

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, February 15, 2023.

NAME OF GROUP: NEBRASKA CAPITOL ENVIRONS COMMISSION

DATE, TIME AND PLACE OF MEETING: Friday, February 24, 2023, 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, Ann Post and David Quade; (Heidi Cuca and Karen Nalow absent).

OTHERS IN ATTENDANCE: Collin Christopher and Teresa McKinstry of the Planning Department; Bob Ripley with the Nebraska Capitol Commission; Michelle Potts with the Nebraska State Building Division; Matt Glawatz 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 January 27, 2023. Motion for approval made by Post, seconded by Quade and carried 4-0: D. Johnson, K. Johnson, Post and Quade voting 'yes'; Gebhart abstaining; Cuca and Nalow absent.

RENOVATION WORK AT 1526 'K' STREET

PUBLIC HEARING:

February 24, 2023

Members present: Gebhart, D. Johnson, K. Johnson, Post and Quade; Cuca and Nalow absent.

Michelle Potts stated that over the last decade, 1526 'K' Street has had a plethora of issues when it comes to accessing the building. Clark & Enersen has evaluated all the entrances and developed a plan to make them more accessible.

Matt Glawatz has been working with the State of Nebraska to come up with solutions regarding the accessibility issues. Today, he will be presenting the exterior portion. He showed images of the extent of the site demolition. Due to current conditions of granite walkways, they are looking at removing those entirely and replacing them with full ADA (American's with Disabilities Act) walkways, including ramps.

They are in a state of degradation. He pointed out the area of demolition and reconstruction on the north side of the building. He showed the extent of the new work to be done on the south, east and west.

On the east, they will be replacing the existing with new concrete steps and walkways.

On the south, they are proposing replacing the existing with new concrete, steel painted railings and a new accessible ramp. The current ramp doesn't meet standards. They are pulling it away from the building. They will be infilling the space between the ramp and building with mulch and planting areas. They are coming back with cast-in-place concrete with reveals.

Regarding improvements on the west, they will be completely replacing the ramp and extending the walkway to the south, which allows the ramp to continue without railings. The south stair has granite. They will be removing and replacing the stoop. The joints for the existing slate surface are too large. There is a disparity in elevation, as well as degradation in the granite itself. They will replace it with new concrete and railings. They are needing to rework the ramp on the south side as well. They will be pushing the steps a bit closer to 'K' Street to allow for walls and the access pathway. They are proposing cast-in-place concrete for the site wall. Examples are adjacent to Centennial Mall. They are proposing color concrete to match the existing conditions. He presented elevations showing the proposed concrete wall. This mimics the walls on the east, north and west side. There will be a square tube profile on the railings that matches more of the character of the existing railing surrounding the plaza. The east stair granite is degrading in several instances and has heaved. They will replace it with a completely accessible pathway with a smooth concrete finish. The new railings will have the same character as the railings that are proposed on the south and west sides.

On the west side, the existing ramp is to be completely replaced, as well as the stairs. The limestone has degraded. They will clean it at a minimum, patch when appropriate, and replace if necessary. The railings will be replaced as well. The ramp adjacent to the building is required to have a railing as well. The ramp further to the west will not have a railing. He showed an example of the condition of the space. Sealant and infill has failed over time. Along with surface and façade improvements, there are three existing concrete stairs on the north. They are in a deteriorating state, including corroded and exposed rebar. They feel it is in the State's best interest to completely remove three stairs and replace two of them. This will allow for a clearer, more accessible path. He showed the degree of degradation and needed repair. Around the entirety of the plaza, areas of limestone and concrete are failing. They will replace and repair as necessary. They are proposing to replace the concrete in the plaza with the same jointing as exists today. He showed an example of the stairs on either side. These would be enclosed within the concrete structure of the plaza. They are proposing galvanized steel that would be painted. There would be a new railing around the north and east plaza. There would be new north stairs located just to the west, leading to the lower entrance. They are proposing steel stairs clad with coated aluminum panels that will be perforated. They will be providing access to cleanouts underneath. The finish will be a dark bronze to match the railing color for the existing building. In addition, since this project is directly off Capitol Parkway, they are mindful of improvements to the existing screen wall. The existing wall has failing panels. They will keep with the existing character and replace with similarly sized aluminum panels.

Quade stated that he had no concerns with what has been shown. Gebhart echoed his comments.

D. Johnson stated he liked the limestone and believes the other materials are more appealing, but he thinks the applicant's proposal looks good.

Post commented she thinks the applicant did a great job of pulling out and highlighting materials and their similarity to what is there today. She appreciates the information.

Bob Ripley questioned the intention for what appears to be small limestone benches on the north porch. He inquired if those will be brought back. Potts answered they haven't made a full determination of what seating will look like yet. They hope to have seating and planters. Ripley believes the limestone and quality of the material makes them pretty impervious to damage. He hopes to see them stay as an original element, as well as something that doesn't require maintenance.

K. Johnson likes the proposal and believes it is a great cleanup of the building. He asked if a determination has been made for the coloration of the concrete. Glawatz stated they will match the existing character of walls that are to remain. K. Johnson asked if this will all be a single color. Glawatz stated they will be doing a buff coloring to match the limestone. K. Johnson asked if the concrete will be stamped. Glawatz replied no.

ACTION:

D. Johnson moved approval of a Certificate of Appropriateness for the renovation work as proposed, with the finding that the proposed renovation work generally complies with the Capitol Environs Design Standards, seconded by Post carried 5-0: Gebhart, D. Johnson, K. Johnson, Post and Quade voting 'yes'; Cuca and Nalow absent.

STAFF REPORT & MISCELLANEOUS:

Collin Christopher mentioned that at the next Nebraska Capitol Environs Commission meeting regularly scheduled for March 24, 2023, he is expecting final designs from the consultant regarding the State of Nebraska's smoking shelters.

There being no further business, the meeting was adjourned at 8:55 a.m.