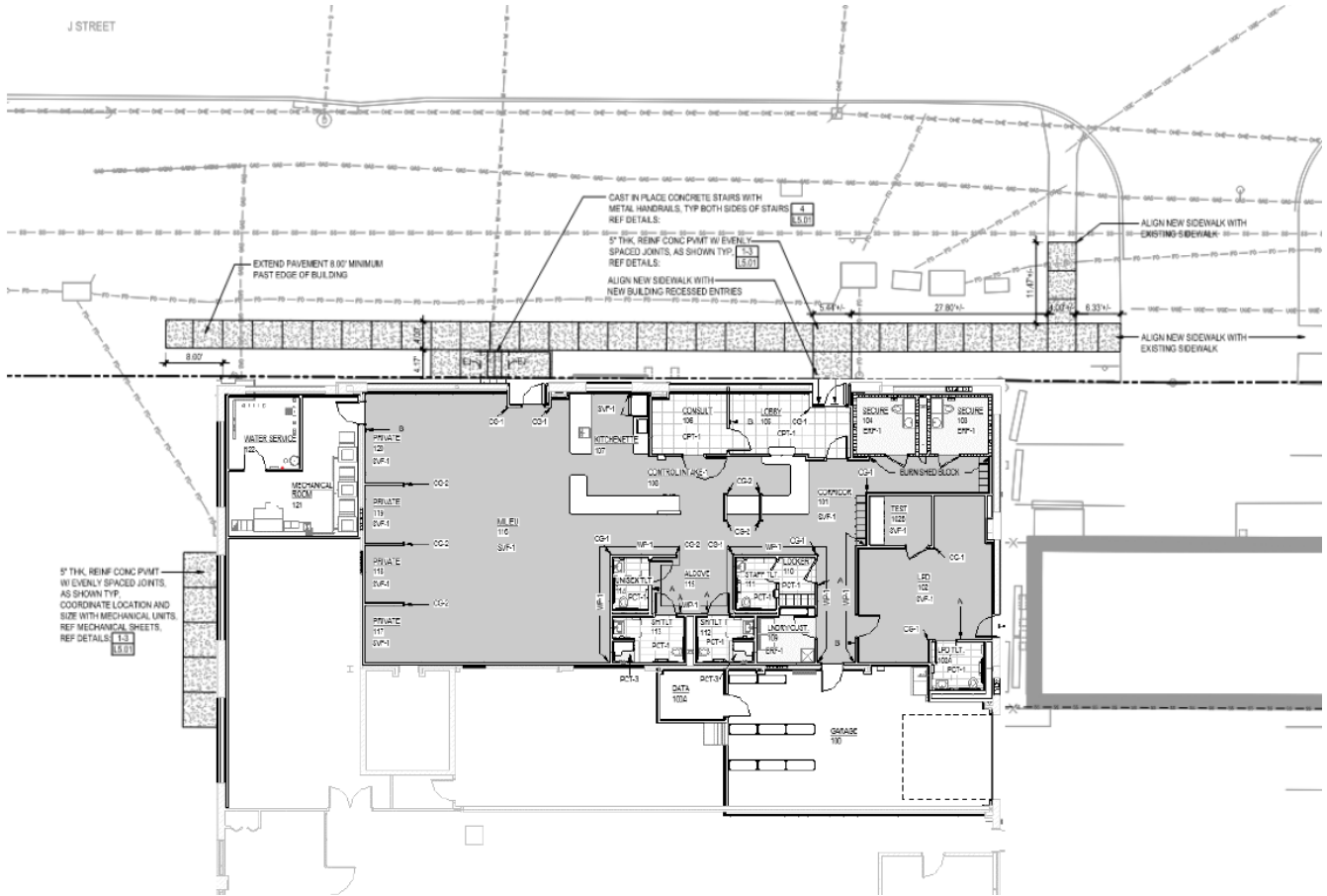
**Recommended finding:** The proposed façade and site improvements comply with the Capitol Environs Design Standards.

**Recommended action:** Approval of a Certificate of Appropriateness for the proposed façade and site improvements at 635 J Street.

ATTACHMENT A – Location Map



# ATTACHMENT B – Site Plan



ATTACHMENT C – Façade Improvements Illustration





CLARK &  
ENERSEN

LANCASTER COUNTY  
CIVIL PROTECTIVE CUSTODY CENTER  
6<sup>th</sup> & J Street, Lincoln, Nebraska

CLARK & ENERSEN  
August 25<sup>th</sup> 2023



# Context





# Existing Facility - Materials



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**BRICK REPAIR**

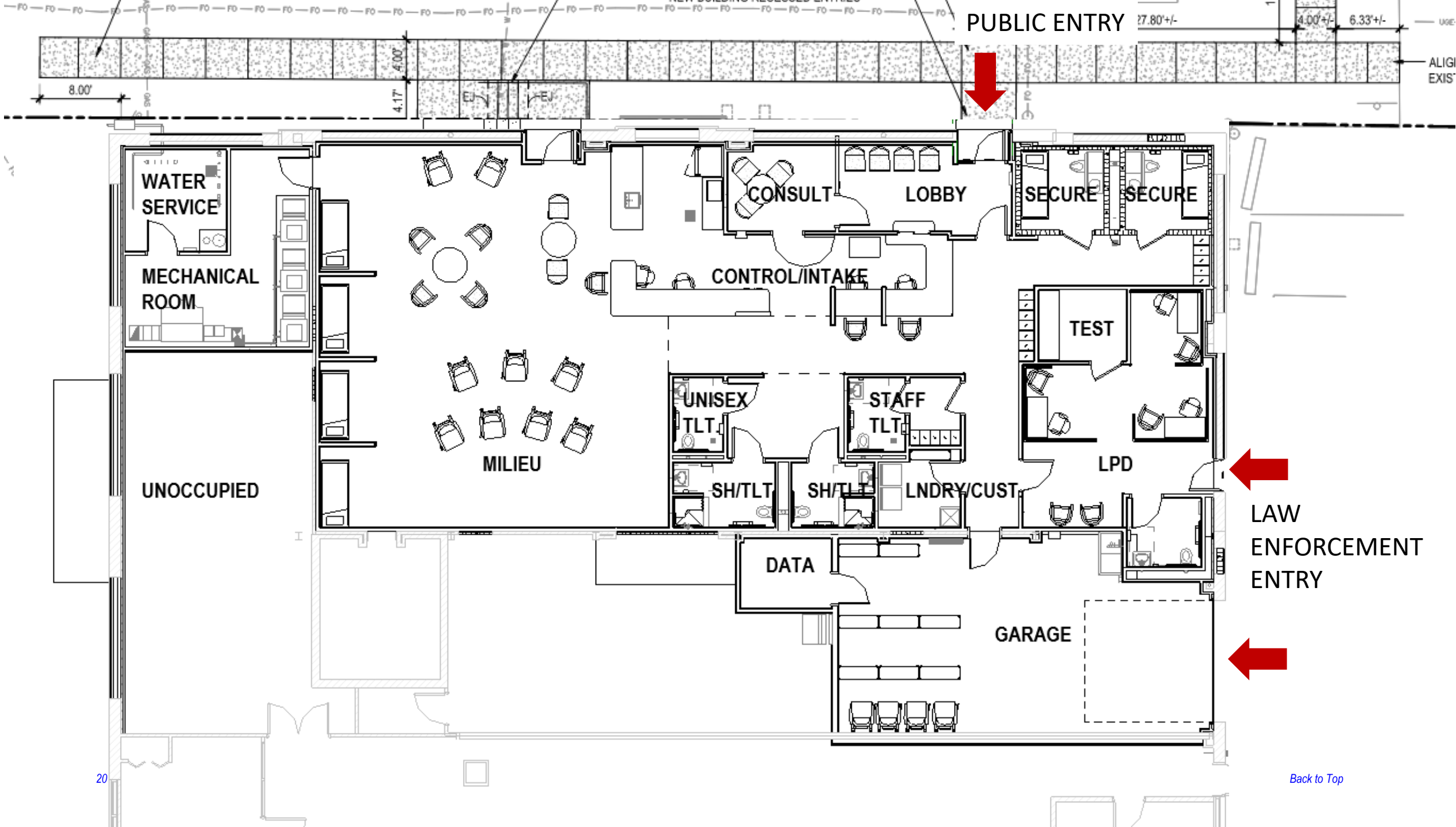


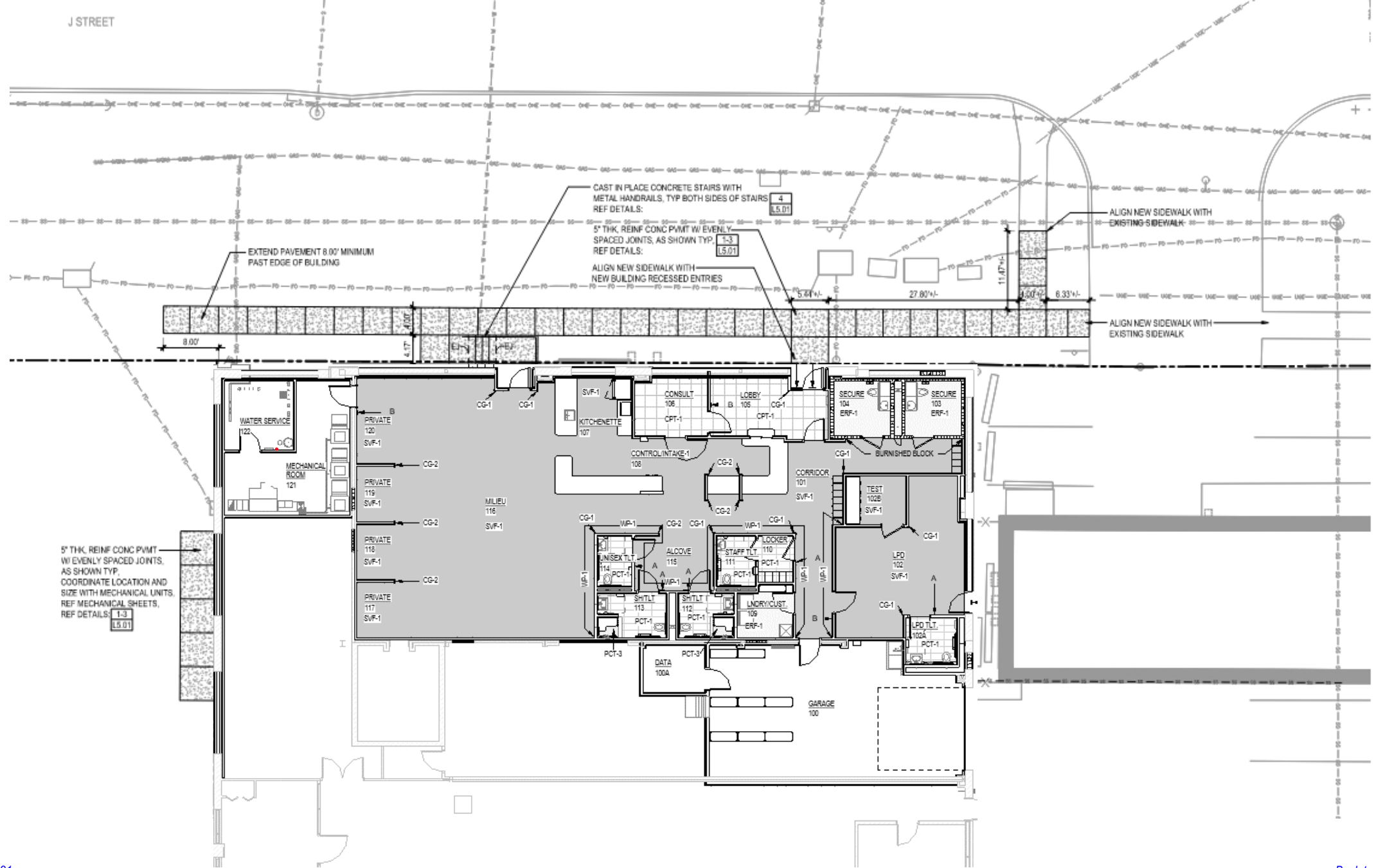
**INFILL CONCRETE BLOCK**

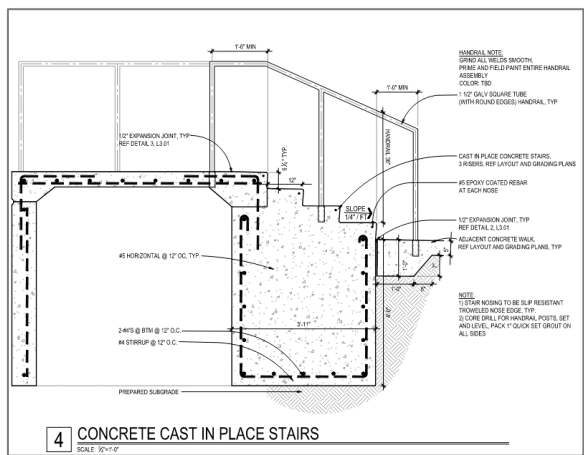
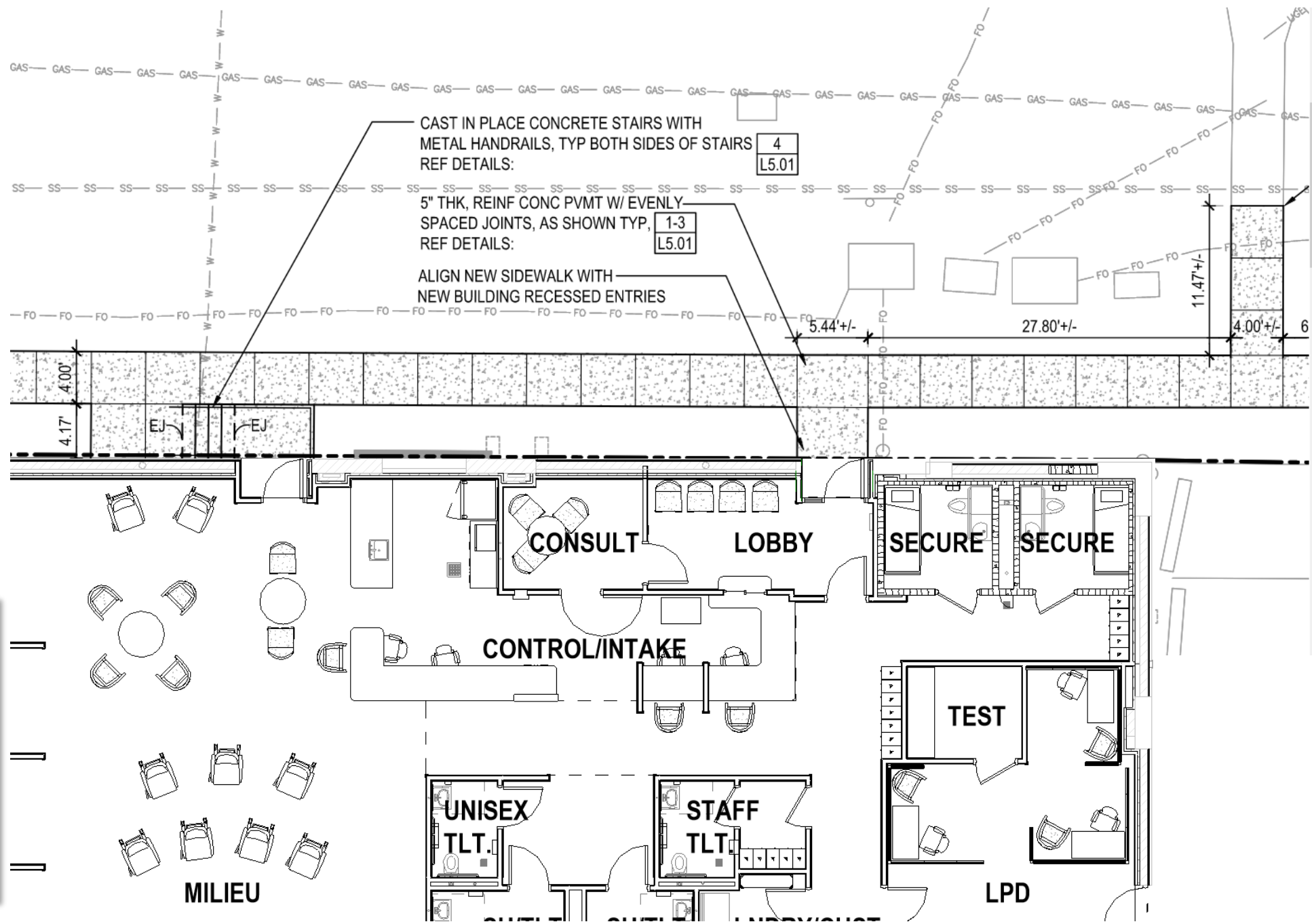


**STONE REPAIR**

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# Proposed Exterior Modifications



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